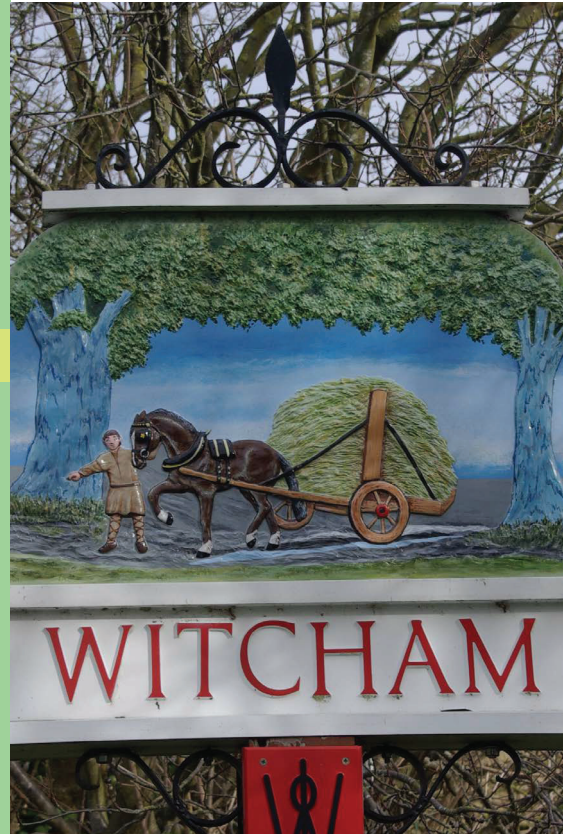


# WITCHAM

## NEIGHBOURHOOD PLAN

**IMPORTANT VIEWS ASSESSMENT**

**December 2024**



Witcham Parish Council



Prepared for Witcham Parish Council by  
Places4People Planning Consultancy  
December 2024

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Photographs are provided by the Neighbourhood Plan Working Group, AECOM, Places4People and, where identified, Google StreetView.

## Introduction

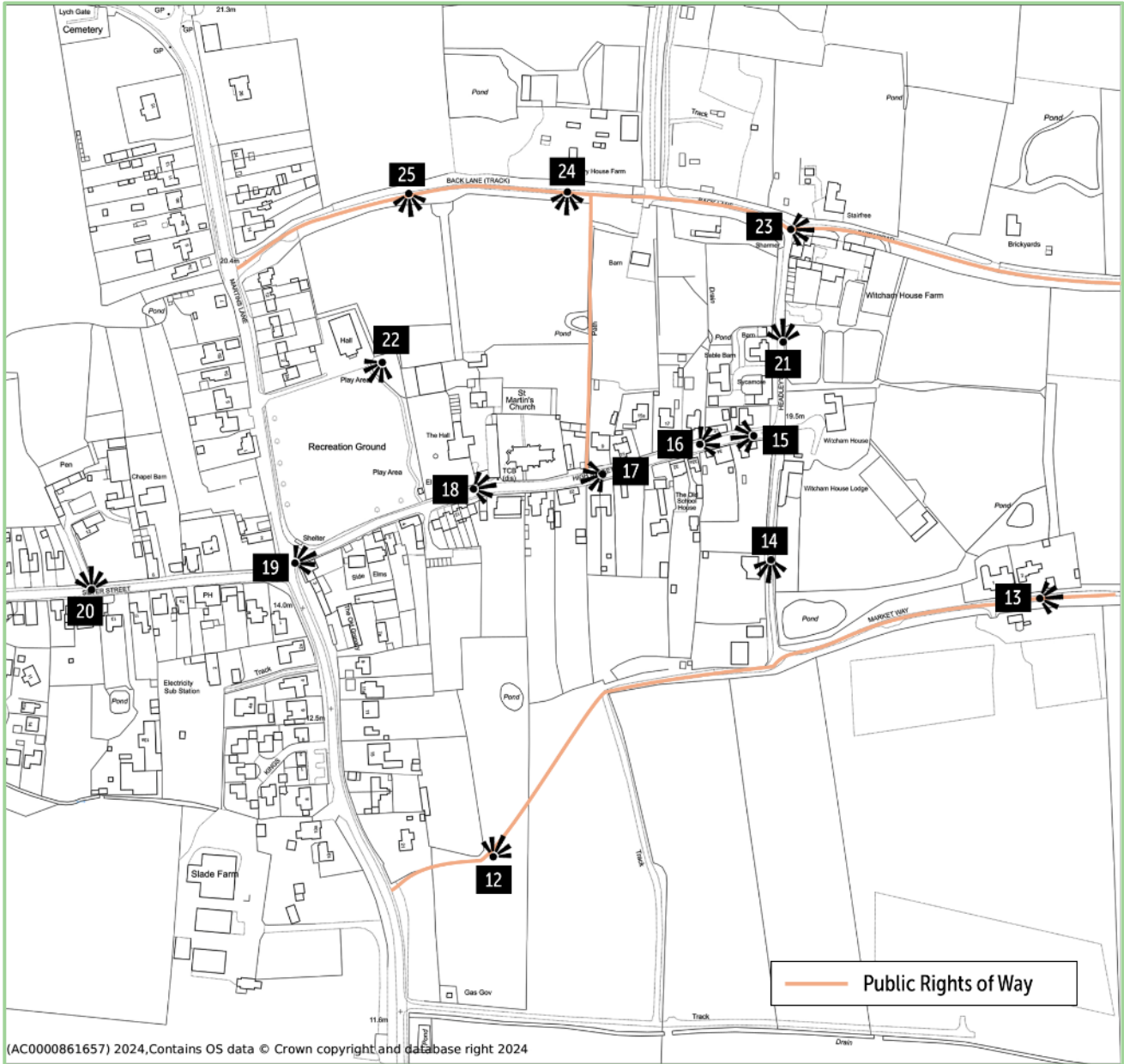
As part of the preparation of the Witcham Neighbourhood Plan, an assessment of important views was undertaken. The findings of this assessment are contained in this report, which forms a supporting document for the Neighbourhood Plan. The Neighbourhood Plan refers to the information contained in this document, which should be taken account of in considering development proposals.

