05 February 2013

Our Ref: Chesterton Station

Dear Ms Barnes,

**Proposed visual assessment for the Environmental Statement for development of Cambridge Science Park Station.**

Thank you for your e-mail on 16th January 2013 consulting this Authority on our view about the use of potential viewpoints for the visual assessment contained within the forthcoming Environmental Statement, to be submitted with the planning application. Your e-mail included a drawing (5110967/006) by Atkins, which mapped the potential viewpoints. I have liaised with my colleagues in Conservation, Urban Design and Landscape to formulate this response to you.

City Council officers have concerns that the use of views out of the site to landmark buildings such as Churchill House on the Cambridge Business Park and the spire of Fen Ditton Church do not enable County Council officers to fully assess the potential visual impact of the proposed station building and associated pedestrian bridge upon the surrounding area. If the approach to use views taken from inside the site is pursued, then we would expect that the photographs are taken from the highest point of the proposed development in order to correctly anticipate the buildings impact.

The preferred approach by City Council Officers is to reverse all of the suggested views and to increase the number of views in order to widen the surrounding context. I understand that at the Urban Design Workshop on 24th January 2013, there was a suggestion made to use a balloon at a height, which marks the highest part of the proposed building. This could then be used as a reference point, when assessing the impact from the chosen viewpoints. We consider that this would be a sensible way forward and as a subsequent stage the proposed building can then be superimposed upon the chosen views to establish the visual impact.

I have used the plan that you attached to highlight additional views that I consider should be tested as part of the visual assessment. Of direct relevance to the City Council is the viewpoint from the back of Stourbridge Common, where the land rises and is located within the Riverside and Stourbridge Common Conservation Area (please see the attached map).
Similarly, where the land level rises in Fen Ditton, along Green End, we consider views should be tested in this location and Fen Road on the opposite riverbank.

The City Council appreciates the opportunity to comment on the proposed viewpoints for the Environmental Statement and we look forward to working with the County and South Cambs in taking this project forward.

Yours sincerely

Sophie Pain
Senior Planning Officer
New Neighbourhoods