

Appendix 4
Visual Appraisal

Appendix 4.1

Potential visual effects on the main settlements within the 5km study area and in the ZTV

Settlements and distance from the site	Summary of effects	Visual receptors and sensitivity to the development	Level of Magnitude	Level of Visual effects
Llan-y-pwll (1200m north-west) c. 45m AOD	Views of the development would be available from some first floor windows of properties on high ground (vicinity of A534), although heavily screened by intervening vegetation	Residential (Medium – first floor)	Negligible to low minor change to view (where they occur), the proposed development would occupy a very small part of the view and would be reversible.	Imperceptible to slight adverse
Ridleywood (900m east) c. 20m AOD	Oblique views of the development would be available from some first floor windows of properties aligned towards the site. Although, partly screened by intervening vegetation	Residential (Medium – first floor)	Negligible - minor change to view (where they occur), through intervening vegetation and would be reversible.	Imperceptible
Isycoed (1800m south-east) c. 22m AOD	Views of the development would be screened by intervening vegetation – significant number of hedgerow trees	Residential (High)	Nil - Negligible	Imperceptible
Holt (2900m north-east) c. 18m AOD	Views of the development would be screened by intervening vegetation – significant number of hedgerow trees (see plate C)	Residential (High)	Nil - Negligible	Imperceptible
Farndon (3950m north-east) c. 15m AOD	Views of the development would be screened by development within Holt.	Residential (High)	Nil - Negligible	Imperceptible
Gresford (4500m north-west) c. 60m AOD	Eastern edge of town within ZTV. Views of the development would be screened by intervening vegetation – Borrass Wood forms prominent and dense screening element from views from the north and north west (see plate A)	Residential (High)	Nil - Negligible	Imperceptible
Pentre Maelor (2500m south-west) c. 40m AOD	Views of the development would be screened by intervening built development within the Industrial Estate	Residential (High)	Nil - Negligible	Imperceptible

Settlements and distance from the site	Summary of effects	Visual receptors and sensitivity to the development	Level of Magnitude	Level of Visual effects
Bowling Bank (2600m south-south-east) c. 30m AOD	Views of the development would be screened by intervening built development within the Industrial Estate	Residential (High)	Nil - Negligible	Imperceptible
Wrexham(Borras) (3300m west) c. 70m AOD	Eastern edge of town indicated as falling within ZTV - Views of the development would be screened by intervening vegetation – significant number of hedgerow trees and planting beside new road layout will reinforce screening in future	Residential (High)	Nil - Negligible	Imperceptible
Marchwell (4400m south-west) c.50m AOD	Views of the development would be screened by intervening vegetation and built development	Residential (High)	Nil - Negligible	Imperceptible
Crewe-by-Farndon (3800m north-east) c. 22m AOD	Views of the development would be screened by intervening vegetation – significant number of hedgerow trees	Residential (High)	Nil - Negligible	Imperceptible
Castletown (4880m east) c. 30m AOD	Views of the development would be screened by intervening vegetation – significant number of hedgerow trees	Residential (High)	Nil - Negligible	Imperceptible
Shocklach Green (4800m south-east) c. 18m AOD	Views of the development would be screened by intervening vegetation – significant number of hedgerow trees	Residential (High)	Nil - Negligible	Imperceptible

Appendix 4.2

Potential visual effects on individual properties within 1km of the site and in the ZTV

(Unless stated otherwise, views beyond 1km from the site are substantially screened from views of the development by intervening vegetation, particularly hedgerow trees)

Property and distance from the site	Summary of effects	Visual receptors and sensitivity to the development	Level of Magnitude	Level of Visual effects
2, 4 & 6 Bryn Lane (c. 120m south of site boundary)	Nos. 1 and 6 – bungalows and screened by boundary planting. No. 4 (Grafters) – potential 1 st floor views through boundary planting	Residential (Medium – 1 st floor view))	Low to medium - Views of the development would be available from 1st floor gable ends of the property.	Slight to moderate adverse
Little Acorns (bungalow) (c. 200m west of site boundary)	Views screened by boundary vegetation to property	Residential (High)	Nil – no views to east side of property	Imperceptible
Spring Grove and adjacent properties (c. 500m to west of development)	Views of the development would be available (above intervening hedgerow) from the rear of the properties, mainly 1st floor but also potential views from ground floor windows with views across open fields with few intervening hedgerow trees	Residential (High)	Low - Medium – the proposed development would be visible above boundary hedgerow. Height management of hedge would reduce impacts.	Moderate - substantial adverse
Holt Lodge Farm	Possible oblique views from farmhouse across fields bounded by hedgerows. Primarily 1 st floor views	Residential (Medium – 1 st floor view)	Low - Oblique views of the proposed development would be available across intervening fields and hedgerows	Slight adverse
Honeysuckle Cottage (rebuilt) (c.140m north-west of boundary)	Views of the development would be available from 1 st floor windows. Although, partly screened by trees within boundary hedgerow. Views of the solar farm would become more open during winter months	Residential (Medium – 1 st floor view)	Medium to High - Relatively close and open views of the proposed development would be available from the upper windows of the property. Views would be partly screened by intervening vegetation but a large proportion of the northern edge of the proposed solar farm development would still be visible	Moderate to substantial adverse