## Identifying Important Views

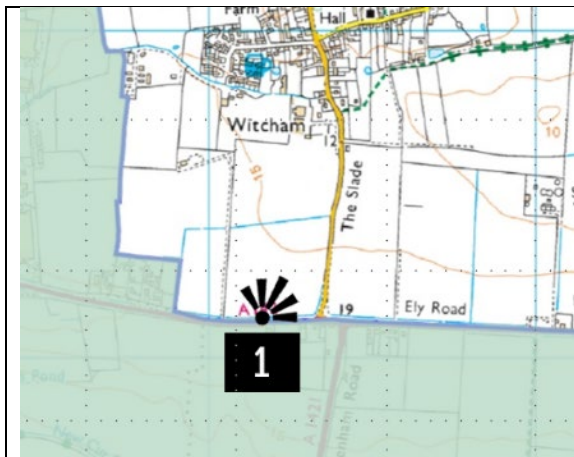
The assessment of important views has been guided by The Landscape Institute's Technical Guidance Note "Reviewing Landscape and Visual Impact Assessments (LVIAs) and Landscape and Visual Appraisals (LVAs)" January 2020

Important viewpoints from publicly accessible locations were identified and these are identified on the maps below. An assessment of the potential impact of any development on these views has been made and is tabulated on the following pages.





Map 2 – Village centre identified important views

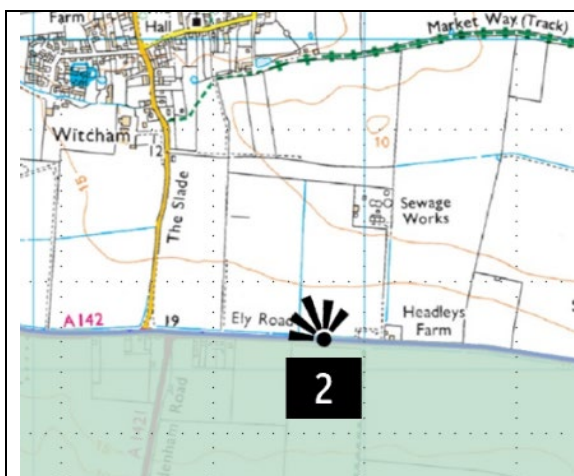


## View 1

View north from A142

An extensive view across the village demonstrating how most buildings are screened by trees and hedgerows. Glimpses of the Church tower are possible.

Tall development that protrudes above the tree canopy, or development in the foreground, could have a significant detrimental impact on the key features of the view.



## View 2

View north from A142

An extensive view across the village demonstrating how most buildings are screened by trees and hedgerows. Glimpses of the Church tower are possible.

Tall development that protrudes above the tree canopy, or development in the foreground, could have a significant detrimental impact on the key features of the view.





### View 3

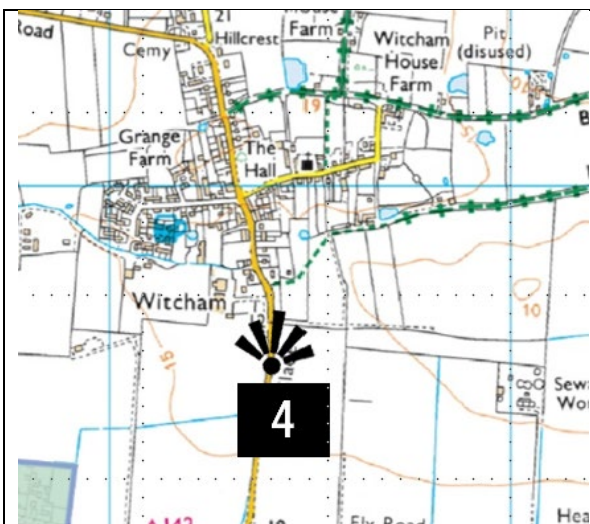
View west from Long Causeway towards village centre.

