

**LANDSCAPE & VISUAL IMPACT APPRAISAL:
APPENDIX 1.0 VISUAL RECEPTORS
HILLOCK LANE,
GRESFORD,
WREXHAM**

PREPARED BY TPM LANDSCAPE LTD

FOR

ICENI

JUNE 2020





Figure 1.1 Viewpoint 1 (VP1)

Viewpoint Description: View from Stancliffe Ave

Visualisation Type: Type 1

Projection: Planar

Date and Time of Captured Photography: 02/10/19 10.42am

Make and Model of Camera, sensor format: Nikon D610, FFS

Focal length of Camera Lens used: Nikon AF-S Nikkor 50mm f/1.4G

Horizontal field of View (HFOV): 39.6°

Direction of View: South

Description: View adjacent to the proposed entrance for the site near location of residential receptors whose view would be partially screened.



Baseline Panorama 'for context only'. Direction of View: South east



Baseline Panorama 'for context only'. Direction of View: South west

Figure 1.2 Viewpoint 1 (VP1)

Viewpoint Description: View from Stancliffe Ave
Visualisation Type: Type 1

Projection: Cylindrical

Date and Time of Captured Photography: 02/10/19 10.42am
Make and Model of Camera, sensor format: Nikon D610, FFS

Focal length of Camera Lens used: Nikon AF-S Nikkor 50mm f/1.4G
Horizontal field of View (HfOV): 60°

Representative Viewpoint	Viewpoint 1 (VP1) - View from end of Stancliffe Avenue adjacent to site.
Visual Receptor	1.1 Residential property at southern end of Stancliffe Avenue with views south, 1.2 residential group of 4 properties on Stancliffe Avenue, Pedestrians (Sidewalk) and Vehicle users.
Location	Eastings: 336078 Northings: 354627 Looking South
Receptor description	Views from users of the road facing south and for residents with upper floor oblique views south.
View and orientation	Views south of field with hedgerow off Hillock Road and opposite the junction of Stancliffe Road.
View elevation	77m AOD
Proximity to Proposals	25m
Extent of Visibility	Proposal will be visible in 0-70% of the view.
Description of View	Close proximity views from southern end of Stancliffe Avenue towards Hillock Lane framed by built form and garden vegetation or partially screened by garden hedging. Views from upper floors will be of the fields and wider landscape.

Change to View	Residents at close proximity with upper floor oblique views to the south will be affected. Views from the ground floor will be mainly restricted by their own garden hedging apart from the end property that will have side on views from principle views that are partially screened by garden hedging. Residents of 4 properties will likely experience a noticeable change at close proximity while one property will experience prominent views within the immediate vicinity of the proposed main access. Vehicle and pedestrian users travelling south along the road will experience framed views between garden hedging at the end of the road. Views of the proposed built form will be prominent with the loss of the existing hedgerow along Hillock Lane to widen the road.
Value and Quality of View	Poor - Ordinary (in urban setting)
Susceptibility of Receptor	1.1 Residential Property: High (view from principle rooms) 1.2 Residential Group: Medium (no view from principle rooms) Pedestrian Sidewalk Users: Medium Vehicle Users: Low
Sensitivity of Receptor	1.1 Residential Property: Medium-High (in urban setting) 1.2 Residential Group: Medium (in urban setting) Pedestrian Sidewalk Users: Low-Medium (in urban setting) Vehicle Users: Low (in urban setting)
Magnitude of Change	1.1 Residential Property: High 1.2 Residential Group: Low-Medium Pedestrian Sidewalk Users: High Vehicle Users: High

Hierarchy of Receptor	Local
Summary - Visual Effects	
1.1 Residential Property: Approximately 1 property with side on views from principle rooms towards the site adjacent to the proposed main access would experience a prominent effect partially screened by garden hedging. Moderate-Substantial Adverse.	
1.2 Residential Group: Approximately 4 properties with oblique upper floor views towards the site would experience a noticeable effect partially screened by garden vegetation. Moderate Adverse.	
Pedestrian Sidewalk Users: Pedestrians receptors walking south would experience a noticeable effect in the immediate vicinity of the proposed development at the end of Stancliffe Avenue. Moderate Adverse.	
Vehicle Users: Vehicle users will notice a proposed housing scheme at the end of the road when facing south. The effect will be experienced as close range though the scheme will be partially screened by built form and garden vegetation. Moderate Adverse.	
By year 15 the proposed development will establish as an extension of the urban fringe and mitigation planting along the northern boundary will mature resulting in Neutral effects.	
Mitigation	
Replacement hedgerow and tree planting along the frontage would help towards softening views of the proposed built form.	



Contextual panoramic photograph of view



Context photo of 2 residential properties at end of Stancliffe Avenue facing east.



Context photo of 3 residential properties at end of Stancliffe Avenue facing west.



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Figure: 1.3 Viewpoint 1 (VP1)

Project: Hillock Lane, Gresford

Client: ICENI



Figure 2.1 Viewpoint 2 (VP2)

Viewpoint Description: View from Properties off
Hillock Lane

Visualisation Type: Type 1

Projection: Planar

Enlargement factor for intended sheet size: 100% at A3

Date and Time of Captured Photography: 02/10/19 10.27am

Make and Model of Camera, sensor format: Nikon D610, FFS

Focal length of Camera Lens used: Nikon AF-S Nikkor 50mm f/1.4G

Horizontal field of View (HfOV): 39.6°

Direction of View: South

Description: View of the proposal site from within the site near location of
residential receptors whose view would be partially screened.



