



# SUNNICA ENERGY FARM

## Preliminary Environmental Information Report

Appendix 10F: Visual Baseline

Sunnica Ltd

AUGUST 2020



## Quality information

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# 1 Visual Baseline

## 1.1 Introduction

- 1.1.1 This appendix provides a written description of the baseline for each of the identified viewpoints (i.e. their existing view) and an assessment of their sensitivity.
- 1.1.2 In accordance with the methodology (and the Guidelines for Landscape and Visual Impact Assessment, Third Edition, 2013), the sensitivity is derived from an assessment of visual value and visual susceptibility (as set out in Appendix 10C).
- 1.1.3 This appendix should be read in combination with the supporting photographs, Figures 10-20 to 10-83.
- 1.1.4 The number and location of viewpoints have been discussed with the Local Planning Authority (LPA) during the development of the PEI Report. As result, there have been several iterations of the viewpoint numbering. For the PEI Report, the viewpoints have been re-numbered sequentially from east to west and therefore the numbering has changed in relation to the numbering used during discussions with the LPA. The following table sets out past numbers used during these discussions and the viewpoint numbers now in the PEI Report.

**Table 1-1: Correlation of Viewpoint Numbering**

<i>LPA Discussion Viewpoint Number</i>	<i>PEIR Viewpoint Number</i>	<i>LPA Discussion Viewpoint Number</i>	<i>PEIR Viewpoint Number</i>	<i>LPA Discussion Viewpoint Number</i>	<i>PEIR Viewpoint Number</i>
1	38	10A	24	20	58
2	41	10B	25	21	1
3	32	11	47	22	12A
4	33	12	43	23A	15
5	17	13	45	23B	16
6	14	14A	4	24	20
7A	9	14B	5	25A	6
7B	10	15	34	25B	7
7C	11	16	36	26	8
8A	22	17	40	N4A	55
8B	23	18	53	N4B	54

<i>LPA Discussion Viewpoint Number</i>	<i>PEIR Viewpoint Number</i>	<i>LPA Discussion Viewpoint Number</i>	<i>PEIR Viewpoint Number</i>	<i>LPA Discussion Viewpoint Number</i>	<i>PEIR Viewpoint Number</i>
9	2B	19	56	N4C	46
N4D	44	N2A	31		
N4E	43	N27E	27		
N18	15A	N27F	26B		
N18A	26A	N27I	52		
N18B	2A	N27J	57		
N18C	39	N27N	18		
N18H	12B	N27S	28		
N18F	3				



**Viewpoint 1: View south-east from the River Lark (Figure 10.20A and 10.20B)**

- 1.1.5 The view is representative of recreational users on PRoW W-398/030/0, which extends along the north bank of the River Lark.

**Winter**

- 1.1.6 The view demonstrates the flat landform across the fields to the south of the River Lark and the arable and pig farming land uses, with the latter resulting in a number of low pig pens within the fields. Lee Farm is partially screened by the intervening vegetation, whilst the taller silos are visible. Views extend across the western part of Sunnica East Site A, with the fields seen in the context of vehicles on Sheldrick's Road. Views also extend across to the upper parts of buildings in Isleham, including The Ark.
- 1.1.7 The view demonstrates that the Sunnica East Site B, Cable Route A and the Sunnica West Sites A and B are not visible from this location due to the intervening landform, vegetation and distance.

**Summer**

- 1.1.8 The composition of the view in summer remains similar to that in winter, due to the generally open character of the rural landscape on the south side of the River Lark. However, there is a greater degree of softening and screening to views of Lee Farm and the associated silos due to the intervening vegetation being in leaf.

**Sensitivity**

- 1.1.9 The composition of the view contains relatively common elements, with predominantly fields, pig pens, buildings in Isleham and vehicles on road networks. The River Lark is however considered to be a feature of interest and therefore the value is assessed as local.
- 1.1.10 As the receptor is representative of people who may be visiting the area, or passing through the area, and where the view is an important part of the experience and the degree of exposure is open, the susceptibility is assessed as high.
- 1.1.11 The combination of the local value and high susceptibility results in a high sensitivity to the Scheme.



**Viewpoint 2A: View south-west from PRow W-398/030/0 (Figure 10.21A and 10.21B)**

- 1.1.12 The view is representative of recreational receptors on PRow W-398/030/0, which extends along the north bank of the River Lark.

**Winter**

- 1.1.13 The view demonstrates the rise in landform across the fields to the south of the River Lark, which culminates in a localised ridgeline at the eastern edge of Sunnica East Site A parcels E2, E4 and E33. Due to this ridgeline, the remainder of the fields across Sunnica East Site A are not visible, but the upper parts of pig pens are visible. The upper parts of Lee Farm are also visible, as are residential properties adjacent to Ferry Lane, including Bruce Grove.
- 1.1.14 In combination with the woodland blocks in the foreground of the view and extending adjacent to the River Lark (including The Fen woodland), the overall extent of wider views is limited.
- 1.1.15 These features also screen the other parts of the Scheme, such that there are no views of Sunnica East Site B, Cable Route A and the Sunnica West Sites A and B.

**Summer**

- 1.1.16 Compared to winter, the extent of visibility is slightly reduced due to the foreground vegetation being in leaf, such that views towards the Sunnica East Site A are more channelled.

**Sensitivity**

- 1.1.17 The composition of the view contains relatively common elements, with predominantly fields, vegetation and residential properties. Therefore, the value is assessed as community.
- 1.1.18 As the receptor is representative of people who may be visiting the area, or passing through the area, and where the view is an important part of the experience, along with the degree of exposure being framed, the susceptibility is assessed as high.
- 1.1.19 The combination of the community value and the high susceptibility, results in a high sensitivity to the Scheme.

**Viewpoint 2B: View south-west from Jude's Ferry (Figure 10.22A and 10.22B)**

- 1.1.20 The view is representative of visitors to Jude's Ferry at the outdoor seating area, adjacent to the River Lark.

**Winter**

- 1.1.21 The River Lark is visible in close proximity to the receptor and is considered to be the main focus of the view. Residential properties adjacent to Ferry Lane are visible on the opposite side of the River Lark, along with vehicles on Ferry Lane. Views extend beyond Ferry Lane, to the east of these properties and across fields to pine lines. There are channelled towards the Sunnica East Site A, due to the woodland and riverside vegetation. The rising landform however screens the fields across the Sunnica East Site A; but the upper parts of Lee Farm are visible.
- 1.1.22 Additionally, these features also screen the other parts of the Scheme, such that there are no views of Sunnica East Site B, Cable Route A and the Sunnica West Sites A and B.

**Summer**

- 1.1.23 The composition of the view remains similar to that in winter, due to the open character of the fields to the south of the River Lark. With the vegetation in leaf there is a more vegetated character to the composition of the views and in the background of views. The residential properties adjacent to Ferry Lane also remain visible.

**Sensitivity**

- 1.1.24 As the view includes the River Lark, which is considered to be a feature of interest, the value of the view is assessed as local.
- 1.1.25 As the view is representative of people visiting the area and is an important part of the experience and the composition of the view is open in character, the susceptibility is assessed as high.
- 1.1.26 The combination of the local value and high susceptibility results in a high sensitivity to the Scheme.

### **Viewpoint 3: View South from East Fen Road (Figure 10.23A and 10.23B)**

- 1.1.27 The view is representative of motorists travelling along East Fen Road and residents in East End.

#### **Winter**

- 1.1.28 The view demonstrates the generally flat and low lying landform between Isleham and Freckenham, as well as the arable and pig farming land uses. Views extend across the fields to the roof lines of residential properties on the northern edge of Freckenham, with the upper parts of the tower of St. Andrew's Church visible above these properties, set within a wooded skyline. The view also extends across Beck Road, with the derelict building at the junction of Beck Road and Sheldrick's Road also visible, seen in the context of vegetation adjacent to the dismantled railway line.
- 1.1.29 These features of landform and wooded skylines also screen the other parts of the Scheme, such that there are no views of Sunnica East Site B, Cable Route A and the Sunnica West Sites A and B.

#### **Summer**

- 1.1.30 The composition of the view remains similar to that in winter due to the open character of the fields. The main change is as a result of the vegetation across Freckenham being in leaf, such that the visibility of roof lines is reduced, and the vegetated character of the skyline is reinforced.

#### **Sensitivity**

- 1.1.31 The composition of the view contains relatively common elements, with predominantly fields, vegetation and residential properties in Freckenham. Therefore, the value is assessed as community.
- 1.1.32 As the receptor is representative of people travelling on local roads, where the focus is on the road network, particularly in the context of the narrow width of the road, balanced with views of the upper part of St. Andrews Church, the susceptibility is assessed as medium.
- 1.1.33 The combination of the community value and medium susceptibility results in a medium sensitivity to the Scheme.

**Viewpoint 4: View south-east from The Ark Church (Figure 10.24A and 10.24B)**

1.1.34 The view is representative of visitors to The Ark Church.

**Winter**

1.1.35 The view demonstrates that flat landform to the south-east of Isleham and the rural land use. The extent of the view is limited by the intervening tree belts and the wooded skyline. Views extend across E05, which is in the foreground of the view.

1.1.36 The combination of the flat landform and the wooded skyline means there are no views of Sunnica East Site B, Cable Route A and the Sunnica West Sites A and B.

**Summer**

1.1.37 The composition of the view remains similar to that in winter, with close range views of E05 due to the open character of the fields. With the vegetation in leaf, views across the wider landscape are truncated and the vegetated character of the skyline is reinforced.

**Sensitivity**

1.1.38 As the view consists of relatively common components of fields and vegetation patterns, the value is assessed as community.

1.1.39 As the receptors represent people visiting The Ark Church, where the activity is inside the building, the susceptibility is assessed as low.

1.1.40 The combination of the community value and low susceptibility results in a low sensitivity to the Scheme.

### **Viewpoint 5: View south-east from Beck Road (Figure 10.25A and 10.25B)**

- 1.1.41 The view is representative of motorists travelling southwards on Beck Road, between Isleham and Freckenham.

#### **Winter**

- 1.1.42 The view demonstrates the flat and low lying landform adjacent to Beck Road and between Isleham and Freckenham. Views extend across E05, which is in the foreground of the view, to Lee Farm, which is generally well screened by the intervening vegetation adjacent to the Lee Brook, although the upper parts of silos and buildings are visible.
- 1.1.43 The combination of the flat landform and the wooded skyline means that there are no views of Sunnica East Site B, Cable Route A and the Sunnica West Sites A and B.

#### **Summer**

- 1.1.44 The composition of the view remains similar to that in winter, due to the open character of the fields in the foreground of the view. The main change to the view is increased screening of buildings in Lee Farm due to the vegetation being in leaf, and a more vegetated composition from the wooded skyline.

