Drury Lane: Introduction

This Visual Appraisal has been produced in respect of land at Drury to accompany a Planning Application.

The document consists of the following drawings and viewpoint photographs which combine to set out a summary assessment of the visual impact of the development on the surrounding landscape;

- Figure 01: Landscape Character
- Figure 02: Designations
- Figure 03: Access
- Figure 04: Visual Envelope and Viewpoint Locations
- Landscape Context
- Viewpoint Photographs 01-10
- Conclusion
- Illustrative Site Layout

The development site is an area of approximately 1.94ha and includes proposals for new residential development and two large areas of public open space. It is located 550m south-west of the North Wales Expressway (A55), 550m south-east of Mount Pleasant, and 300m north-west of Drury Primary School. The site is accessed from Drury Lane to the south along and Bank Lane, which is located parallel to the north-east boundary of the site.

One detached farmstead is located adjacent to the northern boundary and residential properties associated with Burntwood Close and Drury Lane are located adjacent to the south and west boundaries. There is no development present within the site, which consists mainly of overgrown pasture, mature hedgerow field boundaries and scrub.

The site is located within low-lying area of the landscape, screened by rising land to the north-west and residential development. Views from the site are limited to the immediate surrounding area.

The landscape considerations in this document aim to mitigate any visual impact a development may have on the surrounding landscape. This will be achieved by suggesting mitigation strategies that tie in with the local landscape character while also screening views of any new development from public access designations and surrounding settlement areas.

The following page looks at the national and regional character areas present within the study area.
Figure 01: Landscape Character

National Character Area:
The entire study area is located within the ‘Deeside and Wrexham’ national character area. Key characteristics of this area include:

- Lowland, foothills and levels sloping down to the lower Dee and Dee Estuary
- Small settlements
- An industrial character
- Mixed pasture and some arable land
- Narrow, incised and wooded tributary valleys
- Archaeology and a variety of historic sites
The following page describes the two principal landscape character areas that are located closest to the site. The descriptions should be read in conjunction with the plan on the previous page.

**Lowland/ Rolling Lowland/ Mosaic Rolling Lowland**
Two large and one small area of gently rolling lowland farmland. A mixture of field types from small and traditional to larger and more improved fields. Rough field boundaries mostly consisting of hedge and trees. Urban fringe as well as large landmark structures, contrasting with predominantly rural landscape. Large cement works to the south of the area provides a prominent detractive view.

Evaluation Value: Moderate

**Development/ Built Land/ Urban**
Three areas of settlements on either side of A55 consisting of Buckley, Drury and Hawarden. Nucleated settlements, spaced closely to create a suburban landscape. Fringe of farmland throughout. Predominantly residential housing of brick, slate and stone, golf courses and public open spaces. Views out to farmland providing a visual link to surrounding landscape. Rolling and undulated topography with an enclosed feel.

Evaluation Value: Moderate

Additional information on each character area can be found on the Natural Resources Wales website. The evaluation values of the remaining character area is shown below:

**Developed Unbuilt Land/ Road Corridor**
Evaluation Value: Moderate
A small number of landscape designations are present within the study area. The plan on the left illustrates the location of these designations.

Designations include four SSSI sites, several listed buildings found mostly on the outskirts of the area around Buckley and Hawarden, the Industrial Tramway scheduled ancient monument, and areas of ancient woodland.

None of the designations within the study area have an immediate impact on the site.
The plan on the left illustrates key access routes within the study area. The area contains many Public Right of Way routes, as well as a section of the Borderlands Line railway.

The site also contains the Buckley Heritage Trail. The way-marked trail takes in many sites of interest celebrating the town’s former pottery and brick-making industries.
The plan illustrated on the left shows the areas of land from where the site is likely to be visible.

The light blue area with dashed black line shows the Zone of Theoretical Influence (ZTV) generated by a computer at a height of 2m from ground level at the centre of the site. The dark blue area with dashed white line shows the revised ZTV following a site visit, which takes into account views blocked by woodland planting and settlement areas.
The images on the left illustrate typical planting patterns and species found around Drury. Key elements that could be implemented as part of the landscape mitigation strategy include:

- Field boundaries consisting of hedges and trees in a linear pattern
- Diverse planting for improved biodiversity
- Improved integration of development into the landscape through native planting and improved management
- Strengthen boundary planting to create an enclosed aesthetic quality
The plan on the left illustrates key features of the site. These include the main entrance via Drury Lane and Bank Lane, the location of existing field boundary hedgerows, and potential views from surrounding residential properties.

The blue and light green areas highlight the difference in levels between Bank Lane and the site. The blue area illustrates the raised area of land on which Bank Lane is located. The light green area illustrates the lower level of the site, which gradually rises from east to west.

Field boundary hedgerows around the perimeter and through the centre of the site provide screening of views from surrounding development.