Property and distance from the site	Summary of effects	Visual receptors and sensitivity to the development	Level of Magnitude	Level of Visual effects
Holt Lodge Hotel (c. 900m to north of site boundary)	Possible glimpsed views of the development would be available from upper floors. Although, substantially screened by intervening hedgerow trees (See VP06)	Hotel (Medium - 1 st floor view)	Low – views screened by intervening hedgerow trees	Slight adverse
Cornish Hall (c. 800m to north-east of site boundary)	Potential of distant oblique views across intervening vegetation	Residential (High)	Negligible to low – possible views would be oblique and the proposed development would occupy a small part of the view	Slight (moderate) adverse
Cornish Farm (c. 690m from north-eastern boundary)	Views of the development would be screened by Aldersey Farm	Residential (High)	Negligible – Intervening development would screen views of the development	Imperceptible
Aldersey Farm (c. 625m from north-eastern boundary)	Glimpsed views of the development would be heavily screened by intervening vegetation (See VP06)	Residential (High)	Negligible – very minor change to the view	Imperceptible
Oaktree Farm (c. 1200m from north east boundary)	Potential of glimpsed views of the development would be heavily screened by intervening vegetation	Residential (High)	Negligible – very minor change to the view	Imperceptible
Ridley House (c. 1080m to east boundary of site))	Views from farmhouse screened by barns	Residential (High)	Nil – no change to the view	Imperceptible
Ridley Wood Farm (c. 990m to east boundary of site)	Views from farmhouse screened by barns	Residential (High)	Nil – no change to the view	Imperceptible
Hawthorn farm (c. 1050m from east boundary of the site)	Potential of glimpsed views of the development would be heavily screened by intervening vegetation	Residential (High)	Negligible – very minor change to the view	Imperceptible
Laurel Grove Cottage and properties within Ridleywood (c. 750m from east boundary)	Potential glimpsed views of the development may be available above and between intervening vegetation (See VP05)	Residential (High)	Negligible – very minor change to the view,	Imperceptible
Larkfield Lodge (Bungalow) (c. 700m from east boundary)	Potential of glimpsed views of the development would be heavily screened by intervening vegetation	Residential (High)	Negligible – very minor change to the view	Imperceptible

Property and distance from the site	Summary of effects	Visual receptors and sensitivity to the development	Level of Magnitude	Level of Visual effects
Harcourt (bungalow) (c. 540m from east boundary)	Aligned to north south with no views towards the site	Residential (High)	Nil – no views	Imperceptible
Whitefield Cottage (c. 540m from east boundary)	Glimpsed views of the development may be available from 1 st floor windows above and between intervening vegetation	Residential (Medium - 1 st floor view)	Negligible – very minor change to the view	Imperceptible
Properties on B5130 in vicinity of Marshley Farm (c.940m from south boundary)	Woodland belt beside stream substantially screens views towards the development	Residential (High)	Negligible – very minor change to the view	Imperceptible

Appendix 4.3

Potential visual effects on the transport and rights of way network within the 1km study area and in the ZTV

(Unless stated otherwise, views beyond 1km from the site are substantially screened from views of the development by intervening vegetation, particularly hedgerow trees)