A wide ranging view across the Parish illustrating how parts of the centre of the village are on higher ground.

Tall development that protrudes above the tree canopy in the village centre, or development in the foreground, could have a significant detrimental impact on the key features of the view.



©Google



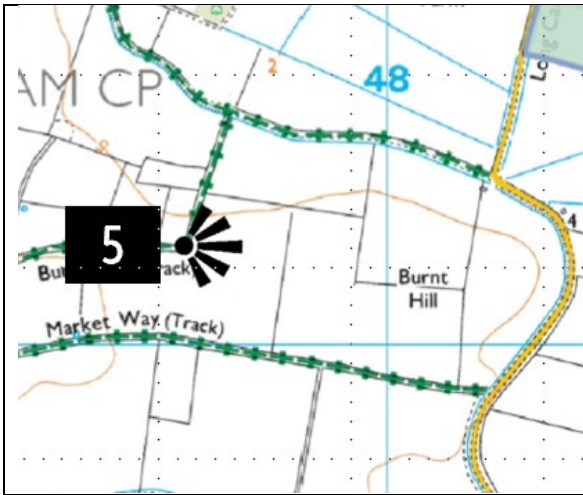
### View 4

View north from The Slade towards village centre.

The main arrival point for people travelling to the village, the view illustrates how much of the built-up area is located on higher ground with well established trees and hedgerows screening the impact of the built environment on the surrounding landscape.

Additional development in the foreground or development that protrudes above the tree canopy could have a significant detrimental impact on the view.

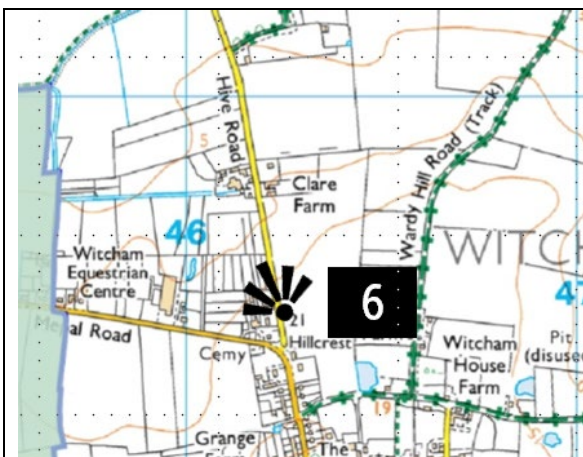




### View 5

View east along Bury Road byway with Ely Cathedral in the distance.

The Cathedral is a focal point for views from many settlements in the area. Development that obstructs the view could have a significant detrimental impact on the setting of the Cathedral.



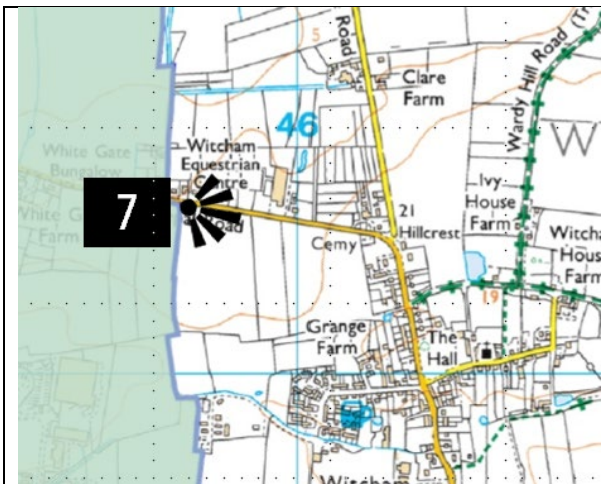
### View 6

View north along Hive Road towards the Ouse Washes.

An extensive view from the higher ground of the village centre with the internationally important wildlife sites in the distance.

Although this area is outside the Development Envelope, any development could have a significant detrimental impact on the view towards the Ouse Washes without appropriate mitigation.



