

# SUNNICA ENERGY FARM

EN010106

Volume 6

Environmental Statement

6.2 Appendix 10F: Visual Baseline

APFP Regulation 5(2)(a)

Planning Act 2008

Infrastructure Planning (Applications: Prescribed Forms and  
Procedure) Regulations 2009



Planning Act 2008

**The Infrastructure Planning  
(Applications: Prescribed Forms and  
Procedure) Regulations 2009**

**Sunnica Energy Farm**

**Environmental Statement  
Appendix 10F: Visual Baseline**

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# 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 10-84.
- 1.1.4 The number and location of viewpoints have been discussed with the Local Planning Authority (LPA) during the development of the assessment, including before and after the PEI Report and following the statutory consultation. As result, there have been several iterations of the viewpoint numbering. For the final assessment, 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 assessment.

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

LPA Discussion Viewpoint Number	Viewpoint Number	LPA Discussion Viewpoint Number	Viewpoint Number	LPA Discussion Viewpoint Number	Viewpoint Number
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
9	2B	19	56	N4C	46
N4D	44	N2A	31	-	-
N4E	43	N27E	27	-	-

LPA Discussion Viewpoint Number	Viewpoint Number	LPA Discussion Viewpoint Number	Viewpoint Number	LPA Discussion Viewpoint Number	Viewpoint Number
N18	15A	N27F	26B	-	-
N18A	26A	N27I	52	-	-
N18B	2A	N27J	57	-	-
N18C	39	N27N	18	-	-
N18H	12B	N27S	28	-	-
N18F	3	-	-	-	-

## 2 Viewpoints

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

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

#### *Winter*

- 2.1.2 The view is across a rural landscape, with the River Lark flowing across the foreground of the view. The view demonstrates the flat landform across the fields to either side 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.

- 2.1.3 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*

- 2.1.4 The composition of the view in summer remains similar to that in winter, due to the open character of the rural landscape either 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*

- 2.1.5 The composition of the view contains a range of elements, with predominantly fields, pig pens, some buildings in Isleham and vehicles on the roads between Isleham and Freckenham. The River Lark is a feature of interest as well as The Ark and therefore the value is assessed as high.
- 2.1.6 As the receptor is representative of people who may be visiting the area, or passing through the area on a designated route, and where the view is an important part of

the experience and the degree of exposure is open, the susceptibility is assessed as high.

- 2.1.7 The combination of the high 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)**

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

*Winter*

- 2.1.9 The view is across a rural landscape of fields with individual mature trees and blocks of woodland. 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.
- 2.1.10 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.
- 2.1.11 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*

- 2.1.12 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*

- 2.1.13 The composition of the view contains relatively common elements, with predominantly fields, mature trees and woodland and residential properties. The view is likely to be recognised at a local level and the value is assessed as medium.
- 2.1.14 As the receptor is representative of people who may be visiting the area, or passing through the area on a designated route, 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.
- 2.1.15 The combination of the medium 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)**

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

### *Winter*

- 2.1.17 The view is across a rural landscape with the River Lark visible in close proximity to the receptor. 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. Views towards the Sunnica East Site A are framed by 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.
- 2.1.18 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*

- 2.1.19 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*

- 2.1.20 As the view includes the River Lark and pine lines, which are considered to be a feature of interest, the value of the view is assessed as high.
- 2.1.21 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.
- 2.1.22 The combination of the high value and high susceptibility results in a high sensitivity to the Scheme.

### **Viewpoint 2C: View West from Ferry Lane (Figure 10.22C and 10.22D)**

- 2.1.23 The view is representative of motorists travelling along Ferry Lane, towards Freckenham and residents adjacent to Ferry Lane.

### *Winter*

- 2.1.24 The view is across a rural landscape, consisting of fields with intermittent trees and hedgerows, with taller buildings in Isleham (The Ark, St Andrew's Church and residential properties) visible in the background of the view with a generally wooded skyline. The upper parts of silos in Lee Farm are also visible. The view also demonstrates the extent of roadside vegetation bordering Ferry Lane, such that views are intermittent, depending upon gaps in the roadside hedgerows.
- 2.1.25 Due to the orientation of the view and the existing features, there are no views of Sunnica East Site B, Cable Route A and the Sunnica West Sites A and B.

### *Summer*

- 2.1.26 The view remains similar to that in winter, due to the gaps in the road side vegetation enabling views to extend across the rural landscape. With the vegetation in leaf, there is softening to the views of buildings in Isleham.

### *Sensitivity*

- 2.1.27 As the view includes The Ark and the Church the value is assessed as high.
- 2.1.28 As the receptor includes residential properties, the susceptibility is assessed as high.
- 2.1.29 The combination of the high 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)**

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

### *Winter*

- 2.1.31 The view is across a rural landscape consisting of large scale fields with woodland forming the background and skyline to the view. 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.
- 2.1.32 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*

- 2.1.33 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*

- 2.1.34 The composition of the view contains relatively common elements, with predominantly fields, vegetation and residential properties in Freckenham. As the view includes the church, the value is assessed as high.
- 2.1.35 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, the susceptibility is assessed as medium.

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

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

- 2.1.37 The view is representative of visitors to The Ark Church.

*Winter*

- 2.1.38 The view is across a rural landscape consisting of large scale fields with mature woodland forming the background of the view. 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.

- 2.1.39 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*

- 2.1.40 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*

- 2.1.41 As the view consists of relatively common components of fields and vegetation patterns, in combination with the Ark Church at close range, the value is assessed as high.
- 2.1.42 As the receptor represents people visiting The Ark Church, where the activity is inside the building, the susceptibility is assessed as very low.
- 2.1.43 The combination of the high value and very low susceptibility results in a medium sensitivity to the Scheme.

**Viewpoint 4A: View south-east from Sheldrick's Road (Figure 10.24C and 10.24D)**

- 2.1.44 The view is representative of residents on the eastern edge of Isleham and motorists on Sheldrick's Road.

*Winter*

- 2.1.45 The view is across a rural landscape, consisting of large scale fields and a generally wooded skyline.
- 2.1.46 The view demonstrates the slight undulation in the landform bordering Isleham and that the upper parts of The Ark Church and residential properties in Isleham are also visible, extending above the open character of the fields.
- 2.1.47 Due to the orientation of the view and intervening features, there are no views of Sunnica East Site B, Cable Route A and the Sunnica West Sites A and B.

### *Summer*

- 2.1.48 The composition of the view remains similar to that in winter, with the extent of the view slightly reduced by the growth of crops across the fields in the foreground of the view.