The land rises gradually in a north-west direction towards Mount Pleasant, however most views from Drury and the surrounding residential development are screened. More detailed analysis of these views will be assessed on the following pages.
Viewpoint 01: View from Byway ‘Bank Lane’ looking north

Viewpoint 01 was taken from Byway ‘Bank Lane’ looking north. Bank Lane connects Drury Lane and several detached residential properties to the north.

Views of the south-west area of the site are available from this location because of the slightly elevated position of Bank Lane and the low boundary hedgerow planting around the perimeter of the site. This view is not representative of people travelling by car along Bank Lane as their angle of view would be lower and therefore partially screened by this hedgerow. Scattered trees aligning the eastern boundary of the site provide additional screening further along Bank Lane.

Views of residential property on Burntwood Court and Pen-y-Coed are available to the west because of the gradual rise in topography and the low-lying nature of the site. Views to the east are screened by a high hedgerow aligning Bank Lane.

Standardised methodology can be used to score the overall impact of a new development from any landscape receptor. This is determined by combining judgements of size and extent of the proposed development, and of value and condition of the landscape with a degree of professional judgement. The score ratings range from - Major / Moderate / Slight / Negligible.

The development will have a moderate to high effect on this view because of the open views into the site.

Overall visual impact of Viewpoint 01: Moderate / High
Viewpoint 02 was taken from Byway ‘Bank Lane’ adjacent to the detached residential property approximately 225m north-west of Drury Lane. This view is also representative of the view from the entrance of this residential property.

Views into the site are available because of the slightly raised position of Bank Lane and the low-lying nature of the north-eastern area of the site. A post and wire fence and single deciduous tree mark the site boundary at this point with direct views into the northern field.

The hedgerow located across the centre of the site in an east-west direction screen views into the southern field. Views of the top of houses along Drury Lane and Meadow Avenue aligning the southern boundary of the site are available further south. Several of these residential properties are likely to have a view into the site from the rear, first floor rooms.

Additional planting around the perimeter of the site would help mitigate the visual impact from this viewpoint, especially once it is well established. Improved planting along the southern boundary would also help mitigate views from the surrounding residential properties on Drury Lane and Meadow Avenue.

Overall visual impact of Viewpoint 02: Moderate / High
Viewpoint 03 was taken from Burntwood Court looking east towards the site. Burntwood Court is a cul de sac off Meadow Avenue and provides access to several residential properties.

Glimpse views of the site are available through the hedgerow boundary and scattered mixed tree planting aligning the western boundary of the site. The slight fall in topography to the east also provides views across the site to the residential properties on Drury Lane.

It is worth noting that the screening provided by the tree and hedgerow planting would be enhanced during the spring and summer months because of the growth of leaves.

Long distance views are screened by the gradual rise in topography to the east towards the North Wales Expressway (A55).

Additional planting along the western boundary of the site would help mitigate views from Burntwood Court and the associated residential properties. Planting on the elevated area of land along the western site boundary would allow screening of both single and double story development situated within the low-lying areas of the site.

Overall visual impact of Viewpoint 03: Moderate
Viewpoint 04 was taken from Burntwood Road over the public right of way connecting Burntwood Road and Meadow Avenue. The Church of the Good Shepherd is located 15m to the north of this viewpoint location.

The land rises from the site to this location providing glimpse long distance views to the north-east through intermittent tree planting and residential properties. However, views of the site are entirely screened by residential properties along Meadow Avenue and mixed tree planting.

Views from further along Burntwood Road are also screened by development associated with Drury Village.

The proposed development would have a negligible effect on receptors from this viewpoint because of screening provided by residential property and mixed planting.

Overall visual impact of Viewpoint 04: Negligible
Viewpoint 05: View from Pen-y-Coed Road looking south-east

Viewpoint 05 was taken from Pen-y-Coed Road, approximately 150m north-west of the site looking south-east. The view is representative of receptors travelling along Pen-y-Coed road and not from the residential properties facing east.

A glimpse view to the east is available between residential property along Pen-y-Coed Road, however views of the site or any associating features are entirely screened.

A view of the site may be available from the rear of the property because of the rise in topography from the site to the north-west. However, residential property along Burntwood Close and adjacent to Bank Lane may screen these views.

Additional planting along the north-west boundary of the site would help mitigate any available views from the properties on Pen-y-Coed.

Overall visual impact of Viewpoint 05: Slight / Negligible
Viewpoint 06 was taken from the unclassified lane that links Pen-y-Coed Road, Bank Lane, and Drury Lane looking south-east. This road provides vehicular access to several detached residential properties and the site.

Dense hedgerow and mixed tree planting aligning the lane screens any views to the east. A channelled view to the east is available with tall dense hedgerow planting associated with the residential property defining the north and south boundaries of the lane.

Development within the site would not affect receptors at this location, however there may be an increase in pedestrian and vehicular activity along this lane because of the requirement to use Bank Lane as the primary access point into the site.