Baseline Panorama 'for context only'. Direction of View: South east



Baseline Panorama 'for context only'. Direction of View: South west

Figure 2.2 Viewpoint 2 (VP2)

Viewpoint Description: View from Properties off
Hillock Lane

Visualisation Type: Type 1

Projection: Cylindrical

Date and Time of Captured Photography: 02/10/19 10.27am

Make and Model of Camera, sensor format: Nikon D610, FFS

Focal length of Camera Lens used: Nikon AF-S Nikkor 50mm f/1.4G

Horizontal field of View (HFOV): 60°

Representative Viewpoint	Viewpoint 2 (VP2) - View from Properties off Hillock Lane
Visual Receptor	Residents of 5 properties off Hillock Lane
Location	Eastings: 336043 Northings: 354576 Looking South
Receptor Description	Views from residents of properties off Hillock Lane with open ground and upper floor views south.
View and Orientation	Rear views south of immediately adjacent field with hedgerows.
View Elevation	76m AOD
Proximity to Proposals	Immediately adjacent to site
Extent of Visibility	Proposal will be visible as a large part of the view within the immediate vicinity.

Description of View	Panoramic views south over undulating mixed farmland with wooded skyline and sparse amount of built form.
Change to View	Residents will experience a prominent change to upper and ground floors at a very close proximity even though views will be partially screened by garden vegetation and trees. Residents of 5 properties will likely experience the prominent change. Views of the proposed built form will restrict views of the countryside. The rural view will change to a predominantly urban view.

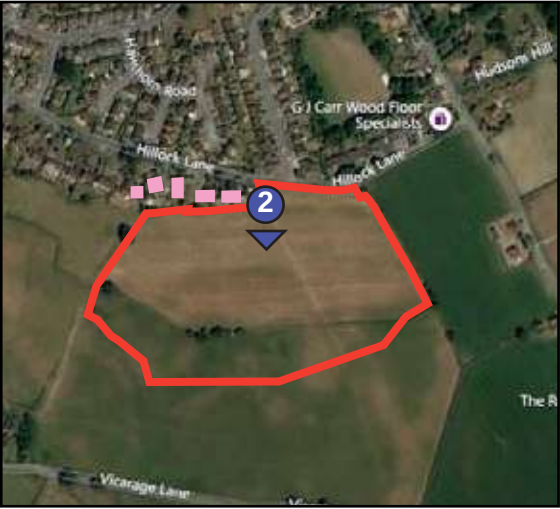
Value and Quality of View	Moderate
Susceptibility of Receptor	Residents: High
Sensitivity of Receptor	Residents: High
Magnitude of Change	Residents: High
Hierarchy of Receptor	Local
Summary - Visual Effects	
Residents: Approximately 5 properties with rear views would experience prominent effects at close proximity from ground and upper floor views though partially screened by garden vegetation and trees. Substantial Adverse effects are considered at year 1 and year 15 due to the permanent containment of existing open rural views. Mitigation tree planting along the northern boundary of the site will soften the built form.	
Mitigation	
The proposed built form away from the northern boundary and existing properties along Hillock Lane. Proposed trees along the northern boundary that backs onto rear garden would help soften views of the proposed built form.	



Contextual panoramic photograph of view



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Context photo of residential properties with rear gardens adjacent to the northern boundary of the site.

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Figure: 2.3 Viewpoint 2 (VP2)

Project: Hillock Lane, Gresford

Client: ICENI



Figure 3.1 Viewpoint 3 (VP3)

Viewpoint Description: View from PRow (MAR/5)
with site boundary

Visualisation Type: Type 1

Projection: Planar
Enlargement factor for intended sheet size: 100% at A3
Date and Time of Captured Photography: 02/10/19 10.18am
Make and Model of Camera, sensor format: Nikon D610, FFS

Focal length of Camera Lens used: Nikon AF-S Nikkor 50mm f/1.4G
Horizontal field of View (HfOV): 39.6°
Direction of View: North
Description: View of the proposal site from within the site on section of public
right of way that runs through the site.



Baseline Panorama 'for context only'. Direction of View: North west



Baseline Panorama 'for context only'. Direction of View: North east

Figure 3.2 Viewpoint 3 (VP3)

Viewpoint Description: View from PRow (MAR/5)
with site boundary

Visualisation Type: Type 1

Projection: Cylindrical

Date and Time of Captured Photography: 02/10/19 10.18am

Make and Model of Camera, sensor format: Nikon D610, FFS

Focal length of Camera Lens used: Nikon AF-S Nikkor 50mm f/1.4G

Horizontal field of View (HFOV): 60°

Representative Viewpoint	Viewpoint 3 (VP3) - View from PRoW (MAR/5) with site boundary
Visual Receptor	Pedestrians (PRoW)
Location	Eastings: 336116 Northings: 354450 Looking North
Receptor Description	Views from residents of properties of Hillock Lane with open ground and upper floor views south.
View and Orientation	Surrounding panoramic view
View Elevation	75m AOD
Proximity to Proposals	Within the site
Extent of Visibility	Proposal will be visible as a large part of the view within the immediate vicinity.

Description of View	Open foreground view of arable farmland bound by trees, hedgerows and built form.
Change to View	Pedestrian users will experience a prominent change to the views resulting in the loss of surrounding agricultural land and the addition of surrounding built form. The settled rural view will change to a predominantly urban view.

Value and Quality of View	Ordinary (in urban fringe setting)
Susceptibility of Receptor	Pedestrians Users of PRoW: High
Sensitivity of Receptor	Pedestrians Users of PRoW: Medium-High (in urban fringe setting)
Magnitude of Change	Pedestrian Users of PRoW: High
Hierarchy of Receptor	Local
Summary - Visual Effects	
Pedestrian Users of PRoW: Pedestrian users of the PRoW will experience a prominent effect at close proximity with proposed built form being prominent within the full extent of the view and within the immediate vicinity. A Moderate-Substantial Adverse effect would be experienced along part of the overall sequential route. By year 15 the proposed development will establish as an extension of the urban fringe and mitigation planting will mature resulting in Moderate-Substantial Neutral effects .	
Mitigation	
Retain the PRoW through the proposed development and set back the proposed built form from the footpath. Use structure tree planting to soften views of the proposed built form.	