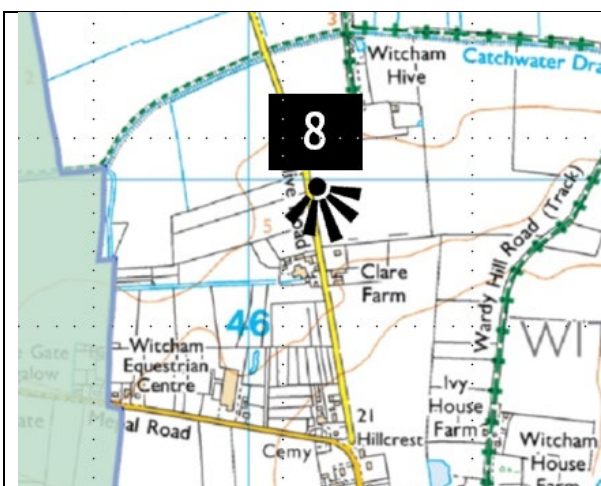
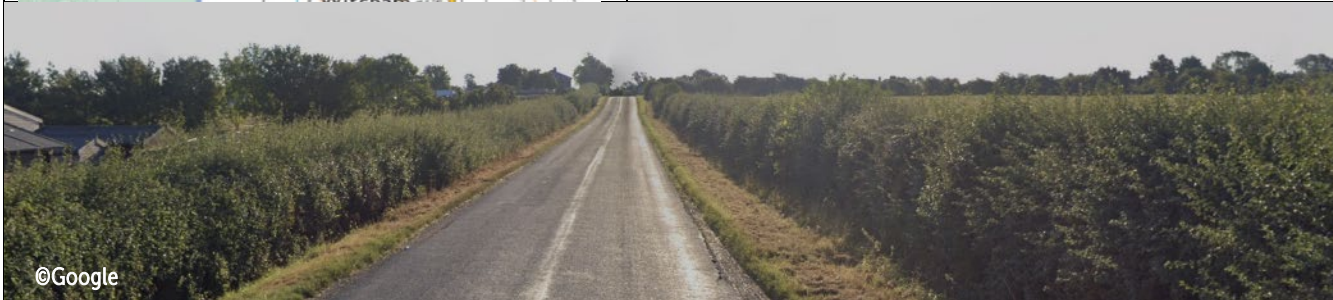


### View 7

View east along Mepal Road towards village centre,

The view demonstrates the change in levels towards the main built-up area of the village and how the built-up area is largely screened by trees and hedgerows from the surrounding countryside.

Taller development in the village centre could have a significant detrimental impact on the key features of the view.



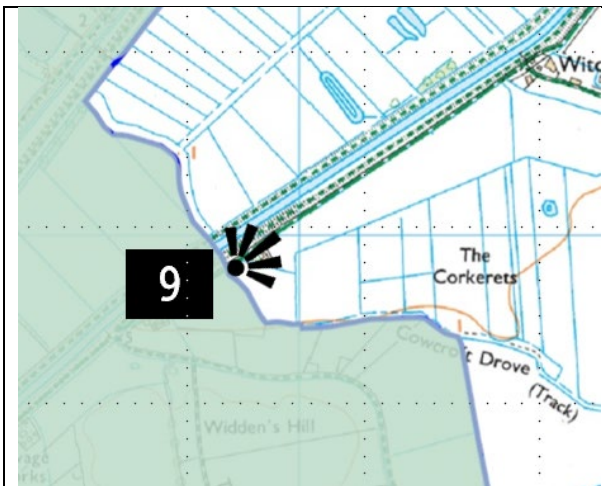
### View 8

View south from Hive Road towards village centre.

The view demonstrates the change in levels towards the main built-up area of the village and how the built-up area is largely screened by trees and hedgerows from the surrounding countryside.

Taller development in the village centre could have a significant detrimental impact on the key features of the view.

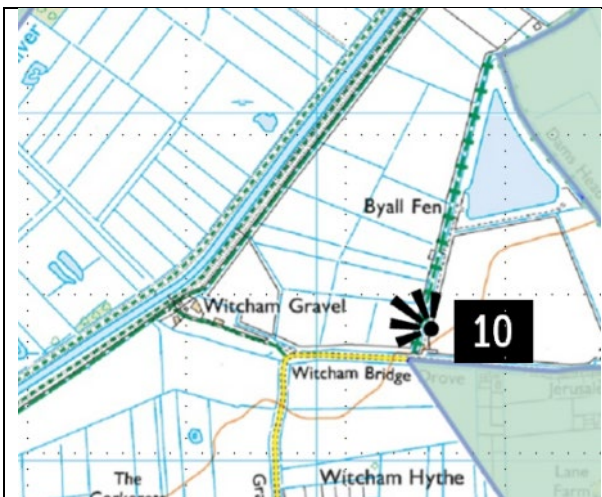




### View 9

View north-east along New Bedford River bank.

The view demonstrates the extensive openness of this part of the Parish. Most of the area is within Flood Zone 3 where development would not normally be supported. However, taller structures such as pylons or wind turbines could have a significant detrimental impact on the openness of the view.

