

8 December 2021
Delivered by email

Ref: RWSC3007

Greater Cambridge Shared Planning
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Dear Sir/Madam

**GREATER CAMBRIDGE LOCAL PLAN - FIRST PROPOSALS CONSULTATION 2021
SUBMISSION ON BEHALF OF RWS LTD**

This representation has been prepared by Turley on behalf of RWS Ltd in respect of the Greater Cambridge Local Plan (GCLP) - First Proposals Consultation 2021. RWS Ltd have interests within the Local Plan area at Land at Fulbourn Road, Teversham. In March 2019 RWS Ltd submitted representations to the Call for Sites to promote their site and subsequently in February 2020 provided representations to the Issues and Options Consultation 2020.

This representation to the First Proposals Consultation Document focuses on issues particularly affecting this site, and should be read in conjunction with the documentation referenced above that has been previously submitted in relation to Land at Fulbourn Road, Teversham.

Land at Fulbourn Road, Teversham – Summary

Full details of the site were provided as part of the Call for Sites submission, so these are not repeated here. However, for ease of reference, some brief commentary on the site is provided along with a Site Plan in Appendix 1.

The site is located to the east of Fulbourn Road, on the south eastern edge of Teversham and in total the site is circa 5.03 hectares in area, and is generally flat. The site adjoins residential development to the north and south, with a recreation ground to the north and associated car parking area to the north west. To the east the site is bordered with a line of trees that separate the site from the neighbouring expanse of agricultural land. The southern boundary is met with a tree and hedgerow with a row of dwellings lining Fulbourn Road beyond this, as well as a small cul-de-sac stemming off the road. Roughly 1 mile further south is the village of Fulbourn.

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The site currently consists of an area used for car parking in connection with the adjoining sports pitches with the remainder in use as an open agricultural field, with planting to its boundaries.

The Zoning Diagram submitted with the Call for Sites (Appendix 2) proposes the site for the following uses:

- New sports pitches;
- An associated village hall /sports pavilion;
- Up to 60 houses, to the south east part of the site;
- Areas of open spaces, including the possibility of providing an area of allotments; and
- New tree / hedge planting to site boundaries.

Response to HELAA

The evidence base for the GCLP First Proposals document includes the Greater Cambridge Housing and Economic Land Availability Assessment (HELAA) (September 2021).

Within this, Land at Fulbourn Road, Teversham is identified as site ref. 40295 with a potential capacity for 60 dwellings. The document provides an site assessment through a ‘traffic light’ colour coding, with the site receiving a ‘red’ outcome for suitability, and ‘green’ for both availability and achievability.

The suitability assessment contains a number of criteria that the Council have considered. These are set out within the below table, with comments provided in response to this on behalf of RWS.

Issue	Council Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Whilst the site is outside of the development framework, this does not prohibit the allocation of sites through an emerging Local Plan.</p> <p>The site is located in the Cambridge Green Belt and a full response to this is provided within the Landscape, Visual and Green Belt Note that accompanies this submission in Appendix 2.</p>
Flood Risk	Amber	<p>The site is entirely within Flood Zone 1 and only a very limited area lies in 1 in 1,000 year risk of surface water flooding. As with any development proposal an appropriate surface water drainage strategy would be incorporated into the design of the scheme. As such this should be classified as ‘green’.</p>
Landscape and Townscape	Red	<p>The Landscape, Visual and Green Belt Note that accompanies this submission in Appendix 3 fully responds on the comments made by the Council on this point. Overall, the note concludes that subject to the inclusion of appropriate landscape mitigation measures, there is potential for the site to accommodate residential development within the southern part of the field.</p> <p>The note adds that in response to the Council comments on the ‘gap’ between Teversham and Ferndale, there would be a benefit to consolidating Ferndale into wider Teversham and that by concentrating development to the south of the site, (with the proposed sport pitches to the north) this will allow for a perceived separation to be retained. Furthermore, the more important gap in</p>

		terms of the setting of the village is that to the south between Ferndale and Fulbourn, where the edge of village is actually perceived. As such, any detrimental impact could be satisfactorily mitigated and scores 'amber'.
Biodiversity and Geodiversity	Amber	<p>The comments made by the Council in relation to SSSI's and designated sites could be dealt with through the submission of supporting ecology work as part of a planning application, including agreement to any necessary mitigation.</p> <p>Overall the vast majority of the site is currently used for agriculture and consequently of low ecological value. The proposed development would offer the opportunity for biodiversity enhancements. This should therefore be scored 'green'.</p>
Open Space/Green Infrastructure	Green	It is considered that the proposed sports pitches, areas of open spaces, including the possibility of providing an area of allotments and new tree / hedge planting would provide a significant enhancement in terms of open space and green infrastructure provision on site.
Historic Environment	Green	The Council acknowledge that Grade II Listed Manor Farmhouse and Scheduled Monument moated site at Manor Farm are at a sufficient distance from the site not to be impacted by development, which is supported by RWS Ltd.
Archaeology	Amber	Whilst it is noted that there could be archaeological interest in the area, this would not prevent the development of the site, and could be dealt with through the submission of supporting archaeological work as part of a planning application. This should therefore be scored 'green'.
Accessibility to Services and Facilities	Amber	The Council comment that the site has adequate accessibility to key local services, transport and employment opportunities. It is however considered that Teversham benefits from a more than adequate number of services and facilities, with the development proposed contributing to this provision. This should therefore be scored 'green'.
Site Access	Amber	The proposed housing development would be accessed via a new junction onto Fulbourn Road. This can be delivered with the necessary visibility splays to meet Council requirements. Access to the car parking associated with the Village Hall and sports pitches would be via the existing vehicle access. This should therefore be scored 'green'.
Transport and Roads	Amber	The comments made by the Council on this matter are queried given that there is reference to the need for 'a segregated mass transit corridor through, and serving the heart of the site'. It is believed

		<p>therefore that the comments may have been made in error, particularly as this item has been awarded 'amber'.</p> <p>Given the number of dwellings proposed, along with the community facilities proposed, movements to and from the site are expected to be relatively limited and within the capacity of the existing highway network. However, as part of the preparation of a planning application full transport survey work would be carried out, with any necessary mitigation identified. This should therefore be scored 'green'.</p>
Noise, Vibration, Odour and Light Pollution	Amber	It is agreed that the site can be developed to provide healthy internal and external environments for residents, and that any mitigation associated within airport activities could be looked at as part of a planning application. This should therefore be scored 'green'.
Air Quality	Green	Agreed that site is not within an AQMA and that there would be minimal traffic impact.
Contamination and Ground Stability	Amber	The site is not known to have any potential for significant potential for contamination, with historic maps indicating that the site has long been an area of open space. As such, subject to the usual ground investigations, residential development is a suitable use and should be scored 'green'.
Constraints to Development	-	<p>It is acknowledged that at Grade 2 the land is valuable agricultural land, but this should not prohibit development coming forward in suitable locations.</p> <p>The power lines that currently cross the site could be either repositioned or put underground in advance of the residential development coming forward.</p>
Strategic Highways Impact	Green	The Council comment that there is capacity for limited growth, and this would be confirmed through transport documentation to support a planning application.
Employment	-	The site does not contain any employment uses, but could generate some employment through the uses proposed.
Green Belt – Assessment of Harm of Green Belt Release	-	<p>The site is located in the Cambridge Green Belt and a full response to this is provided within the Landscape, Visual and Green Belt Note that accompanies this submission in Appendix 2. This concluded that the site was of moderate-low landscape sensitivity and possesses a good opportunity for development, which would have minimal impact on the Green Belt.</p> <p>The Council comment that the harm of Green Belt release would be 'very high' is therefore contested.</p>

It is therefore considered that the issues identified by the Council as being 'red' or 'amber' would not prohibit the allocation and eventual development of the site. Indeed as set out above it is considered that the scoring needs to be adjusted to take into account factors which the Council have overlooked, and factual errors. All of these issues can be dealt with through the provision of additional information to a planning application or through mitigation as part of the development of the site as would be standard practice. As such, the site is considered to be suitable for the development proposed, and the Council are therefore urged to reconsider the site for allocation as part of the Greater Cambridge Local Plan.

It is highlighted that as part of the HELAA the Council have considered a further 5 sites within Teversham. These sites have comparable or greater issues identified by the Council. Other than Hall Farm, all other sites would deliver a much higher number of houses than the site subject to this representation, and may not therefore be regarded as suitable for a village of Teversham's size. Indeed, Land at Fulbourn Road, Teversham has the significant benefit of delivering facilities for the community including new sports pitches and a village hall /sports pavilion and this will be early in the Plan period.

In Teversham there is a need identified by the Parish Council for additional sporting facilities and meeting space for local groups, with the site having the potential to meet these needs. The Parish Council has previously confirmed that they are interested in exploring the use of the site to meet the needs of the village.