Contextual panoramic photograph of view



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Figure: 3.3 Viewpoint 3 (VP3)

Project: Hillock Lane, Gresford

Client: ICENI



Figure 4.1 Viewpoint 4 (VP4)

Viewpoint Description: View from Hillock Lane

Visualisation Type: Type 1

Projection: Planar

Enlargement factor for intended sheet size: 100% at A3

Date and Time of Captured Photography: 02/10/19 10.45am

Make and Model of Camera, sensor format: Nikon D610, FFS

Focal length of Camera Lens used: Nikon AF-S Nikkor 50mm f/1.4G

Horizontal field of View (HfOV): 39.6°

Direction of View: South west

Description: View of the proposal site immediately adjacent to the north-eastern corner of the site near location of residential receptors whose view would be partially screened.



Baseline Panorama 'for context only'. Direction of View: South



Baseline Panorama 'for context only'. Direction of View: West

Figure 4.2 Viewpoint 4 (VP4)

Viewpoint Description: View from Hillock Lane
Visualisation Type: Type 1

Projection: Cylindrical

Date and Time of Captured Photography: 02/10/19 10.45am
Make and Model of Camera, sensor format: Nikon D610, FFS

Focal length of Camera Lens used: Nikon AF-S Nikkor 50mm f/1.4G

Horizontal field of View (HFOV): 60°

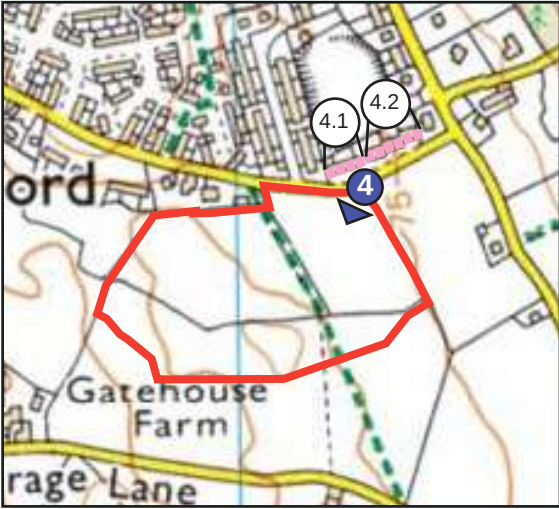
Representative Viewpoint	Viewpoint 4 (VP4) - View from Hillock Lane
Visual Receptor	4.1 Residential group of 4 properties off Hillock Lane, 4.2 Residential group of 6 properties off Hillock Lane and Vehicle Users of Hillock Lane
Location	Eastings: 336151 Northings: 354607 Looking south west
Receptor Description	Views from vehicle users driving west along Hillock Lane or residents of properties off Hillock Lane to the north-east of the site (Approximately 10 properties).
View and Orientation	Front on to oblique upper floor views to the south-west from properties. Vehicle users to experience views front on or side on.
View Elevation	77m AOD
Proximity to Proposals	Adjacent to the site (north east corner)
Extent of Visibility	Proposal will be visible in 10-70% of the view within the immediate vicinity or close proximity.

Description of View	Views to the south and south-west are partially screened by hedgerows along Hillock Lane, substation building and garden vegetation. Views beyond are of farmland bound by hedgerows and an undulating wooded skyline.
Change to View	4.1 - Residential users of 4 properties will experience a prominent change to front on or slightly oblique views resulting in partial opening up of the view with the loss of some hedgerow and addition of proposed built form in close proximity. The rural view will change to a view of the extended urban fringe of Gresford. 4.2 - Residential users of 6 properties will experience a noticeable change to oblique views resulting in partial opening up of the view with the loss of some hedgerow and addition of proposed built form in close proximity. The rural view will change to a view of the extended urban fringe of Gresford. Vehicle users driving west will experience front on and side on views of built form. The loss of hedgerow and widening of the road will be a prominent change for a small part of the sequential route.

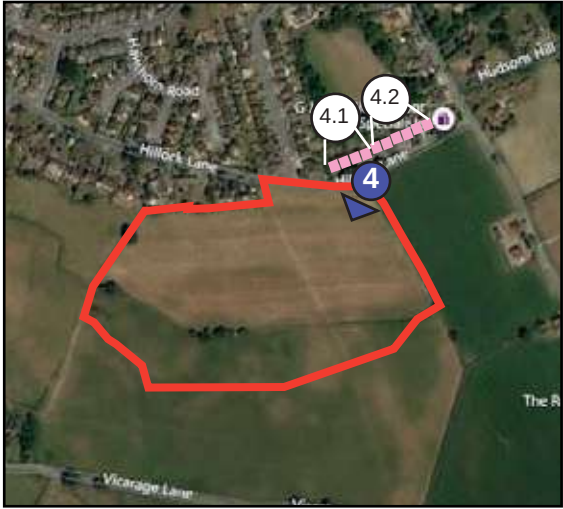
Value and Quality of View	Ordinary (in urban fringe setting)
Susceptibility of Receptor	4.1 Residential Group: Medium-High 4.2 Residential Group: Medium Vehicle Users: Low
Sensitivity of Receptor	4.1 Residential Group: Medium-High (in urban fringe setting) 4.2 Residential Group: Medium (in urban fringe setting) Vehicle Users: Low (in urban fringe setting)
Magnitude of Change	4.1 Residential Group: High 4.2 Residential Group: Medium Vehicle Users: High
Hierarchy of Receptor	Local
Summary - Visual Effects	
4.1 Residential group: Residents of approximately 4 properties will experience front on or slightly oblique upper floor views partially screened by intervening garden hedging and trees. Ground floor views are likely screened or filtered by garden vegetation, trees and hedgerow. Occupiers with upper floor views would experience notable views to the south west of the proposed development. Moderate-Substantial Adverse. 4.2 Residential group: Residents of approximately 6 properties will experience oblique upper floor views partially screened by intervening garden hedging and trees. Ground floor views are likely screened or filtered by garden vegetation, trees and hedgerow. Occupiers with upper floor views would experience notable views to the south west of the proposed development. Moderate Adverse. Vehicle Users: Vehicle users will experience a notable effect due to the addition of proposed built form at close proximity, loss of hedgerow along the northern site boundary and widening of Hillock Road to the west. Moderate Adverse. By year 15 the proposed development will establish as an extension of the urban fringe and mitigation planting will mature resulting in a Neutral nature of change to the effects.	
Mitigation	
Compensate the loss of hedgerow along the northern boundary due to the widening of Hillock Lane by proposing replacement hedgerow planting along the proposed set back northern boundary. Setting back built form from Hillock Lane.	