### *Sensitivity*

- 2.1.49 The view contains relatively common features of fields and Sheldrick's Road, along with landmarks of the Ark. The value is therefore assessed as high.
- 2.1.50 As the view is representative of residents, the susceptibility is assessed as high.
- 2.1.51 The combination of the high value and high susceptibility results in a high sensitivity to the Scheme.

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

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

### *Winter*

- 2.1.53 The view is across a rural landscape extending either side of Beck Road. 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, due to the open character of the fields. Lee Farm is generally well screened by the intervening vegetation adjacent to the Lee Brook, although the upper parts of silos and buildings are visible. Views also extend to buildings in Freckenham, including the upper part of the Church of St Andrew.
- 2.1.54 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*

- 2.1.55 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*

- 2.1.56 As the view contains common landscape elements of fields and vegetation, along with the Church in Freckenham the value is assessed as high.
- 2.1.57 As the receptor represents people passing through the area on the main route between Isleham and Freckenham, , the susceptibility is assessed as high.
- 2.1.58 The combination of the high value and high susceptibility results in a high sensitivity to the Scheme.

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

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

#### *Winter*

2.1.60 The view is across a rural landscape, which extends to the south of Isleham, across fields which are generally flat, before rising towards the dismantled railway line, which forms a localised ridgeline. 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 and properties in Isleham, including the Ark Church.

2.1.61 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*

2.1.62 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*

2.1.63 As the view contains common landscape elements of fields and vegetation along with the upper part of the Ark Church, the value is assessed as medium.

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

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

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

2.1.66 The view is representative of motorists on the B1104.

#### *Winter*

2.1.67 The view consists of a rural landscape, extending from the B1104, across a generally flat and low lying landform, which is open in character. The extent of the view culminates in a wooded skyline due to 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.

2.1.68 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*

- 2.1.69 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*

- 2.1.70 As the view contains common landscape elements of fields and vegetation, the value is assessed as medium.
- 2.1.71 As the receptor represents people passing through the area on a secondary road, the susceptibility is medium.
- 2.1.72 The combination of the medium value and medium susceptibility results in a medium sensitivity to the proposed Scheme.

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

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

### *Winter*

- 2.1.74 The view extends across a rural landscape, consisting of large fields which are open in character and divided by hedgerows, which extends to border properties in Freckenham. The view demonstrates that there are a number of barns and garden vegetation between the properties and the wider landscape, with some of the properties being bungalows, such that the visibility across the landscape from these properties is varied.
- 2.1.75 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.
- 2.1.76 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*

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

### *Sensitivity*

- 2.1.78 As the view contains features of interest, with the Church of St. Andrew, the value of the view is assessed as high.

- 2.1.79 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.
- 2.1.80 The combination of the high value and high susceptibility results in a high sensitivity to the proposed Scheme.

**Viewpoint 8A: View north from Mildenhall Road (Figures 10.28C and 10.28D)**

- 2.1.81 The view is representative of residents in Freckenham.

*Winter*

- 2.1.82 The view consists of the meadow, comprising grassland and trees. The view demonstrates that the extent and height of garden vegetation screens views across the wider landscape.
- 2.1.83 Due to the orientation of the view, Sunnica East Site B, Cable Routes A and B and Sunnica West Sites A and B are not visible.

*Summer*

- 2.1.84 The composition of the view remains similar to that in winter, due to the extent of vegetation bordering the properties.

*Sensitivity*

- 2.1.85 As the view is identified in local character studies, the value is assessed as high.
- 2.1.86 As the view is representative of residents, the susceptibility is assessed as high.
- 2.1.87 The combination of the high value and high susceptibility results in a high sensitivity to the Scheme.

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

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

*Winter*

- 2.1.89 The view consists of a rural landscape, consisting of fields, paddocks and established trees, including pine lines on the skyline. 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.
- 2.1.90 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*

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

### *Sensitivity*

- 2.1.92 As the composition of the view consists of common features, of paddocks, fields and vegetation, as well as pine lines, the value is assessed as high.
- 2.1.93 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.
- 2.1.94 The combination of the high value and high susceptibility results in a high sensitivity to the proposed Scheme.

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

- 2.1.95 The view is representative of recreational receptors along this route, walking north from Freckenham and the view identified in the published character study.

### *Winter*

- 2.1.96 The view consists of a rural landscape, consisting of fields and established trees, including pine lines on the skyline.
- 2.1.97 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*

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

### *Sensitivity*

- 2.1.99 As the view is identified in local character assessments, the value is assessed as high.
- 2.1.100 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as medium.
- 2.1.101 The combination of the high value and medium susceptibility results in a high sensitivity to the proposed Scheme

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

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

### *Winter*

- 2.1.103 The view consist of a rural landscape, characterised by large scale fields which are open in character. The view also 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 and the upper part of buildings in Freckenham.
- 2.1.104 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*

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

### *Sensitivity*

- 2.1.106 As the composition of the view consists of common features, of fields and vegetation and distinctive features of pine lines, the value is assessed as high.
- 2.1.107 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.
- 2.1.108 The combination of the high value and high susceptibility results in a high sensitivity to the proposed Scheme.

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

- 2.1.109 The view is representative of recreational receptors along this route.

### *Winter*

- 2.1.110 The view consist of a rural landscape, with large scale fields extending either side of Beck Road. The fields are open in character. The view also 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.
- 2.1.111 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*

- 2.1.112 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*

- 2.1.113 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 high.
- 2.1.114 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.
- 2.1.115 The combination of the high value and high susceptibility results in a high sensitivity to the proposed Scheme.

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

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

### *Winter*

- 2.1.117 There are views from the east elevation across Beck Road and a rural landscape, of large scale fields which are open in character. Views extend across E05 to Lee Farm and views from the south elevation extend across the eastern part of E07, consisting of a large scale field which is open in character.

### *Summer*

- 2.1.118 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*

- 2.1.119 As the composition of the view consists of common features, of fields vehicles on Beck Road and vegetation, the value is assessed as medium.
- 2.1.120 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.
- 2.1.121 The combination of the medium value and high susceptibility results in a high sensitivity to the proposed Scheme.

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

- 2.1.122 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*

- 2.1.123 Views northwards from the property extend across fields, and the northern part of Sunnica East Site A, 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.

- 2.1.124 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*

- 2.1.125 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*

- 2.1.126 As the composition of the view consists of common features, of fields vehicles on Beck Road and farm buildings and structures, the value is assessed as medium.
- 2.1.127 As the receptor is representative of residents, with views which are likely to be experienced daily, the susceptibility is assessed as high.
- 2.1.128 The combination of the medium value and high susceptibility results in a high sensitivity to the proposed Scheme.

