



# Haddenham and Aldreth Neighbourhood Plan

Assessment of Important Views  
March 2022

Haddenham Parish Council



## **Introduction**

As part of the preparation of the 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 Haddenham Neighbourhood Plan. Policy HAD 8 of the Neighbourhood Plan refers to the information contained in this document, which should be taken account of in considering development proposals.

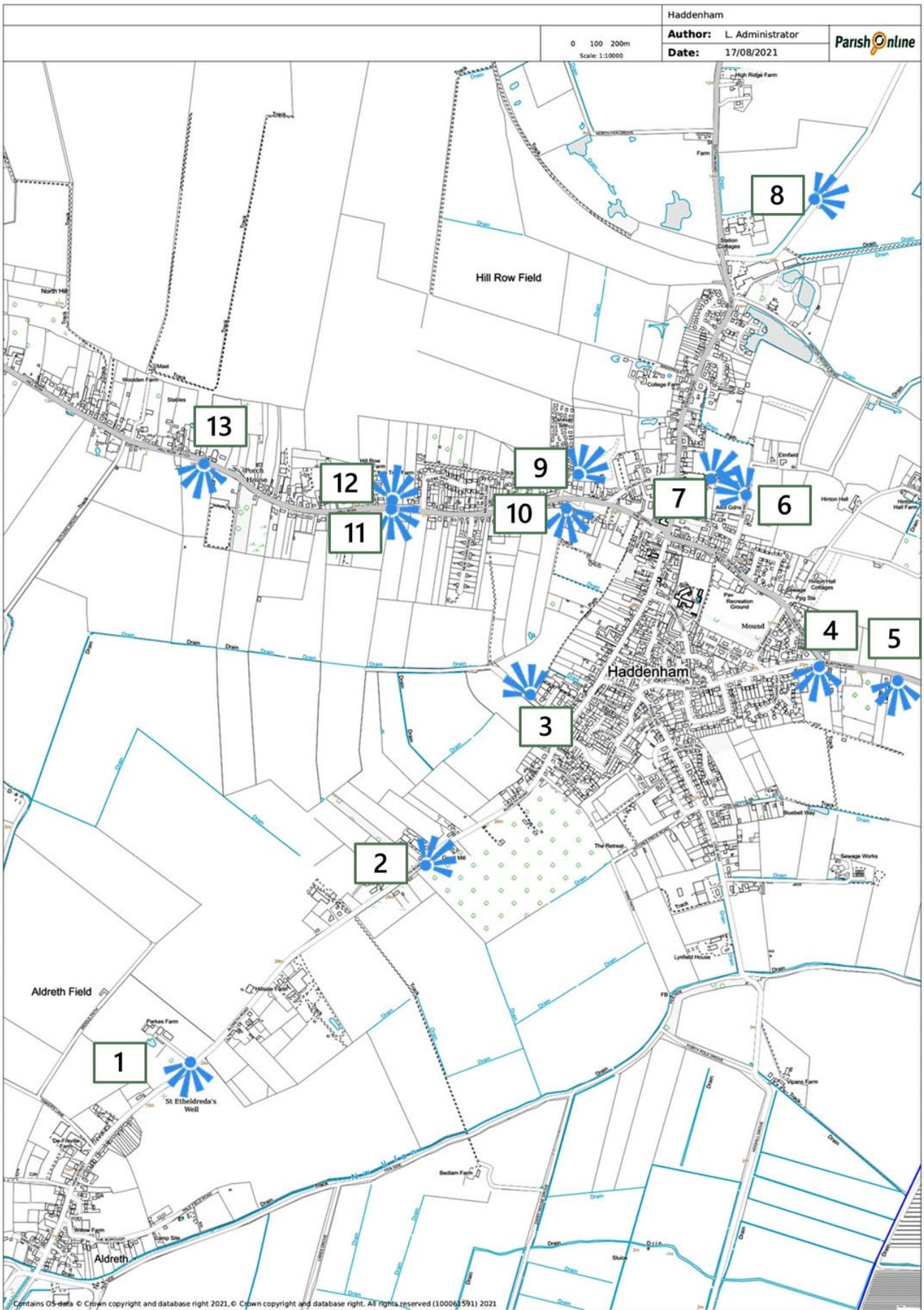
## **Context**

As part of the preparation of the Neighbourhood Plan, Design Guidance for the Neighbourhood Area was prepared by A R Urbanism. This document is available to view on the Neighbourhood Plan pages of the Parish Council website. The Design Guidance noted a range of views within the parish, classified as incidental landscape views, panoramic landscape views, townscape views and distant townscape views. The protection of the key features of important views is critical in defining and reinforcing sense of place and local distinctiveness, connecting places where people live with the wider environment, providing opportunities to appreciate special qualities and connecting to local landmarks which can aid orientation. They also help express the relationship between settlement and wider landscape setting and a sense of arrival and gateways.

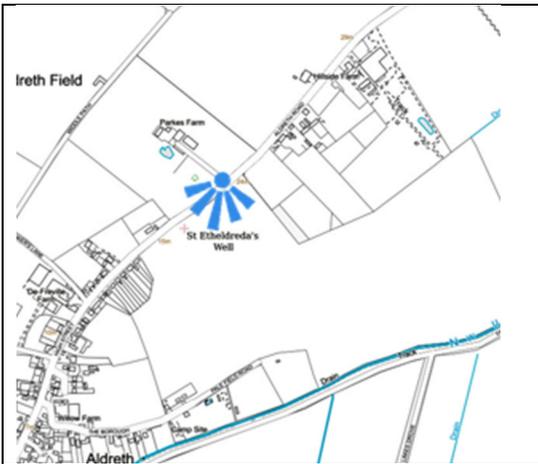
## **Identifying Important Views**

The Design Guidance has provided a baseline for this more detailed assessment of important views which, in turn, has resulted in the identification of important views in Policy HAD 8 of the Neighbourhood Plan. The views identified in this Assessment 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. As a starting