Contextual panoramic photograph of view



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Context photo of residential properties off Hillock Lane set back by large gardens and drives.

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Figure: 4.3 Viewpoint 4 (VP4)

Project: Hillock Lane, Gresford

Client: ICENI



Figure 5.1 Viewpoint 5 (VP5)

Viewpoint Description: View from Wynnstay Lane

Visualisation Type: Type 1

Projection: Planar

Enlargement factor for intended sheet size: 100% at A3

Date and Time of Captured Photography: 02/10/19 12.06pm
 Make and Model of Camera, sensor format: Nikon D610, FFS
 Focal length of Camera Lens used: Nikon AF-S Nikkor 50mm f/1.4G
 Horizontal field of View (HfOV): 39.6°

Direction of View: North west
 Description: View of the proposal site in close proximity to the east of the site near location of residential receptors whose view would be partially screened.



Baseline Panorama 'for context only'. Direction of View: West



Baseline Panorama 'for context only'. Direction of View: North

Figure 5.2 Viewpoint 5 (VP5)

Viewpoint Description: View from Wynnstay Lane
Visualisation Type: Type 1

Projection: Cylindrical

Date and Time of Captured Photography: 02/10/19 12.06pm
Make and Model of Camera, sensor format: Nikon D610, FFS

Focal length of Camera Lens used: Nikon AF-S Nikkor 50mm f/1.4G
Horizontal field of View (HfOV): 60°

Representative Viewpoint	Viewpoint 5 (VP5) - View from Wynnstay Lane
Visual Receptor	Residents of 2 properties off Wynnstay Lane and Vehicle Users of Wynnstay Lane
Location	Eastings: 336374 Northings: 354465 Looking north west
Receptor Description	Views from vehicle users driving north along Wynnstay Lane or residents of properties off Wynnstay Lane to the east/ south-east of the site (Approximately 2 properties).
View and Orientation	Rear and Oblique upper floor views to the north-east from properties. Vehicle users to experience oblique or side on views.
View Elevation	74m AOD
Proximity to Proposals	Approximately 145m from the site
Extent of Visibility	Proposal will be visible as a large part of the view to the north west/ west.

Description of View	Views to the north west and west are of agricultural fields bound by hedgerows and trees. Built form is visible along Hillock Lane. Distant views are of Hope Mountain which appears as an elevated wooded skyline. Views for vehicle users will be partially screened by hedgerows along the road and by residential properties.
Change to View	Residential users will experience a noticeable change to rear and oblique views. The urban fringe of Gresford will become more noticeable within the settled rural landscape. Vehicle users will experience side on views of the built form partially screened by hedgerow, trees and built form.
Value and Quality of View	Moderate
Susceptibility of Receptor	Residents: High Vehicle users: Low

Sensitivity of Receptor	Residents: High Vehicle users: Low-Medium
Magnitude of Change	Residents: Medium Vehicle users: Low
Hierarchy of Receptor	Local
Summary - Visual Effects	
Residential: Residents of 2 properties will experience prominent effects from upper and ground floor views even though partially screened by intervening hedgerows and garden vegetation. Moderate-Substantial Adverse.	
Vehicle users: Vehicle users will experience perceptible effects to the west of proposed built form even though partially screened by intervening hedgerows, trees and built form. Slight-Moderate Adverse.	
By year 15 the proposed development will establish as an extension of the urban fringe and mitigation planting will mature resulting in a Neutral nature of change to the effects.	
Mitigation	
Propose Hedgerow trees and retain and enhance the existing hedgerows along the eastern and south-eastern boundary of the site to soften views of the proposed built form.	



Contextual panoramic photograph of view



Context photo of residential property off Wynnstay Lane located east of the site



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Context photo of residential property off Wynnstay Lane located south-east of the site

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Figure: 5.3 Viewpoint 5 (VP5)

Project: Hillock Lane, Gresford

Client: ICENI



Figure 6.1 Viewpoint 6 (VP6)

Viewpoint Description: View from junction of
Wynnstay Lane and Vicarage Rd

Visualisation Type: Type 1

Projection: Planar

Enlargement factor for intended sheet size: 100% at A3

Date and Time of Captured Photography: 02/10/19 9.44am

Make and Model of Camera, sensor format: Nikon D610, FFS

Focal length of Camera Lens used: Nikon AF-S Nikkor 50mm f/1.4G

Horizontal field of View (HFOV): 39.6°

Direction of View: North west

Description: View of the proposal site in close proximity to the south east of
the site.