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

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

#### *Winter*

- 2.1.130 The view consists of a rural landscape, characterised by large scale fields which are open in character, extending either side of Ferry Lane. Due to the slightly elevated position of the receptor, as the road rises to cross the dismantled railway line, views extend to Isleham, including The Ark Church. The elevated position of the receptor also enables views across the eastern part of Sunnica East Site A, covering parcels E02, E04, E33, E08 and E10 (note the photograph is not from a car, therefore slightly higher than the average driver height).
- 2.1.131 These parcels are seen in the context of Lee Farm and its barns and silos, as well as the road junction with Isleham Road.
- 2.1.132 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*

- 2.1.133 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*

- 2.1.134 As the composition of the view consists of common features, of fields vehicles on Ferry Lane and structures within Lee Farm, along with The Ark, the value is assessed as medium.
- 2.1.135 As the receptor represents people passing through the area, on secondary roads, the susceptibility is assessed as medium.
- 2.1.136 The combination of the medium value and medium susceptibility results in a medium sensitivity to the proposed Scheme.

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

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

### *Winter*

- 2.1.138 The view consists of a rural landscape, characterised by large scale fields, which are open in character extending between the road networks. The view also 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.
- 2.1.139 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. The established vegetation truncates longer distance views across the landscape.
- 2.1.140 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*

- 2.1.141 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*

- 2.1.142 As the composition of the view consists of common features, of fields and vehicles on Ferry Lane, the value is assessed as medium.
- 2.1.143 As the receptor represents people passing through the area on secondary roads, the susceptibility is assessed as medium.
- 2.1.144 The combination of the medium value and medium susceptibility results in a medium sensitivity to the proposed Scheme.

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

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

#### *Winter*

- 2.1.146 The view consist of rural landscape, with medium scale fields divided by hedgerows and established trees on the skyline. The view also 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.

- 2.1.147 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*

- 2.1.148 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*

- 2.1.149 As the composition of the view consists of common features, of fields and vehicles on the B1102, the value is assessed as medium.
- 2.1.150 As the receptor represents people passing through the area on secondary roads, the susceptibility is assessed as medium.
- 2.1.151 The combination of the medium value and medium susceptibility results in a medium sensitivity to the proposed Scheme.

### **Viewpoint 13A: View east from bridleway south of Mildenhall Road (Figure 10.34C and 10.34D)**

- 2.1.152 The view is representative of recreational users, including equestrians.

#### *Winter*

- 2.1.153 The view is characterised by a rural landscape, consisting of large scale fields and established woodland, with the northern part of Sunnica East Site B visible in the background of the view.

- 2.1.154 Due to the orientation of the Sunnica East Site A, Cable Routes A and B and Sunnica West Sites A and B are not visible.

#### *Summer*

- 2.1.155 The composition of the view remains similar to that in winter, due to the open character of the intervening fields.

### *Sensitivity*

- 2.1.156 As the view is identified in local landscape character assessments, the value is assessed as high.
- 2.1.157 As the view is representative of recreational users, including equestrians, the susceptibility is assessed as medium.
- 2.1.158 The combination of the high value and medium susceptibility results in a high sensitivity to the proposed Scheme.

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

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

### *Winter*

- 2.1.160 The view consists of a rural landscape, comprising large scale fields and pig pens. The open character of the fields enables views to extend across the fields, which border both sides of the B1102. Views are possible due to gaps in the roadside hedgerows and the low height of the roadside vegetation. Views extend across the western part of Sunnica East Site B and parcels E11 and E12. The mature tress (pine lines) 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.
- 2.1.161 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*

- 2.1.162 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*

- 2.1.163 As the composition of the view consists of common features, of fields and vehicles on the B1102, balanced with the characteristic pine lines, the value is assessed as high.
- 2.1.164 As the receptor represents people passing through the area, including pedestrians as well as motorists, the susceptibility is assessed as medium.
- 2.1.165 The combination of the high value and medium susceptibility results in a medium sensitivity to the proposed Scheme.

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

- 2.1.166 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*

- 2.1.167 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.
- 2.1.168 Due to the above features, the Sunnica East Site A, Cable Routes A and B and Sunnica West Sites A and B are not visible.

### *Summer*

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

### *Sensitivity*

- 2.1.170 As the composition of the view consists of common features, of fields vehicles on the B1102 and vegetation, the value is assessed as medium.
- 2.1.171 As the receptor is representative of residents, the susceptibility is assessed as high.
- 2.1.172 The combination of the medium value and high susceptibility results in a high sensitivity to the proposed Scheme.

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

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

### *Winter*

- 2.1.174 The view is characterised by a rural landscape, consisting of large scale fields which are open in character. The view also 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.
- 2.1.175 Due to these features, the Sunnica East Site A, Cable Routes and Sunnica West Sites A and B are not visible.

### *Summer*

- 2.1.176 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*

- 2.1.177 The composition of the view consists of common features, including fields, paddocks as well as pine lines, such that the value of the view is assessed as high.
- 2.1.178 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.
- 2.1.179 The combination of the high value and high susceptibility results in a high sensitivity to the proposed Scheme.

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

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

### *Winter*

- 2.1.181 The view is characterised by a rural landscape, consisting of large scale fields, which are open in character, extending either side of U6006. The view also 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.
- 2.1.182 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*

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

### *Sensitivity*

- 2.1.184 The composition of the view consists of common features, including fields as well as key features of pine lines, the value of the view is assessed as high.
- 2.1.185 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.
- 2.1.186 The combination of the high value and high susceptibility results in a high sensitivity to the proposed Scheme.

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

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

### *Winter*

- 2.1.188 The view is characterised by a rural landscape, with large scale fields extending either side of U6006. The fields are open in character, with trees, including pine lines, bordering U6006 and dividing the fields. There are close range views of E14, with views also extending across E15.

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

*Summer*

- 2.1.190 The 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*

- 2.1.191 The composition of the view consists of common features, including fields, paddocks and pig farms, and key features of pine lines, such that the value of the view is assessed as high.
- 2.1.192 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.
- 2.1.193 The combination of the high value and high susceptibility results in a high sensitivity to the proposed Scheme.

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

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

*Winter*

- 2.1.195 The view is characterised by a rural landscape of large scale fields which are open in character extending either side of U6006. 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.
- 2.1.196 Due to these features, the Sunnica East Site A, Cable Routes and Sunnica West Sites A and B are not visible.

