

Viewpoint Assessment

East Wisbech BCP
Landscape, ecology and arboricultural report

Annex A

Viewpoints 1-5



Viewpoint 1 - Stow Lane (at Stow Gardens)

A 180° view looking eastwards into the Site through a gap in the hedgerow along Stow Lane. This view would be clearer during winter, as the foreground is partially screened by hedgerow and verge vegetation. The block of woodland in the distance in the centre of the photograph is the woodland on the southern boundary of the Site. The hedgerow trees that frame the view to the left and right of the photograph are along Stow Lane.

This view is likely to be transformed as a result of the development - from an open field to a residential neighbourhood. Indeed there may be opportunities to open up the Site so that Stow Lane becomes an integral part of the development, with a new public greenspace alongside. The susceptibility of visual receptors at this viewpoint is judged to be high as Stow Lane is used as a public right of way and people likely to be walking for pleasure and enjoying the scenery. The route is heavily used and highly accessible to the local urban population. The landscape is not subject to any designations and so viewpoint 1 has a relatively low value. Overall visual receptor sensitivity is moderate.

Viewpoint 1 - Data

Coordinates: Latitude: 52.6602 N Longitude: 0.17799 E
 Elevation (based on OS): 3 m AOD
 Distance from Site : 0 m

Conditions

Weather : Sunny

Photograph

Height above ground: 1.5 m
 Camera & Lens : Canon EOS 6D with lens EF50mm f/1.4 USM
 Taken by : Kate Collins on 13.07.17 at 09.46pm

Viewpoint 1 - Location





Viewpoint 2 - Hall Field Path

Close view looking south across the open field in the centre south of the Site, between Hall Field Path and Green Drive. The trees on the far left of the photograph are along Hall Field Path. The block of woodland in the distance in the centre of the photograph is the woodland on the southern boundary of the Site. The trees to the right are along Stow Lane.

This view is likely to be transformed as a result of the development - from an open field to a residential neighbourhood. The trees that form a partial backdrop to the view will be retained and there will be a new green infrastructure network threading through the built development. The susceptibility of visual receptors at this viewpoint is judged to be high as people walking along Hall Field Path, a public right of way, are likely to be walking for pleasure and enjoying the scenery. The footpath is heavily used and highly accessible to the local urban population. The landscape is not subject to any designations and so viewpoint 2 has a relatively low value. Overall visual receptor sensitivity is moderate.

Viewpoint 2 - Data

Coordinates: Latitude: 52.66076 N Longitude: 0.179864 E
Elevation (based on OS): 3 m AOD
Distance from Site : 0 m

Conditions

Weather : Sunny

Photograph

Height above ground: 1.5 m
Camera & Lens : Canon EOS 6D with lens EF50mm f/1.4 USM
Taken by : Kate Collins on 13.07.17 at 09.21pm

Viewpoint 2 - Location



Approximate visible extent of development Site

Trees along Broad End Lane

Woodland on southern boundary of Site

Hall Field Path

Poplars just north of Sandy Lane



Viewpoint 3 - Hall Field Path looking west from near Broad End Lane

A 180° view looking westwards into the Site from the open part of Hall Field path near its junction with Broad End Lane on the eastern boundary of the Site. A clear view across the site to the fields on either side of Hall Field Path. Hedgerow trees, blocks of woodland and the stand of poplars north of Sandy Lane form a backdrop to the view. It is notable that there are no glimpses of the houses on the edge of Wisbech, even though they are only 40m to the west.

This view is likely to be transformed as a result of the development - from an open field to a residential neighbourhood. The susceptibility of visual receptors at this viewpoint is judged to be high as people walking along Hall Field Path, a public right of way, are likely to be walking for pleasure and enjoying the scenery. The footpath is heavily used and highly accessible to the local urban population. The landscape is not subject to any designations and so viewpoint 3 has a relatively low value. Overall visual receptor sensitivity is moderate.

Viewpoint 3 - Data

Coordinates: Latitude: 52.660577 N Longitude: 0.847339 E
Elevation (based on OS): 3 m AOD
Distance from Site : 0 m

Conditions

Weather : Sunny

Photograph

Height above ground: 1.5 m
Camera & Lens : Canon EOS 6D with lens EF50mm f/1.4 USM
Taken by : Kate Collins on 13.07.17 at 09.30pm

Viewpoint 3 - Location





Viewpoint 4 - Broad End Lane

A 180° view looking westwards into the Site from Broad End Lane in the centre of the Site. The block of trees that form the backdrop to this view is a mixed plantation in the centre of the site, south of Sandy Lane. The tall stand of poplars north of Sandy Lane is also prominent. Sandy Lane is visible and the local roads are busy with traffic, although the houses on the eastern fringes of Wisbech are not visible.

This view is likely to be transformed as a result of the development - from an open field to a residential neighbourhood. The susceptibility of visual receptors at this viewpoint is judged to be low as this is a busy local road and motorists are unlikely to be focused on the surrounding scenery. The landscape is not subject to any designations and so viewpoint 4 has a relatively low value. Overall visual receptor sensitivity is low.

Viewpoint 4 - Data

Coordinates: Latitude: 52.662475 N Longitude: 0.858844 E
 Elevation (based on OS): 3 m AOD
 Distance from Site : 0 m

Conditions

Weather : Sunny

Photograph

Height above ground: 1.5 m
 Camera & Lens : Canon EOS 6D with lens EF50mm f/1.4 USM
 Taken by : Kate Collins on 13.07.17 at 10.01pm

Viewpoint 4 - Location





Viewpoint 5 - Burrettgate Road

A 180° view looking west directly into the Site from Burrettgate lane. This part of the Site is dominated by commercial orchards so it has a neat, regimented appearance. The stand of poplars to the centre-left of the photograph is just north of Sandy Lane.

This view is likely to be transformed as a result of the development - from an open field to a residential neighbourhood. The susceptibility of visual receptors at this viewpoint is judged to be low as this is a busy local road and motorists are unlikely to be focused on the surrounding scenery. The landscape is not subject to any designations and so viewpoint 5 has a relatively low value. Overall visual receptor sensitivity is low.

Viewpoint 5 - Data

Coordinates: Latitude: 526638021 N Longitude: 0.858844 E
Elevation (based on OS): 3 m AOD
Distance from Site : 0 m

Conditions

Weather : Sunny

Photograph

Height above ground: 1.5 m
Camera & Lens : Canon EOS 6D with lens EF50mm f/1.4 USM
Taken by : Kate Collins on 13.07.17 at 10.00pm

Viewpoint 5 - Location



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