The site is therefore considered to offer an ideal opportunity for the delivery of housing within Teversham, with significant public benefits to residents within the village through the provision of community facilities.

Response to First Proposals Consultation Document

Within this section, responses are provided on behalf of RWS Ltd to the First Proposals Consultation Document, including the suggested policy directions set out by the Council. These comments are provided in the context of the land interest at Land at Fulbourn Road, Teversham.

How much development, and where?

Policy S/JH: New jobs and homes

The Council states that the new Local Plan will meet the following objectively assessed needs for development in the period 2020-2041:

- 58,500 jobs
- 44,400 homes, reflecting an annual objectively assessed need of 2,111 homes per year, which is rounded for the plan.

This figure equates to an average of 2,114 homes per annum, with a suggestion that this will meet an objectively assessed housing need for 2,111 homes per annum that has been rounded upwards in deriving the total figure. It is noted that the Plan seeks to provide for approximately 10% more homes than are calculated as being needed, a total of around 48,840 homes.

In justifying a housing need figure above the standard method, the First Proposals cite evidence assembled in the following two studies, with the higher need predicated on supporting anticipated economic growth within Greater Cambridge:

- Greater Cambridge Local Plan: Housing and Employment Relationships (November 2020), GL Hearn; and

- Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020), GL Hearn, SQW and Cambridge Econometrics

The latter of these two studies presents two alternative forecasts of potential economic growth over the plan period:

- A Central Scenario under which 58,400 new jobs would be created, claimed to represent the *'most likely outcome taking into account long term historic patterns of employment'* with the Housing and Employment Relationships study also describing it as *'a 'business as usual' growth scenario'*
- A Higher Scenario under which 78,700 new jobs would be created, with this *'higher outcome placing greater weight on fast growth in the recent past, particularly in key sectors'* and the Housing and Employment Relationships study describing it as *'a plausible but more aspirational growth outcome'*

The Housing and Employment Relationships study concludes that housing provision in line with the standard method will not support either of these economic growth scenarios. It estimates the housing need associated with supporting both as follows:

- Central scenario – 41,900 to 44,310 homes (1,996-2,110dpa) with the range reflecting alternative commuting assumptions, the upper end assuming that there is a 1:1 or balanced commuting ratio for new jobs and the lower end assuming continued in-commuting
- Higher scenario – 53,500 to 56,490 homes (2,549-2,690dpa) with the range again reflecting alternative commuting assumptions

The proposed housing requirement evidently aligns with the Central scenario (58,400 jobs), with the First Proposals therefore not looking to provide the housing infrastructure that would appear to be needed to accommodate a more ambitious level of employment growth.

Whilst RWS Ltd support that the Council have set a housing figure higher than the Standard Method, it is their view that the Council should be more ambitious in planning for what has been presented as a reasonable and higher forecast of employment growth. This is particularly when considering the important strategic position of Greater Cambridge within the Oxford-Cambridge Arc.

Policy S/DS: Development strategy

The proposed development strategy for Greater Cambridge directs the vast majority of growth to the Cambridge Urban Area, the edge of Cambridge and new settlements. Only a very small level of growth is directed to the Rest of the Rural Area. Of the allocations proposed, the majority of these are existing commitments (adopted allocations, sites with planning permission etc.). The Council are only proposing a need for an additional 11,640 homes to be allocated through the emerging Local Plan.

As part of their strategy, the Council have stated that their top priority is to reduce carbon emissions and to that end provide jobs and homes in close proximity to one another and major public transport routes. Some villages within South Cambridgeshire are however in very close proximity to Cambridge, and do benefit from close proximity to employment opportunities. Teversham is one such settlement.

Such housing delivery would help meet the needs of smaller settlements over the plan period, providing greater variety in the types and location of development delivered. It is important to highlight that the National Planning Policy Framework (NPPF) is clear in paragraph 69 that 'small and medium sized sites can

make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly' and that local planning authorities should 'promote the development of a good mix of sites'. It is considered that the Council strategy focuses on the delivery of very large sites with a much lesser number of smaller allocations. RWS Ltd are therefore of the view that the Council should look to deliver a greater number of smaller allocations to ensure that there is a supply of housing that can be built out sooner within the plan period. The site in Teversham is one such site that could be built-out relatively quickly, particularly as there are no undue physical constraints on development.

Furthermore, paragraph 79 of the NPPF is clear that in order to 'promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.' By delivering more housing in settlements such as Teversham, development will continue to support local services and facilities, supporting their retention and growth.

Policy S/SH: Settlement hierarchy

Under this policy the Council set out a settlement hierarchy as follows:

1. Cambridge
2. Town
3. Rural Centre
4. Minor Rural Centre
5. Group Village
6. Infill Village

This hierarchy is essentially the same as the adopted hierarchy in the South Cambridgeshire Local Plan (2018), with the addition of Cambridge and Town.

Within the First Proposals, Teversham is identified as a Group Village, which is again the same as adopted policy. This suggests that Teversham is towards the bottom of the hierarchy.

Teversham benefits from a number of services and facilities commensurate with a village of its size. These include a primary school, a church, a restaurant, a petrol station/garage, a social club and recreational facilities.

A very important consideration is the proximity of Teversham to Cambridge. Development in Teversham would help facilitate a shift away from car use, and certainly reduce any journey times by car. Teversham is highly accessible and is linked to the edge of Cambridge by footways. Teversham is also linked to Cambridge for cyclists via local links on road and separate from traffic. The site is less than 2 miles from the Newmarket Road Park and Ride site which gives direct access to the Centre of Cambridge. Bus services serve the village linking it to Cambridge, along with nearby settlements. The closest railway station is Cambridge Station, which is under 4 miles from Teversham.

It is highlighted that despite Teversham's very close proximity to Cambridge, no sites are proposed for allocation within the village. Land at Fulbourn Road, Teversham would therefore offer the opportunity for a site that benefits from many sustainable travel opportunities owing to its proximity to Cambridge.

Policy S/SB: Settlement boundaries

In line with their promotion of Land at Fulbourn Road, Teversham, RWS Ltd advocate that the site should be included within the settlement boundary of Teversham as part of the allocation of the site for residential and community development.

The edge of Cambridge

Policy S/CE: Cambridge East

It is highlighted that this proposed allocation for a new eastern quarter to Cambridge will bring Cambridge's eastern boundary in much closer proximity to Teversham, and Land at Fulbourn Road. As part of this allocation it is understood that 'connections by new public transport, cycling and walking links to centres of employment and other sustainable transport connections, such as Cambridge North Station and North East Cambridge, Cambridge South Station and Cambridge Biomedical Campus, and Cambridge Station and the City Centre will be explored through the preparation of the draft local plan, including their deliverability.' The proposed policy wording also includes 'a mix of employment uses' and 'a new centre for retail, cultural and other uses' along with 'primary and secondary schools' on the allocation site.

It is added that this site forms an extension to an existing allocation within the adopted Local Plan. This is being built out currently, and this therefore gives certainty that the services proposed will be delivered.

This new development will significantly enhance the sustainability of Teversham with access to the services, facilities and employment opportunities on site easily by foot and bicycle, with the addition of enhanced accessibility to the remainder of Cambridge through the infrastructure to be provided.

Rest of the rural area

Policy S/RRA: Site allocations in rest of the rural area

This policy is considered to only illustrate further the lack of distribution in housing sites across villages within South Cambridgeshire. The vast majority of proposed allocations are carried forward, with only 3 new residential allocations and a single new mixed use allocation. These sites are in Melbourn, Caldecote and Oakington. The latter two of these both being Group Villages like Teversham. The residential allocations propose a total of 104 homes and the mixed use allocation 120 homes. This is considered to be a small additional contribution to housing allocations in the entirety of the rural area.

The Greater Cambridge Local Plan Development Strategy Options – Summary Report (November 2020) sets out work undertaken to assess further whether the spatial choices set out in the Greater Cambridge Local Plan: First Conversation consultation were indeed reasonable.

Consequently, eight choices were taken forward for testing as strategic options, which included:

'Spatial Option 5: Focus on Dispersal: Villages - this approach would spread new homes and jobs out to the villages.'

The document sets out that such distribution would 'result in multiple smaller sites that are likely to be deliverable in the short to medium term; this would also meet the NPPF requirement to allocate a percentage of small sites.'

It was however considered to be the worst for carbon emissions with the worst transport links. However, this is a rather sweeping statement and does not recognise the different attributes of individual

settlements. Key to a sustainable scheme is accessibility. Teversham is in close proximity to Cambridge, the largest settlement in the Greater Cambridge area and the location of the major employment, retail and leisure opportunities. Cambridge is readily accessible by bicycle, bus or via Park and Ride, and by car would only be subject to very short journeys.

It is therefore considered that the conclusion reached in the evidence base is not representative of Teversham, and that the Council should give further consideration to the delivery of housing in this location.