*Summer*

- 2.1.197 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*

- 2.1.198 The composition of the view consists of common features, including fields and key features of pine lines, such that the value of the view is assessed as high.
- 2.1.199 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.

- 2.1.200 The combination of the high value and high susceptibility results in a high 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)**

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

*Winter*

- 2.1.202 The view is characterised by a rural landscape, consisting of large scale fields extending either side of Elms Road. The view also 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. Pine lines form part of the wooded skyline.

- 2.1.203 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*

- 2.1.204 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*

- 2.1.205 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 high.
- 2.1.206 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.
- 2.1.207 The combination of the high value and high susceptibility results in a high sensitivity to the proposed Scheme.

**Viewpoint 17A: View west from Elms Road towards Freckenham (Figure  
10.40C and 10.40D)**

- 2.1.208 The view is representative of motorists travelling west towards Freckenham.

*Winter*

- 2.1.209 The view is characterised by a rural landscape bordering the road, with Freckenham, including the Church of St Andrew visible in the background. The view is representative of the approach to Freckenham.
- 2.1.210 Due to the distance from the proposed Scheme and intervening vegetation, the Sunnica East Sites, Cable Routes and Sunnica West Sites are not visible.

### *Summer*

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

### *Sensitivity*

2.1.212 As the view is identified in local landscape character assessments, the value is assessed as high.

2.1.213 As the receptor is representative of motorists passing through the landscape on secondary roads, the susceptibility is assessed as medium.

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

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

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

### *Winter*

2.1.216 The view is characterised by a rural landscape, with large scale fields, which are open in character bordering the road, which is bordered by roadside hedgerows. 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.

2.1.217 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*

2.1.218 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*

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

2.1.220 As the receptor represents people passing through the area on secondary roads, where the view is likely to be focused on the road, the susceptibility is assessed as medium.

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

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

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

#### *Winter*

2.1.223 The view is characterised by a wooded landscape, with mature pine trees. The view demonstrates the extent of these mature trees and that vegetation adjacent to this part of Elms Road truncates and screens views across the wider landscape.

2.1.224 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*

2.1.225 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*

2.1.226 As the composition of the view consists of woodland, the value is assessed as medium.

2.1.227 As the receptor represents people passing through the area on secondary roads, the susceptibility is assessed as medium.

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

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

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

#### *Winter*

2.1.230 The view is characterised by a rural landscape, consisting of medium scale fields, which are open in character and bordered by established trees. 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.

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

#### *Summer*

2.1.232 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*

- 2.1.233 The composition of the view consists of common features, with fields, key features of pine lines the value of the view is assessed as high.
- 2.1.234 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.
- 2.1.235 The combination of the high value and high susceptibility results in a high sensitivity to the proposed Scheme.

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

- 2.1.236 The view is representative of motorists travelling along Badlingham Road.

### *Winter*

- 2.1.237 The view is characterised by the approach to Badlingham Stud, set within a rural landscape. 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.
- 2.1.238 Due to the above features, Sunnica East Site A and Sunnica West Sites A and B are also not visible.

### *Summer*

- 2.1.239 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*

- 2.1.240 As the composition of the view consists of common features, of fields and vehicles and the utilitarian buildings within Badlingham Stud, balanced with pine lines, the value is assessed as medium.
- 2.1.241 As the receptor represents people passing through the area, on secondary roads, the susceptibility is assessed as medium.
- 2.1.242 The combination of the medium value and medium susceptibility results in a medium sensitivity to the proposed Scheme.

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

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

### *Winter*

- 2.1.244 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 agricultural fields, which form part of Cable Route A.

### *Summer*

- 2.1.245 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*

- 2.1.246 As the composition of the view consists of common features, of fields and vegetation, including pine lines, the value is assessed as high.
- 2.1.247 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.
- 2.1.248 The combination of the high value and high susceptibility results in a high sensitivity to the proposed Scheme.

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

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

### *Winter*

- 2.1.250 The view is characterised by a rural landscape, consisting of large scale fields which are open in character and bordered by established vegetation. 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.
- 2.1.251 Due to these features, Sunnica East Site A, the Cable Routes and Sunnica West Sites A and B are not visible.

### *Summer*

- 2.1.252 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*

- 2.1.253 As the composition of the view consists of common features, of fields and vehicles, along with established vegetation, the value is assessed as medium.

- 2.1.254 As the receptor represents people passing through the area on secondary roads, , the susceptibility is assessed as medium.
- 2.1.255 The combination of the medium value and medium susceptibility results in a medium sensitivity to the proposed Scheme.

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

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

*Winter*

- 2.1.257 The view is characterised by a rural landscape, consisting of large scale fields which are open in character and bordered by established vegetation. 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.
- 2.1.258 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*

- 2.1.259 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*

- 2.1.260 As the composition of the view consists of common features, of fields and vehicles, along with established vegetation, the value is assessed as medium.
- 2.1.261 As the receptor represents people passing through the area, on secondary roads, the susceptibility is assessed as medium.
- 2.1.262 The combination of the medium value and medium susceptibility results in a medium sensitivity to the proposed Scheme.

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

- 2.1.263 The view is representative of residential receptors.

*Winter*

- 2.1.264 The view is mainly of the garden, with 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.
- 2.1.265 Due to the above features, Sunnica East Site A, the Cable Routes and Sunnica West Sites A and B are not visible.

### *Summer*

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

### *Sensitivity*

- 2.1.267 As the composition of the view consists of the residential garden, with channelled views of fields and vegetation, the value is assessed as medium.
- 2.1.268 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.
- 2.1.269 The combination of the medium value and high susceptibility results in a high sensitivity to the proposed Scheme.

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

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

### *Winter*

- 2.1.271 The view is characterised by a rural landscape with mature woodland. The view demonstrates that the eastern edges of parcels E27 and E29 and most of parcel E30 are 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.
- 2.1.272 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*

- 2.1.273 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*

- 2.1.274 As the composition of the view consists of common features, of fields and vehicles on Golf Links Road, along with woodland, the value is assessed as medium.
- 2.1.275 As the receptor represents people passing through the area on secondary roads, the susceptibility is assessed as medium.
- 2.1.276 The combination of the medium value and medium susceptibility results in a medium sensitivity to the proposed Scheme.

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

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

*Winter*

2.1.278 The view is characterised by a rural landscape bordered by established woodland. 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.

2.1.279 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*

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

*Sensitivity*

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

2.1.282 As the receptor represents people passing through the area, on a secondary road, the susceptibility is assessed as medium.