#### **Sensitivity**

- 1.1.45 As the view contains common landscape elements of fields and vegetation, the value is assessed as community.
- 1.1.46 As the receptor represents people passing through the area, where the view is likely to be focused on the road and the activity of the driver, particularly given the junction with Sheldrick's Road, the susceptibility is assessed as medium.
- 1.1.47 The combination of the community value and medium susceptibility results in a medium sensitivity to the Scheme.

**Viewpoint 6: View south-east from B1104, Isleham (Figure 10.26A and 10.26B)**

1.1.48 The view is representative of residents adjacent to the B1104.

**Winter**

1.1.49 The view demonstrates that the western part of Sunnica East Site A is visible from upper storey windows of properties adjacent to the B1104, specifically parcels E05 and E06; whilst parcel E07 is screened by the localised ridgeline. The Sunnica East Site A is visible due to the open character of the intervening fields, although seen in the context of vehicles on the B1104 and Beck Road.

1.1.50 Due to the combination of the flat landform and the wooded background, the Sunnica East Site B, Cable Routes A and B and Sunnica West Sites A and B are not visible.

**Summer**

1.1.51 The composition of the view remains similar to that in winter, due to the intervening fields, with views of E05 and E06 remaining and seen in the context of a more vegetated background.

**Sensitivity**

1.1.52 As the view contains common landscape elements of fields and vegetation, the value is assessed as community.

1.1.53 As the receptor represents people living in the area, with open views and likely to be experienced daily, the susceptibility is assessed as high.

1.1.54 The combination of the community value and high susceptibility results in a medium sensitivity to the Scheme.

***Viewpoint 7: View north-east from the B1104, between Isleham and Freckenham (Figure 10.27A and 10.27B)***

1.1.55 The view is representative of motorists on the B1104.

***Winter***

1.1.56 The view demonstrates that where there are breaks in the roadside hedgerows, views extend across E05, E06 and E07, with the upper parts of Lee Farm visible, along with the residential property at Beck Bridge.

1.1.57 The view demonstrates the combination of the flat landform and the vegetated background screen Sunnica East Site B, Cable Routes A and B and Sunnica West Sites A and B.

***Summer***

1.1.58 With the vegetation in leaf, the visibility of Lee Farm is reduced along with a more vegetated background to the composition of the view.

***Sensitivity***

1.1.59 As the view contains common landscape elements of fields and vegetation, the value is assessed as community.

1.1.60 As the receptor represents people passing through the area where the attention is on the road, with oblique views through the hedgerows, such that views are likely to be glimpsed, the susceptibility is low.

1.1.61 The combination of the community value and low susceptibility results in a low sensitivity to the proposed Scheme.



**Viewpoint 8: View north from residents at the western edge of Freckenham (Figure 10.28A and 10.28B)**

- 1.1.62 The view is representative of residents at the western edge of Freckenham, adjacent to the B1102.

**Winter**

- 1.1.63 The view demonstrates that there are a number of barns and garden vegetation to between the properties and the wider landscape, with some of the properties being bungalows, such that views are only from the ground floor.
- 1.1.64 From upper storey windows of the two storey properties, there are views across the intervening paddocks and fields, including E07, before the landform rises to form a localised ridge (along the course of the dismantled railway line) which truncates longer distance views. The exception is that the upper parts of The Ark Church, residential roof lines in Isleham and St. Andrews Church are visible above this ridgeline.
- 1.1.65 Due to the orientation of the view, the ridgeline and intervening vegetation, Sunnica East Site B, Cable Routes A and B and Sunnica West Sites A and B are not visible.

**Summer**

- 1.1.66 Compared to the winter view, the composition remains similar, but with hedgerows in leaf, the extent of visibility across the fields is reduced.

**Sensitivity**

- 1.1.67 As the view contains features of interest, with the Church of St. Andrew, the value of the view is assessed as local.
- 1.1.68 As the view is representative of residents, the receptor represents people living in the area, with views are likely to be experienced daily, the susceptibility is assessed as high.
- 1.1.69 The combination of the local value and high susceptibility results in a high sensitivity to the proposed Scheme.

***Viewpoint 9: View north-west from PRow (footpath) W-257/002/0  
(Mortimer Lane, Freckenham) (Figure 10.29A and 10.29B)***

1.1.70 The view is representative of recreational receptors along this route, walking north from Freckenham.

***Winter***

1.1.71 The view demonstrates that the fields across Sunnica East Site A are not visible due to the slight rise in the landform across the foreground of the view and the intervening vegetation patterns, which include tall hedgerows adjacent to the PRow.

1.1.72 Due to the above features, the Sunnica East Site B, Cable Routes A and B and Sunnica West Sites A and B are not visible.

***Summer***

1.1.73 The composition of the view reflects that in winter, with paddocks and fields in the foreground, along with an increased vegetation coverage.

***Sensitivity***

1.1.74 As the composition of the view consists of common features, of paddocks, fields and vegetation, the value is assessed as community.

1.1.75 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.76 The combination of the community value and high susceptibility results in a medium sensitivity to the proposed Scheme.

**Viewpoint 10: View west from PRow (footpath) W-257/002/X (Figure 10.30A and 10.30B)**

1.1.77 The view is representative of recreational receptors along this route, walking between Freckenham and Beck Road.

**Winter**

1.1.78 The view demonstrates that there are close range views of parcel E07 of Sunnica East Site A, with the views extending across the field to a localised ridgeline, due to the rising landform. The pine lines in the background of the view demarcating the alignment of the B1104. Parcel E07 is seen in the context of a residential property adjacent to Beck Road.

1.1.79 Due to the above features, the Sunnica East Site B, Cable Routes A and B and Sunnica West Sites A and B are not visible.

**Summer**

1.1.80 The composition of the view reflects that in winter, due to the open character of E07.

**Sensitivity**

1.1.81 As the composition of the view consists of common features, of fields and vegetation, the value is assessed as community.

1.1.82 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.83 The combination of the community value and high susceptibility results in a medium sensitivity to the proposed Scheme.

**Viewpoint 11: View north-west from PRow (footpath) W-257/007/0  
(Figure 10.31A and 10.31B)**

1.1.84 The view is representative of recreational receptors along this route.

**Winter**

1.1.85 The view demonstrates that there is a slight rise in the landform across the composition of the view and that the upper parts of St. Andrews' Church and The Ark Church in Isleham are visible in the background along with properties in East End. There are close range views of parcels E05 and E06 of Sunnica East Site A, both of which are seen in the context of vehicles on Beck Road. Views across the remainder of the Sunnica East Site A are screened by the vegetation bordering Lee Farm.

1.1.86 Due to the above features, the Sunnica East Site B, Cable Routes A and B and Sunnica West Sites A and B are not visible.

**Summer**

1.1.87 Overall, the composition of the view reflects that in winter, with E05 and E06 visible in the foreground of the view. With the roadside trees in leaf, there is a degree of softening to the views across E05.

**Sensitivity**

1.1.88 As the composition of the view consists of common features, of fields vehicles on Beck Road and vegetation, balanced with landmarks in Isleham, the value is assessed as local.

1.1.89 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.90 The combination of the local value and high susceptibility results in a high sensitivity to the proposed Scheme.

### **Viewpoint 11A: View from Beck Road Property**

- 1.1.91 The receptor is representative of residents of the property, which is bungalow located adjacent to Beck Road.

#### **Winter**

- 1.1.92 There are views from the east elevation across Beck Road and E05 to Lee Farm and views from the south elevation across the eastern part of E07.

#### **Summer**

- 1.1.93 The composition of the view remains similar to that in winter, with some filtering to views across E05 as a result of vegetation adjacent to Beck Bridge being in leaf.

#### **Sensitivity**

- 1.1.94 As the composition of the view consists of common features, of fields vehicles on Beck Road and vegetation, the value is assessed as community.
- 1.1.95 As the receptor is representative of residents, the receptor represents people living in the area, with a range of views which are likely to be experienced daily, the susceptibility is assessed as high.
- 1.1.96 The combination of the community value and high susceptibility results in a medium sensitivity to the proposed Scheme.

### **Viewpoint 12: View from Lee Farm**

1.1.97 The receptor is representative of residents at Lee Farm. The house is orientated north to south, with the main elevation being on the south side of the house, aligned with the drive and the avenue of trees which extends to Beck Road. There is also an external seating area on the east side of the house.

#### **Winter**

1.1.98 Views northwards from the property extend across the northern part of Sunnica East Site A and are channelled by the intervening barns and woodland blocks. Views from the ground floor east elevation are short in extent, due to the proximity of woodland and the raised embankments of the reservoirs. Views from the upper storeys of the property extend across the eastern part of the Sunnica East Site A, to Ferry Lane. Views from the south of the property are open in character, extending across fields and Beck Road to the woodland bordering Freckenham. Views from the west elevation are truncated by the close proximity of barns, silos and woodlands.

1.1.99 Due to the above features, the Sunnica East Site B, Cable Routes A and B and Sunnica West Sites A and B are not visible.

#### **Summer**

1.1.100 In summer, and with the woodland to the east and west of the property in leaf, the extent of views is truncated and softened than compared to winter. Views remain southwards from the property, across fields to Freckenham.

#### **Sensitivity**

1.1.101 As the composition of the view consists of common features, of fields vehicles on Beck Road and vegetation, the value is assessed as community.

1.1.102 As the receptor is representative of residents, with views which are likely to be experienced daily, the susceptibility is assessed as high.

1.1.103 The combination of the community value and high susceptibility results in a medium sensitivity to the proposed Scheme.

### **Viewpoint 12A: View north-west from Ferry Lane (Figure 10.32A and 10.32B)**

1.1.104 The view is representative of motorists on Ferry Lane, travelling northwards.

#### **Winter**

1.1.105 Due to the slightly elevated position of the receptor, as the road rises to cross the dismantled railway line, the eastern part of Sunnica East Site A is visible, covering parcels E02, E04, E33, E08 and E10 (note the photograph is not from a car, therefore slightly higher than the average driver height).

1.1.106 These parcels are seen in the context of Lee Farm and its barns and silos, as well as the road junction with Isleham Road.

1.1.107 Due to the above features and orientation of the view, Sunnica East Site B, Cable Routes A and B and Sunnica West Sites A and B are not visible.

#### **Summer**

1.1.108 In summer, the roadside hedgerow is in leaf and therefore slightly taller in height, such that the extent of visibility across the eastern part of Sunnica East Site A is reduced, although the parcels are visible.

#### **Sensitivity**

1.1.109 As the composition of the view consists of common features, of fields vehicles on Ferry Lane and structures within Lee Farm, the value is assessed as community.