Baseline Panorama 'for context only'. Direction of View: West



Baseline Panorama 'for context only'. Direction of View: North

Figure 6.2 Viewpoint 6 (VP6)

Viewpoint Description: View from junction of
Wynnstay Lane and Vicarage Rd

Visualisation Type: Type 1

Projection: Cylindrical

Date and Time of Captured Photography: 02/10/19 9.44am

Make and Model of Camera, sensor format: Nikon D610, FFS

Focal length of Camera Lens used: Nikon AF-S Nikkor 50mm f/1.4G

Horizontal field of View (HFOV): 60°

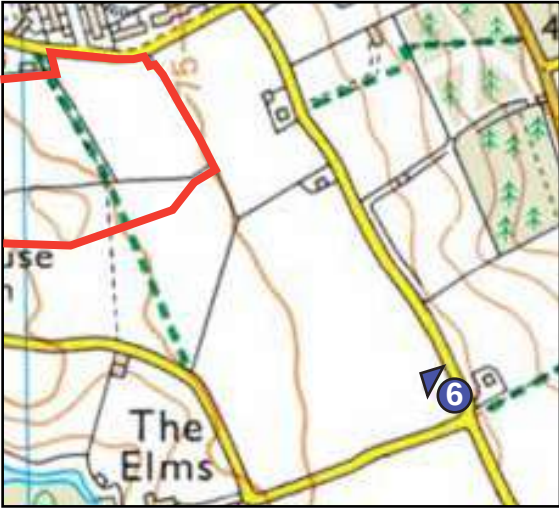
Representative Viewpoint	Viewpoint 6 (VP6) - View from junction of Wynnstay Lane and Vicarage Road
Visual Receptor	Vehicle Users
Location	Eastings: 336526 Northings: 354184 Looking north west
Receptor Description	Views from vehicle users driving north along Wynnstay Lane.
View and Orientation	Oblique views for vehicle users.
View Elevation	72m AOD
Proximity to Proposals	Approximately 420m from the site
Extent of Visibility	Proposal will be visible as a small part of the view.

Description of View	Views to the north west are of agricultural fields bound by hedgerows and trees. Built form is visible along Hillock Lane. Distant views are of Hope Mountain which appears as an elevated wooded skyline.
Change to View	Vehicle users will experience a perceptible change to oblique views when travelling north. The urban fringe of Gresford will become more perceptible with the proposed development appearing as a extension of the southern urban fringe of Gresford. Views will be softened by intervening hedgerows and trees.

Value and Quality of View	Moderate
Susceptibility of Receptor	Vehicle Users: Low
Sensitivity of Receptor	Vehicle Users: Low
Magnitude of Change	Vehicle Users: Low
Hierarchy of Receptor	Local
Summary - Visual Effects	
Vehicle Users: Vehicle users will experience perceptible effects to the north-west of proposed built form even though partially screened by intervening hedgerows and trees. The proposed built form will interrupt the skyline however views of Hope Mountain will still be perceived. Vehicle users will experience Slight Adverse effects by year 1. By year 15 the proposed development will establish as an extension of the urban fringe and mitigation planting will mature resulting in Slight Neutral effects.	
Mitigation	
Propose hedgerow trees and hedgerows along the southern and south-eastern boundary of the site to soften views of the proposed built form.	



Contextual panoramic photograph of view



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Figure: 6.3 Viewpoint 6 (VP6)
Project: Hillock Lane, Gresford
Client: ICENI



Figure 7.1 Viewpoint 7 (VP7)

Viewpoint Description: View from PRoW (MAR/5)
to south of site

Visualisation Type: Type 1

Projection: Planar

Enlargement factor for intended sheet size: 100% at A3

Date and Time of Captured Photography: 02/10/19 10.09am

Make and Model of Camera, sensor format: Nikon D610, FFS

Focal length of Camera Lens used: Nikon AF-S Nikkor 50mm f/1.4G

Horizontal field of View (HFOV): 39.6°

Direction of View: North

Description: View of the proposal site in close proximity to the south of the site
along a PRoW. and near location of residential receptors off
Vicarage Lane whose ground floor view would be partially screened.

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Baseline Panorama 'for context only'. Direction of View: North west



Baseline Panorama 'for context only'. Direction of View: North east

Figure 7.2 Viewpoint 7 (VP7)

Viewpoint Description: View from PRow (MAR/5)
to south of site

Visualisation Type: Type 1

Projection: Cylindrical

Date and Time of Captured Photography: 02/10/19 10.09am

Make and Model of Camera, sensor format: Nikon D610, FFS

Focal length of Camera Lens used: Nikon AF-S Nikkor 50mm f/1.4G

Horizontal field of View (HfOV): 60°

Representative Viewpoint	Viewpoint 7 (VP7) - View from PRoW (MAR/5) to south of site
Visual Receptor	Residents of 4 properties off Vicarage Lane, Pedestrian users of PRoW (MAR/5), and Vehicle users of Vicarage Lane
Location	Eastings: 336193 Northings: 354233 Looking north
Receptor Description	Open views north along a public right of way through fields. Limited views from Vicarage Lane and residential receptors.
View and Orientation	Front on views looking north for pedestrian users. Mixed orientation for residential receptors. Side on views for vehicle users.
View Elevation	75m AOD
Proximity to Proposals	Approximately 185m from the site
Extent of Visibility	Proposal will be visible as in a large part of view for pedestrians users of the PRoW. Proposal will be a medium to small part of the view for occupiers of residential properties and vehicle users of Vicarage Lane.