2.1.283 The combination of the medium value and medium 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)**

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

*Winter*

2.1.285 The view is characterised by a rural landscape with established vegetation. 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.

2.1.286 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.

- 2.1.287 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*

- 2.1.288 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*

- 2.1.289 The composition of the view consists of common features, with fields, vehicles and woodland, such that the value of the view is assessed as medium.
- 2.1.290 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.
- 2.1.291 The combination of the medium 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)**

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

*Winter*

- 2.1.293 The view consists of a recreational area consisting of grass, bordered by established trees. The view demonstrates that the intervening vegetation and distance screen all parts of the Order limits.

*Summer*

- 2.1.294 As per winter, the Order limits is not visible.

*Sensitivity*

- 2.1.295 As the composition of the view consists of common features, with fields and woodland, the value of the view is assessed as medium.
- 2.1.296 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.
- 2.1.297 The combination of the medium 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)**

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

### *Winter*

- 2.1.299 The view consists of an recreational area bordered by residential properties and an embankment to the A11. 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.
- 2.1.300 Due to the above features, none of the Scheme extents are visible.

### *Summer*

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

### *Sensitivity*

- 2.1.302 As the composition of the view consists of common features, with properties, road embankments and fencing, the value of the view is assessed as low.
- 2.1.303 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.
- 2.1.304 The combination of the low 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)**

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

### *Winter*

- 2.1.306 The view is characterised by close range views of the A11 bordered by established woodland, along with properties in Red Lodge and surrounding fields. 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.
- 2.1.307 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*

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

### *Sensitivity*

- 2.1.309 As the composition of the view consists of the A11, the value of the view is assessed as very low.
- 2.1.310 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.

- 2.1.311 The combination of the very low 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)**

- 2.1.312 The view is representative of recreational users on the route.

*Winter*

- 2.1.313 The view consists of a rural landscape, with large scale fields which are open in character and bordered by established woodland. 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.

- 2.1.314 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*

- 2.1.315 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*

- 2.1.316 As the composition of the view consists of common features, with fields and woodland, the value of the view is assessed as medium.
- 2.1.317 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.
- 2.1.318 The combination of the medium value and high susceptibility results in a high sensitivity to the proposed Scheme.

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

- 2.1.319 The view is representative of residents adjacent to Chippenham Road.

*Winter*

- 2.1.320 The view consists of close range views of properties within Chippenham, aligned adjacent to the B1085. There is high architectural detailing to several of the properties and a consistent scale to the buildings. The view demonstrates that the close proximity of residential properties and the wooded background.

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

*Summer*

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

### *Sensitivity*

- 2.1.323 As the composition of the view consists of architectural features via the properties in Chippenham, the value of the view is assessed as high.
- 2.1.324 As the receptor is representative of residents, where views are an important part of the experience, the susceptibility is assessed as high.
- 2.1.325 The combination of the high 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)**

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

### *Winter*

- 2.1.327 The view consists of established trees, set within a parkland. The view demonstrates that the extent of intervening vegetation within the Park truncates the extent of views across the wider landscape.
- 2.1.328 Due to the vegetation, no part of the Scheme is visible.

### *Summer*

- 2.1.329 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*

- 2.1.330 As the composition of the view consists of a high quality designated landscape via the Park, the value of the view is assessed as high.
- 2.1.331 As the receptor is representative of visitors, where views are an important part of the experience, the susceptibility is assessed as high.
- 2.1.332 The combination of the high 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)**

- 2.1.333 The view is representative of motorists on La Hogue Road.

### *Winter*

- 2.1.334 The view consists of a rural landscape of large scale fields which are open in character, extending from the boundary wall of Chippenham Park. The fields are divided by established trees or hedgerows, with hedgerows also adjacent to the secondary roads. 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.

- 2.1.335 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*

- 2.1.336 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*

- 2.1.337 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 high.
- 2.1.338 As the receptor is representative of motorists, on secondary roads, the susceptibility is assessed as medium.
- 2.1.339 The combination of the high value and medium susceptibility results in a high 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)**

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

*Winter*

- 2.1.341 The view is characterised by a rural landscape of large scale fields, which are open in character and divided by trees or hedgerows. Hedgerows also border the road network, with access points into the fields providing longer distance views. 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.
- 2.1.342 Due to these features, Sunnica West Site B, Sunnica East Sites A and B and Cable Route A are not visible.

*Summer*

- 2.1.343 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*

- 2.1.344 As the composition of the view consists of common features, of fields and vehicles, the value is assessed as medium.
- 2.1.345 As the receptor represents people passing through the area, on secondary roads, the susceptibility is assessed as medium.
- 2.1.346 The combination of the medium value and medium susceptibility results in a medium sensitivity to the proposed Scheme.

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

- 2.1.347 The view is representative of residents in the property.

### *Winter*

- 2.1.348 The view consists of a rural landscape of small to medium scale fields divided by a row of pine trees. There are views northwards, across fields which include W13 and W14. Views are slightly softened by intervening garden vegetation.
- 2.1.349 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*

- 2.1.350 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*

- 2.1.351 As the composition of the view consists of garden vegetation and fields and pine lines, the value of the view is assessed as high.
- 2.1.352 As the receptor is representative of residents, where views are an important part of the experience, the susceptibility is assessed as high.
- 2.1.353 The combination of the high 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)**

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

### *Winter*

- 2.1.355 The view consists of a rural landscape of large scale fields, divided by hedgerows, which also border the road network and pine lines. 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.

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

2.1.357 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*

2.1.358 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*

2.1.359 As the composition of the view consists of common features, of fields and the vegetation, including pine lines, the value is assessed as high.

2.1.360 As the receptor represents people passing through the area, on secondary roads, the susceptibility is assessed as medium.

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

**Viewpoint 34A: View south-west from the B1085 (Figure 10.58C and 10.58D)**

2.1.362 The view is representative of motorists and visitors to the Wild Tracks centre.

*Winter*

2.1.363 The view is characterised by roadside hedgerows which largely filter views across the rural landscape. The exception is from where there are localised gaps in the roadside hedgerows, where views extends across large scale fields.

2.1.364 Views extend eastwards along the B1085 to the across the location of Cable Route A and into W13.

2.1.365 Due to 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*

2.1.366 With the roadside vegetation in leaf the extent of views across the rural landscape is reduced, such that views are generally truncated.

*Sensitivity*

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

2.1.368 As the viewpoint represents people passing through the area, on secondary roads, the susceptibility is assessed as medium.

- 2.1.369 The combination of the medium value and medium susceptibility results in a medium sensitivity to the proposed Scheme

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

- 2.1.370 The view is representative of residents at the farm, who are located in the southern parts of the grounds.