1.1.110 As the receptor represents people passing through the area, where the view is likely to be focused on the road, particularly given the junction with Isleham Road, balanced with the channelled character of the view, the susceptibility is assessed as low.

1.1.111 The combination of the community value and low susceptibility results in a low sensitivity to the proposed Scheme.



### **Viewpoint 12B: View north-west from Ferry Lane (Figure 10.33A and 10.33B)**

1.1.112 The view is representative of motorists on Ferry Lane, travelling northwards towards the raised junction with Beck Road and Isleham Road.

#### **Winter**

1.1.113 The view demonstrates that the western and southern parts of Sunnica East Site A are visible, due to the open character of the road verge. Views extend across the intervening fields to E07, although E07 is partially filtered by intervening trees and seen in the context of the residential property and barns.

1.1.114 Views also extend across E08, E09 and E10, which are seen in the context of the upper parts of Lee Farm. The vegetated embankment on the approach to the road junction screens E33.

1.1.115 Due to the above features and orientation of the view, the Sunnica East Site B and Sunnica West Sites A and B are not visible. The western edge of Cable Route A is visible, as it covers the raised junction. Cable Route B is not visible.

#### **Summer**

1.1.116 In summer, the extent of visibility across E07 is reduced by the intervening vegetation being in leaf. Similarly with the hedgerows bordering E09 and E10 in leaf, views across these parcels are also softened.

#### **Sensitivity**

1.1.117 As the composition of the view consists of common features, of fields and vehicles on Ferry Lane, the value is assessed as community.

1.1.118 As the receptor represents people passing through the area, where the view is likely to be focused on the road, the susceptibility is assessed as low.

1.1.119 The combination of the community value and low susceptibility results in a low sensitivity to the proposed Scheme.

**Viewpoint 13: View north from the B1102 (Figure 10.34A and 10.34B)**

1.1.120 The view is representative of motorists travelling along the B1102, between Freckenham and Worlington.

**Winter**

1.1.121 The view demonstrates that the intervening field boundaries and roadside hedgerows truncate the extent of views across the wider landscape, such that the fields within the Sunnica East Site A are not visible. There are closer range across the alignment of part of Cable Route A.

1.1.122 Due to the above features and orientation of the view, Sunnica East Site B, Sunnica West Sites A and B and Cable Route B are not visible.

**Summer**

1.1.123 Compared to the winter view, with the vegetation in leaf, the extent of the visibility is reduced, with a more vegetated skyline and views of Lee Farm increasingly softened.

**Sensitivity**

1.1.124 As the composition of the view consists of common features, of fields and vehicles on the B1102, the value is assessed as community.

1.1.125 As the receptor represents people passing through the area, where the view is likely to be focused on the road, the susceptibility is assessed as low.

1.1.126 The combination of the community value and low susceptibility results in a low sensitivity to the proposed Scheme.

**Viewpoint 14: View south from the B1102 (Figure 10.35A and 10.35B)**

1.1.127 The view is representative of motorists on the B1102 and pedestrians on the roadside footway.

**Winter**

1.1.128 There are views across the fields which border both sides of the B1102 due to gaps in the roadside hedgerows and its low height. Views extend across the western part of Sunnica East Site B and parcels E11 and E12. The mature trees adjacent to U6006 form the background of the view and truncate any longer distance views across the wider landscape and the remainder of the Sunnica East Site B.

1.1.129 Due to the above features, Sunnica East Site A, Cable Routes A and B and Sunnica West Sites A and B are not visible.

**Summer**

1.1.130 The composition of the view remains similar to that in winter, due to the open character of the fields adjacent to the B1102 and the density of the tree belt adjacent to U6006.

**Sensitivity**

1.1.131 As the composition of the view consists of common features, of fields and vehicles on the B1102, the value is assessed as community.

1.1.132 As the receptor represents people passing through the area, including pedestrians as well as motorists, the susceptibility is assessed as medium.

1.1.133 The combination of the community value and medium susceptibility results in a medium sensitivity to the proposed Scheme.

### **Viewpoint 14A: View south from residents adjacent to the B1102**

1.1.134 The view is representative of residents in the properties to the south of the B1102, which are located to the west of Worlington. The properties are orientated north to south and are a combination of 2 storey and bungalow dwellings.

#### **Winter**

1.1.135 Views from the northern elevation of the properties are short in extent, due to the roadside vegetation adjacent to the B1102, as well as softened by intervening garden vegetation. Views from the southern elevations of the properties are largely filtered by garden vegetation and a mature field boundary. Where gaps in the vegetation enable views through the vegetation, the composition of the view consists of fields, bordered by mature trees adjacent to U6006. These fields include parcels E11 and E12.

1.1.136 Due to the above features, the Sunnica East Site A, Cable Routes AA and B and Sunnica West Sites A and B are not visible.

#### **Summer**

1.1.137 Compared to the winter views, parcels E11 and E12 are screened by the garden vegetation and field boundaries being in leaf.

#### **Sensitivity**

1.1.138 As the composition of the view consists of common features, of fields vehicles on the B1102 and vegetation, the value is assessed as community.

1.1.139 As the receptor is representative of residents, the receptor represents people living in the area, with a range of views which are likely to be experienced daily, the susceptibility is assessed as high.

1.1.140 The combination of the community value and high susceptibility results in a medium sensitivity to the proposed Scheme.

**Viewpoint 15: View west from U6006 (unclassified road) (Figure 10.36A and 10.36B)**

1.1.141 The view is representative of recreational users and equestrian users travelling southwards along U6006, between Worlington and Elms Road.

**Winter**

1.1.142 The view demonstrates the density of the trees adjacent to U6006, such that views southwards are screened by the vegetation. Views extend across the fields to the south-west, including across parcel E23. The composition of the views across these fields is characterised by paddocks, divided by intermittent rows of pine trees and with woodland forming the skyline.

1.1.143 Due to these features, the Sunnica East Site A, Cable Routes and Sunnica West Sites A and B are not visible.

**Summer**

1.1.144 Views across the fields to the south-west of U6006 remain as per winter, due to their open character. Views south remain truncated by the density of vegetation, which is in leaf.

**Sensitivity**

1.1.145 The composition of the view consists of common features, including fields, paddocks and intermittent pine lines, such that the value of the view is assessed as community.

1.1.146 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.147 The combination of the community value and high susceptibility results in a medium sensitivity to the proposed Scheme.

**Viewpoint 15A: View south from U6006 (Figure 10.37A and 10.37B)**

1.1.148 The view is representative of recreational users and equestrian users travelling southwards along U6006, between Worlington and Elms Road.

**Winter**

1.1.149 The view demonstrates that there are close range views of the fields either side of U6006, but that views southwards are truncated by the density of the vegetation adjacent to U6006. Views extend across parts of E11 and E13 of Sunnica East Site B.

1.1.150 Due to these features and orientation of the view, Sunnica East Site A, Cable Routes A and B and Sunnica West Sites A and B are not visible.

**Summer**

1.1.151 Views remain across parts of E12 and E13 due to the break in the vegetation patterns adjacent to U6006.

**Sensitivity**

1.1.152 The composition of the view consists of common features, including fields and pine lines, such that the value of the view is assessed as community.

1.1.153 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.154 The combination of the community value and high susceptibility results in a medium sensitivity to the proposed Scheme.

### **Viewpoint 15B: View south-east from U6006 (Figure 10.38A and 10.38B)**

1.1.155 The view is representative of recreational users and equestrian users travelling southwards along U6006, between Worlington and Elms Road.

#### **Winter**

1.1.156 The view demonstrates that there are views of the fields on both sides of U6006, due to the intermittent vegetation adjacent to the route, although the overall extent of views is truncated by the pine lines which divide the fields. There are close range views of E14, with views also extending across E15.

1.1.157 Due to these features, the Sunnica East Site A, Cable Routes and Sunnica West Sites A and B are not visible.

#### **Summer**

1.1.158 There composition of the view remains similar to that in winter, due to the generally open character of the fields adjacent to U6006. There is a slight increase in the screening of views southwards along U6006 and across E15, due to the intervening field boundaries being in leaf.

#### **Sensitivity**

1.1.159 The composition of the view consists of common features, including fields, paddocks and pig farms, and intermittent pine lines, such that the value of the view is assessed as community.

1.1.160 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.161 The combination of the community value and high susceptibility results in a medium sensitivity to the proposed Scheme.



**Viewpoint 16: View north-east from U6006 (Figure 10.39A and 10.39B)**

1.1.162 The view is representative of recreational users and equestrian users travelling southwards along U6006, between Worlington and Elms Road.

**Winter**

1.1.163 The view demonstrates that there are views of the fields to the east of U6006, although the overall extent of views is truncated by the pine lines which divide the fields. There are close range views of E14, with views also extending across E15.

1.1.164 Due to these features, the Sunnica East Site A, Cable Routes and Sunnica West Sites A and B are not visible.

**Summer**

1.1.165 There composition of the view remains similar to that in winter, due to the generally open character of the fields adjacent to U6006. There is a slight increase in the screening of views southwards along U6006 and across E15, due to the intervening field boundaries being in leaf.

**Sensitivity**

1.1.166 The composition of the view consists of common features, including fields and intermittent pine lines, such that the value of the view is assessed as community.

1.1.167 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.168 The combination of the community value and high susceptibility results in a medium sensitivity to the proposed Scheme.

**Viewpoint 17: View north-east from Elms Road and PRow (bridleway) 257/001/0 (Figure 10.40A and 10.40B)**

1.1.169 The view is representative of recreational and equestrian users on the PRow.

**Winter**

1.1.170 The view demonstrates that rising landform across the foreground and middle ground of the view, which in combination with the woodland and hedgerow field boundaries, screen the fields of parcel E12. The extent of linear trees adjacent to U6006 also screens views of parcels E14 and E15.

1.1.171 Due to these features, the Sunnica East Site A, Cable Routes A and B and Sunnica West Sites A and B are not visible.

**Summer**

1.1.172 The composition of the view remains similar to that in winter, due to the open character of the fields. Parcels E12, E14 and E15 remain screened by the combination of the intervening hedgerows and tree belts.

**Sensitivity**

1.1.173 The composition of the view consists of common features, with fields, pine lines, hedgerows and woodlands, as well as vehicles on Elms Road, such that the value of the view is assessed as community.

1.1.174 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.175 The combination of the community value and high susceptibility results in a medium sensitivity to the proposed Scheme.