Wellbeing and social inclusion

It is considered that the provision of new sports pitches and a village hall /sports pavilion on Land at Fulbourn Road, Teversham will wholly support the ambitions of Policy WS/HD: Creating healthy new developments and Policy WS/CF: Community, sports and leisure facilities. The latter of which states that 'this policy will support the development of new facilities in appropriate locations where there is a local need for the facilities, and they are in close proximity to the people they will serve'. This is clearly directly relevant to Land at Fulbourn Road, Teversham whereby local need has been identified by the Parish Council.

Great Places

Policy GP/LC: Protection and enhancement of landscape character makes reference to the need for protecting 'important green gaps' but other than reference to Longstanton and Northstowe these are not defined. It is suggested that for clarity the Council should identify what is likely to make a green gap 'important', taking into account the scope for landscape enhancements as part of new development.

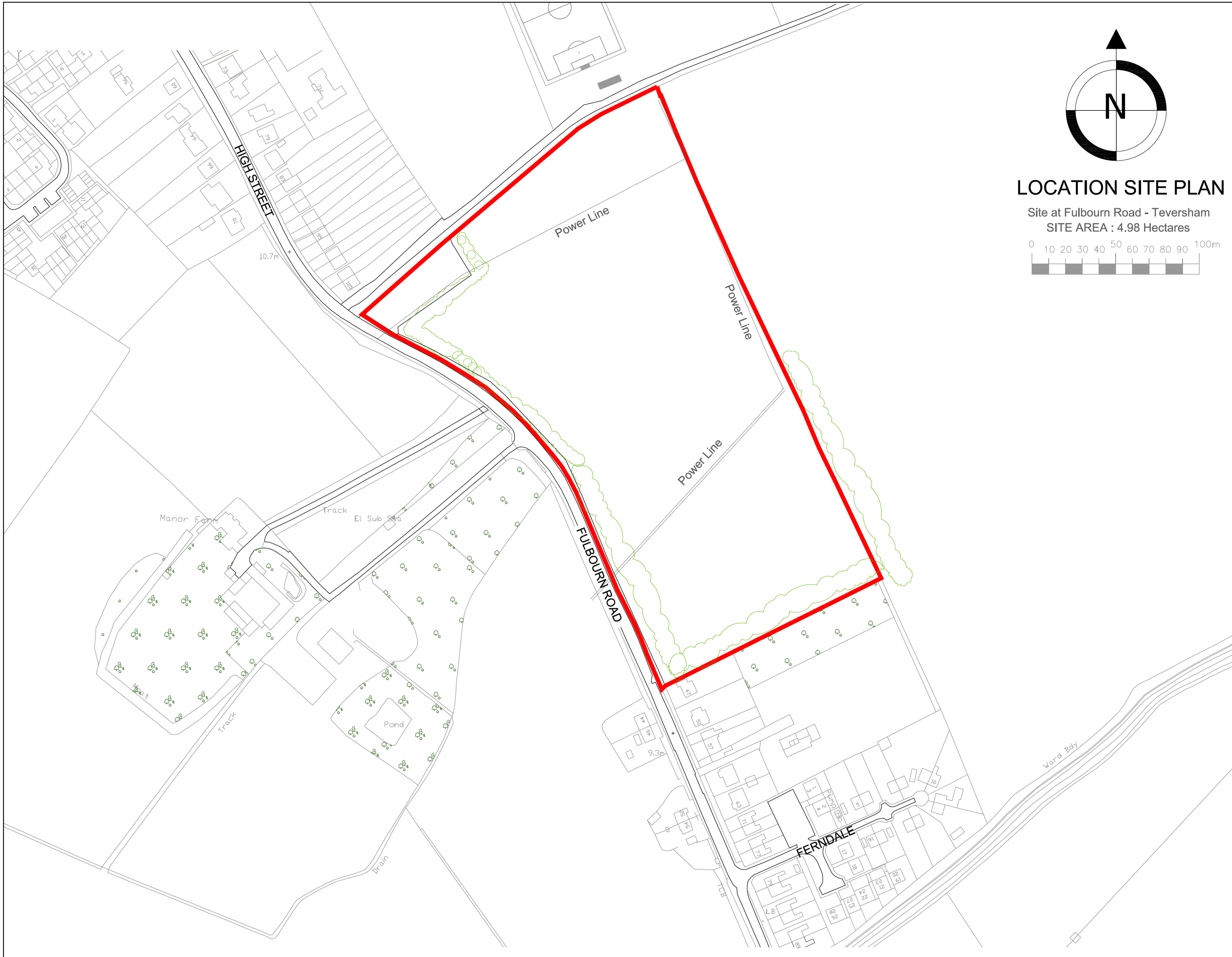
We trust that this representation will be given full consideration by the Council as part of the preparation of the Draft Local Plan. Should any further information be helpful to the Council in their assessment of Land at Fulbourn Road, Teversham then please do not hesitate to contact me.

Yours sincerely


Senior Planner

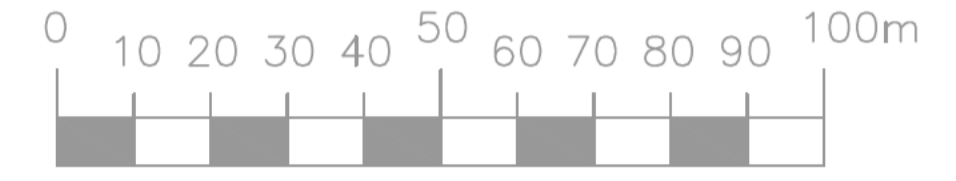


Appendix 1 – Site Plan



LOCATION SITE PLAN

Site at Fulbourn Road - Teversham
 SITE AREA : 4.98 Hectares



Revision:	
Project:	Teversham Site
Description:	EXISTING SITE PLAN
Date:	12-3-19
By:	Matt Taylor
Sheet Size:	1:1000 @ A1

Drawing Ref:
L01

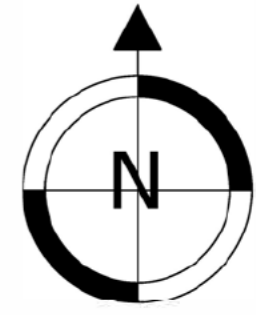
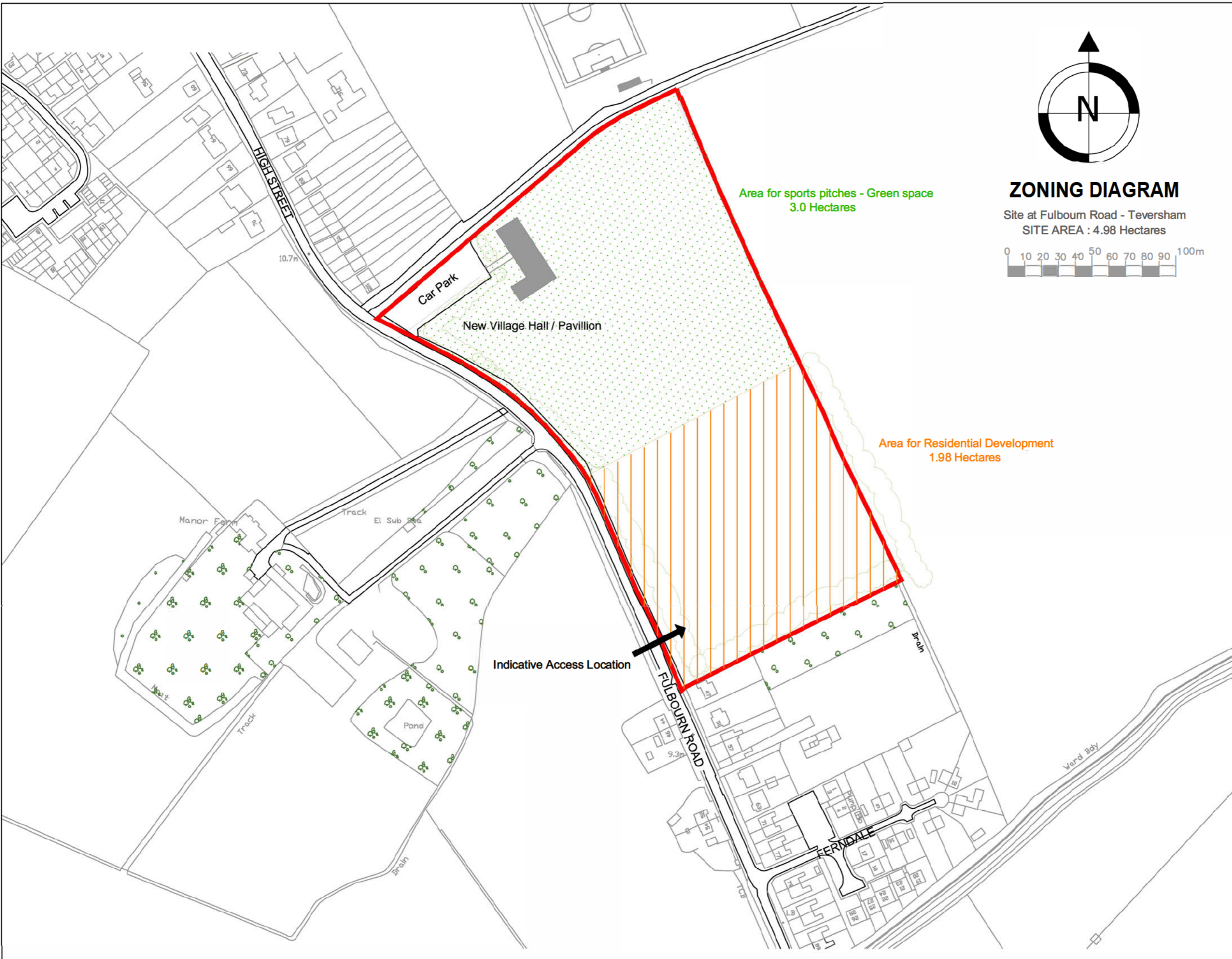


