



LANDSCAPE AND VISUAL ASSESSMENT			VIEWPOINT 3			PHOTOGRAPH TAKEN MAY 2014					
VIEWPOINT LOCATION (RECEPTOR)	DISTANCE FROM SITE BOUNDARY	DESCRIPTION OF VIEW	VIEW DURING CONSTRUCTION	VIEW OF COMPLETED DEVELOPMENT	MITIGATION MEASURES	STATUS OF EFFECTS	VISUAL IMPACT ASSESSMENT				
Shared cycleway and footpath - approximately 300m west of the site boundary Approximate grid reference: 338013, 351024 This viewpoint was chosen to represent the view available to users of the cycleway and first floor views from adjacent properties at Spring Grove	300m	View looking east across mixed arable and pasture fields. Honeysuckle Cottage visible to left of view and Little Acorns bungalow visible to right of view.	Views of construction traffic visible in distance above intervening hedgelines. Partial screening by hedgerow trees. Intervening hedgerow trees provide substantial screening of much of the site.	Distant views of the solar farm above existing hedgerows. Intervening hedgerow trees provide substantial screening of much of the site.	Hedgerow to boundary of site could be allowed to grow to c. 2m height.	Construction effects are temporary and reversible. The effects of the completed development are also reversible as the solar farm is designed to last for 25 years, at the end of which the site would be restored and the long term visual impacts would cease.	Imperceptible Slight Moderate Substantial Severe				
	APPROX. HEIGHT AOD	Factory and chimneys within Wrexham Industrial Estate visible to far right of view.					During Construction (Short Term)				
							Adverse/Negative Impact				
	Beneficial/Positive Impact										
	Completed Development (Long Term)										
	Adverse/Negative Impact										
	Beneficial/Positive Impact										
MAGNITUDE OF EFFECTS				SENSITIVITY OF VISUAL RECEPTORS							
Short term: Low to medium - hazard lights of working construction plant would be visible. Long term: Low - PV panels and fenceline would be visible above fence line but substantially screened by number of hedgerow trees.				Medium							