### **Viewpoint 18: View north-west from Elms Road (Figure 10.41A and 10.41B)**

1.1.176 The view is representative of motorists travelling north-west on Elms Road.

#### **Winter**

1.1.177 The view demonstrates views are channelled along Elms Road and extend across parcel E19 to the south, due to gaps in the intervening roadside hedgerows. Parcel E19 is seen in the context of Blandlings Farm, and a well wooded background. There are also filtered views of E18, to the north of Elms Road, as a result of gaps in the roadside hedgerows, which in turn truncate any longer distance views across the landscape.

1.1.178 Due to these features and the orientation of the view, the Sunnica East Site A, Cable Routes A and B and Sunnica West Sites A and B are not visible.

#### **Summer**

1.1.179 The composition of the view remains similar to that in winter, whereby views extend across E19 as a result of breaks in the roadside hedgerows. With the hedgerows on the northside of Elms Road in leaf, views are truncated, such that the fields within E18 are not visible.

#### **Sensitivity**

1.1.180 As the composition of the view consists of common features, of fields and vehicles on Elms Road, the value is assessed as community.

1.1.181 As the receptor represents people passing through the area, where the view is likely to be focused on the road, the susceptibility is assessed as low.

1.1.182 The combination of the community value and low susceptibility results in a low sensitivity to the proposed Scheme.

**Viewpoint 19: View north-west from Elms Road (Figure 10.42A and 10.42B)**

1.1.183 The view is representative of motorists travelling north-west on Elms Road.

**Winter**

1.1.184 The view demonstrates the extent of mature trees and vegetation adjacent to this part of Elms Road and that as a result, views across the wider landscape are screened or heavily filtered.

1.1.185 Sunnica East Site B is not visible, due to the intervening vegetation, and nor is the Sunnica East Site A, Cable Routes A and B and Sunnica West Sites A and B.

**Summer**

1.1.186 The composition of the view reflects that in winter, with the addition of the increased foreshortening of views as a result of the roadside vegetation being in leaf.

**Sensitivity**

1.1.187 As the composition of the view consists of common features, of fields and vehicles on Elms Road, the value is assessed as community.

1.1.188 As the receptor represents people passing through the area, where the view is likely to be focused on the road, the susceptibility is assessed as low.

1.1.189 The combination of the community value and low susceptibility results in a low sensitivity to the proposed Scheme.

**Viewpoint 20: View north from PRow (footpath) W257/003/0 (Figure 10.43A and 10.43B)**

1.1.190 The view is representative of recreational receptors walking west along the route, between Bridge End Road and Badlingham.

**Winter**

1.1.191 The view demonstrates that there are close range views of E22 as a result of the breaks in the hedgerow which border the field. Parcel E22 is seen in the context of the raised embankments of the reservoir which border the western side of the parcel. The view also demonstrates that the rising landform across E22, the pines lines and the vegetation to the east of E22 truncate longer distance views across the landscape overall, such that only the fields in parcel E21 are visible and part of Cable Route A.

1.1.192 Due to the above features, Sunnica East Site A, Sunnica West Sites A and B and Cable Route B are also not visible.

**Summer**

1.1.193 The composition of the view reflects that in winter, due to the breaks in the hedgerows retaining views across E20 and the landform and vegetation patterns truncating longer distance views.

**Sensitivity**

1.1.194 The composition of the view consists of common features, with fields, pine lines and reservoir embankments, such that the value of the view is assessed as community.

1.1.195 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.196 The combination of the community value and high susceptibility results in a medium sensitivity to the proposed Scheme.

**Viewpoint 21: View east from Badlingham Road (Figure 10.44A and 10.44B)**

1.1.197 The view is representative of motorists travelling along Badlingham Road.

**Winter**

1.1.198 The view demonstrates that the roadside hedgerows truncate views across the wider landscape overall and screen views across Sunnica East Site B. The exception is where there are breaks in the roadside vegetation, such that views extend to the upper parts of pine lines and woodland blocks within Sunnica East Site B, but the fields across Sunnica East Site B remain screened by the intervening hedgerows.

1.1.199 Due to the above features, Sunnica East Site A and Sunnica West Sites A and B are also not visible.

**Summer**

1.1.200 In summer, the composition of the view reflects that in winter, whereby there are views across the landscape due to breaks in the roadside vegetation; however the fields across Sunnica East Site A are not visible, due to the intervening field boundaries.

**Sensitivity**

1.1.201 As the composition of the view consists of common features, of fields and vehicles, the value is assessed as community.

1.1.202 As the receptor represents people passing through the area, where the view is likely to be focused on the road, the susceptibility is assessed as low.

1.1.203 The combination of the community value and low susceptibility results in a low sensitivity to the proposed Scheme.

***Viewpoint 21A: View South-East from Residents adjacent to Badlingham Road***

1.1.204 The receptor is representative of the residents to the east of Badlingham Road.

***Winter***

1.1.205 There are close range views of vehicles on Badlingham Road and fields from the west elevation of the properties. The extent of garden vegetation and scale of the agricultural barns to the east of the properties, channels views across part of Cable Route A.

***Summer***

1.1.206 The composition of the view reflects that in winter overall, although views remain from the upper storey of the barn, whilst views from the property are screened by the vegetation being in leaf.

***Sensitivity***

1.1.207 As the composition of the view consists of common features, of fields and vegetation, the value is assessed as community.

1.1.208 As the receptor is representative of residents, the receptor represents people living in the area, with views which are likely to be experienced daily, the susceptibility is assessed as high.

1.1.209 The combination of the community value and high susceptibility results in a medium sensitivity to the proposed Scheme.

**Viewpoint 22: View north-west from Worlington Road (Figure 10.45A and 10.45B)**

1.1.210 The view is representative of motorists travelling northwards, towards Worlington.

**Winter**

1.1.211 The view demonstrates that there are close range views of Sunnica East Site B parcel E25 due to the slightly elevated position of the road and receptor, and that views also include parts of E24. The view also demonstrates that any longer distance views are truncated by the extent of woodland, such that E28 and E29 are not visible.

1.1.212 Due to these features, Sunnica East Site A, the Cable Routes and Sunnica West Sites A and B are not visible.

**Summer**

1.1.213 The composition of the view reflects that of winter, due to the open character of the road verge and fields. With the field hedgerows in leaf, the visibility of E24 is reduced.

**Sensitivity**

1.1.214 As the composition of the view consists of common features, of fields and vehicles, the value is assessed as community.

1.1.215 As the receptor represents people passing through the area, where the view is likely to be focused on the road, the susceptibility is assessed as low.

1.1.216 The combination of the community value and low susceptibility results in a low sensitivity to the proposed Scheme.



**Viewpoint 23: View north-west from Worlington Road (Figure 10.46A and 10.46B)**

1.1.217 The view is representative of motorists travelling northwards on Worlington Road.

**Winter**

1.1.218 There are close range open views across E24 due to the open character of the roadside verge and the slightly elevated position of the receptor. The view demonstrates that E24 is seen as part of a wider extent of views fields, which extend to the north-west. The roadside vegetation adjacent to the east side of the road also screens any longer distance views eastwards.

1.1.219 Due to the above features, Sunnica East Site A, the Cable Routes A and B and Sunnica West Sites A and B are not visible.

**Summer**

1.1.220 The composition of the view remains similar to that in winter, with close range views across E24 as a result of the open character of the verges and slightly elevated position of the receptor.

**Sensitivity**

1.1.221 As the composition of the view consists of common features, of fields and vehicles, the value is assessed as community.

1.1.222 As the receptor represents people passing through the area, where the view is likely to be focused on the road, the susceptibility is assessed as low.

1.1.223 The combination of the community value and low susceptibility results in a low sensitivity to the proposed Scheme.

### **Viewpoint 23A: View south from Queens Hill, Worlington**

1.1.224 The view is representative of residential receptors.

#### **Winter**

1.1.225 There are channelled views from the southern elevation of the property, between mature garden vegetation and across parcels E24 and E25. Views of vehicles on Worlington Road are screened by the roadside vegetation.

1.1.226 Due to the above features, Sunnica East Site A, the Cable Routes and Sunnica West Sites A and B are not visible.

#### **Summer**

1.1.227 With the garden vegetation in leaf, the extent of views becomes more channelled, with views remaining across E24 and E25.

#### **Sensitivity**

1.1.228 As the composition of the view consists of common features, of fields and vegetation, the value is assessed as community.

1.1.229 As the receptor is representative of residents, the receptor represents people living in the area, with a range of views which are likely to be experienced daily, and therefore the susceptibility is assessed as high.

1.1.230 The combination of the community value and high susceptibility results in a medium sensitivity to the proposed Scheme.

**Viewpoint 24: View south from Golf Links Road (Figure 10.47A and Figure 10.47B)**

1.1.231 The view is representative of motorists travelling on Golf Links Road.

**Winter**

1.1.232 The view demonstrates that the eastern edges of parcels E27 and E29 and most of parcel E30 is visible due to breaks in the roadside hedgerows. The extent of views across the wider landscape are truncated by the rising landform across the southern part of E30 and the mature woodland across the slopes of Chalk Hill. The composition of the view also includes small depots bordered by palisade fencing within E30 and a tall communications mast on the skyline, which extends above the woodland.

1.1.233 Due to the above features, to the above features, Sunnica East Site A, the Cable Routes A and B and Sunnica West Sites A and B are not visible.

**Summer**

1.1.234 With the roadside hedgerows in leaf, the extent of visibility across parcel E30 is slightly reduced, although views remain similar to those in winter overall, due to the breaks in the roadside vegetation.

**Sensitivity**

1.1.235 As the composition of the view consists of common features, of fields and vehicles on Golf Links Road, the value is assessed as community.

1.1.236 As the receptor represents people passing through the area, where the view is likely to be focused on the road, the susceptibility is assessed as low.

1.1.237 The combination of the community value and low susceptibility results in a low sensitivity to the proposed Scheme.

**Viewpoint 25: View south-west from Golf Links Road (Figure 10.48A and 10.48B)**

1.1.238 The view is representative of motorists travelling along Golf Links Road.

**Winter**

1.1.239 The view demonstrates that there are close range views of parcels E31 and E32 due to the gaps in the roadside vegetation. The overall extent of views across the wider landscape are truncated by the rising landform across the Chalk Hill and the mature woodland. The composition of the view also includes telegraph poles across the fields and a tall communication mast extending above the woodland.

1.1.240 Due to the above features, to the above features, Sunnica East Site A, the Cable Routes and Sunnica West Sites A and B are not visible.

**Summer**

1.1.241 The breaks in the roadside vegetation enable close range and open views across E31 and E32, reflecting the winter view.

**Sensitivity**

1.1.242 As the composition of the view consists of common features, of fields and vehicles on Golf Links Road, the value is assessed as community.

1.1.243 As the receptor represents people passing through the area, where the view is likely to be focused on the road, the susceptibility is assessed as low.