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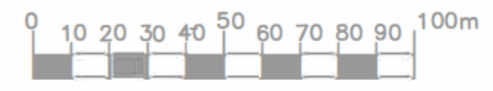
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Appendix 2 – Zoning Diagram



ZONING DIAGRAM

Site at Fulbourn Road - Teversham
SITE AREA : 4.98 Hectares



Revision:	
Project:	Teversham Site
Description:	Zoning Diagram
Date:	12-3-19
By:	Matt Taylor
Sheet Size:	1:1000 @ A1
Drawing Ref:	

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Appendix 3 - Landscape, Visual and Green Belt Note

Landscape, Visual and Green Belt Advice Note

Land at Fulbourn Road, Teversham, Cambridgeshire

November 2021

Introduction

1. This Landscape, Visual and Green Belt Advice Note has been prepared by a Chartered Member of the Landscape Institute from the Turley Landscape and VIA on behalf of RWS Ltd. (the client) for the Land at Fulbourn Road, Teversham.
2. The purpose of the report is to support the Local Plan representation for the proposed development of this land (the Site).

Site Location and Description

3. This site covers approximately 5.03 hectares of land comprising of a single arable field located south east of the village of Teversham, to the eastern side of Fulbourn Road. Part of the Site comprises of a small car park which serves the Teversham Recreation Ground which sits to the north of the Site. A further group of residential properties sits south of the Site. The majority of the Site is arable land.



Figure 1: Site Location

4. The western boundary of the Site adjoins the pavement of Fulbourn Road; the boundary comprises of hedgerow planting made up of mature trees and native shrubs. A narrow drainage

ditch runs in part along the back of pavement. The northern edge of the Site comprises of the loosely surfaced car park which is accessed directly from Fulbourn Road to the west. A further access point is provided into the car park via the driveway of the recreation ground to the north. The driveway runs the full extent of the northern boundary, providing access to the recreation ground and Sewage Works which is located approximately 630m to the east of the Site. The southern and eastern boundaries of the car park are contained by a mixed line of trees and hedgerow that has varied visual permeability. The northern and western edges of the car park are more open, comprising of a low timber knee rail, and entrance gates. The northern edge of the arable field comprises of a grass verge. Similarly the eastern boundary comprises of part open verge, and part hedge boundary. The southern boundary is made up of a mixture of trees and hedgerow planting. The southern boundary abuts rear gardens of private properties. A number of telegraph poles are located within the Site; the wires of these poles extend across the Site.

Study Area

5. The study area for this appraisal includes both the Site and the surrounding wider context within a 1km radius. This is considered to be an appropriate area of study in terms of the enclosure of the Site and the scale of the potential development. The landscape character appraisal considers the Site at a regional and local level. The visual appraisal considers potential viewing opportunities within a 1km radius from the centre of the Site, with further more distant visual receptors being considered where identified and relevant.

Surveys

6. A preliminary desk study was undertaken to establish the physical components of the Site and its surroundings along with potential key visual receptors. Ordnance Survey (OS) maps and aerial photography were utilised to identify these features. A field study was undertaken on 12th October 2021, during which visibility was good. The field study recorded the Site and surrounding context's landscape features and confirmed the key visual receptors identified in the desk study. It involved travelling through the study area and producing a working photographic record of the area.

Methodology

7. The appraisal is carried out in accordance with the Guidelines for Landscape and Visual Impact Assessment¹; and An Approach to Landscape Character Assessment².

Planning Policy and Designations

Local Planning Context

South Cambridgeshire Local Plan (2018)

8. The principal planning document for South Cambridgeshire is the South Cambridgeshire Local Plan (2018). As set out on the accompanying Proposals Map, the whole of the Application Site falls under Green Belt designation; this does not provide an indication of landscape quality or value but considers the openness³ of the land as an essential characteristic of the Green Belt.

1 Guidelines for Landscape and Visual Assessment, Third Edition (2013) Landscape Institute, Institute of Environmental Management and Assessment

2 An Approach to Landscape Character Assessment (2014) Christine Tudor, Natural England

3 In Green Belt terms, 'openness' refers to the proportion of land without built development. This is different to a landscape definition of 'openness' which refers to the extent of containment of an area from both built development and vegetation.

9. The Application Site is located outside of the built-up area of Teversham defined under Policy S/7: Development Frameworks. Teversham is identified as one of the Group Villages identified in Policy S/10. This policy establishes that developments of up to eight dwellings would be permitted in the development frameworks of Group Villages, or exceptionally up to 15 dwellings where it would make best use of a single brownfield site.
10. The requirement for development to be of high quality design that responds to its context in the wider landscape is set out under Policy HQ/1: Design Principles. Guidance includes the requirement for development to be compatible with its location and appropriate in terms of scale and massing and to *'deliver a strong visual relationship between buildings that comfortably define and enclose streets, squares and public places, creating interesting vistas, skylines, focal points and appropriately scaled landmarks along routes and around spaces'*. Policy NH/6 strives to conserve and enhance Green Infrastructure within the district and refers to the Cambridgeshire Green Infrastructure Strategy.
11. Policy NH/2: Protecting and Enhancing Landscape Character states that:

"Development will only be permitted where it respects and retains, or enhances the local character and distinctiveness of the local landscape and of the individual National Character Area in which it is located".
12. The narrative for this policy also refers to the East of England Landscape Typology for a finer grain assessment of landscape character. The Council encourages proposals to conserve and enhance green infrastructure under Policy NH/6 through reinforcing, linking with or providing buffers to the existing network.
13. Policy NH/8 of the Local Plan refers to mitigating the impact of development in and adjoining the Green Belt through avoiding development that has an adverse effect on the rural character and the openness of land within it; incorporating landscape conditions to ensure the impact on the Green Belt is mitigated; and, providing careful landscape proposals within development on the edges of settlements.

Planning Guidance

Cambridgeshire Green Infrastructure Study (2011)

14. The Cambridgeshire Green Infrastructure Study was produced to assist in shaping and co-ordinating the delivery of Green Infrastructure across the county. The Site falls within the identified Strategic Green Infrastructure Network, and within Strategic Area 6: Cambridge and Surrounding Areas, but outside of a specific target area. The Study defines how investment in this strategic area offers significant opportunities for biodiversity, climate change adaptation measures and publicly accessible open space as well as *'contributing to landscape character through the growth of Cambridge, and through improving and maintaining the key habitats of the area.'*

Landscape in New Developments SPD

15. The Objective of the Landscape in New Developments SPD (2010) is to assist achievement of the Local Development Framework (now superseded) objectives for the conservation and enhancement of landscape character. It also strives to ensure that landscape is fully integrated into the design of a new development. Information from this guidance document is summarised

in the **Landscape Character Context** section of this appraisal in relation to landscape character context.

South Cambridgeshire District Design Guide

16. The District Design Guide sets out design principles based on good practice and explains the key requirements that the District Council will take into account when considering planning proposals. This includes guidance specific to the identified Landscape Character Areas which are summarised in the **Landscape Character Context** section of this report.

Emerging Planning Policy

Greater Cambridge Local Plan (Regulation 18: The Preferred Options) Consultation 2021

17. Emerging joint local plan created by Cambridge City Council and South Cambridgeshire District Council. At present, the policies within this Regulation 18 document have not been clearly defined and therefore this has not been used as a material consideration of this appraisal.

Designations

18. There are no landscape-related designations covering the Application Site. Within the study area there are a small number of designations relating to ecological, landscape or heritage value which include:

- *'Manor Farmhouse'*, a grade II listed building approximately 175m to the west of the Site on the opposite side of Fulbourn Road.
- *'Moated site at Manor Farm'* (of which the Manor Farmhouse is located within) Scheduled Monument.
- Teversham Conservation Area is located approximately 550m north west of the Site.
- Public Footpath 95/15 crosses the landscape to the south, east and extends to the north east of the Site travelling from Fulbourn Road to part of the Harcamlow Way.
- Harcamlow Way (PRoW 229/6) Long Distance Path which runs to the north east of the Site approximately 1.6km away from the Site boundary.
- Public Footpath 229/3 crosses the landscape to the north of the Site travelling from High Street Teversham to A1303, approximately 730m from the Site at its closest point.