Description of View	Residents: Views north are filtered or partially screened by trees or hedgerows. Upper floor views are experienced of undulating agricultural fields with road network, telegraph poles and urban form throughout the view. Pedestrian Users of PRoW: Open view to the north of a settled rural landscape comprising of agricultural fields bound by hedgerows, trees and stock proof fencing. Urban form noticeable in the view along Hillock Lane. Vehicle Users: Views north are limited by hedgerows and topography due to the road sitting lower than elevated fields to the north.
Change to View	Pedestrian users will experience a noticeable change to views when travelling north. Views for occupiers of residential properties and vehicle users will experience a perceptible change to views north due to being partially screened by hedgerows, trees and local topography.
Value and Quality of View	Ordinary (in urban fringe setting)
Susceptibility of Receptor	Residents: High Pedestrian Users of PRoW: High Vehicle Users: Low

Sensitivity of Receptor	Residents: Medium-High (in urban fringe setting) Pedestrian Users of PRoW: Medium-High (in urban fringe setting) Vehicle Users: Low
Magnitude of Change	Residents: Low-Medium (reducing to Low by year 15) Pedestrian Users of PRoW: Medium (reducing to Low by year 15) Vehicle Users: Low
Hierarchy of Receptor	Local
Summary - Visual Effects	
Residents: Residents of 4 properties with upper floor views north will experience perceptible effects of the proposed development in combination with the southern urban fringe of Gresford within the wider landscape. Views would be partially screened by intervening trees or large shrubs. Moderate Adverse. By year 15 the proposed development will establish as part of the southern urban fringe of Gresford and mitigation planting will mature resulting in Moderate Neutral effects. Pedestrian Users of PRoW: Pedestrian users of the PRoW will experience a prominent effect with proposed built form appearing as an extension of the southern urban fringe of Gresford. Moderate-Substantial Adverse. Overtime the proposed development will establish as part of the southern urban fringe of Gresford and mitigation planting will mature resulting in Moderate Neutral effects. Vehicle Users: Vehicle users will experience limited views north due to intervening hedgerows and elevated local topography that runs along the northern side of Vicarage Lane. Views will be limited experiencing at most a Slight Adverse effects at year 1 changing to Slight Neutral by year 15.	



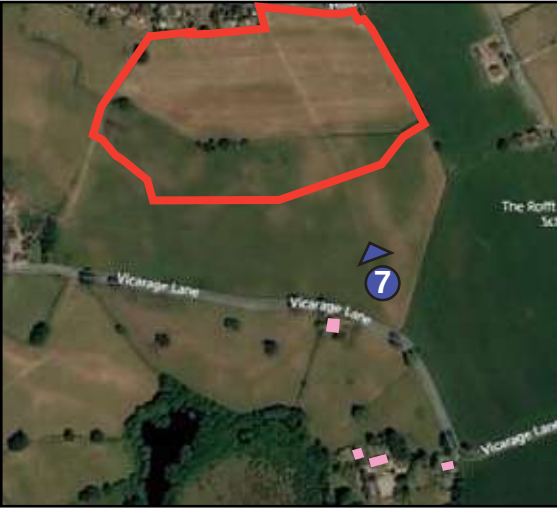
Contextual panoramic photograph of view



Context photo of group of residential properties called Little, and Elms Lodge with views north



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Context photo of 1 residential property called the Elms Cottage off Vicarage Lane

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Figure: 7.3 Viewpoint 7 (VP7)

Project: Hillock Lane, Gresford

Client: ICENI



Figure 8.1 Viewpoint 8 (VP8)

Viewpoint Description: View from PRow (GRE/10)

Visualisation Type: Type 1

Projection: Planar

Enlargement factor for intended sheet size: 100% at A3

Date and Time of Captured Photography: 02/10/19 10.54am

Make and Model of Camera, sensor format: Nikon D610, FFS

Focal length of Camera Lens used: Nikon AF-S Nikkor 50mm f/1.4G

Horizontal field of View (HfOV): 39.6°

Direction of View: East

Description: View of the proposal site in close proximity to the west of the site along a PRow and near location of residential receptors east of the PRow whose ground floor views would be partially screened.



Baseline Panorama 'for context only'. Direction of View: North east



Baseline Panorama 'for context only'. Direction of View: South east

Figure 8.2 Viewpoint 8 (VP8)

Viewpoint Description: View from PRow (GRE/10)
Visualisation Type: Type 1

Projection: Cylindrical

Date and Time of Captured Photography: 02/10/19 10.54am
Make and Model of Camera, sensor format: Nikon D610, FFS

Focal length of Camera Lens used: Nikon AF-S Nikkor 50mm f/1.4G

Horizontal field of View (HFOV): 60°

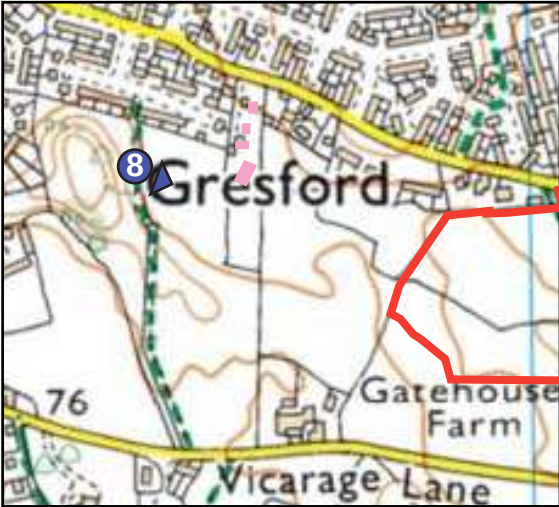
Representative Viewpoint	Viewpoint 8 (VP8) - View from PRoW (GRE/10)
Visual Receptor	Residents of 4 properties including Oak Brow and Midlake House and Pedestrian Users of PRoW (GRE/10).
Location	Eastings: 335549 Northings: 354616 Looking East
Receptor Description	Views from pedestrians along a public right of way through fields with scrub, hedgerows and trees. Rear upper floor views of occupiers of residential properties.
View and Orientation	Side on views east limited by built form, hedgerows and trees.
View Elevation	75m AOD
Proximity to Proposals	Approximately 335m from the site
Extent of Visibility	Views of the proposal will be restricted from the public right of way by intervening hedgerow and trees. The proposed development will be a medium part of the view for residents with upper floor views east.