Overall visual impact of Viewpoint 06: Negligible.
Viewpoint 07: View from Mount Pleasant looking south-east

Viewpoint 07 was taken from the Public Right of way connecting Mount Pleasant, Buckley Heritage Trail, and Mount Pleasant Road looking south east.

The rise in topography associated with Mount Pleasant provides long distance views to the south east over Drury Village. Glimpse views of residential development along Burntwood Road are available through scattered groups of mixed woodland aligning Buckley Heritage Trail and within Drury Village. However, during the spring and summer month, the regrowth on deciduous trees would provide additional screening, reducing the prominence of these views.

Glimpse views of Mount Pleasant Industrial Estate are available to the south, highlighting the location of Standard Road, 150m to the south-west.

Views of the site are entirely screened from this viewpoint location because of the low-lying area of land in which the site is located. Any impact from development would not be observable from receptors located on Mount Pleasant.

Overall visual impact of Viewpoint 08: Negligible
Viewpoint 08: View from Public Right of Way ‘Buckley Footpath 17’, adjacent to Mount Pleasant Road looking south-east.

Viewpoint 08 was taken from Public Right of Way ‘Buckley Footpath 17’, adjacent to Mount Pleasant Road looking south-east. The computer generated Zone of Theoretical Influence (Figure 04) highlighted this footpath as an area with a view of the site.

The Public Right of Way connects into a wider network of footpaths around the principal area of Etna Country Park, 250m to the north-west. The viewpoint is located on a rise in topography with immediate views of Pentrobin Methodist Church. Views further to the south-east are screened by dense woodland between the church and Drury Village.

Glimpse views of Mount Pleasant Industrial Estate are available to the east. However, all other views in this direction are screened by the church and woodland planting. The development therefore has a negligible effect on the landscape from this viewpoint.

Overall visual impact of Viewpoint 08: Negligible.
**Viewpoint 09: View from Drury Lane looking north-west**

Viewpoint 09 was taken from Drury Lane, 50m south-west of the entrance to Bank Lane. This view is representative of receptors travelling along Drury Lane by car or foot, and not of views from the residential properties looking north-west.

Views of the site are entirely screened by residential properties, however views of the site may be available from the rear of these properties as illustrated in Viewpoint 02. The hedgerow aligning the southern boundary of the site and across the centre of the site will provide marginal screening.

Improving the planting around the site perimeter would help mitigate any direct views into the site from the properties along Drury Lane. The effect of any development from this viewpoint location is negligible because of the screening provided by these properties.

Overall visual impact of Viewpoint 09: Negligible
Viewpoint 10: View from Public Right of Way ‘Hawarden Footpath 82’, adjacent to Lower Farm, looking west

Viewpoint 10 was taken from Public Right of Way ‘Hawarden Footpath 82’ adjacent to Noddfa commercial property, approximately 50m north of Drury Lane looking west. The computer generated Zone of Theoretical Influence (Figure 04) highlighted this footpath as an area with a view of the site.

The Public Right of Way passes east of Noddfa commercial building, between the site and the A55. Immediate views into the property are available, however all other views in a westerly direction are screened by buildings, car park, and scattered tree planting aligning field boundaries. The development therefore has a negligible effect on the landscape from this viewpoint.

Overall visual impact of Viewpoint 08: Negligible

Viewpoint Number : 12
Lense Focal Length : 50mm
Direction : west
Drury Lane: Conclusion

The proposed development site is most visible from Viewpoints 1-3, with a sensitivity score of Moderate / High (Viewpoints 01-02) and Moderate (Viewpoint 03). The main reason for this is the close proximity of the viewpoint locations, providing direct views of the proposed development area. The existing field boundary hedgerows provide marginal screening from these viewpoints, however additional planting that ties in with the surroundings landscape character would improve the mitigation.

Views of the site from viewpoints 04-07 are entirely screened by residential development, woodland and hedgerow planting, and a change in topography, thus having a negligible sensitivity score. Any development within the site would have no effect on these receptor locations.

Any new development should aim to mitigate visual impact through sensitive material choice, native planting strategies, and high quality design. Two large areas to the south-west and north-east of Bank Lane have been allocated for public open space, which will have integrate the development with the surrounding landscape while also providing important recreational facilities.

The areas identified with a high sensitivity to visual impact are from adjacent residential areas on Drury Lane and Burntwood Court. New native tree and hedgerow planting along the south-west and south-east boundaries would help mitigate visual impact from these areas, while also integrating any new development with the surrounding landscape character and local vernacular.

Improvements to the existing vegetation within the site, such as the field boundary hedgerow would maintain the original landscape structure and provide enhanced diversity.
Provide Zn high closed boarded fencing at ground level to neighbour's properties.

Indicative Accommodation Schedule

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom House
- 1 Bedroom House

Total 66 units

Site Edged Red = 1,165 & 0.1975 = 1.3624 Ha
Site Density = 33.96 Dwellings per Ha

POS at 56.65sqm per dwelling = 3738.9sqm

POS provided = 1,165 + 1975 = 3740sqm