1.1.244 The combination of the community value and low susceptibility results in a low sensitivity to the proposed Scheme.

**Viewpoint 26A: View south-west from PRow (footpath) W-128/001/0  
(Figure 10.49A and 10.49B)**

1.1.245 The view is representative of recreational users on the route, in proximity to Newmarket Road.

**Winter**

1.1.246 The view demonstrates that parcels E30, E31 and E32 are visible, due to the open character of the intervening fields, the intermittent vegetation adjacent to Golf Links Road and that the landform rises across the southern parts of these parcels, as part of Chalk Hill. The combination of the rising landform and the woodland across Chalk Hill truncate any longer distance views across the wider landscape. The view also demonstrates the height of the hedgerows bordering most of the route.

1.1.247 Parcels E30, E31 and E32 are seen in the context of vehicles on Newmarket Road, which are in close proximity to the receptor and vehicles on Golf Links Road.

1.1.248 Due to the above features, Sunnica East Site A, the Cable Routes A and B and Sunnica West Sites A and B are not visible.

**Summer**

1.1.249 The extent of visibility across parcels E30, E31 and E32 is reduced by the trees adjacent to Golf Links Road being in leaf; such that the composition of the view is of more channelled and framed views of these parcels. Close range views of vehicles on Newmarket Road remain.

**Sensitivity**

1.1.250 The composition of the view consists of common features, with fields, vehicles and woodland, such that the value of the view is assessed as community.

1.1.251 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.252 The combination of the community value and high susceptibility results in a medium sensitivity to the proposed Scheme.

**Viewpoint 26B: View south-west from the southern edge of Barton Mills  
(Figure 10.50A and 10.50B)**

1.1.253 The view is representative of users of the open space and residents in this part of Barton Mills.

**Winter**

1.1.254 The view demonstrates that the intervening vegetation and distance screen all parts of the DCO Site.

**Summer**

1.1.255 As per winter, the DCO Site is not visible.

**Sensitivity**

1.1.256 As the composition of the view consists of common features, with fields and woodland, the value of the view is assessed as community.

1.1.257 As the receptor is representative of recreational and residential users, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.258 The combination of the community value and high susceptibility results in a medium sensitivity to the proposed Scheme.

***Viewpoint 27: View west from the western edge of Red Lodge (Figure 10.51A and 10.51B)***

1.1.259 The view is representative of residents and users of the open space at the western edge of Red Lodge.

***Winter***

1.1.260 The view demonstrates that the properties are oriented north to south, such that their principle facades are not orientated towards Sunnica East Site B. Similarly, for users of the open space, the extent of views is truncated due to the raised road embankment and timber fencing.

1.1.261 Due to the above features, none of the Scheme extents are visible.

***Summer***

1.1.262 Views reflect the composition of winter views, whereby the Scheme extents are not visible due to the raised embankment and the timber fencing.

***Sensitivity***

1.1.263 As the composition of the view consists of common features, with properties, road embankments and fencing, the value of the view is assessed as community.

1.1.264 As the receptor is representative of recreational and residential users, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.265 The combination of the community value and high susceptibility results in a medium sensitivity to the proposed Scheme.

**Viewpoint 28: View north from A11 overbridge (Figure 10.52A and 10.52B)**

1.1.266 The view is representative of recreational users, crossing the overbridge and therefore in an elevated position.

**Winter**

1.1.267 The view demonstrates that parcel E21 is visible, due to the elevated position of the receptor, above the A11. However, views are heavily filtered by the intervening tall roadside vegetation.

1.1.268 Due to the vegetation and orientation of the view, none of the Sunnica East Site A, the Cable Routes A and B, nor Sunnica West Sites A and B are visible.

**Summer**

1.1.269 With the roadside vegetation in leaf, parcel E21 is not visible.

**Sensitivity**

1.1.270 As the composition of the view consists of the A11, the value of the view is assessed as limited.

1.1.271 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.272 The combination of the limited value and high susceptibility results in a low sensitivity to the proposed Scheme.



**Viewpoint 29: View south-east from PRow (footpath) 49/7 (Figure 10.53A and 10.53B)**

1.1.273 The view is representative of recreational users on the route.

**Winter**

1.1.274 The view demonstrates the generally flat landform across the extent of the view, with culminates in a wooded skyline, including the woodland block of Heath Plantation. The fields across part of Cable Route A, including adjacent to Heath Plantation, are visible.

1.1.275 Due to the wooded skyline and generally flat landform, the Sunnica East Sites A and B and Sunnica West Sites A and B are not visible.

**Summer**

1.1.276 Due to the generally open character of the fields, the composition of the view remains similar to those in winter overall. With the intervening hedgerows in leaf, there is some softening to view of the fields covering the Cable Route A.

**Sensitivity**

1.1.277 As the composition of the view consists of common features, with fields and woodland, the value of the view is assessed as community.

1.1.278 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.279 The combination of the community value and high susceptibility results in a medium sensitivity to the proposed Scheme.

**Viewpoint 30: View south-east from Chippenham (Figure 10.54A and 10.54B)**

1.1.280 The view is representative of residents adjacent to Chippenham Road.

**Winter**

1.1.281 The view demonstrates that the Scheme the close proximity of residential properties and the wooded background.

1.1.282 Due to these features, no part of the Scheme is visible.

**Summer**

1.1.283 The composition of the view reflects that in winter and similarly, no part of the Scheme is visible.

**Sensitivity**

1.1.284 As the composition of the view consists of architectural features via the properties in Chippenham, the value of the view is assessed as local.

1.1.285 As the receptor is representative of residents, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.286 The combination of the local value and high susceptibility results in a high sensitivity to the proposed Scheme.

**Viewpoint 31: View south from Chippenham Park (Figure 10.55A and Figure 10.55B)**

1.1.287 The view is representative of visitors and tourists to the Park.

**Winter**

1.1.288 The view demonstrates the extent of intervening vegetation within the Park, which truncates the extent of views.

1.1.289 Due to the vegetation, no part of the Scheme is visible.

**Summer**

1.1.290 With the intervening vegetation in leaf, the extent of visibility is reduced in comparison to the winter view, although the overall composition of the Park remains similar.

**Sensitivity**

1.1.291 As the composition of the view consists of a high quality designated landscape via the Park, the value of the view is assessed as national.

1.1.292 As the receptor is representative of visitors, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.293 The combination of the national value and high susceptibility results in a high sensitivity to the proposed Scheme.

**Viewpoint 32: View south-west from La Hogue Road (Figure 10.56A and 10.56B)**

1.1.294 The view is representative of motorists on La Hogue Road.

**Winter**

1.1.295 The view demonstrates that the receptor is in a slightly elevated position, such that views extend across W10 and W11 and are channelled along La Hogue Road and the Cable Route B, via the roadside hedgerows. The view also demonstrates the height of the boundary wall and vegetation around the perimeter of Chippenham Park.

1.1.296 Due to the orientation of the view, Sunnica East Sites A and B, Cable Route A and Sunnica West Site B are not visible.

**Summer**

1.1.297 The composition of the view is similar to that in winter, due to the road networks retaining channelled views and that whilst the mature trees are in leaf, views remain beneath the canopies across parcels W10 and W11.

**Sensitivity**

1.1.298 As the composition of the view consists of common features, with fields, road networks, balanced with part of the boundary wall and vegetation in Chippenham Park, the value of the view is assessed as local.

1.1.299 As the receptor is representative of motorists, the receptor represents people passing through the area, where the view is likely to be focused on the road, the susceptibility is assessed as low.

1.1.300 The combination of the local value and low susceptibility results in a medium sensitivity to the proposed Scheme.

**Viewpoint 33: View north-west from La Hogue Road at the junction with La Hogue Farm (Figure 10.57A and 10.57B)**

1.1.301 The view is representative of motorists on La Hogue Road and those visiting La Hogue Farm.

**Winter**

1.1.302 The view demonstrates that parcels W08 to W12 are visible on the opposite side of La Hogue Road, due to localised breaks in the roadside hedgerows for access. Views also extend along La Hogue Road, across the Cable Route B location. The background of the view is generally well wooded.

1.1.303 Due to these features, Sunnica West Site B, Sunnica East Sites A and B and Cable Route A are not visible.

**Summer**

1.1.304 With the roadside hedgerows in leaf, the extent of visibility across W08 to W10 is reduced, although it remains as per winter where there are breaks in the roadside vegetation for access into the fields. Views also remain as per summer along La Hogue Road.

**Sensitivity**

1.1.305 As the composition of the view consists of common features, of fields and vehicles, the value is assessed as community.

1.1.306 As the receptor represents people passing through the area, where the view is likely to be focused on the road, or visiting La Hogue Farm, the susceptibility is assessed as low.

1.1.307 The combination of the community value and low susceptibility results in a low sensitivity to the proposed Scheme.

### **Viewpoint 33A: View north from La Hogue Farm**

1.1.308 The view is representative of residents in the property.

#### **Winter**

1.1.309 There are views northwards, across fields which include W13 and W14 and the dividing pines lines. Views are slightly softened by intervening garden vegetation.

1.1.310 Due to the distance and intervening features, views do not extend northwards to the Sunnica East Site A, nor the Sunnica East Site B.

#### **Summer**

1.1.311 The composition of the view remains similar to that in winter, but with increased softening to the views due to the foreground vegetation being in leaf.

#### **Sensitivity**

1.1.312 As the composition of the view consists of garden vegetation and fields, the value of the view is assessed as community.

1.1.313 As the receptor is representative of residents, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.314 The combination of the community value and high susceptibility results in a high sensitivity to the proposed Scheme.

**Viewpoint 34: View south-west from the B1085, adjacent the Wild Tracks Centre (Figure 10.58A and 10.58B)**

1.1.315 The view is representative of motorists along the B1085 and visitors to the Wild Tracks Centre.

**Winter**

1.1.316 The view demonstrates that W14 is visible in the foreground of the view, on the south side of the B1085 due to the slightly elevated position of the road and the break in the roadside vegetation via the access gates into the field. View of W13 are filtered by the pine lines which form the field boundary between W13 and W14.

1.1.317 Views extend westwards along the B1085 to the across the location of Cable Route A.

1.1.318 Due to the pine lines and the orientation of the view, the remainder of the Sunnica West Site A is not visible, neither is Sunnica West Site B nor Sunnica East Sites A and B and Cable Route B.

**Summer**

1.1.319 The composition of the view remains similar to that in winter, with channelled views along the B1085. With the roadside hedgerows in leaf, the visibility of both W14 and W13 is reduced, particularly from the vehicle driver's eye level.

**Sensitivity**

1.1.320 As the composition of the view consists of common features, of fields and the Wild Tracks Centre, the value is assessed as community.