Description of View	Views to the east are of slightly elevated agricultural fields bound by hedgerows, stock proof fencing and trees. Built form is visible to the north-east which forms the southern urban fringe of Gresford.
Change to View	Residents with upper floor views east will experience a noticeable change at close proximity in combination with the southern urban fringe of Gresford and surrounding farmland. Pedestrian users will experience a barely perceptible change to the east due to intervening topography, hedgerows and trees.

Value and Quality of View	Ordinary (in urban fringe setting)
Susceptibility of Receptor	Residents: High Pedestrian Users of PRoW: High
Sensitivity of Receptor	Residents: Medium-High (in urban fringe setting) Pedestrian Users of PRoW: Medium-High (in urban fringe setting)
Magnitude of Change	Residents: Medium (reducing to Low-Medium by year 15) Pedestrian Users of PRoW: Negligible
Hierarchy of Receptor	Local
Summary - Visual Effects	
Residents: Residents of 4 properties with upper floor views north will experience noticeable effects of the proposed development in combination with the southern urban fringe of Gresford at close proximity. Overtime the proposed development will establish as part of the southern urban fringe of Gresford. Moderate-Substantial Adverse . By year 15 the proposed development will establish as part of the southern urban fringe of Gresford and mitigation planting will mature resulting in Moderate Neutral effects.	
Pedestrian Users of PRoW: Views will be barely perceptible due to intervening topography, hedgerows and trees. Negligible by year 1 and 15.	
Mitigation	
Propose hedgerow trees and hedgerow along the western boundary of the site to soften views of the proposed built form.	



Contextual panoramic photograph of view



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Context photo of residential properties east of PRoW (GRE/10) that include Midlake House.

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Figure: 8.3 Viewpoint 8 (VP8)

Project: Hillock Lane, Gresford

Client: ICENI



Figure 9.1 Viewpoint 9 (VP9)

Viewpoint Description: View from PRoW (GRE/10)
near Vicarage Road

Visualisation Type: Type 1

Projection: Planar

Enlargement factor for intended sheet size: 100% at A3

Date and Time of Captured Photography: 02/10/19 11.13am

Make and Model of Camera, sensor format: Nikon D610, FFS

Focal length of Camera Lens used: Nikon AF-S Nikkor 50mm f/1.4G

Horizontal field of View (HFOV): 39.6°

Direction of View: North east

Description: View of the proposal site in close proximity to the south west of
the site along a PRoW.



Baseline Panorama 'for context only'. Direction of View: North



Baseline Panorama 'for context only'. Direction of View: East

Figure 9.2 Viewpoint 9 (VP9)

Viewpoint Description: View from PRoW (GRE/10)
near Vicarage Road

Visualisation Type: Type 1

Projection: Cylindrical

Date and Time of Captured Photography: 02/10/19 11.13am

Make and Model of Camera, sensor format: Nikon D610, FFS

Focal length of Camera Lens used: Nikon AF-S Nikkor 50mm f/1.4G

Horizontal field of View (HFOV): 60°

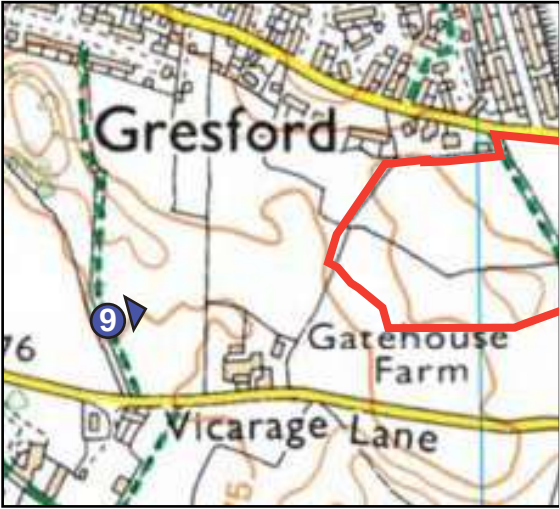
Representative Viewpoint	Viewpoint 9 (VP9) - View from PRoW (GRE/10) near Vicarage Road
Visual Receptor	Pedestrian Users
Location	Eastings: 335572 Northings: 354357 Looking North east
Receptor Description	Views from pedestrians along a public right of way through large fields with hedgerows and trees.
View and Orientation	Views over undulating fields with hedgerows, trees and built form.
View Elevation	76m AOD
Proximity to Proposals	Approximately 300m from the site
Extent of Visibility	Proposal will be visible as a large part of the view.

Description of View	Views to the north-east are of gently inclining agricultural fields bound by hedgerows, stock proof fencing and trees. Built form is visible to the north and north-east along Hillock Lane which makes up the southern urban fringe of Gresford. Also Gatehouse farm is visible to the south-east.
Change to View	Pedestrian users will experience a perceptible change to the north-east due to the topography sloping south west which open up views of the proposal site. Views of the proposed development will be partially screened by sections of trees and hedgerow along the south western boundary of the site.