*Winter*

- 2.1.371 The view consist of a residential garden bordered by established vegetation. From 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.

- 2.1.372 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*

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

*Sensitivity*

- 2.1.374 As the composition of the view consists of garden vegetation and fields, the value of the view is assessed as medium.

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

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

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

- 2.1.377 The view is representative of motorists travelling along the B1085.

*Winter*

- 2.1.378 The view consists of dense roadside vegetation. The view demonstrates that this vegetation truncates any longer distance views, such that the Order limits is not visible.

- 2.1.379 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*

- 2.1.380 As the composition of the view consists of common features, of a road and roadside vegetation, the value is assessed as medium.

2.1.381 As the receptor represents people passing through the area, on secondary roads, the susceptibility is assessed as medium.

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

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

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

*Winter*

2.1.384 The view consists of a rural landscape, extending from the B1085 towards the vegetated embankments of the A11. 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.

2.1.385 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*

2.1.386 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*

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

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

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

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

2.1.390 The view is representative of motorist travelling along Newmarket Road

*Winter*

2.1.391 The view is characterised by a rural landscape, with roadside trees. 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.

2.1.392 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*

- 2.1.393 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*

- 2.1.394 As the composition of the view consists of common features, of fields and vehicles, the value is assessed as medium.
- 2.1.395 As the receptor represents people passing through the area, on secondary roads, the susceptibility is assessed as medium.
- 2.1.396 The combination of the medium value and medium susceptibility results in a medium sensitivity to the proposed Scheme.

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

- 2.1.397 The view is representative of residential receptors.

### *Winter*

- 2.1.398 The view consists of residential gardens vegetation. There are views across the southern part of parcel W15 from an upper floor window on the side elevation of the house through gaps in the garden vegetation. 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.
- 2.1.399 Due to the orientation of the property and the alignment of the view, none of the other parts of the Order limits are visible.

### *Summer*

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

### *Sensitivity*

- 2.1.401 As the composition of the view consists of garden vegetation and fields, the value of the view is assessed as medium.
- 2.1.402 As the receptor is representative of residents, where views are an important part of the experience, the susceptibility is assessed as high.
- 2.1.403 The combination of the medium value and high susceptibility results in a high sensitivity to the proposed Scheme.

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

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

### *Winter*

- 2.1.405 The view is characterised by close range views of established roadside vegetation, which frame the view such that 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.
- 2.1.406 Due to the orientation of the receptor, none of the other parts of the Order limits are visible.

### *Summer*

- 2.1.407 Compared to winter, the roadside vegetation is in leaf, which screens any longer distance views across the wider landscape, including the Order limits.

### *Sensitivity*

- 2.1.408 As the composition of the view consists of vehicles on the A11 and associated road infrastructure primarily, the value is assessed as very low.
- 2.1.409 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.
- 2.1.410 The combination of the very low value and low susceptibility results in a very low sensitivity to the proposed Scheme.

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

- 2.1.411 The view is representative of vehicle users travelling northwards.

### *Winter*

- 2.1.412 The view is characterised by close range views of established vegetation, with views across agricultural fields. 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.
- 2.1.413 Due to the orientation of the view and the location of the receptor, none of the other parts of the Order limits are visible.

### *Summer*

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

### *Sensitivity*

- 2.1.415 As the composition of the view consists of vehicles and associated road infrastructure primarily, the value is assessed as low.
- 2.1.416 As the receptor represents people passing through the area, on a main road, the susceptibility is assessed as low.

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

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

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

*Winter*

- 2.1.419 The view consists of vegetated embankments and the road corridor. 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 Order limits. Views extend across the fields to a wooded skyline.

- 2.1.420 None of the other parts of the land within the Order limits are visible.

*Summer*

- 2.1.421 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*

- 2.1.422 As the composition of the view consists primarily of vehicles and associated road infrastructure primarily, the value is assessed as low.
- 2.1.423 As the receptor represents people passing through the area, on main roads, the susceptibility is assessed as low.
- 2.1.424 The combination of the low value and low susceptibility results in a low sensitivity to the proposed Scheme.

**Viewpoint 37E: View north-west from the A14 (Figure 10.61C and 10.61D)**

- 2.1.425 The view is representative of motorists travelling west on the A14.

*Winter*

- 2.1.426 The composition of the view consists of roadside embankments and a rural landscape extending from the A14 with established woodland forming the skyline.
- 2.1.427 Views extend across W15 and part of W16, but none of the other parts of the Order limits are visible due to the intervening vegetation.

*Summer*

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

### *Sensitivity*

- 2.1.429 As the composition of the view consists primarily of vehicles and associated road infrastructure, the value is assessed as low.
- 2.1.430 As the receptor represents people passing through the area, on main roads, the susceptibility is assessed as low.
- 2.1.431 The combination of the low value and low susceptibility results in a low sensitivity to the proposed Scheme.

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

- 2.1.432 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*

- 2.1.433 The view consists of an extensive tract of grassed gallops, bordered by established hedgerows, with the landform falling northwards, before rising across the background of the view. 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.
- 2.1.434 None of the other parts of the Order limits are visible within the view.

### *Summer*

- 2.1.435 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 Order limits.

### *Sensitivity*

- 2.1.436 As the view is across a high quality landscape of the Limekilns, the value is assessed as high.
- 2.1.437 As the receptor is representative of visitors to the Limekilns, the susceptibility is assessed as high.
- 2.1.438 The combination of the high 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)**

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

### *Winter*

- 2.1.440 The view consist of an extensive area of grassed gallops, bordered by established woodland. 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.
- 2.1.441 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*

- 2.1.442 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*

- 2.1.443 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 high.
- 2.1.444 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.
- 2.1.445 The combination of the high 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)**

- 2.1.446 The view is representative is representative of residents.

### *Winter*

- 2.1.447 The view consists of the rural landscape along Snailwell Road, which is also bordered by established trees. There are close range views of paddocks and fields, which culminate in a wooded skyline.
- 2.1.448 None of the Order limits is visible.

### *Summer*

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

### *Sensitivity*

- 2.1.450 As the view is across fields and woodland, the value is assessed as medium.
- 2.1.451 As the receptor is residential, the susceptibility is assessed as high.
- 2.1.452 The combination of the medium value and high susceptibility results in a high sensitivity to the Scheme.

**Viewpoint 39B: View north from the Godolphin Management Company (Figure 10.64C and 10.64D)**

- 2.1.453 The view is representative of employees and visitors at the Godolphin Management Company.