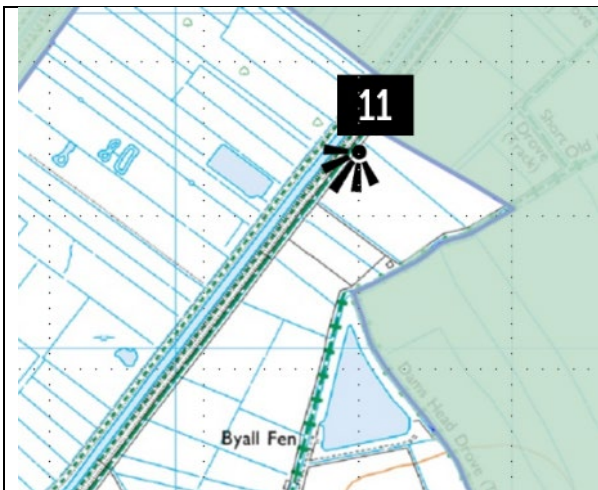


### View 10

View west from Old Lynn Drove, Byall Fen towards New Bedford River.

The view demonstrates the extensive openness of this part of the Parish. Most of the area is within Flood Zone 3 where development would not normally be supported. However, taller structures such as pylons or wind turbines could have a significant detrimental impact on the openness of the view.

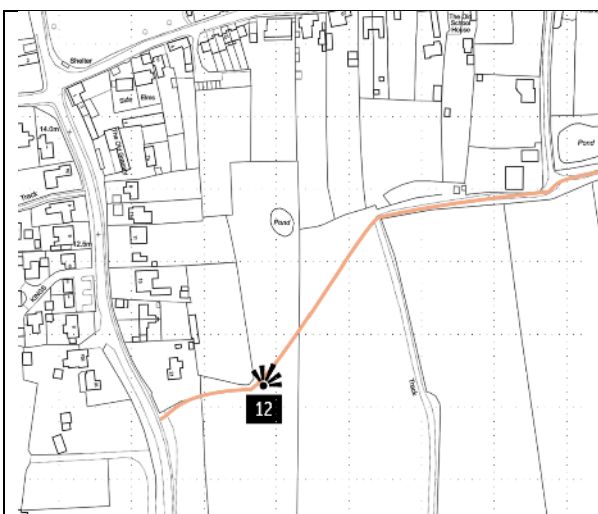




### View 11

View south-west along New Bedford River bank.

The view demonstrates the extensive openness of this part of the Parish. Most of the area is within Flood Zone 3 where development would not normally be supported. However, taller structures such as pylons or wind turbines could have a significant detrimental impact on the openness of the view.



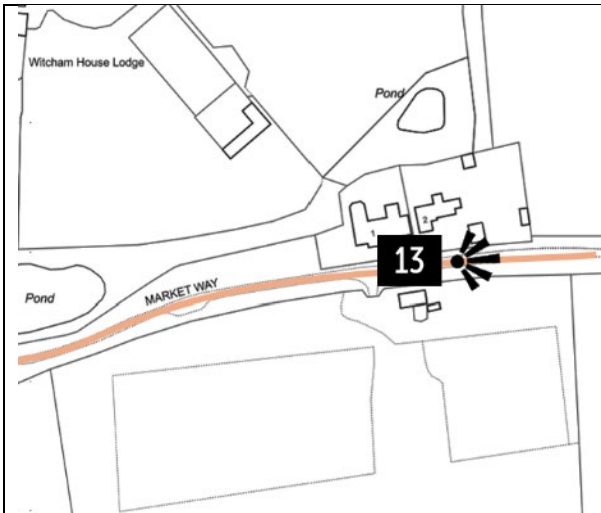
### View 12

View north-east from public footpath towards village centre and Church.

The view illustrates how much of the built-up area is screened by trees and hedgerows, reducing its impact on the countryside setting.

Additional development in the foreground or development that protrudes above the tree canopy could have a significant detrimental impact on the view.

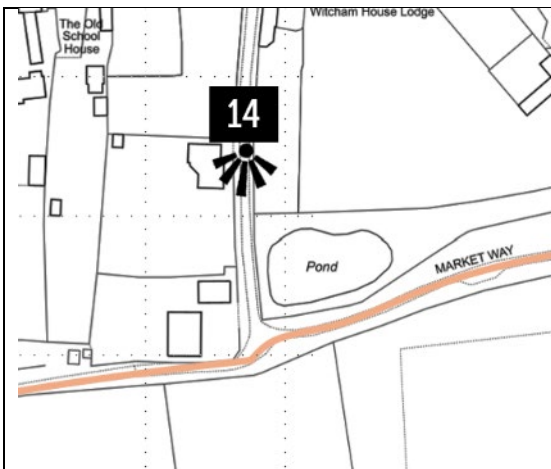




### View 13

View east along Market Way byway.

A view along one of many hedgerow lined byways in the village.



