

## Mill Lane, Sawston – Landscape Viewpoint Assessment

### Views and Visual Receptors

Incola have prepared a Zone of Theoretical Visibility (ZTV) which reflects the location and height of the likely proposed dwellings on the site. The ZTV utilises LiDAR data which includes digital terrain mapping as well as built form and vegetation (trees, woodland and hedgerows), providing an indication of the screening provided by these elements. A copy of the ZTV is included with this document.

Having undertaken fieldwork to verify the findings of the ZTV, Incola have identified a range of representative viewpoints from public vantages. These viewpoints include those for a variety of different groups of people (visual receptors) including users of local footpaths / rights of way and roads, from a range of distances and orientations.



The viewpoint locations and visual receptors are illustrated on the viewpoint location plan, and extract below. The photoviews are included on the accompanying photo sheets.

It is proposed that these views and receptors inform the LVA that would accompany any application.

As demonstrated by the ZTV and photoviews, the site is visually well contained, with views from the wider landscape screened by the settlement at Sawston and trees and hedgerows to field boundaries and alongside roads and the railway.

In summary:

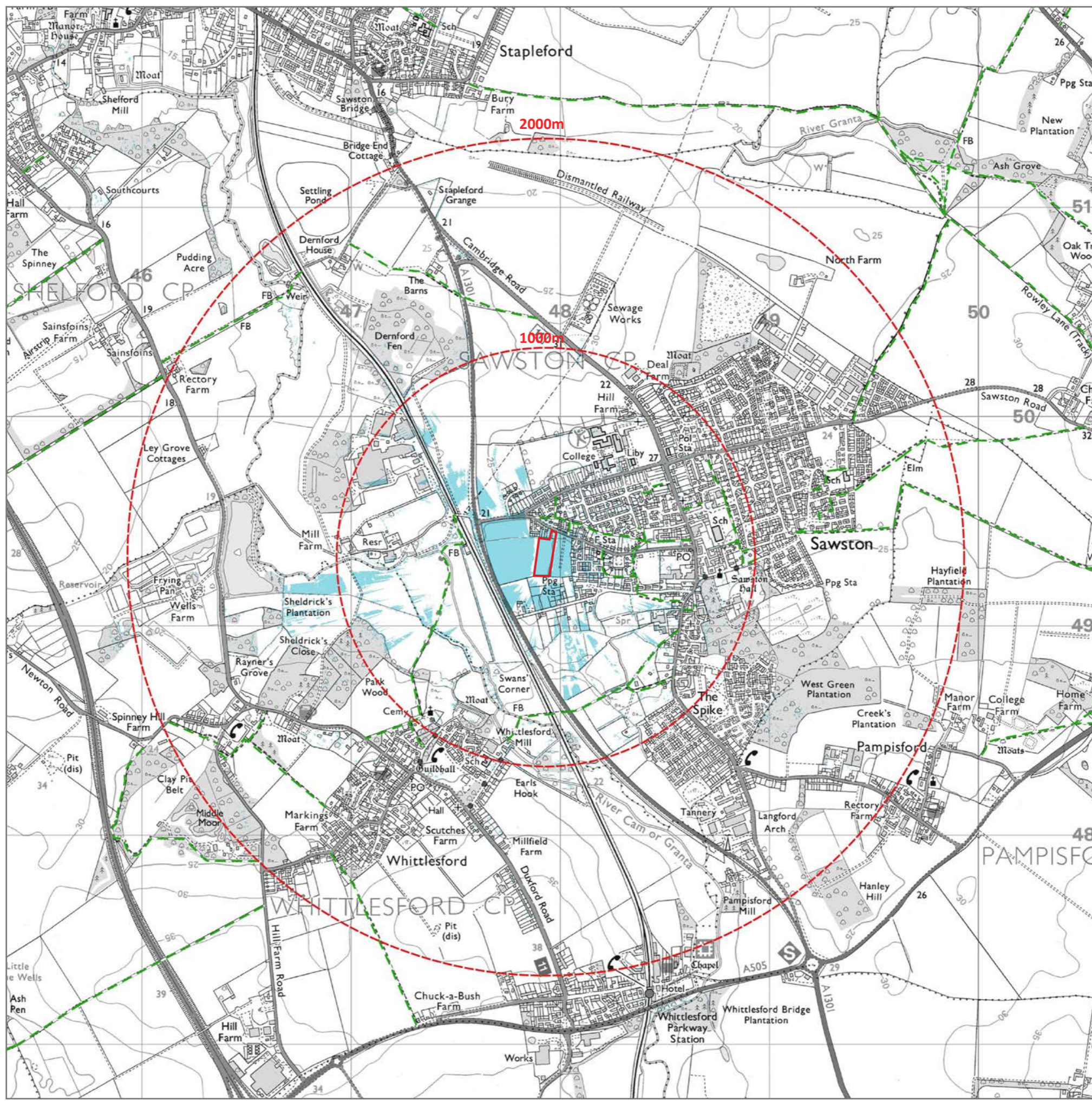
- Views from the A1301 are filtered by intervening roadside trees, with houses on the edge of Sawston forming a backdrop beyond the fields and paddocks in the foreground. These include properties at The Stakings to the west and Challis Close, beyond the site to the east.
- From Mill Lane to the north, the site is set beyond roadside trees and hedgerows, with limited views into the site;
- To the south, numerous lines of trees and riparian vegetation screen views towards the site from footpath Whittlesford 1 beyond common Lane.

