

Appendix 5.3: Viewpoint Selection Process

- 1.1 This document has been prepared to provide an understanding of the process by which viewpoints were selected for inclusion within the LVIA. The aim is to present, in a transparent format, the process that has been followed in arriving at an appropriate number and range of viewpoints.
- 1.2 When considering which viewpoints to include as part of an assessment it is important to not assess too few or too many viewpoints. A proportionate approach to viewpoint selection is necessary, in line with the recommendations of the GLVIA (*Guidelines for Landscape and Visual Impact Assessment*, 3rd edition 2013, Landscape Institute and Institute of Environmental Management and Assessment). The absence of a viewpoint from a location does not imply that there would be no view of a proposed development.
- 1.3 Viewpoints were identified initially via a combination of desktop study, field work, and prior knowledge of the area. The LVIA team are familiar with the Site and surroundings following previous commissions locally.
- 1.4 An initial list of sixteen viewpoints was included in the Scoping Report submitted to Cambridgeshire County Council in March 2017. Further consultation was subsequently carried out with the Landscape Officer at South Cambridgeshire Council and with Historic England/ Denny Abbey Trust.
- 1.5 Following consultation, a number of additional receptors were suggested for inclusion in the LVIA, and a site visit was undertaken in order to identify suitable locations. In order to avoid an excessive number of viewpoints and/or duplication of views which illustrate similar effects, some of the viewpoints included on the original list have been omitted.
- 1.6 Further to the above, it is now proposed that the LVIA will include a total of twenty viewpoints. Ten other potential locations were considered but omitted. Details of the viewpoints included in the LVIA, and also details of those considered but omitted and associated reasoning is documented in the Table overleaf.

Table 1: Viewpoint Selection

VP	Name	Approximate coordinates	Approx. distance	Source	Description	Proposed status of viewpoint (and commentary where relevant)
1	A10, Denny Cottages	548882, 268635	140m	AXIS	View from public realm beside terrace of houses adjacent to the A10, immediately east of the Proposed Development <i>Specific view from adjacent properties. Also representative of the views available road users</i>	Include in LVIA
2	<i>Denny Abbey, car park</i>	<i>549161, 268416</i>	<i>0.47km</i>	<i>AXIS</i>	<i>View from the car park of Denny Abbey / Farmland Museum, a designated heritage feature and visitor attraction Representative of views experienced by visitors</i>	Omit <i>Not included – substituted with VP17 on the driveway outside the Abbey</i>
3	Long Drove, near Gravel Diggers Farm	548456, 269697	870m	AXIS	View from minor road approx. 1km north of the Proposed Development <i>Representative of the views from the road and from nearby residential properties</i>	Include in LVIA
4	<i>Public Footpath, Fruit Farm</i>	<i>549436, 270080</i>	<i>1.45km</i>	<i>AXIS</i>	<i>View from footpath approx. 1.45km north-east of the Proposed Development Representative of the views available to walkers on local footpath</i>	Omit <i>Not included – very similar view (distance / direction) to VP11. VP11 preferred as it is representative of more sensitive receptors</i>
5	Long Drove/ Engine Drain, Public Footpath 56/11	548489, 270899	2.05km	AXIS	View from junction of minor road with public footpath, approx. 2.05km north of the Proposed Development <i>Representative of the views available to walkers and road users</i>	Include in LVIA

VP	Name	Approximate coordinates	Approx. distance	Source	Description	Proposed status of viewpoint (and commentary where relevant)
6	Twenty Pence Road, north of Mitchell Hill Cottages	547712, 270303	1.74km	AXIS	View from minor road approx. 1.74km north-west of the Proposed Development <i>Representative</i> of the views from the road	Include in LVIA
7	Twenty Pence Road, near Lodge Farm	547017, 269575	1.78km	AXIS	View from minor road approx. 1.78km west of the Proposed Development <i>Representative</i> of the views experienced by road users and from nearby properties	Include in LVIA.
8	Cambridge Research Park	547823, 267988	1.13km	AXIS	View from end of bridleway at the Research Park <i>Representative</i> of the views available to bridleway users and employees / visitors at the research park (when outside during lunch etc.)	Include in LVIA.
9	Long Drove, near Alborough Farm	547175, 268378	1.5km	AXIS	View from minor road approx. 1.5km west of the Proposed Development <i>Representative</i> of the views from the road	Include in LVIA
10	Long Drove, north of Waterbeach	550774, 267920	2.15km	AXIS	View from junction of minor road with public byway, approx. 2.15km east of the Proposed Development <i>Representative</i> of the views available to byway users and road users	Include in LVIA.
11	Chittering	549946, 269865	1.62km	AXIS	View from hamlet of Chittering approx. 1.62km north-east of the Proposed Development <i>Representative</i> of the views available to local residents	Include in LVIA.