1.1.321 As the receptor represents people passing through the area, where the view is likely to be focused on the road, or visiting the Wild Tracks Centre, the susceptibility is assessed as low.

1.1.322 The combination of the community value and low susceptibility results in a low sensitivity to the proposed Scheme.

### **Viewpoint 35: View south from Dane Hill Farm**

1.1.323 The view is representative of residents at the farm, whom are located in the southern parts of the grounds.

#### **Winter**

1.1.324 Form the north elevation of the property, there are views of the farm building and vegetation within the property grounds. From the south of the property, the intervening garden vegetation largely screens views of W16, beyond the property, and the woodland adjacent to the stream corridor screens views of W15.

1.1.325 Due to the orientation of the receptor neither the Sunnica East Sites A and B, nor the remainder of Sunnica West Sites A and B are visible. The cable routes are also not visible.

#### **Summer**

1.1.326 With the garden vegetation in leaf, views from the southern elevation of the property are truncated and W15 and W16 are not visible.

#### **Sensitivity**

1.1.327 As the composition of the view consists of garden vegetation and fields, the value of the view is assessed as community.

1.1.328 As the receptor is representative of residents, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.329 The combination of the community value and high susceptibility results in a medium sensitivity to the proposed Scheme.



**Viewpoint 35A: View south-west from the B1085 (Figure 10.59A and 10.59B)**

1.1.330 The view is representative of motorists travelling along the B1085.

**Winter**

1.1.331 The view demonstrates the that this part of the B1085 is bordered by dense vegetation, which truncates any longer distance views, such that the DCO Site is not visible.

1.1.332 Due to the roadside vegetation, neither the Sunnica East Sites A and B, nor the remainder of Sunnica West Sites A and B are visible. The cable routes are also not visible.

**Sensitivity**

1.1.333 As the composition of the view consists of common features, of a road and roadside vegetation, the value is assessed as community.

1.1.334 As the receptor represents people passing through the area, where the view is likely to be focused on the road, the susceptibility is assessed as low.

1.1.335 The combination of the community value and low susceptibility results in a low sensitivity to the proposed Scheme.

**Viewpoint 36: View south-west from Kennett (Figure 10.60A and 10.60B)**

1.1.336 The view is representative of residential receptors adjacent to Station Road.

**Winter**

1.1.337 The view demonstrates that W15 and W16 are visible from upper storey windows, being located in the middle ground of the view. These fields are seen in the context of the vegetated embankments of the A11.

1.1.338 Due to the orientation of the receptor and the intervening vegetation, neither the remainder of Sunnica West Site A, Sunnica West Site B, Sunnica East Sites A and B are visible. The cable routes are also not visible.

**Summer**

1.1.339 Whilst the roadside hedgerows are in leaf, the composition of the view reflects that in winter, with views extending across to W15 and W16.

**Sensitivity**

1.1.340 As the composition of the view consists of fields, vegetation and parts of the A11, the value of the view is assessed as community.

1.1.341 As the receptor is representative of residents, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.342 The combination of the community value and high susceptibility results in a medium sensitivity to the proposed Scheme.

**Viewpoint 37: View north from Newmarket Road (Figure 10.61A and 10.61B)**

1.1.343 The view is representative of motorist travelling along Newmarket Road

**Winter**

1.1.344 There are close range views of parcel W15 as a result of breaks in the roadside vegetation. The extent of views across the wider landscape are truncated by the vegetated embankments of the A11.

1.1.345 Due to the above features, neither the remainder of Sunnica West Sites A and B, Sunnica East Sites A and B, nor the cable routes are visible.

**Summer**

1.1.346 The composition of the view is similar to that in winter. This is due to the breaks in the roadside vegetation retaining views across W15 and with the A11 embankment vegetation in leaf, longer distance views across the landscape remain screened.

**Sensitivity**

1.1.347 As the composition of the view consists of common features, of fields and vehicles, the value is assessed as community.

1.1.348 As the receptor represents people passing through the area, where the view is likely to be focused on the road, the susceptibility is assessed as low.

1.1.349 The combination of the community value and low susceptibility results in a low sensitivity to the proposed Scheme.

### **Viewpoint 37A: View south-east from Residents adjacent to Newmarket Road**

1.1.350 The view is representative of residential receptors.

#### **Winter**

1.1.351 There are views across the southern part of parcel W15 from an upper floor window on the side elevation of the house. The view is channelled by the foreground vegetation and extends across the fields, although is partially filtered by intervening birch trees, which border the driveway.

1.1.352 Due to the orientation of the property and the alignment of the view, none of the other parts of the DCO boundary are visible.

#### **Summer**

1.1.353 With the intervening garden vegetation in leaf, the extent of views are truncated and the southern part of W15 is screened.

#### **Sensitivity**

1.1.354 As the composition of the view consists of garden vegetation and fields, the value of the view is assessed as community.

1.1.355 As the receptor is representative of residents, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.356 The combination of the community value and high susceptibility results in a medium sensitivity to the proposed Scheme.

### **Viewpoint 37B: View south-east from the A11**

1.1.357 The view is representative of motorists travelling southwards on the A11.

#### **Winter**

1.1.358 The main orientation of the view is southwards, along the A11. There are views to the south-east, across W15, due to the elevated position of the receptor, on the road embankment. However, views are heavily softened by the density of the intervening roadside vegetation.

1.1.359 Due to the orientation of the receptor, none of the other parts of the DCO Site are visible.

#### **Summer**

1.1.360 Compared to winter, the roadside vegetation is in leaf, which screens any longer distance views across the wider landscape, including the DCO Site.

#### **Sensitivity**

1.1.361 As the composition of the view consists of vehicles on the A11 and associated road infrastructure primarily, the value is assessed as limited.

1.1.362 As the receptor represents people passing through the area, where the view is likely to be focused on the road, the susceptibility is assessed as low.

1.1.363 The combination of the limited value and low susceptibility results in a very low sensitivity to the proposed Scheme.

**Viewpoint 37C: View north from the A11/A1304 slip road**

1.1.364 The view is representative of vehicle users travelling northwards.

**Winter**

1.1.365 Due to the elevated position of the receptor and the intermittent extent of the roadside vegetation, there are views across W07 and W09, which form part of the rural setting to the road.

1.1.366 Due to the orientation of the view and the location of the receptor, none of the other parts of the DCO Site are visible.

**Summer**

1.1.367 The composition of the view remains similar to that in winter, due to the intermittent extent of the roadside vegetation.

**Sensitivity**

1.1.368 As the composition of the view consists of vehicles and associated road infrastructure primarily, the value is assessed as limited.

1.1.369 As the receptor represents people passing through the area, where the view is likely to be focused on the road, particularly given the turn in direction on the slip road, the susceptibility is assessed as low.

1.1.370 The combination of the limited value and low susceptibility results in a very low sensitivity to the proposed Scheme.

### **Viewpoint 37D: View north from the A14**

1.1.371 The view is representative of motorists travelling northwards on the A14, having passed beneath the overbridge, adjacent to the southern edge of W05.

#### **Winter**

1.1.372 There are views across W05 primarily due to the intermittent extent of roadside vegetation and that in this location, the receptor is at the same level as the southern part of the DCO boundary. Views extend across the fields to a wooded skyline.

#### **Summer**

1.1.373 The composition of the view remains similar to that in winter, due to the intermittent extent of the roadside vegetation, although there is an increase in softening to views from existing vegetation.

#### **Sensitivity**

1.1.374 As the composition of the view consists of vehicles and associated road infrastructure primarily, the value is assessed as limited.

1.1.375 As the receptor represents people passing through the area, where the view is likely to be focused on the road, particularly given the turn in direction on the slip road, the susceptibility is assessed as low.

1.1.376 The combination of the limited value and low susceptibility results in a very low sensitivity to the proposed Scheme.

**Viewpoint 38: View north from the Limekilns (Figure 10.62A and 10.62B)**

1.1.377 The view is representative of equestrian users of the Jockey Club and members of the public whom informally view the horses between breaks in the roadside vegetation.

**Winter**

1.1.378 Due to the elevated position of the receptor, views extend across the Limekilns, to the A14 and railway line which cross the valley floor and the fields and woodlands across Sunnica West Site A, on the opposite side of the valley. There are extensive views, with the Sunnica West Site A part of the Scheme visible because it is opposite the receptor. The composition of the view includes extensive woodland on the skyline and adjacent to the infrastructure on the valley floor.

1.1.379 None of the other parts of the DCO boundary are visible within the view.

**Summer**

1.1.380 Due to the open character of the Limekilns, the composition of the view remains similar to that in winter, with views extending across to the Sunnica West Site A part of the DCO Scheme.

**Sensitivity**

1.1.381 As the view is across a high quality landscape of the Limekilns, the value is assessed as local.

1.1.382 As the receptor is representative of visitors to the Limekilns, the susceptibility is assessed as high.

1.1.383 The combination of the local value and high susceptibility results in a high sensitivity to the proposed Scheme.



**Viewpoint 39: View north-east from PRow (Bridleway) 204/5 (Figure 10.63A and 10.63B)**

1.1.384 The view is representative of recreational users along The Avenue and crossing part of the Jockey Club gallops, as well as equestrian users.

**Winter**

1.1.385 The foreground vegetation along the southern edge of the railway line and A11 truncates the extent of views and screens most of the Sunnica West Site A. The exception is views across W07, W09 and W11 due to the lower height of the intervening vegetation. These fields are seen in the context of mature woodlands, which form the background of the view.

1.1.386 Due to the above features, the remainder of Sunnica West Site A and Sunnica West Site B, Sunnica East Sites A and B, and Cable Routes A and B are not visible.

**Summer**

1.1.387 With the intervening vegetation adjacent to the railway line in leaf, W07, W9 and W11 are screened and the focus of the view is the railway field and vegetation.

**Sensitivity**

1.1.388 The composition of the view consists of common features, with vegetation and a railway line, but also includes the Railway Field, which is part of the equestrian land use in the area, such that the value is assessed as local.

1.1.389 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.390 The combination of the local value and high susceptibility results in a high sensitivity to the proposed Scheme.

***Viewpoint 39A: View North-West from Residents adjacent to Snailwell Road (Figure 10.64A and 10.64B)***

1.1.391 The view is representative is representative of residents.

**Winter**

1.1.392 There are close range views of paddocks and fields, which culminate in a wooded skyline.

1.1.393 None of the DCO Scheme boundary is visible.

**Summer**

1.1.394 The composition of the view remains similar to that in winter.

**Sensitivity**

1.1.395 As the view is across fields and woodland, the value is assessed as community.

1.1.396 As the receptor is residential, the susceptibility is assessed as high.

1.1.397 The combination of the community value and high susceptibility results in a medium sensitivity to the Scheme.

**Viewpoint 40: View north-east from PRow (bridleway) 204/5, crossing the A14 (Figure 10.65A and 10.65B)**

1.1.398 The view is representative of recreational users along the route.

**Winter**

1.1.399 The view demonstrates the proximity of the fencing and vehicles on the A14, which are the main focus of the composition. Views extend beyond the A14 and across part W05, W07, W09 and W12, being channelled between the woodland bordering the A14 and Sounds Plantation.