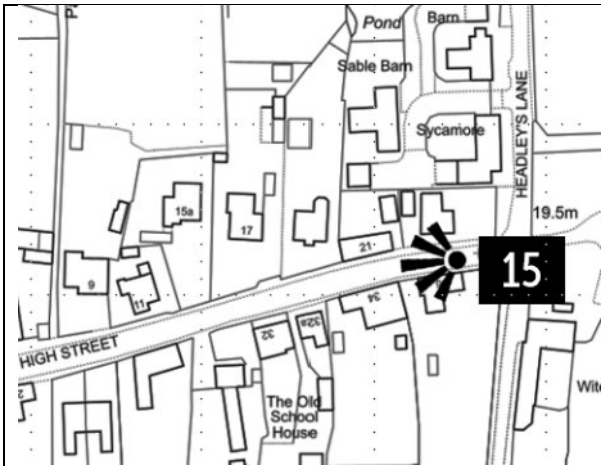
### View 14

View south along Headley's Lane.

View from an elevated location towards village edge. The view demonstrates the importance of trees and hedgerows in this location to soften the impact of development on the area.

The loss of trees in this area could have a significant impact on the setting of this part of the village.



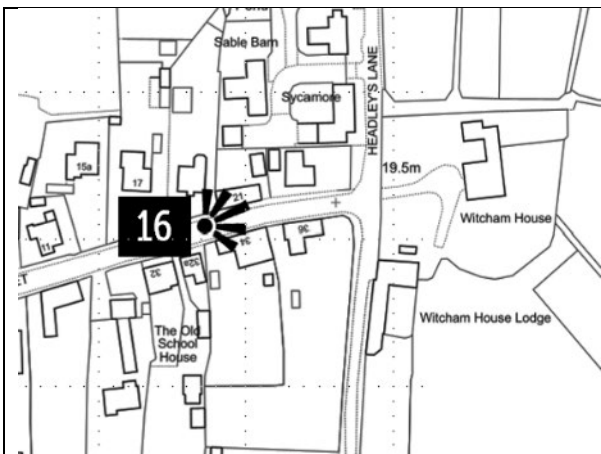


### View 15

View west along High Street.

A view in the Conservation Area with the Church as a focal point.

Development proposals will need to demonstrate that any harm caused as a result of the impact of a proposed scheme is justified by the public benefits that it would provide.

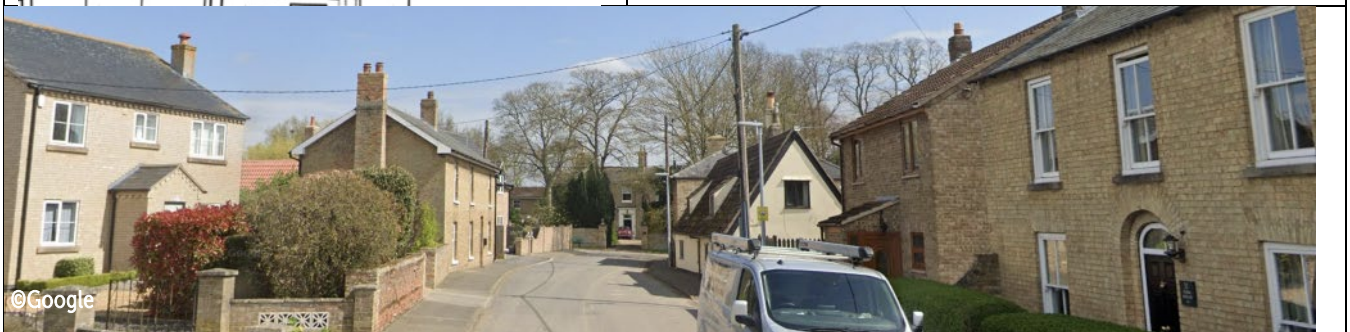


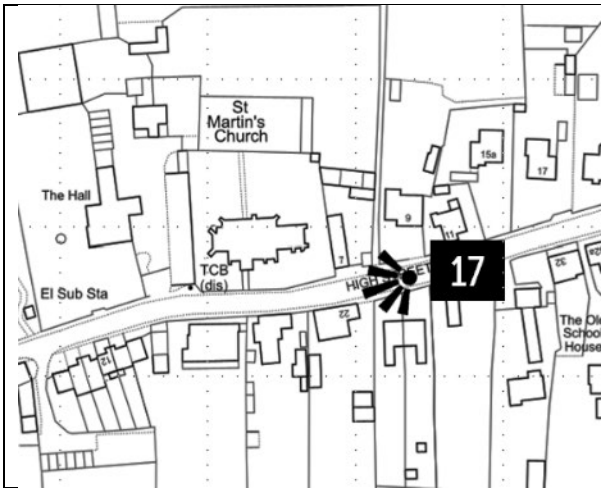
### View 16

View east along High Street.

A view in the Conservation Area to Witcham House.

Development proposals will need to demonstrate that any harm caused as a result of the impact of a proposed scheme is justified by the public benefits that it would provide.