VP	Name	Approximate coordinates	Approx. distance	Source	Description	Proposed status of viewpoint (and commentary where relevant)
12	Cottenham Road	546212, 266659	3.21km	AXIS	View from minor road, approx. 3.21km south-west of the Proposed Development. <i>Representative</i> of the views available to road users	Include in LVIA.
13	Waterbeach Road, Landbeach	548041, 265112	3.64km	AXIS	View from minor road, approx. 3.64km south of the Proposed Development. <i>Representative</i> of the views available to road users	Include in LVIA.
14	Public Footpath, Stretham	551070, 273821	5.52km	AXIS	View from public footpath, approx. 5.52km north of the Proposed Development. <i>Representative</i> of the views available to walkers	Include in LVIA.
15	Aldreth Road	545282, 274206	6.33km	AXIS	View from minor road running along ridge approx. 6.33km north-west of the Proposed Development. <i>Representative</i> of the views available to local residents and road users	Include in LVIA.
16	Wilburton	547548, 274932	6.18km	AXIS	View from the A1123 at the edge of Wilburton, approx. 6.18km from the Proposed Development <i>Representative</i> of the views available to local residents and road users	Include in LVIA
17	Denny Abbey driveway	549191, 268404	0.53km	AXIS	View from ground level on driveway to the southwest of Abbey <i>Representative</i> of the views experienced by visitors to Denny Abbey	Include in LVIA

VP	Name	Approximate coordinates	Approx. distance	Source	Description	Proposed status of viewpoint (and commentary where relevant)
18	Denny Abbey First floor window (1)	5492 15, 268410	0.47km	Historic England	View from north facing first floor window The proposed development would be obliquely visible from the right hand side of a first floor window A specific oblique view experienced by visitors to Denny Abbey	Omit Not included. The window does not provide a view of particular heritage significance. From an amenity perspective, viewpoint 17 which is a direct view towards the development site, is in close proximity and the nature of views from first floor will be capable of being inferred with reference to this.
19	Denny Abbey First floor window (2)	5492 15, 268410	0.47km	Historic England	View from west facing first floor window The development would be directly visible from this window. The window is inaccessible due to the lack of a floor finishes in this part of the building A theoretical view that would represent either a historic view or the view that might be experienced by future visitors to Denny Abbey if the floor were reinstated A scaffold platform or similar would be needed to acquire the necessary photograph	Omit Not included. The window does not provide a view of particular heritage significance. The current lack of access to this location diminishes the value of it as a viewpoint in respect of assessing effects on visitors. Also, from an amenity perspective, viewpoint 17 which is a direct view towards the development site, is in close proximity and the nature of views from first floor will be capable of being inferred with reference to this.

VP	Name	Approximate coordinates	Approx. distance	Source	Description	Proposed status of viewpoint (and commentary where relevant)
20	Causeway east of Denny Abbey (1)	549236, 268196	0.7km	Historic England	View from a causeway feature which is evident in the field to the south of Denny Abbey. Whilst not a part of the Scheduled Monument and only having limited public access (overflow parking is accommodated in the same field) there are plans to provide a footway and cycle path link from the new town development at Waterbeach barracks to Denny Abbey via this route. This viewpoint is thus <i>representative</i> of a foreseeable future views experienced by local residents and visitors using a leisure facility.	Include in LVIA
21	<i>Causeway east of Denny Abbey (2)</i>	<i>549231, 268273</i>	<i>0.7km</i>	<i>Historic England</i>	<i>Second view from causeway feature which is evident in the field to the south of Denny Abbey. Whilst not a part of the Scheduled Monument and only having limited public access (overflow parking is accommodated in the same field) there are plans to provide a footway and cycle path link from the new town development at Waterbeach barracks to Denny Abbey via this route. This viewpoint is thus representative of a foreseeable future views experienced by local residents and visitors using a leisure facility.</i>	Omit <i>Not included. There is insufficient difference in the view experienced when compared to VP20 to justify inclusion of both.</i>