1.1.400 Due to the above features, the remainder of Sunnica West Site A and Sunnica West Site B, Sunnica East Sites A and B, nor Cable Routes A and B are visible.

**Summer**

1.1.401 Due to the elevated position of the receptor, the composition of the view remains similar to that in winter.

**Sensitivity**

1.1.402 The close range fencing and A14 are considered to be detracting features within the view. Therefore the value is assessed as limited.

1.1.403 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.404 The combination of the limited value and high susceptibility results in a low sensitivity to the proposed Scheme.

**Viewpoint 41: View south-east from PRow (bridleway) 204/5 (Figure 10.66A and 10.66B)**

1.1.405 The view is representative of recreational receptors walking south-east along the route.

**Winter**

1.1.406 There are close range views across W03, which consist of a field. Views extend to the ridgeline and woodland.

1.1.407 Due to the orientation of the view, none of the other parts of the DCO boundary are visible.

**Summer**

1.1.408 Compared to the winter view, there is some softening to views due to the increased height of the foreground vegetation adjacent to the PRow. However, the composition of the view remains similar to that in winter.

**Sensitivity**

1.1.409 As the composition of the view consists of common features, with fields and woodland, the value of the view is assessed as community.

1.1.410 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.411 The combination of the community value and high susceptibility results in a medium sensitivity to the proposed Scheme.

**Viewpoint 42: View north-west from Chippenham Road (Figure 10.67A and 10.67B)**

1.1.412 The view is representative of motorists travelling along Chippenham Road.

**Winter**

1.1.413 The view demonstrates that there are close range views of the fields across which part of Cable Route B would extend and that views also extend across to the Sunnica West Site B, which is seen in the context of large scale industrial buildings in Snailwell industrial estate. Views in the opposite direction (not covered by the photograph), demonstrate that views extend to a ridgeline and the upper parts of vegetation bordering W03.

1.1.414 Due to the above features, the Sunnica East Sites A and B and Cable Route A are not visible.

**Summer**

1.1.415 In summer and with the roadside trees in leaf, there is some softening to views, although views remain for motorists below the tree canopies and across the fields.

**Sensitivity**

1.1.416 As the view consists of common features, of fields and vehicles on Chippenham Road, the value is assessed as community.

1.1.417 As the receptor represents people passing through the area, where the view is likely to be focused on the road, the susceptibility is assessed as low.

1.1.418 The combination of the community value and low susceptibility results in a low sensitivity to the proposed Scheme.

**Viewpoint 43: View north-east from the eastern edge of Snailwell  
(Figure 10.68A and 10.68B)**

1.1.419 The view is representative of residents in Snailwell.

**Winter**

1.1.420 The view demonstrates the open character of the fields bordering Snailwell, such that views extend across the location of part of Cable Route B, between Chippenham Road and the Sunnica West Site B. The extent of views beyond the field are truncated by the mature woodland.

1.1.421 Due to the above, the Sunnica East Sites A and B and Cable Route A and Sunnica West Sites A and B are not visible.

**Summer**

1.1.422 The composition of the view remains similar to that in winter, whereby there are views across the agricultural fields bordering Snailwell, but longer distance views are truncated by the woodlands being in leaf.

**Sensitivity**

1.1.423 As the view consists of common features, of fields and vehicles on Chippenham Road, the value is assessed as community.

1.1.424 As the receptor is representative of residents, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.425 The combination of the community value and high susceptibility results in a medium sensitivity to the proposed Scheme.

**Viewpoint 44: View from the Street at the northern edge of Snailwell -  
(Figure 10.69A and 10.69B)**

1.1.426 The view is representative of residents at the northern edge of Snailwell and motorists leaving the village.

**Winter**

1.1.427 The view demonstrates that the land rises to the north of the village, such that there are views across the fields to the location of Cable Route B, filtered to varying degrees by garden and roadside vegetation.

1.1.428 Sunnica West Site B is not visible, due to the intervening field boundary hedgerows and woodland blocks, in combination with the rising landform and orientation of the properties.

1.1.429 Due to the above features, the Sunnica East Sites A and B, Cable Route A and Sunnica West Sites A and B are not visible. Similarly, with the roadside trees in leaf, views across the fields are also screened.

**Summer**

1.1.430 With the garden vegetation in leaf, the extent of the view is truncated. Similarly, with the roadside trees in leaf, views across the fields are also screened.

**Sensitivity**

1.1.431 As the view consists of common features, of fields and vehicles on Chippenham Road, the value is assessed as community.

1.1.432 As the receptor is representative of residents, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.433 The combination of the community value and high susceptibility results in a medium sensitivity to the proposed Scheme.

**Viewpoint 45: View north-west from PRow (footpath) 204/1, east of Snailwell (Figure 10.70A and 10.70B)**

1.1.434 The view is representative of recreational users walking along the route from Snailwell.

**Winter**

1.1.435 The view demonstrates that whilst the field in the foreground is open in character, the combination of rising landform to the north-west of the receptor and the field boundary vegetation screen longer distance views across the landscape.

1.1.436 The location of Cable Route B is visible, although the fields across Sunnica West Site B are screened by the intervening hedgerows.

1.1.437 Due to these features, Sunnica West Site A, Sunnica East Site A and B and Cable Route A are not visible.

**Summer**

1.1.438 The composition of the view remains similar to winter, with longer views being truncated by the rising landform and field boundaries.

**Sensitivity**

1.1.439 As the view is of relatively common landscape elements, consisting of fields and hedgerows, the value is assessed as community.

1.1.440 As the view is representative of people passing through the area, where views are relevant but part of the sequence of moving through the area, the susceptibility medium.

1.1.441 The combination of the community value and medium susceptibility results in a medium sensitivity to the Scheme.



**Viewpoint 46: View north from Snailwell Road (Figure 10.71A and 10.71B)**

1.1.442 The view is representative of motorists travelling along Snailwell Road.

**Winter**

1.1.443 The view demonstrates that at the crossing of the River Snail, there are open views across the southern part of W01 and that the landform rises and the vegetation patterns are varied, with individual trees, small woodland clumps and intermittent hedgerows. Views extend beyond the intermittent hedgerow across W01.

**Summer**

1.1.444 Due to the above features, the Sunnica East Sites A and B, Cable Route A and Sunnica West Sites A and B are not visible. Similarly, with the riverside vegetation and hedgerows in leaf, the extent of views across W01 is truncated.

**Sensitivity**

1.1.445 As the composition of the view consists of common features, of fields and the road balanced with the view of the River Lark, the value is community.

1.1.446 As the receptor represents people passing through the area, where the view is likely to be focused on the road, particularly in relation to the approach and turn in the road at the bridge, the susceptibility is assessed as low.

1.1.447 The combination of the community value and low susceptibility results in a low sensitivity to the proposed Scheme.

**Viewpoint 47: View north-east from Snailwell Road (Figure 10.72A and 10.72B)**

1.1.448 The view is representative of motorists travelling along Snailwell Road.

**Winter**

1.1.449 The view demonstrates that Snailwell Road is bordered by tall hedgerows which screen views overall. The exception is where access gates into the field enable views across to the northern part of W01. However, views of W01 are filtered by intervening vegetation.

1.1.450 Due to the above features, the Sunnica East Sites A and B, Cable Route A and B and Sunnica West Site A are not visible.

**Summer**

1.1.451 With the intervening vegetation in leaf, views of W01 are largely screened and the extent of wider visibility across the landscape is reduced.

**Sensitivity**

1.1.452 As the composition of the view consists of common features, of fields and the road balanced, the value is community.

1.1.453 As the receptor represents people passing through the area, where the view is likely to be focused on the road, the susceptibility is assessed as low.

1.1.454 The combination of the community value and low susceptibility results in a low sensitivity to the proposed Scheme.

### **Viewpoint 47A: View north from the Horseracing Forensic Laboratory**

1.1.455 The receptor is representative of workers at the facility and has been assessed via desk-based reviews.

#### **Winter**

1.1.456 There are close range views of the facility grounds, including the car-parks and associated buildings and vegetation. Longer distance views across the wider landscape are truncated by the mature vegetation bordering the grounds. Part of the area for Cable Route B is visible in close range views, being situated between the car-park and woodland.

1.1.457 Due to the above features, the Sunnica East Sites A and B, Cable Route A and Sunnica West Site A are not visible.

#### **Summer**

1.1.458 Close range views of part of the Cable Route B area would remain, due to the open character of the amenity grass areas around the facility. With the existing vegetation in leaf, longer distance views across the wider landscape would remain screened.

#### **Sensitivity**

1.1.459 As the composition of the view consists of common features, of a car-park and amenity grassland, the value is limited.

1.1.460 As the receptor represents people at work, the susceptibility is assessed as low.

1.1.461 The combination of the limited value and low susceptibility results in a low sensitivity to the proposed Scheme.

**Viewpoint 48: View south from Fordham House (Figure 10.73A and 10.73B)**

1.1.462 The view is representative of residents with views from the southern elevation of Fordham House.

**Winter**

1.1.463 The view demonstrates that the fields to the north of the A142 and the location of Cable Route B are visible in the foreground and are seen in the context of vehicles on the A142 and the large scale warehouses and buildings within Snailwell Industrial estate, which form the background of the view.

1.1.464 Due to the above features, the Sunnica East Sites A and B, Cable Route A and Sunnica West Sites A and B are not visible.

**Summer**

1.1.465 With the roadside vegetation in leaf, views across the field and location of Cable Route B are largely screened from ground floor windows, whilst remain from upper storey windows.

**Sensitivity**

1.1.466 As the view consists of common features, of fields and vehicles on A142, and large scale building, the value is assessed as limited.

1.1.467 As the receptor is representative of residents, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.468 The combination of the limited value and high susceptibility results in a medium sensitivity to the proposed Scheme.

**Viewpoint 49: View south from Fordham (Figure 10.74A and 10.74B)**

1.1.469 The view is representative of residents in Fordham, on the southern side of the B1102.

**Winter**

1.1.470 The view demonstrates that from the southern elevation of the properties, views extend across fields to the mature woodland at the edge of Chippenham Fen.