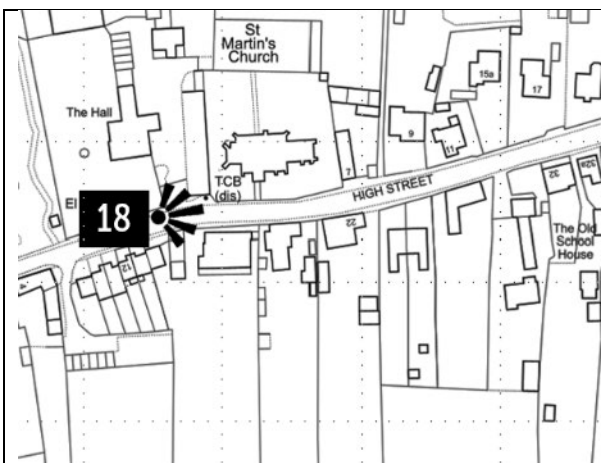


### View 17

View east along High Street.

A view in the Conservation Area to towards the Church.

Development proposals will need to demonstrate that any harm caused as a result of the impact of a proposed scheme is justified by the public benefits that it would provide.



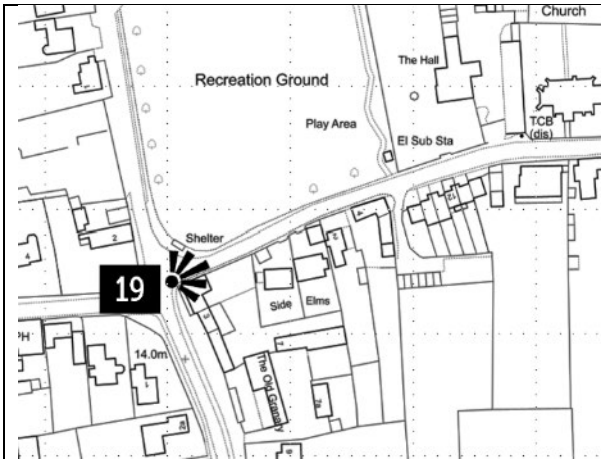
### View 18

View west along High Street.

A view in the Conservation Area to towards the Church.

Development proposals will need to demonstrate that any harm caused as a result of the impact of a proposed scheme is justified by the public benefits that it would provide.



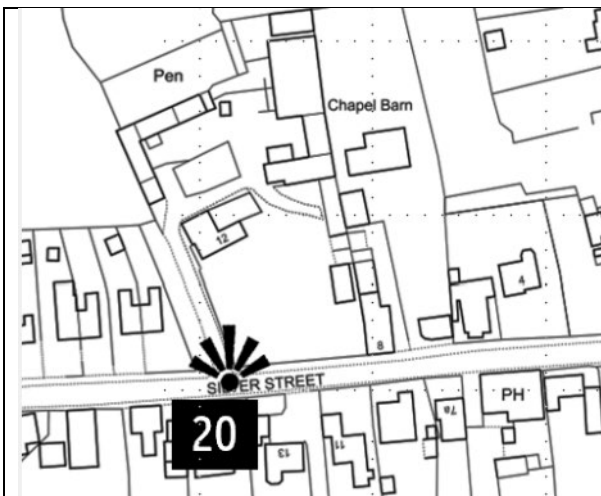


### View 19

View east along High Street.

A view in the Conservation Area to towards the Church.

Development proposals will need to demonstrate that any harm caused as a result of the impact of a proposed scheme is justified by the public benefits that it would provide.

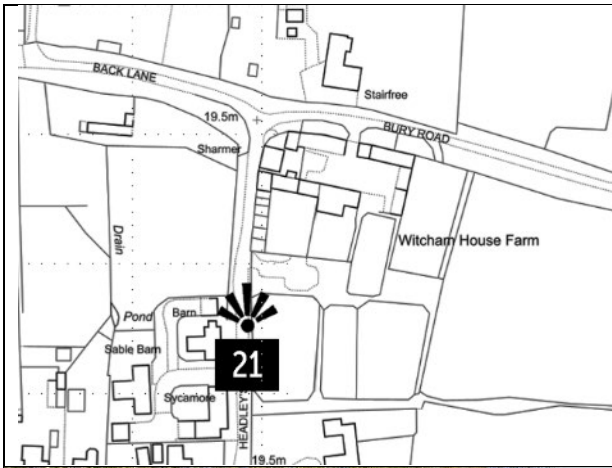


### View 20

Grange Farm, Silver Street

A view from Silver Street to Grange Farm, identified by the District Council as a "Building of Local Interest"