Transport route	Summary of effects	Visual receptors and sensitivity to the development	Level of Magnitude	Level of Visual effects
Roads				
Francis Lane (northern boundary)	Views of development above established boundary hedges and when approaching the site from east or west. Approach from the east is aligned toward the site and would afford sequential views as approach the site.	Road users (Medium)	Ranging from Nil to medium (approaching from east) Views of fenceline and VP array within fields.	Imperceptible to moderate Adverse
Bryn Lane (southern boundary)	Views of development above established boundary hedge and when approaching the site from south. Fast road servicing the industrial estate (See VP2)	Road users (Medium)	Ranging from Nil to Medium – users more focused on road and seen in relation to existing development of industrial estate	Imperceptible to Moderate Adverse
Ridleywood Lane	Views of the solar farm would be afforded above boundary hedgerows, although partially screened by intervening hedgerow trees. Oblique views of site at junction with Bryn Lane.	Road users (Medium)	Ranging from nil to medium - oblique, relatively close views from parts of the road and would be reversible	Imperceptible to moderate adverse
B5130 – Holt to Bowling Bank	Potential of glimpsed and oblique views across intervening vegetation Plate C	Road users (Medium)	Nil to negligible – where views occur these would be seen over intervening vegetation	Imperceptible

Transport route	Summary of effects	Visual receptors and sensitivity to the development	Level of Magnitude	Level of Visual effects
Hugmore Lane incorporating new cycleway	Potential of glimpsed and oblique views across intervening vegetation with occasional screening by development (See VP03)	Road users (Medium)	Ranging from Nil to Low – where views occur these would be seen through intervening vegetation	Imperceptible to slight adverse
A534 (Holt to Wrexham)	Recent road improvements to the A534 west of Llan-y-pwll screened from the development by cuttings/embankments and recent planting. Remaining road section substantially screened by intervening vegetation and development.	Road users (Medium)	Ranging from Nil to negligible – where views occur these would be seen through intervening vegetation	Imperceptible
Public Rights of Way				
Public Footpath No. 6	There would be near distance, views of the site above boundary hedgerow. Northern section of path (joining RoWNo.26 enters site) (See VP01B)	Public Right of Way (High)	High - Direct, open and close views of the proposed development would be available from the majority of the footpath. Due to minimal screening, the proposed solar farm would dominate such views.	Severe adverse
Public Footpath No. 26	The extent of the PRow would be within the site (See VP01A)	Public Right of Way (High)	High - Direct, open and close views of the proposed development would be available from the full extent of the footpath. Due to minimal screening, the proposed solar farm would dominate such views.	Severe adverse

Transport route	Summary of effects	Visual receptors and sensitivity to the development	Level of Magnitude	Level of Visual effects
Public Footpath No. 25	Sequential views towards the site when approaching from the north. Existing path blocked and rarely used. Glimpsed views from northern extent of path (VP06) and southern extent joins Francis Lane adjacent to the boundary of the site. Intervening hedgerow substantially screens the site.	Public Right of Way (High)	Ranging from Nil to medium (high) in close proximity to the site boundary	Imperceptible to substantial adverse (Reducing with distance from the site)
Public Footpath No.24	Glimpsed views of the development may be available above and between intervening vegetation.	Public Right of Way (High)	Negligible to Low - minor change to view, oblique, glimpsed views from part of the footpath and would be reversible	Imperceptible to slight adverse

Appendix 4.4

List of Viewpoints

(as shown on Figure 1)

Viewpoint Number	Distance (approximately) and direction from the site	Reason for selection	Location	Receptors
1A	Within site	RoW retained within development – illustrate potential impacts upon users	Northern end of PRoW within corner of field	PRoW users
1B	At c. 40m east and south of boundary	To represent the view available to the users of the footpath when approaching the site from the south, road and SLA	PRoW within field adjacent to gate off Ridleywood Road	Footpath users
2	c. 50m south of the site.	To represent the views available to the users of the road and adjacent residential properties/ industrial estate users	Junction of Bryn Lane with Ridleywood Road	Residential/ estate workers and Road users
3	c.510m to west of the site	To represent the views available to the users new cycleway and adjacent residential properties	New cycleway beside new Wrexham Industrial Estate access road	Residential and cycleway users
4	c.570m to north-east of site	To represent the views available to the users of the footpath and the residents of Aldersey Farm	PRoW within field adjacent to rear of Farm	Residents, footpath users
5	At 690m east of the site	To represent the views available to footpath users and views from properties within Ridleywood	Field gate on alignment of PRoW in front of Laurel Grove Cottage	PRoW users and residents
6	c. 860m north of the site.	To represent the views from high ground beside the A534, including properties and RoW users.	Bryntirion	Residents

Photographic Plates (see report)	
A	New road layout to west end of A534
B	View from outskirts of Gresford
C	View from outskirts of Holt
D	View of properties within Llan-y-Pwll visible from the site
E	Properties at Spring Grove and Honeysuckle Cottage visible from the centre of the development site