point, views into or within the built-up areas of the parish have identified as a priority as it is these that are most likely to be the subject of some development within them given the strategy to focus most new development within the defined Development Envelopes. Conversely, important views to features from the built-up areas to outside the parish have also been identified as development in the foreground could also have a significant detrimental impact on the view both out of and also into the parish.

All the important viewpoints are from publicly accessible locations and they are identified on the map below. An assessment of the potential impact of any development on these views has been made. The outcomes of this assessment are tabulated on the following pages.



Map 1 – The identified Important Views

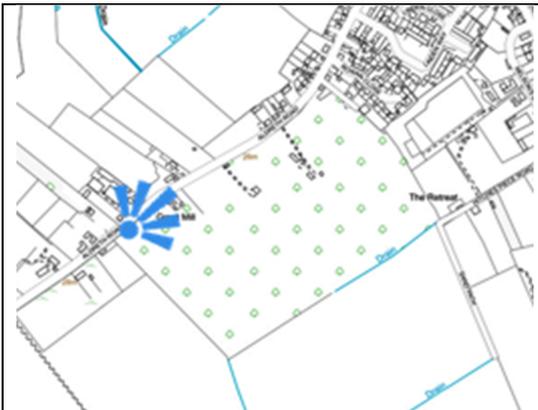


### View 1

View south from Aldreth Road over Aldreth and towards Cottenham.

The long distance view over the River Great Ouse valley and large open sky uninterrupted by tall buildings or structures is the key feature of this view.

Tall development in Aldreth or beyond, including overhead pylons or wind turbines could have a significant detrimental impact on this view.



### View 2

View north-east along Aldreth Road towards Haddenham Water Tower.

The key features of this view are the hedgerow lined road that provides a soft gateway into the village with the focal point being the Water Tower in the distance.

Tall development on the southern edge of the village could have a significant detrimental impact on this view.





### View 3

View west from Bury Lane junction with Aldreth Road towards Hill Row (on right) and Earith (on left).