*Winter*

- 2.1.454 The view is characterised by fields which extend to a wooded skyline. Due to the distance and intervening features the Order limits is not visible.

*Summer*

- 2.1.455 The composition of the view is considered to reflect that in winter, due to the open character of the intervening fields.

*Sensitivity*

- 2.1.456 As the view is across a rural landscape with established woodland, the value is assessed as medium.
- 2.1.457 As the receptor is representative of workers where the setting is relevant, the susceptibility is assessed as low.
- 2.1.458 The combination of the medium value and medium susceptibility results in a medium sensitivity.

**Viewpoint 39C: View north-east from Godolphin Gallops (Figure 10.64E and 10.64F)**

- 2.1.459 The view is representative of those working at and visiting the gallops.

*Winter*

- 2.1.460 The view consist of an extensive area of grassed gallops bordered by established vegetation, with land rising steeply to the north. There are occasional breaks in this vegetation for access gates, with views across to W03.

*Summer*

- 2.1.461 The composition of the view remains similar to that in winter, due to the open character of the grassed gallops. With the mature vegetation in leaf, the extent of visibility through the boundary vegetation into W03 decreases.

*Sensitivity*

- 2.1.462 As the view is across a key landscape feature which defines the 'stud landscape' i.e. the gallops and includes established woodland, the value is assessed as high.
- 2.1.463 As the receptor is representative of workers where the setting is relevant, the susceptibility is assessed as medium.
- 2.1.464 The combination of the high value and medium susceptibility results in a high sensitivity.

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

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

*Winter*

2.1.466 The view is characterised by close range views of the A14 and adjoining arable fields with established woodland and the southern part of the Avenue. 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.

2.1.467 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*

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

*Sensitivity*

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

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

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

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

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

*Winter*

2.1.473 The view is characterised by a rural landscape consisting of large scale fields, which are open in character, with established woodland. There are close range views across W03, which consist of a field. Views extend to the ridgeline and woodland.

2.1.474 Due to the orientation of the view, none of the other parts of the Order limits are visible.

*Summer*

2.1.475 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*

- 2.1.476 As the composition of the view consists of common features, with fields and woodland, the value of the view is assessed as medium.
- 2.1.477 As the receptor is representative of recreational users, where views are an important part of the experience, the susceptibility is assessed as high.
- 2.1.478 The combination of the medium value and high susceptibility results in a high sensitivity to the proposed Scheme.

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

- 2.1.479 The view is representative of motorists travelling along Chippenham Road.

### *Winter*

- 2.1.480 The view is characterised by an avenue of trees bordering Chippenham Road and large scale agricultural fields. The view demonstrates that there are close range views of these 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.
- 2.1.481 Due to the above features, the Sunnica East Sites A and B and Cable Route A are not visible.

### *Summer*

- 2.1.482 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*

- 2.1.483 As the view consists of common features, of fields and vehicles on Chippenham Road, the value is assessed as medium.
- 2.1.484 As the receptor represents people passing through the area, on secondary roads, the susceptibility is assessed as medium.
- 2.1.485 The combination of the medium value and medium susceptibility results in a medium sensitivity to the proposed Scheme.

### **Viewpoint 42A: View south-west from Park Farm and PRow 49/2 (Figure 10.67C and 10.67D)**

- 2.1.486 The view is representative of residents at Park Farm and recreational users of the PRow.

### *Winter*

- 2.1.487 There are open views across a rural landscape, consisting of arable fields, which rise to a wooded ridgeline. There are telegraph poles in the foreground of the view crossing the fields. In relation to the Park Farm, there is a tall boundary wall adjacent to part of the PRoW.
- 2.1.488 Part of the Cable Route is beyond the wooded ridgeline.

### *Summer*

- 2.1.489 The composition of the view remains similar to that of winter, due to the open character of the view. The vegetation across the ridgeline of the view is in leaf.

### *Sensitivity*

- 2.1.490 As the view consists of common features, of fields and vegetation, the value is assessed as medium.
- 2.1.491 As the receptor is representative of residents, where views are an important part of the experience and recreational users, the susceptibility is assessed as high.
- 2.1.492 The combination of the medium value and high susceptibility results in a high sensitivity to the Scheme.

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

- 2.1.493 The view is representative of residents in Snailwell.

### *Winter*

- 2.1.494 The view is characterised by a rural landscape extending either side of the Chippenham Road. 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.
- 2.1.495 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*

- 2.1.496 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*

- 2.1.497 As the view consists of common features, of fields and vehicles on Chippenham Road, the value is assessed as medium.
- 2.1.498 As the receptor is representative of residents, where views are an important part of the experience, the susceptibility is assessed as high.

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

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

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

*Winter*

- 2.1.501 The view is characterised by a rural landscape extending adjacent to the Street, along with established roadside trees. 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.
- 2.1.502 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.
- 2.1.503 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*

- 2.1.504 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*

- 2.1.505 As the view consists of common features, of fields and vehicles on Chippenham Road, the value is assessed as medium.
- 2.1.506 As the receptor is representative of residents, where views are an important part of the experience, the susceptibility is assessed as high.
- 2.1.507 The combination of the medium value and high susceptibility results in a high sensitivity to the proposed Scheme.

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

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

*Winter*

- 2.1.509 The view is characterised by a rural landscape of large scale fields which are open in character, extending to a wooded skyline. 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.

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

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

*Summer*

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

*Sensitivity*

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

2.1.514 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 high.

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

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

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

*Winter*

2.1.517 The view is characterised by a rural landscape, with intermittent field boundaries and part of the River Snail. 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*

2.1.518 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*

2.1.519 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 medium.

2.1.520 As the receptor represents people passing through the area, on secondary roads, the susceptibility is assessed as medium.

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

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

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

#### *Winter*

2.1.523 The view consists of predominantly established roadside vegetation, such 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.

2.1.524 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*

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

#### *Sensitivity*

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

2.1.527 As the receptor represents people passing through the area, on secondary roads, the susceptibility is assessed as medium.

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

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

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

#### *Winter*

2.1.530 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.

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

#### *Summer*

2.1.532 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*

- 2.1.533 As the composition of the view consists of common features, of a car-park and amenity grassland, the value is low.
- 2.1.534 As the receptor represents people at work, the susceptibility is assessed as very low.
- 2.1.535 The combination of the low value and very low susceptibility results in a low sensitivity to the proposed Scheme.