Landscape Character Context

Published Characterisation Studies

19. A review has been undertaken of the national, regional and district landscape character assessments and the associated character areas that the Application Site falls within. These are summarised in Table 1 below and further detail is then provided on each of the assessments including consideration as to whether the Application Site's landscape elements reflect and contribute to the characteristics of the recognised areas.
20. For the purpose of this report, the appraisal has considered the Site within the context of the landscape character studies at national level and the most recent district level study. All other studies, relevant to the Site are included within **Appendix 1** of this report.

Table 1: Summary of published landscape character assessments of relevance to the Site

Landscape character study	Key landscape character area(s) within the study area
<i>National Level</i>	
National Character Areas (Natural England)	NCA88: Bedfordshire and Cambridgeshire Claylands NCA46: the Fens
<i>Regional Level</i>	
Landscape East Typology (2011)	Lowland Village Chalklands Planned Peat Fen
<i>District Level</i>	
District Design Guide (2010)	LCA B: The Chalklands
Cambridge Inner Green Belt Boundary Study (2015)	LCA 2B Eastern Fen Edge LCA1B Little Wilbraham Fen
Greater Cambridge Landscape Character Assessment 2021	LCA 6A – Fen Ditton Fen Edge Chalklands

National Landscape Character Assessment

21. At a national level the Application Site is located within the central part of ‘NCA87: East Anglian Chalk, and close to the boundary of ‘NCA88 Bedfordshire and Cambridgeshire Claylands’ and ‘NCA46 the Fens’. The National Character Area (NCA) profile for area 87, prepared by Natural England, describes it as a narrow continuation of chalk ridge that runs south-west-north-east across southern England. The vast majority of the landscape is open countryside with visually distinct and characteristic trees on hill tops. The chalk ridge is said to create “*a visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north*”. The NCA profiles provide a high level overview of the landscape characteristics.

Greater Cambridge Landscape Character Assessment 2021

22. This document forms part of the emerging Greater Cambridge Local Plan evidence base. The Site is located within the Landscape Character Type ‘6 - Fen Edge Chalklands’ and within the Landscape Character Area ‘6A – Fen Ditton Fen Edge Chalklands’. As illustrated in **Figure 2**

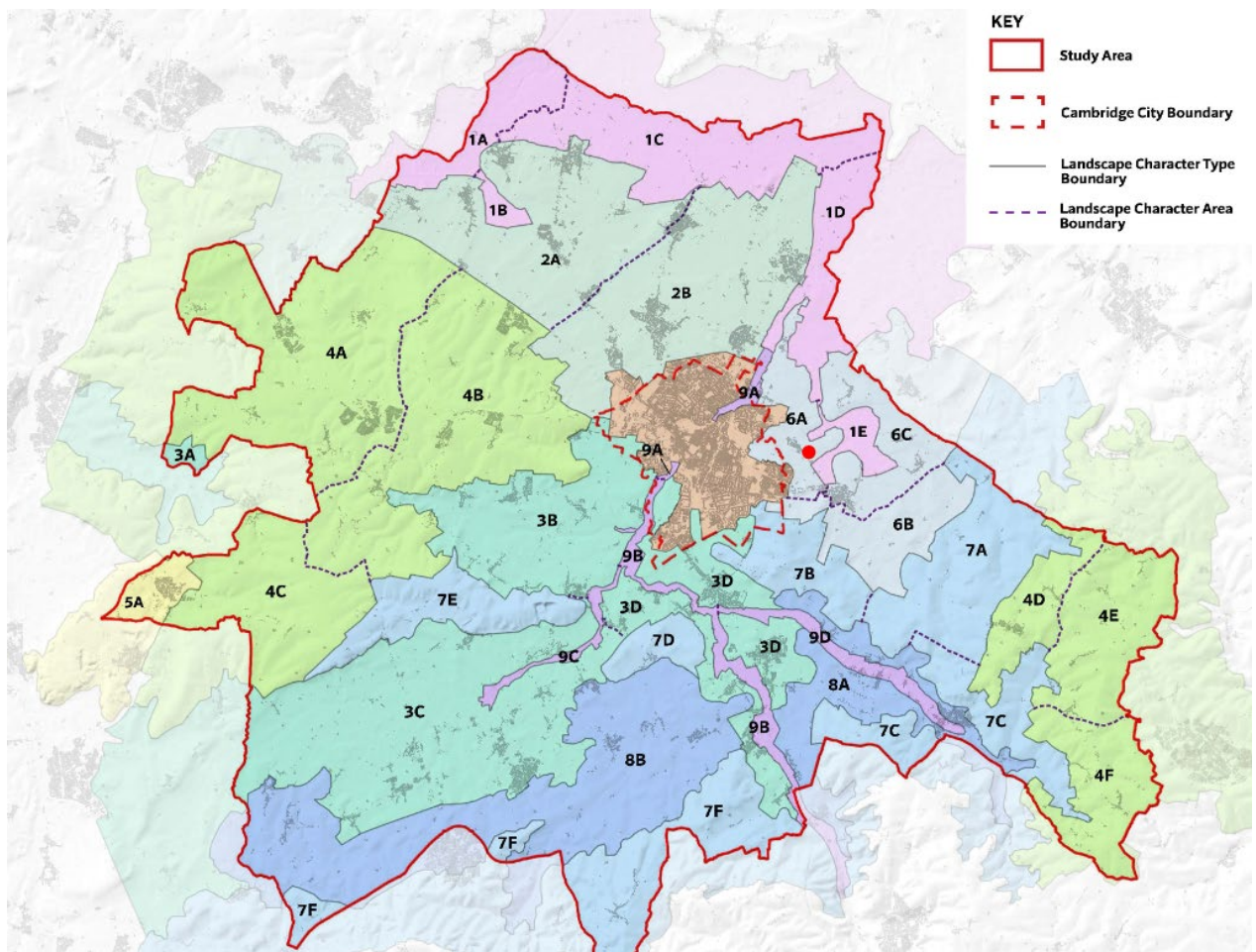


Figure 2: Excerpt from the Greater Cambridge Landscape Character Assessment 2021, showing Character Types and Areas. Approximate Site location is shown as a red dot

23. The identified key characteristics of this area are set out below (points particularly relevant to the Application Site have been underlined):
- Irregular pattern of large, rectilinear fields contrasts with small scale, more regular field patterns around settlement edges
 - Well-trimmed hedges, boundary trees and shelterbelts provide a distinctive localised vegetation pattern near villages
 - Settled rural landscape comprising small villages with historic linear cores and isolated farms
 - Urban influences due to proximity to the urban edge of Cambridge including large scale transport infrastructure and hospitals
24. The evaluation section of the assessment describes the specific landscape sensitivities associated with Landscape Character Type 6 as:
- Peaceful, rural open character of the landscape

- *Long, open views across this landscape, from adjoining LCTs towards Cambridge*
 - *Scattered landscape features of ecological and historical value*
 - *Traditional, linear form of the villages with parkland estates and moated sites*
 - *Chalk grassland on Fleam Dyke*
25. The evaluation describes the specific landscape sensitivities relating to Landscape Character Area 6A as:
- *Small scale pastoral fields, shelter belts and associated vegetation including floodplain grazing marsh at village edges and adjacent to the River Cam*
 - *Historic, linear drains and ditches including the Fleam Dyke*
26. The guidance for Landscape Management of Landscape Character Type 6 is defined within the evaluation section of the assessment as:
- *Manage the agricultural landscape for production and opportunities to improve biodiversity*
 - *Conserve and enhance existing drains, ditches and dykes to maintain historic features and enhance ecological value of the farmed landscape*
 - *Manage and create chalk grasslands within the landscape, considering connectivity along road verges*
 - *Conserve and enhance existing hedgerows and consider opportunities for re-planting hedgerows where these have been lost/become fragmented*
 - *Protect the sites and features of archaeological and historic interest*
 - *Encourage opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity whilst managing the open character of the landscape*
27. Further details of the specific landscape guidelines associated with Landscape Character Area 6A are also defined:
- *Conserve and enhance the regular small-scale pastoral fields, shelter belts and hedges at village edges*
 - *Manage drains and ditches to maintain historic features and enhance ecological value of the farmed landscape*
 - *Ensure development is in keeping with the open, rural character*

Landscape Elements

Topography

28. The Site topography is relatively flat generally ranging between approximately +8m AOD and +10m AOD. There is a gentle level change between the lowest part of the Site in the south east with the highest in the north west. Most of the Site sits on a slightly higher ridge of +10m (**Figure 3**), which extends in a north easterly direction towards the Little Wilbraham Fen. Ground levels in the study area generally do not tend to exceed 10m, demonstrating the limited level changes within the study area.