The long distance view towards Earith and the view to housing at Hill Row, as well as the large open sky uninterrupted by tall buildings or structures is the key feature of this view.

Tall development in Hill Row or overhead pylons or wind turbines in the view towards Earith could have a significant detrimental impact on this view.



### View 4

View south from Wilburton Road junction with New Road towards Cambridge some 8 miles to the south.

The view demonstrates how Haddenham village sits above the surrounding countryside and how prominent any development in the foreground would be when viewed from the south.

Tall development beyond the foreground, such as pylons or wind turbines, could have a significant detrimental impact on this important view. Development in the foreground would eradicate the view.





### View 5

View south from Wilburton Road south towards Cambridge.

The view demonstrates how Haddenham village sits above the surrounding countryside and how prominent any development in the foreground would be when viewed from the south.

Tall development beyond the foreground, such as pylons or wind turbines, could have a significant detrimental impact on this important view. Development in the foreground would eradicate the view.



### View 6

View from Chewells Lane west towards village centre.

The church tower dominates the skyline and provides an appropriate link from the cemetery. Although rooftops are visible, they're largely hidden by trees.

Tall development above the tree canopy or in the foreground would have a significant detrimental impact on this important view.





### View 7

View north-east from public footpath towards Ely.

As with the views south from the village, this view demonstrates how the village centre is raised up above the surrounding landscape. Long distance views of Ely Cathedral are available.

Tall development, including overhead pylons or wind turbines could have a significant detrimental impact on this view.



### View 8

View north-east from Ely Way towards Ely.

An extensive and open view across the fens. Long distance views of Ely Cathedral are available.

Tall development, including overhead pylons or wind turbines could have a significant detrimental impact on this view and obscure the view of Ely Cathedral.





### View 9

View north-east from Hardwicke Fields.

An extensive view across the fens to the north of the village

Tall development, including overhead pylons or wind turbines could have a significant detrimental impact on this view.



### View 10

View south from Great Mill View through Feasts Field towards the former windmill

The view towards Aldreth Road reinforces the evidence that the village is built upon the high ground above the surrounding fen landscape. The former windmill, a Grade II listed building, is visible.

Development between the viewpoint and the ridgeline could have a significant detrimental impact on the setting of the village and this view towards the windmill.





### View 11

View south from Hill Row towards Aldreth Road

The view towards Aldreth Road reinforces the evidence that the village is built upon the high ground above the surrounding fen landscape. The former windmill, a Grade II listed building, is visible.

Development between the viewpoint and the ridgeline could have a significant detrimental impact on the setting of the village and this view towards the windmill.



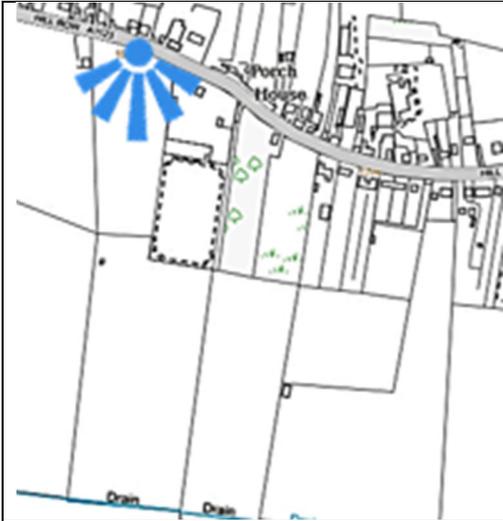
### View 12

View north from Hill Row

The view represents an important gap between the main settlement of Haddenham and Hill Row. It demonstrates how the land rises and provides an important glimpse of countryside in an otherwise developed frontage on the north side of Hill Row that extends for just over 2km from the edge of the village to the village centre.

Development in this area would erode the important gap and the outward view to the north.





### View 13

View south from Hill Row

The view towards Aldreth Road reinforces the evidence that the village is built upon the high ground above the surrounding fen landscape.

Development between the viewpoint and the ridgeline could have a significant detrimental impact on the setting of the village.