1.1.471 Due to the woodland, none of the Scheme extents is visible.

**Summer**

1.1.472 The composition of the view reflects that in winter, consisting of fields and wooded skyline.

**Sensitivity**

1.1.473 As the view consists of common features, of fields and woodland, the value is assessed as community.

1.1.474 As the receptor is representative of residents, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.475 The combination of the community value and high susceptibility results in a medium sensitivity to the proposed Scheme.

**Viewpoint 50: View north-west from Landwade Road (Figure 10.75A and 10.75B)**

1.1.476 The view is representative of recreational users along the route connecting to the adjacent PRow and motorists.

**Winter**

1.1.477 There are elevated views from part of the road, which extend across the lower lying fields to the edge of Burwell. The fields and intervening woodlands are seen in the context of overhead pylons which extend across the background of the view. Parts of the fields for the Cable Route B are visible in the middle ground of the view but are a small component of the wider view.

1.1.478 Due to the above features, none of the Sunnica West Sites A and B, nor the Sunnica East Sites A and B are visible.

**Summer**

1.1.479 With the field boundary and woodland vegetation in leaf, views of the fields for the Cable Route B are largely screened.

**Sensitivity**

1.1.480 As the view is of relatively common landscape elements, consisting of fields and hedgerows and overhead pylons across the background of the view, the value is assessed as community.

1.1.481 As the view is representative of people passing through the area, where views are relevant but part of the sequence of moving through the area, the susceptibility medium.

1.1.482 The combination of the community value and medium susceptibility results in a medium sensitivity to the Scheme.

**Viewpoint 51: View north from the B1102 (Figure 10.76A and 10.76B)**

1.1.483 The view is representative of motorists on the B1102.

**Winter**

1.1.484 The composition of the view consists of fields to the east of the B1102 and individual residential properties. Views to the west of the B1102 are truncated by the height of the roadside hedgerows.

1.1.485 Views include the fields for Cable Route B, although all other parts of the DCO boundary are not visible, due to the distance and intervening features.

**Summer**

1.1.486 The composition of the view remains similar to that in winter, due to the open character of the fields and the density of the roadside hedgerow.

**Sensitivity**

1.1.487 As the composition of the view consists of common features, of fields and the road balanced, the value is community.

1.1.488 As the receptor represents people passing through the area, where the view is likely to be focused on the road, the susceptibility is assessed as low.

1.1.489 The combination of the community value and low susceptibility results in a low sensitivity to the proposed Scheme.

**Viewpoint 52: View north from the Harlem Farm Track (Figure 10.77A and 10.77B)**

1.1.490 The view is representative of recreational receptors on the route and residential receptors adjacent to the southern side of the route.

**Winter**

1.1.491 There open views across rising landform, which culminate at a localised ridgeline and the Broads Road business park adjacent to Broads Road.

1.1.492 Due to this rising landform and the ridgeline, the fields across Cable Route B are not visible from this location. None of the Sunnica West Sites A and B, nor the Sunnica East Sites A and B are visible either.

**Summer**

1.1.493 The composition of the view is similar to winter, where views remain across rising landform to the ridgeline and business park.

**Sensitivity**

1.1.494 As the view is of relatively common landscape elements, consisting of fields and a business park, the value is assessed as community.

1.1.495 As the view is representative of recreational users and residents, the susceptibility is assessed as medium.

1.1.496 The combination of the community value and medium susceptibility results in a medium sensitivity to the Scheme.



**Viewpoint 53: View west from Weirs Drove, Burwell (Figure 10.78A and 10.78B)**

1.1.497 The view is representative of motorists travelling south along Weirs Drove Road.

**Winter**

1.1.498 There are more views of the substation, but only the upper parts are visible due to the intervening vegetation. The fields covering part of Cable Route B are also visible.

1.1.499 Due to the above features, none of the Sunnica West Sites A and B, nor the Sunnica East Sites A and B are visible.

**Summer**

1.1.500 The vegetation screens most of the sub-station, whilst the overhead pylons and Cable Route B fields remain visible.

**Sensitivity**

1.1.501 As the view consist of overhead pylons, the road, fields and Burwell sub-station, the value of the view is assessed as limited.

1.1.502 As the receptor is motorists, their susceptibility is assessed as low.

1.1.503 The combination of the limited value and low susceptibility results in a low sensitivity to the proposed Scheme.

**Viewpoint 54: View south-east from Burwell Lode (Figure 10.79A and 10.79B)**

1.1.504 The view is representative of recreational users along this route.

**Winter**

1.1.505 The view demonstrates the flat landform across the fens, such that Burwell sub-station and its associated infrastructure is visible, as a result of intermittent vegetation adjacent to the western edge of the facility. The view also demonstrates that fields covering part of the Cable Route B are visible.

1.1.506 Due to the above features, Sunnica East Site A and B, Sunnica West Site A and B and Cable Route A are not visible.

**Summer**

1.1.507 The composition of the view remains similar to that in winter, due to the flat landform across the fens and its open character and that whilst the intermittent vegetation is in leaf, Burwell sub-station is still visible.

**Susceptibility**

1.1.508 As the view consists of common features of fields, along with the Lode and the sub-station, on balance the value is assessed as community.

1.1.509 As the receptor is representative of people passing through the area, where views are relevant but part of the sequence of moving through the area, the susceptibility medium.

1.1.510 The combination of the community value and medium susceptibility results in a medium sensitivity to the Scheme.

**Viewpoint 55: View east from Hightown Drove (Figure 10.80A and 10.80B)**

1.1.511 The view is view is representative of recreational users along this route.

**Winter**

1.1.512 The view demonstrates the flat landform across the fens, such that Burwell sub-station and its associated infrastructure is visible, as a result of intermittent vegetation adjacent to the western edge of the facility. The view also demonstrates that fields covering part of the Cable Route B are visible.

1.1.513 Due to the above features, Sunnica East Site A and B, Sunnica West Site A and B and Cable Route A are not visible.

**Summer**

1.1.514 The composition of the view remains similar to that in winter, due to the flat landform across the fens and its open character and that whilst the intermittent vegetation is in leaf, Burwell sub-station is still visible.

**Susceptibility**

1.1.515 As the view consists of common features of fields, along with the Lode and the sub-station, on balance the value is assessed as community.

1.1.516 As the receptor is representative of people passing through the area, where views are relevant but part of the sequence of moving through the area, the susceptibility medium.

1.1.517 The combination of the community value and medium susceptibility results in a medium sensitivity to the Scheme.

**Viewpoint 56: View north north-east from Burwell Road, Reach (Figure 10.81A and 10.81B)**

1.1.518 The view is representative of motorists leaving Reach via Burwell Road, heading north.

**Winter**

1.1.519 Due to a break in the roadside vegetation, there are views across the agricultural fields which border Reach, extending to a wooded horizon in the background of the view. The view demonstrates that the upper parts of Burwell sub-station and national grid pylons are visible, with the intervening vegetation largely screening the lower parts of the sub-station. The sub-station is also seen in the context of residential properties adjacent to Burwell Road and large scale agricultural barns.

1.1.520 Due to the above features, neither the Sunnica East Sites A and B, nor the Sunnica West Sites A and B are visible. Cable routes A and B are also not visible.

**Summer**

1.1.521 The composition of the view remains similar to that in winter, due to the break in the roadside vegetation. The main change is due to the vegetation being in leaf, such that the lower parts of Burwell sub-station are screened. The national grid pylons remain visible, due to the open character of the intervening land uses.

**Sensitivity**

1.1.522 Whilst the view includes agricultural fields and vegetation, the pylons and Burwell sub-station represent a high degree of detracting features and therefore the value is assessed as limited.

1.1.523 As the receptor is representative of people passing through the area on a public road, where the view is likely to be focused on driving, and the views are limited or glimpsed due to being a break in the roadside vegetation and short in terms of the length of exposure, the susceptibility is assessed as low.

1.1.524 The combination of the limited value and the low susceptibility results in a low sensitivity to the proposed Scheme.

**Viewpoint 57: View north-east from the Church of St. Etheldreda, Reach  
(Figure 10.82A and 10.82B)**

1.1.525 The view is representative of residential receptors in the northern part of Reach, as well as visitors to the churchyard.

**Winter**

1.1.526 The Burwell sub-station is visible in the middle ground of the view due to gaps in the intervening field boundary vegetation. The substation is seen in the context of many overhead pylon towers and their associated overhead wires. The view also demonstrates the flat landform between the receptors and Burwell, which in combination with the wooded background screen any views across the remainder of the Scheme.

1.1.527 Due to these features, the Sunnica East Sites A and B, Sunnica West Sites A and B and cable route A is not visible. The fields covering the cable route B are not visible.

**Summer**

1.1.528 With the intervening vegetation in leaf, the substation is predominantly screened in views, whilst the upper parts of the overhead pylons remain visible.

**Sensitivity**

1.1.529 As the composition of the view consists of common features, with vegetation fields, balanced with the sub-station and pylons, the value is assessed as community.

1.1.530 As the receptor is representative of residents, where views are an important part of the experience, the susceptibility is assessed as high.

1.1.531 The combination of the community value and high susceptibility results in a medium sensitivity to the proposed Scheme.

**Viewpoint 58: View north-east from the Devil's Ditch (PRoW (footpath) 191/10) (Figure 10.83A and 10.83B)**

1.1.532 The view is representative of recreational users on the Devil's Ditch, a linear route between Woodditton and Reach.

**Winter**

1.1.533 There are open and channelled views across recreational grounds in the southern part of Reach, as well as individual properties adjacent to Burwell Road. The extent of roadside and field boundary vegetation screens views of the majority agricultural fields across the fens, although there are filtered views of the residential edge of Burwell. National grid pylon towers are visible, due to their height above the intervening vegetation. The towers extend across the view to the Burwell substation, of which the upper parts of the transformers and electrical equipment are also visible. Beyond the substation, the background of the view consists of woodland, which truncate any longer distance views across the landscape.

1.1.534 Due to the above features, the Sunnica East Sites A and B, Sunnica West Sites A and B and cable route A is not visible. The fields covering the cable route B are not visible.

**Summer**

1.1.535 With the vegetation in leaf, the lower parts of the towers and Burwell substation are screened to a greater extent than compared to the winter view but remain visible.

**Sensitivity**

1.1.536 As the view consists of common landscape elements, including fields, recreational grounds and residential properties, along with overhead pylons, the value is assessed as community.

1.1.537 As the receptor is likely to be recreational users passing through the area, where the views are relevant to the experience of walking along the Devil's Ditch and are framed or partially filtered by existing vegetation and part of a sequence moving through the area, the susceptibility is assessed as medium.

1.1.538 The combination of the community value and medium susceptibility results in a medium sensitivity to the proposed Scheme.