Value and Quality of View	Moderate (in urban fringe setting)
Susceptibility of Receptor	Pedestrian Users of PRoW: High
Sensitivity of Receptor	Pedestrian Users of PRoW: Medium-High (in urban fringe setting)
Magnitude of Change	Pedestrian Users of PRoW: Low
Hierarchy of Receptor	Local
Summary - Visual Effects	
Pedestrian Users of PRoW: Views will be noticeable to the north-east due to the sloping of the proposal site to the south-west. Views will be partially screened by sections of trees and hedgerows along the south western boundary however the proposed built form will appear as an extension of the urban fringe of Gresford that will establish over time. Slight-Moderate Adverse . By year 15 the proposed development will establish as part of the southern urban fringe of Gresford and mitigation planting will mature resulting in Slight-Moderate Neutral effects.	
Mitigation	
Propose hedgerow trees and hedgerow along the southern boundary of the site to soften views of the proposed built form.	



Contextual panoramic photograph of view



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Figure: 9.3 Viewpoint 9 (VP9)
Project: Hillock Lane, Gresford
Client: ICENI



Figure 10.1 Viewpoint 10 (VP10)
 Viewpoint Description: View from Alyn Waters
 Country Park
 Visualisation Type: Type 1
 Projection: Planar

Enlargement factor for intended sheet size: 100% at A3
 Date and Time of Captured Photography: 02/10/19 1.11pm
 Make and Model of Camera, sensor format: Nikon D610, FFS
 Focal length of Camera Lens used: Nikon AF-S Nikkor 50mm f/1.4G

Horizontal field of View (HFOV): 39.6°
 Direction of View: East
 Description: View towards the proposal site at distance from the west of the
 site from Alyn Waters Country Park.

Representative Viewpoint	Viewpoint 10 (VP10) - View from Alyn Waters Country Park
Visual Receptor	Recreational Users
Location	Eastings: 333173 Northings: 354703 Looking East
Receptor Description	Views from recreational users within Alwyn Country Park
View and Orientation	Views restricted by woodland, trees and hedgerows.
View Elevation	75m AOD
Proximity to Proposals	Approximately 2.7km from the site
Extent of Visibility	No Visibility

Description of View	Views to the east ar of marsh grassland with Alwyn Waters Country Park with hedgerow running along the B5425. Further views are restricted by trees and woodland to the east of the B5425.
Change to View	Pedestrian users will experience a barely perceptible change to the east due to intervening topography, hedgerows and trees.

Value and Quality of View	Moderate
Susceptibility of Receptor	Recreational Users: High
Sensitivity of Receptor	Recreational Users: High
Magnitude of Change	Recreational Users: Negligible
Hierarchy of Receptor	Local
Summary - Visual Effects	
Recreational Users: No change to intervening trees and woodland. Negligible.	
Mitigation	
Not applicable	



Contextual panoramic photograph of view

Based on the long distance and negligible effect it was considered that Baseline Panoramas ‘for context only’ were not necessary for Viewpoint 10.



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Figure: 10.2 Viewpoint 10 (VP10)

Project: Hillock Lane, Gresford

Client: ICENI



Figure 11.1 Viewpoint 11 (VP11)

Viewpoint Description: View from PRoW (BIE/9)

Visualisation Type: Type 1

Projection: Planar

Enlargement factor for intended sheet size: 100% at A3

Date and Time of Captured Photography: 02/10/19 11.45am

Make and Model of Camera, sensor format: Nikon D610, FFS

Focal length of Camera Lens used: Nikon AF-S Nikkor 50mm f/1.4G

Horizontal field of View (HfOV): 39.6°

Direction of View: North north east

Description: View towards the proposal site at distance from the south along a PRoW.

Representative Viewpoint	Viewpoint 11 (VP11) - View from PRoW (BIE/9)
Visual Receptor	Pedestrian Users
Location	Eastings: 335411 Northings: 353057 Looking North north east
Receptor Description	Pedestrian users of the public right of way with views of a quarry site and pond.
View and Orientation	Views restricted by woodland, built form and local landform.
View Elevation	74m AOD
Proximity to Proposals	Approximately 1.45km from the site
Extent of Visibility	No Visibility

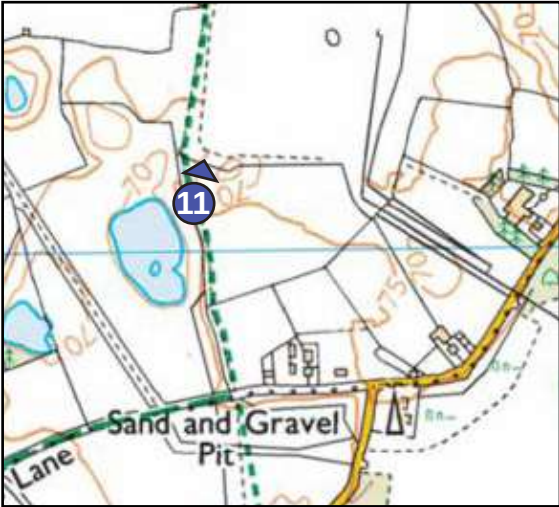
Description of View	Views to the north are of a sand quarry site amongst undulating agricultural fields bound by stock proof fencing and hedgerows. The skyline is comprises of woodland, trees and the odd property on Carthagen Lane.
Change to View	Pedestrian users will experience no change to the view due to intervening topography, trees, built form and woodland.

Value and Quality of View	Moderate
Susceptibility of Receptor	Pedestrian Users of PRoW: High
Sensitivity of Receptor	Pedestrian Users of PRoW: High
Magnitude of Change	Pedestrian Users of PRoW: Negligible
Hierarchy of Receptor	Local
Summary - Visual Effects	
Pedestrian Users of PRoW: No change due to intervening topography, trees, built form and woodland. Negligible.	
Mitigation	
Not applicable	



Contextual panoramic photograph of view

Based on the long distance and negligible effect it was considered that Baseline Panoramas ‘for context only’ were not necessary for Viewpoint 11.



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Figure: 11.2 Viewpoint 11 (VP11)

Project: Hillock Lane, Gresford

Client: ICENI