Figure 3: Rolling arable landscape to the east of the Site

Land Cover

29. The Site comprises a large, rectilinear field, with a small, rectangular, surfaced car park inset into the north western corner. The field is in use as arable land and defined by predominantly tree and hedge lines which contain the Site on the west, south and part of the north and east.
30. Other land uses in the area include further arable land to the east of the Site; the Teversham Recreation Ground (of which the Site car park is used for parking) to the north of the Site; the sewage works which sits 630m to the north east of the Site (a service road to these works runs along the northern edge of the Site); and residential properties which extend along Fulbourn Road and the High Street.

Vegetation

31. Within the Site, vegetation is restricted to field hedgerows and hedgerow trees. Mature trees and shrub along Fulbourn Road form a strong tree belt along the western side of the Site.
32. In the wider landscape, there is a substantial mature woodland area around Manor Farm to the west of Fulbourn Road, which contrast with the landscape to the east and south of the Site which is more open, fenland and fenland edge landscape.



Figure 4: View from north corner of Site showing open agricultural land and treed edge to Fulbourn Road in background of view

Built form

33. There is currently no built form within the Site. To the north of the Site residential development exists which largely follows the route of the High Street. To the south of the Site residential development around Ferndale, and fronting the Fulbourn Road, forms the southern edge of the Site. Buildings are a mix of one and two storey detached and semi-detached properties constructed in brick.

Movement

34. Fulbourn Road/High Street runs to the west of the Site, forming a relatively straight connection between Fulbourn in the south and Teversham in the north. The relatively straight road slightly curves at the point it passes the Site, affording long views along the road from a southerly direction towards the hedgerow/treed western edge of the Site.
35. To the east and north of the Site, three footpaths run in a loop which extends approximately 1.6km from the Site, these are made up of Public Footpath 95/15; Harcamlow Way (PRoW 229/6) Long Distance Path; and Public Footpath 229/3.
36. There is a lack of Public Rights of way to the south west of Fulbourn Road.

Landscape Value

37. The Landscape Institute Technical Guidance Note 02/21 '*Assessing landscape value outside national designations*' has been used to inform an evaluation on the overall landscape value of the Site.
38. The Site and surrounding area are not subject to any landscape designations. In the wider context, the 'Manor Farmhouse', a grade II listed building sits approximately 175m to the west of the Site on the opposite side of Fulbourn Road. The 'Moated site at Manor Farm' (of which the Manor Farmhouse is located within) is also a Scheduled Monument. Further afield, Teversham Conservation Area is located approximately 550m north west of the Site.
39. The historic field pattern appears to date back to maps shown as far back as 1886, the layout of the field appears to be very similar to the current layout of the Site's fields. A group of buildings exist at Ferndale at this date, although this group has been further developed within the 20th Century.
40. The Site has a lack of distinctiveness, comprising of a typical arable field, with boundary planting and small car park. The condition of the Site is average, the Site boundaries include a relatively intact hedgerow, and beyond this the condition of the arable field is ordinary. The scenic perceptual qualities of the Site are also limited, views out towards the open countryside to the east do provide some visual amenity, however this is not specific to the Site and the Site does not contain any views noted within local policy.
41. The Site is considered to be of **Ordinary Value** as it is undesignated and whilst the character of the Site is generally representative of the *Fen Ditton Fen Edge Chalklands* as set out within the Greater Cambridge Landscape Character Assessment 2021, it contains no sensitive attributes of the character area. The Site does contain a relatively intact tree-lined boundary and the arable

nature of the Site, along with fields beyond it to the east do create a strong rural character, however is not considered a valued landscape.

Visual Context

42. The visibility of the Site varies due to the presence of boundary vegetation, orientation and location of publically accessible routes, and the presence of surrounding development. The northern and southern sides of the Site have the greatest level of containment due to the presence of residential development, close to either boundary along Fulbourn Road/the High Street. Visual enclosure is created to the west of the Site by the mature hedgerow and trees which make up this boundary. The Site is generally more open to the east, however low lying topography and lack of publically accessible routes around this side of the Site results in limited opportunities to view the Site from this direction. Where Public Rights of Way do exist to the east of the Site, these are generally well vegetated, such as in the example of Public Footpath 95/15 (**Figure 5**) or of such a distance from the Site that the gentle topography of the land and distance from the Site results in views to the Site being limited, such as in the example of the Harcamlow Way (PRoW 229/6) (**Figure 6**).



Figure 5: Typical enclosed view along Public Footpath 95/15



Figure 6: Typical open view from Harcamlow Way looking westwards - Site is not visible due to distance from the footpath and the gently undulating topography

43. In views from the west, views from Fulbourn Road into the Site are limited by the relatively consistent and dense hedge line which makes up the majority of the southern boundary (**Figure 7**) although long views of this hedgerow are possible when approaching from the south due to the curve of the road. When approaching the Site from the north from the High Street, views are limited to the small car park which sits at the northern corner of the Site; the mature hedgerow can be seen beyond this area and generally screens views beyond (**Figure 8**).



Figure 7: View from Fulbourn Road approaching from south



Figure 8: High Street/Teversham Road view from north

Key Views

44. The Site does not fall within the viewing corridor of any viewpoints that are identified in national or local policy.

Local Visual Amenity

45. The Site is generally well-contained by surrounding vegetation so does not form a prominent feature in views beyond the public road to the south of the Site. The mature treed hedgerow to the west of the Site is a key contributor to the visual amenity of the Site and adjacent Fulbourn Road.

Visual receptors

46. Visual receptors are the people who may be affected by changes in views and visual amenity. They include people passing through an area (e.g. by foot, car, bicycle or public transport), people working in an area and people visiting or engaged in recreational activities. Residents living in an area are also a receptor group but views from private residential properties are not considered within this appraisal as the impact of development on private views is not normally a planning consideration⁴ unless development is so close that it has the potential to affect the residential amenity of a property which is not the case in this instance. The key visual receptors which have been identified within the study area with potential to be affected by the introduction of development on the Site are set out in **Table 1** below.

Table 1: Key Visual Receptors

Receptor	Commentary
Pedestrians and road users on Fulbourn Road/High Street	Pedestrians and road users on Fulbourn Road/High Street running along the western site boundary experience limited filtered views into the site through mature and intact hedgerows with trees. When approaching from the north, unobstructed views of the car park are possible from the immediate edge of the Site.
Users of public footpath 95/15 running from the south east to the north east of the Site.	Potential glimpsed and filtered views towards the Site are afforded where limited gaps in the tree line allow. The Site is barely discernible in these views.
Users of Long Distance Path Harcamlow Way (PRoW 229/6) which runs to the north east of the Site approximately 1.6km away from the Site boundary	Potential, unobstructed long distance views towards the Site are afforded where gaps in hedgerow allow, however the Site would form a distant feature in views and would be barely discernible in these views.
Users of public footpath 229/3 Running to the north of the Site.	Glimpsed, distant views towards the Site are possible where breaks in vegetation close to the boundary allow however views towards the Site would be barely discernible.

47. The key views towards the Site from the above receptors are described in summary in the following paragraphs and illustrated below.
48. **Views from Fulbourn Road/High Street – Figure 7 and 8.** Views from this route are limited by the mature vegetation which runs along the western edge of the Site. The screening effect of the

⁴ Aldred's Case in 1610 established the principle that private individuals do not have a legal right to a view.

hedgerow edge results in areas beyond the boundary being often barely discernible in views, with the exception of the car park which is open to views from the west.

49. **Views from public footpath 95/15** – Glimpsed views of the Site through thick vegetation which lines the footpath route. Where limited breaks allow, the Site is seen within the background of views, across open countryside, but is barely discernible (**Figure 9**).



Figure 9: Glimpsed views across open countryside towards the eastern edge of Teversham

50. **Views from Harcamlow Way (PRoW 229/6)** - Distant views of the Site. The Site is barely discernible in long distance views (**Figure 6**).
51. **Views from public footpath 229/3** - Distant views of the Site. The Site is barely discernible in long distance views (**Figure 10**).



Figure 10: Distant views across open countryside towards the eastern edge of Teversham

Landscape Setting

52. The Site provides a limited contribution to the landscape setting of Teversham. This largely relates to views from Fulbourn Road, and the approach from the south and limited views from the footpaths to the east. The contribution is considered to be low, due to the lack of opportunities within the wider landscape to view the Site from publically accessible routes due to the presence of a dense belt of vegetation along the western boundary of the Site and the distance of the Site from surrounding public rights of way.