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

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

### *Winter*

- 2.1.537 The view is characterised by fields bordered by large scale warehouses. The view also 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.
- 2.1.538 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*

- 2.1.539 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*

- 2.1.540 As the view consists of common features, of fields and vehicles on A142, and large scale building, the value is assessed as low.
- 2.1.541 As the receptor is representative of residents, where views are an important part of the experience, the susceptibility is assessed as high.
- 2.1.542 The combination of the low 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)**

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

### *Winter*

- 2.1.544 The view demonstrates that views from the southern edge of Fordham are characterised by a rural landscape with mature woodlands. The view also

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

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

*Summer*

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

*Sensitivity*

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

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

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

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

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

*Winter*

2.1.551 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.

2.1.552 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*

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

*Sensitivity*

2.1.554 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 medium.

2.1.555 As the view is representative of people passing through the area, on secondary roads, the susceptibility medium.

2.1.556 The combination of the medium 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)**

2.1.557 The view is representative of motorists on the B1102.

#### *Winter*

2.1.558 The composition of the view consists of arable 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.

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

#### *Summer*

2.1.560 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*

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

2.1.562 As the receptor represents people passing through the area, on secondary roads, the susceptibility is assessed as medium.

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

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

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

#### *Winter*

2.1.565 The view is characterised by an undulating rural landscape, which culminate at a localised ridgeline and the Broads Road business park adjacent to Broads Road.

2.1.566 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*

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

#### *Sensitivity*

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

2.1.569 As the view is representative of recreational users and residents, the susceptibility is assessed as high.

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

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

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

*Winter*

2.1.572 The view is characterised by the upper parts of the substation, bordered by vegetation, set within a rural landscape, which is crossed by tall overhead pylons. The fields covering part of Cable Route B are also visible.

2.1.573 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*

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

*Sensitivity*

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

2.1.576 As the receptor is motorists, on a secondary road, their susceptibility is assessed as medium.

2.1.577 The combination of the low value and medium susceptibility results in a low sensitivity to the proposed Scheme, due to the dominance of the existing infrastructure in the view.

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

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

*Winter*

2.1.579 The view is characterised by a rural landscape and the linear form of the Burwell Lode. The view also 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.

2.1.580 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*

- 2.1.581 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.

### *Sensitivity*

- 2.1.582 As the view consists of common features of fields, along with the Lode and the sub-station, on balance the value is assessed as medium, lowered from a high value due to the extent of infrastructure.
- 2.1.583 As the receptor is representative of recreational users, the susceptibility is high.
- 2.1.584 The combination of the medium value and high susceptibility results in a medium sensitivity to the Scheme, due to the extent of existing infrastructure within the view.

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

- 2.1.585 The view is view is representative of recreational users along this route.

### *Winter*

- 2.1.586 The view is characterised by a rural landscape with extensive infrastructure comprising overhead pylons and the substation. The view also 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.
- 2.1.587 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*

- 2.1.588 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.

### *Sensitivity*

- 2.1.589 As the view consists of common features of fields, along with the and the sub-station, on balance the value is assessed as low.
- 2.1.590 As the receptor is representative of recreational users, the susceptibility is high.
- 2.1.591 The combination of the low value and high susceptibility results in a medium sensitivity to the Scheme, due to the extent of infrastructure within the view.

### **Viewpoint 55A: View north from Hightown Drove**

- 2.1.592 The view is representative of recreational users on the Drove, as well as future residents to the immediate south of the Drove.

### *Winter*

- 2.1.593 For recreational users of the Drove, views extend across a flat, rural landscape of fields and low hedgerows, which is open in character but crossed by overhead pylons and their associated wires. The background of the view consists of the upper parts of the existing Burwell sub-station which extend above vegetation and skyline.
- 2.1.594 For future residents to the south of the Drove, the density of the vegetation along the southern edge of the Drove largely screens views across the fields and to the substation.

### *Summer*

- 2.1.595 For users of the Drove, 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. With the vegetation in leaf, the existing substation is screened to a greater degree than in winter, but the upper parts of the existing substation remain visible.

### *Sensitivity*

- 2.1.596 As the view consists of common features of fields along with the overhead pylons and sub-station the value of the view is assessed as low.
- 2.1.597 As the receptor is representative of recreational users and future residents, the susceptibility is assessed as medium.
- 2.1.598 The combination of the low value and high susceptibility results in a medium sensitivity to the Scheme.

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

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

### *Winter*

- 2.1.600 The view consists of a rural landscape of large scale fields extending from the road. 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.
- 2.1.601 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*

- 2.1.602 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*

- 2.1.603 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 low, due to the extent of infrastructure.
- 2.1.604 As the receptor is representative of people passing through the area on a secondary road, the susceptibility is assessed as medium.
- 2.1.605 The combination of the low value and the medium susceptibility results in a low sensitivity to the proposed Scheme due to the extent of existing infrastructure within the view

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

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

### *Winter*

- 2.1.607 The view consists of close range views of the church ruins and a rural landscape. The Burwell sub-station is also 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.
- 2.1.608 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*

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

### *Sensitivity*

- 2.1.610 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 medium.
- 2.1.611 As the receptor is representative of residents, where views are an important part of the experience, the susceptibility is assessed as high.
- 2.1.612 The combination of the medium value and high susceptibility results in a medium sensitivity to the proposed Scheme due to the extent of infrastructure within the view.

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

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

*Winter*

- 2.1.614 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 sub-station, the background of the view consists of woodland, which truncate any longer distance views across the landscape.
- 2.1.615 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*

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

*Sensitivity*

- 2.1.617 As the view consists of common landscape elements, including fields, recreational grounds and residential properties, along with overhead pylons, the value is assessed as medium.
- 2.1.618 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 high.
- 2.1.619 The combination of the medium value and high susceptibility results in a high sensitivity to the proposed Scheme.

**Viewpoint 59: View north from the Devil's Ditch (PRoW (footpath) 191/10)  
(Figure 10.84A and 10.84B)**

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

*Winter*

- 2.1.621 The view is characterised by a rural landscape, of large scale arable fields divided by hedgerows. The view demonstrates the low lying and flat landform across the extent of the view. The background of the view consists of a wooded skyline, with the upper parts of overhead pylons connecting to Burwell sub-station.

2.1.622 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*

2.1.623 Due to the open character of the fields, the composition of the view remains similar to winter. With the vegetation in the background in leaf, there is increased softening and screening of the pylons.

*Sensitivity*

2.1.624 As the view is across a rural landscape the value is assessed as medium.

2.1.625 As the receptor is recreational users passing through the area, where the views are relevant to the experience of walking along the Devil's Ditch, the susceptibility is assessed as high.

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