VP	Name	Approximate coordinates	Approx. distance	Source	Description	Proposed status of viewpoint (and commentary where relevant)
22	Waterbeach Barracks (1) Control Tower	549080, 266635	2.08km	South Cambs Landscape Officer	Elevated view from the roof deck of the two storey former control tower – currently used as offices. Representative of foreseeable future views from 2 nd floor level in buildings on this part of the proposed housing development site	Include in LVIA
23	<i>Waterbeach Barracks (2) Runway</i>	<i>549507, 267678</i>	<i>1.27km</i>	<i>South Cambs Landscape Officer</i>	<i>View from the former airfield runway Representative of foreseeable future views from ground floor level in an area zoned for open space within the proposed housing development site</i>	Omit <i>Not included – very similar view to VP24 but more distant. Foreseeable views, based on current masterplan for Barracks development are also more likely to be interrupted by built development and planting</i>
24	Waterbeach Barracks (3) North perimeter	548863, 267563	1.137km	AXIS	View from the northern part of the former airfield site – taken from an existing perimeter access road Representative of foreseeable future views from ground floor level in an area zoned for open space within the proposed housing development site	Include in LVIA
25	Ouse Valley Way	549537, 271754	3.03km	South Cambs Landscape Officer	View from northern bank of the River Great Ouse, west of the A10, part of the Ouse Valley Way regional long distance footpath Representative of views experienced by walkers	Include in LVIA

VP	Name	Approximate coordinates	Approx. distance	Source	Description	Proposed status of viewpoint (and commentary where relevant)
26	Fen Rivers Way / Upware Marina	553642, 270079	5.04km	South Cambs Landscape Officer	View from east bank of the River Cam close to the Upware Marina and 'Five Miles from Anywhere' public house. Located close to the Fen Rivers Way regional long distance footpath. Representative of views experienced by walkers and other leisure users	Include in LVIA
27	<i>Fen Rivers Way / Tiptree Marina</i>	<i>553160, 268932</i>	<i>4.38km</i>	<i>South Cambs Landscape Officer</i>	<i>View from east bank of the River Cam close to the Tiptree Marina. Located on the Fen Rivers Way regional long distance footpath. Representative of views experienced by walkers and other leisure users</i>	Omit <i>Not included – very similar view (distance / direction) to VP26. Views from the Tiptree marina in the direction of the proposed development benefit from a greater degree of intervening vegetation</i>
28	<i>Wicken Fen</i>	<i>556299, 270521</i>	<i>7.7km</i>	<i>South Cambs Landscape Officer</i>	<i>A View from Wicken Fen was suggested by the S Cambs landscape officer Representative of views experienced by visitors to the Wicken Fen facility [operated by the National Trust]</i>	Omit <i>Not included as views from this direction are already included (VP26). Wicken Fen is further away and is in large part enclosed by scrub or woodland tree cover</i>

VP	Name	Approximate coordinates	Approx. distance	Source	Description	Proposed status of viewpoint (and commentary where relevant)
29	<i>Ely Cathedral</i>	<i>554117, 280260</i>	<i>12.64km</i>	<i>Historic England</i>	<i>Viewpoint investigated in response to an inquiry from Historic England as to whether views would be available from Ely Cathedral – there are no open views south from ground level. Tours of the octagon tower are available but ascend the north side of the cathedral, from which views south are blocked by the Cathedral structure</i>	Omit <i>Not included as public views are not readily available</i>
30	<i>Fields east of Denny Abbey</i>	<i>550248, 267969</i>	<i>1.65km</i>	<i>Historic England</i>	<i>It was suggested that a viewpoint should be included to represent views from an area of prospective new town development due east of Denny Abbey – which is being promoted by a separate developer to the Waterbeach Barracks</i>	Omit <i>Not included as there is no current public access. VP10 illustrates a view from the same direction</i>