Green Belt Context

53. The retention and protection of the Green Belt is a key part of national planning policy and paragraph 137 of the NPPF states that *'the essential characteristics of Green Belts are their*

openness and their permanence'. Paragraph 138 of the NPPF states that the five purposes which Green Belt performs are:

- *To check the unrestricted sprawl of large built-up areas;*
- *To prevent neighbouring towns merging into one another;*
- *To assist in safeguarding the countryside from encroachment;*
- *To preserve the setting and special character of historic towns; and*
- *To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

54. The Site is located fully within the Green Belt in an area that surrounds Cambridge and was assessed as part of the Greater Cambridge Green Belt Assessment⁵.
55. The Greater Cambridge Green Belt Assessment sets out three Cambridge Green Belt purposes, by which the contribution of the Green Belt will be assessed against. These are as follows:
- *Cambridge Green Belt Purpose 1 – Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre.*
 - *Cambridge Green Belt Purpose 2 - Maintain and enhance the quality of its setting.*
 - *Cambridge Green Belt Purpose 3 - Prevent communities in the environs of Cambridge from merging into one another and with the city.*
56. Within the Greater Cambridge Green Belt Assessment the Site was assessed as part of Land Parcel TE6 (**Figure 11**). The Site makes up 5.03 hectares of the parcel size of 20.77 hectares (approximately 24%).

⁵ Greater Cambridge Green Belt Assessment, South Cambridgeshire District Council and Cambridge City Council, Prepared by LUC, August 2021

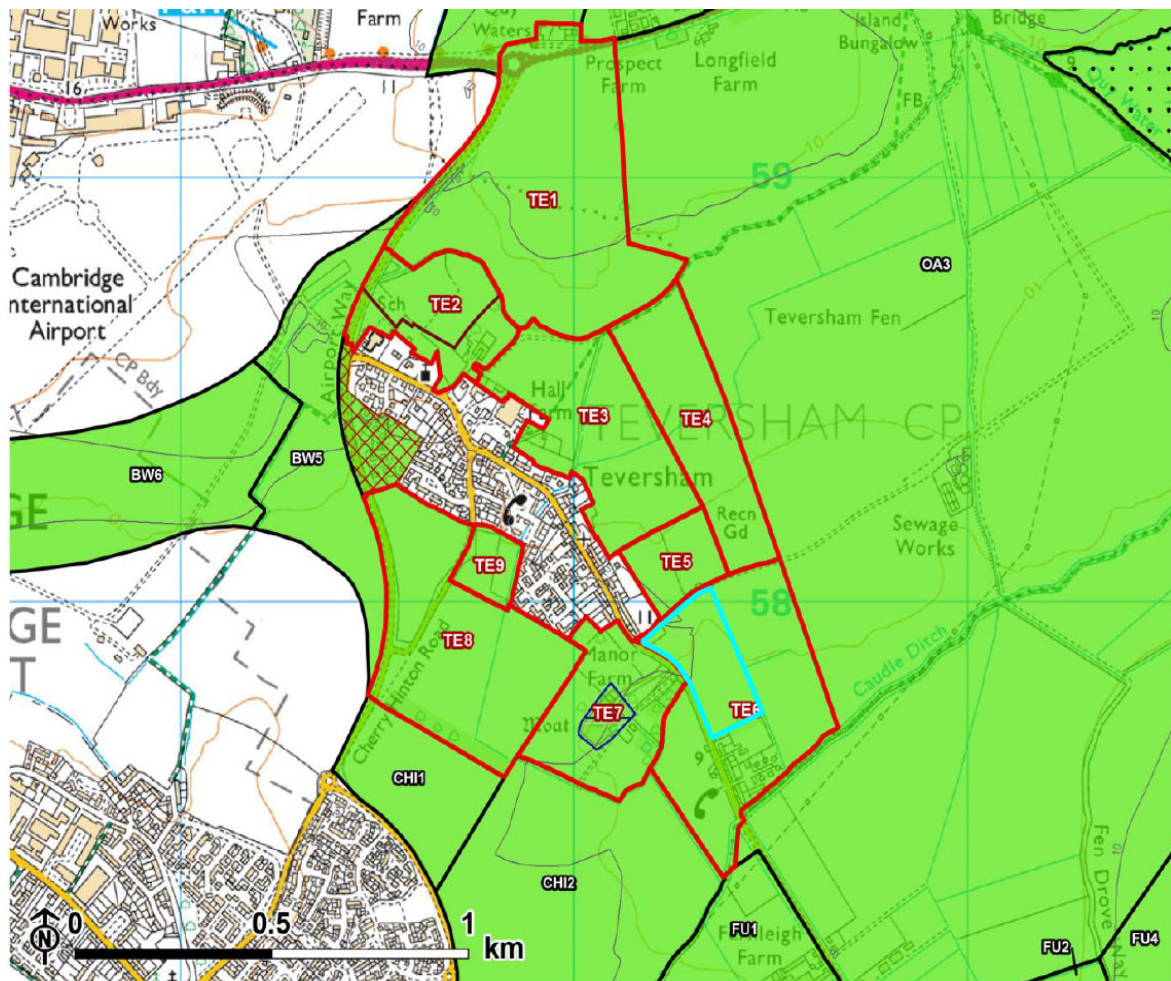


Figure 11: Extract from Appendix B of the GCGBA showing Green Belt parcel TE6 with site boundary added in light blue.

57. A summary of the Green Belt assessment for TE6 in the 2021 GCGBA is provided below together with commentary on the role of the Site within this.

Cambridge Green Belt Purpose 1 – Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre.

58. This parcel was assessed in the GCGBA as having a ‘relatively significant’ contribution to Green Belt Purpose 1. The study notes that the land is open and adjacent to Teversham. The area of Teversham is recognised as being ‘nearly contiguous’ with the main City area, but having a ‘strong distinction from the urban area, which increases the extent to which development would be perceived as diminishing Cambridge’s compact character.’

59. In relation to Purpose 1, it is noted that the Site sits wholly within the parish boundary of Teversham, which extends to the south east beyond Ferndale and aligns with the Caudle Ditch. The area of Ferndale already defines the extent of the built area of Teversham in a southern and easterly direction, and establishes a settlement pattern of development on the northern side of Fulbourn Road. Whilst development of parcel TE6 as a whole has the potential to affect the perception of Cambridge’s compact character, the Site forms only a relatively small part of parcel TE6 and the introduction of development on the Site would integrate with the existing settlement pattern. By developing the Site, this would not extend the developed area of the

village any further eastwards or southwards than the current settlement. In contrast, land to the south of the Site and south of Fulbourn Road, (which is also within parcel TE6), makes a greater contribution to Purpose 1 and the introduction of development in this area would extend the urban edge of Teversham in a southerly direction. Similarly, the area of land to the north east of the Site (also within parcel TE6) is also of higher sensitivity; development in this area would extend development beyond the urban edge which is currently defined by Ferndale, and would sit proud of the recreation ground to the north (TE5).

60. In considering Purpose 1, Table 3.2 of the GCGBA was reviewed against the Site attributes. It is considered that the land is perceived as being within the main urban area, but is relatively open/has a strong distinction between the urban edge, but is physically and visually connected to the wider Green Belt.
61. Overall the site is considered to make a 'moderate' contribution to Purpose 1 and a lesser contribution than parcel TE6 as a whole, which was identified in the GCGBA as having a '*relatively significant*' Contribution to Purpose 1.

Cambridge Green Belt Purpose 2 - Maintain and enhance the quality of its setting.

62. Parcel TE6 was assessed within the GCGBA as making a '*moderate*' contribution to Green Belt Purpose 2. The study describes how the parcel contains some development to the south on Ferndale and Fulbourn Road, and that the land '*predominantly comprises open farmland.*' It is also described as having a '*strong distinction from the edge of Teversham, meaning it has a strong rural character.*'
63. The Site is well contained by development on the south and northern edges, having a different character to those areas to the south of the Site and Fulbourn Road and north east of the Site which appear more open in character and are less constrained by the development which neighbour them. The Site car park has a weak distinction from the edge of Teversham, however the agricultural land has some rural character and provides a moderate distinction from the edge of Teversham. The Site does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting.
64. In considering Purpose 2, Table 3.3 of the GCGBA was reviewed against the Site attributes. Table 3.3 states that sites which have a moderate contribution to the purpose are considered as:
- Land use is not associated with an inset settlement, land is open and it has a strong distinction from any inset settlements, and therefore has a strong rural character; it may also form/contain limited features/aspects that contribute to the quality of Cambridge's setting'*
65. Overall the site's contribution to Purpose 2 is considered to be 'Moderate' however on the lower end of moderate, due to the relatively limited opportunities to view the Site from the surrounding public routes and the lack of features within the Site which contribute to Cambridge's setting.

Cambridge Green Belt Purpose 3 - Prevent communities in the environs of Cambridge from merging into one another and with the city.