Views from the low-lying land west of the road and railway line are screened by the embankment and lines of trees.

Those people identified as having potential views of the proposals include the following:

- Users of Mill Lane when approaching and entering Sawston from the west — representative viewpoints 1 — 5
- Users of Mill Lane passing the site at the site entrance - representative viewpoint 6
- Users of Mill Lane approaching from the east, overlooking the allotments — representative viewpoint 7
- Users of Challis Close to the east of the allotments — representative viewpoints 8 and 9
- Users of Common Lane to the south — representative viewpoint 10
- Users of Footpath Whittlesford 1 to the south - representative viewpoints 11 & 12
- Users of the A1301 to the southwest and west — representative viewpoints 13 & 14





- Legend**
- Site Boundary
  - PROWs
  - Zone of Theoretical Visibility: Potential Visibility

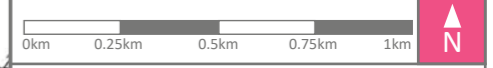
The Zone of Theoretical Visibility provides the potential visibility of the site, and is based on topography, built form and vegetation. This assessment is based on a development of 9m high viewed from a height of 1.6m, at a 2.5km radius.

Source: This ZTV plan has been modelled using GIS computer software (QGIS) and LiDAR Composite First Return DSM 2M (2022) supplied by DEFRA

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**Zone of Theoretical Visibility**

Drawing Ref	-
Revision	-
Date	24/01/2025



**Mill Lane Sawston**  
 Landscape Appraisal  
 Incola 1087R01  
 24/01/2024

Visual Receptors

Photoviewpoints 1-7 - Users of Mill Lane

Photoviewpoints 8-9 - Users Challis Close

Photoviewpoint 10 - Users of Common Lane

Photoviewpoints 11-12 Users of Footpath Whittlesford 1

Photoviewpoints 13-14 - Users of the A1301



**Legend**

- Site Boundary
- PRoWs
- 1 ▶ Photoviewpoints

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**Viewpoint Location Plan**

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Description: From Mill Lane at junction with the A1301

Photoviewpoint 1



Description: From Mill Lane approaching Sawston

Photoviewpoint 2



Description: From Mill Lane approaching Sawston

Photoviewpoint 2a



Description: From Mill Lane at the junction with White Field Way

Photoviewpoint 3



Description: From Mill Lane at the junction with The Stakings

Photoviewpoint 4



Description: From Mill Lane, west of the site entrance

Photoviewpoint 5





Photoviewpoint 6a

Description: From Mill Lane, opposite the site entrance



Photoviewpoint 6b

Description: From Mill Lane, opposite the site entrance



Photoviewpoint 7

Description: From Mill Lane, east of the site entrance



Photoviewpoint 8

Description: form Challis Close



Photoviewpoint 9

Description: form Challis Close



Description: From Comon Lane, opposite Common Lane Farm

Photoviewpoint 10



Description: Form Footpath Whittlesford 1, south of the site

Photoviewpoint 11



Description: Form Footpath Whittlesford 1, south of the site

Photoviewpoint 12



Description: Form the A1301 to the southwest

Photoviewpoint 13



Description: From the A1301 slip road to the west

Photoviewpoint 14