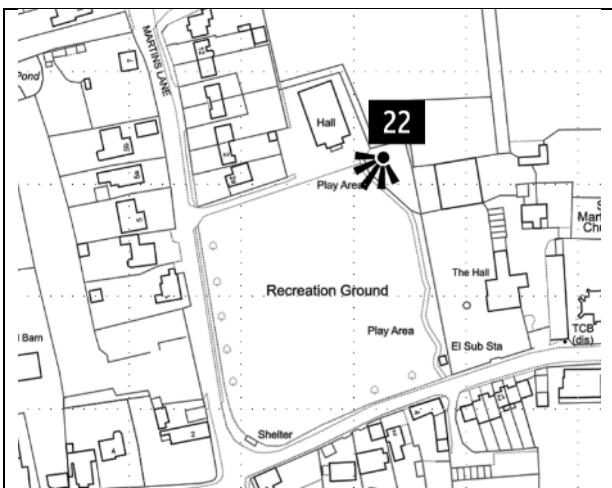




### View 21

View north along Headley's Lane.

The view illustrates the harmony between the hedge lined lanes and traditional building materials in this part of the village. The loss of the hedgerow could have a significant detrimental impact on the character of this area.

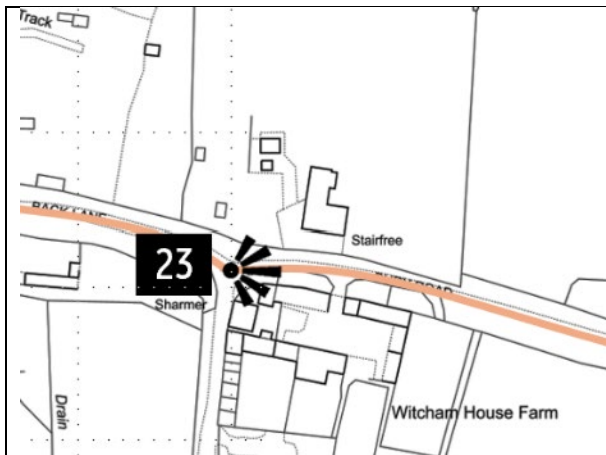


### View 22

View south-west across Recreation Ground.

A wide view across the Recreation Ground to Yew Tree House (Grade II listed) and Manor Farm House. The view is wholly within the Conservation Area and proposals will need to demonstrate that any harm caused as a result of the impact of a proposed scheme is justified by the public benefits that it would provide.

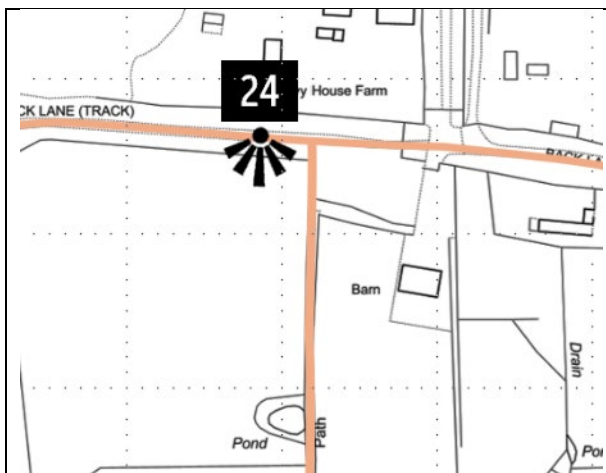




### View 23

View east along Bury Road.

A view along the byway illustrating the importance of the hedgerows and wide verges.

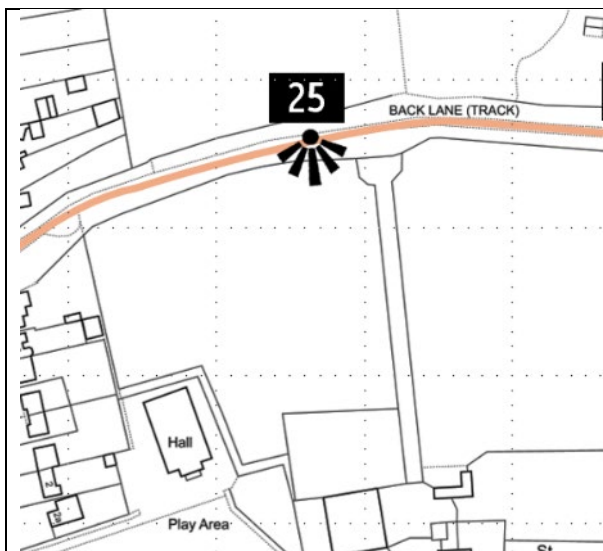


### View 24

View south of Back Lane (east).

A view across a meadow towards the Church and Conservation Area. Development in the foreground could have a significant detrimental impact on the setting of the Grade I listed Church.





## View 25

View south of Back Lane (west).

A view across a meadow towards the rear of Witcham Hall, Village Hall and the Conservation Area. Development in the foreground could have a significant detrimental impact on the setting of the Grade II listed Witcham Hall.