66. The parcel was assessed within the GCGBA as having a '*relatively significant*' contribution to Green Belt Purpose 3. The study notes how '*Land lies in a wide gap between Teversham and Fulbourn, but urbanising development between the two reduces perceived separation.*' And goes

on to state that *‘There is strong distinction between the parcel and the urban area, which increases the extent to which development would be perceived as narrowing the gap.’*

67. It is considered that the perceived gap between Fulbourn and Teversham is primarily experienced between the southern edge of Ferndale/Caudle Ditch and Fulbourn, where the open character and undeveloped land exists. The Site itself does not form part of this area and is instead located within the urban edge (and parish) of Teversham which is defined by the Ferndale estate. By introducing development into the Site, the perceived gap would not be reduced in a southerly direction towards Fulbourn and the perceived gap between Fulbourn and Teversham would be maintained.
68. Overall the site is considered to make a ‘Moderate’ contribution to Purpose 3 and a lesser contribution than parcel TE6 as a whole, which was identified in the GCGBA as having a ‘*relatively significant*’ Contribution to Purpose 3.

Landscape Capacity and Design Principles

69. The landscape, visual and Green Belt sensitivity and capacity of the Site to accommodate development is affected by the features of the Site and of the surrounding context.
70. The Site is located within the parish boundary and adjoins the existing settlement edge and built form of Teversham to both the south and north of the Site. The character and openness of the site is influenced by both the adjoining developed areas and the surrounding rural landscape. There is good potential for new development on the Site to be accommodated which would connect to the existing developed areas and integrate with the existing settlement pattern and have limited impact on the overall extent of the settlement edge. It is considered that the creation of a strong landscape edge to the west onto Fulbourn Road and east of the Site onto the open countryside would help to provide a recognisable edge between the development and rural areas. The Site is not considered to be a valued landscape, and has limited notable features, leading to the Site comprising of an ordinary landscape value.
71. Visually, there are limited opportunities within the surrounding area of publically accessible routes from which the Site is experienced; the relatively level topography of the Site and enclosure by vegetation and existing built development to the north and south of the Site reduces its prominence in views. There are very few views from the local footpaths due to the presence of vegetation in the intervening area which generally limits views towards the Site. To the south of the Site on Fulbourn Road, views into the Site are limited by the relatively consistent hedge and mature treed edge. Appropriate landscape mitigation measure to reinforce this edge would help mitigate further views into the Site and retain a sense of green to Fulbourn Road.
72. In Green Belt terms, the Site forms a small part of a larger Green Belt parcel. The Site was appraised against the Purposes of the Greater Cambridge Green Belt Assessment, and was considered to make a moderate contribution to all three purposes, which was lesser than the contribution of the parcel TE6 which it sits within. It is considered that, whilst the introduction of development on the Site would reduce its openness, there would be limited impact on the green belt purposes relating to retaining the unique character of Cambridge and the quality and setting of Teversham, and preventing the perceived merging of Teversham and Fulbourn. This is largely to do with the location of the Site within an area which is contained by development on the

northern and southern sides, which defines the settlement edge of Teversham, and the lack of features within the Site which contribute to the setting of Teversham or Cambridge.

73. Design principles have been set out below, in relation to the Site's Green Belt context and landscape and visual opportunities and constraints; these aim to help reduce the 'impact of change' on the surrounding area's landscape character and visual amenity and minimise potential impacts on the functioning of the Green Belt. This reflects the findings of the baseline landscape, visual and Green Belt appraisal and guidance set out in the Greater Cambridgeshire Landscape Assessment.
- Concentrate area of development in less prominent southern part of the Site where development can: Integrate with existing development at Ferndale; and maintain a perceived gap at the point of Fulbourn Road where the curve in road allows for greater views towards the Site;
 - Introduction of well-trimmed hedges, boundary trees and shelterbelts to the outer edges of the Site;
 - Set back of development edge from western boundary to create space/buffer between the development and Fulbourn Road;
 - Respect local building densities, styles and materials and reflect these in the detailed design proposals for new housing development;
 - Create a defensible boundary to the Green Belt; and
 - Selection of building materials and colours to avoid increased prominence particularly in long distance views from footpaths to the east. Bright red bricks and roof tiles should be avoided and alternatives with more recessive colours should be selected instead.
74. Overall it is considered that the Site is of moderate-low landscape sensitivity and possesses a good opportunity for development, which would have minimal impact on the landscape, visual and Green Belt context of the Site. When proposed with the above design principles, there is an opportunity to introduce sensitive, considered development to the Site, which reflects those landscape sensitivities addressed within this appraisal.

Summary Appraisal of Landscape and Visual Effects

75. An initial assessment has been undertaken of the potential key landscape and visual effects if development were introduced on the Site in accordance with the development principles set out in this document. These are summarised below.

Landscape Effects

- Localised substantial changes to landscape character within the site itself arising from the introduction of built development in an area of land which is currently agricultural fields and a car park;

- Minor adverse effect on the Eastern Fen Edge/ Fen Ditton Fen Edge Chalklands LCAs with effects limited to the site and immediate surrounding local area. The character of the wider landscape would be unaffected by the proposed development;
- Minor adverse effect on the landscape setting of Teversham arising from the introduction of development on land which currently makes a limited contribution to the landscape setting to the settlement. The effect could be mitigated by the retention and enhancement of the field boundary to the west of the Site which runs along Fulbourn Road which would screen/soften views of the development;
- Minor beneficial effects arising from consolidating the area of Ferndale into the wider settlement of Teversham by bridging the gap.

Visual effects

- Moderate adverse effect on some views from Fulbourn Road and the High Street with glimpsed views into the development edge (assuming western field boundary is retained and enhanced);
- Very Minor adverse to negligible effect on views from public footpaths to the east of the Site arising from glimpsed views of the development edge in the background of views;
- Minor adverse effect on views from the rear and side elevation of some properties on the High Street and Ferndale.

Summary and Conclusions

76. An initial landscape, visual and Green Belt appraisal has been undertaken by a chartered landscape architect from Turley Landscape and VIA of a site known as Land at Fulbourn Road, Teversham. The appraisal has been undertaken on behalf of RWS Ltd. The purpose of the report is to support the Local Plan representation for the proposed development of this land (the Site).
77. The assessment identified that the site is located in an area of undesignated landscape within the parish boundary of Teversham, and sits between the main developed area of Teversham to the north and a small area of development at Ferndale to the south. The Site comprises of a small car park (which serves the Teversham Recreation Ground which sits outside of the Site to the north east), and a single agricultural field which is currently managed as arable land. The Site is located within the Green Belt which also washes over Ferndale, but does not include the main settlement of Teversham. Both parts of the Site (the car park and agricultural field) are partly enclosed by hedges, with the northern, north eastern and north west edges being more open. Neither area of the Site contains any notable landscape features. Both areas are considered to be of lower landscape value than the surrounding landscape, particularly to the east of the Site and overall the site is considered to be of ordinary landscape value and moderate-low landscape sensitivity.
78. It is considered that the introduction of new residential development within the Site would integrate well with the existing settlement pattern of Teversham; the proposals would not extend the developed area of the village any further eastwards or southwards than the current settlement and the scale of development within the Site (which is assumed to be focussed around the southern part of the field) would be appropriate to the existing scale of Teversham. The separation distance and perceived sense of separation between Teversham and Fulbourn

would also be maintained (with the southern edge of Teversham being retained as the edge of Ferndale/Caudle Ditch) and the distinct edges of the two settlements would be maintained.

79. The appraisal identified that landscape and visual impacts arising from the introduction of development on the Site would be primarily localised to the Site itself with few significant effects on the wider area. Impacts on the character of the surrounding landscape would be very limited with no harm to any existing significant landscape features and the potential to strengthen the existing hedgerow boundaries as landscape features with new planting and an improved management regime.
80. Impacts on views and visual amenity would also be limited due to the restricted visibility of the Site from the surrounding area. Views of the development would be limited to glimpsed short-distance views from Fulbourn Road, and limited views from footpaths to the east (where gaps in vegetation allow). When accompanied by a well-considered landscape proposal, which would help to contain the Site and screen views towards the proposed development, these impacts would be greatly reduced.
81. Overall, it was concluded that, subject to the inclusion of appropriate landscape mitigation measures, there is potential for the site to accommodate residential development within the southern part of the field.

Appendix 1: Landscape Character Studies

Landscape East Typology (2011)

82. In the **Landscape East Typology** (2011) the Site falls along the boundary of the 'Lowland Village Chalklands' and the 'Planned Peat Fen'. The Lowland Village Chalklands are described as a "*low lying, but gently rolling arable landscape, dissected by small streams, with a distinctive pattern of nucleated villages and a patchwork of woodlands and shelterbelts*".
83. The Planned Peat Fen are described as "*A flat, low lying and sparsely populated landscape characterised by dark peaty soils, a grid like pattern of large arable fields bounded by drainage ditches and wide views to distant, often dramatic skies.*"
84. Whilst the Site falls on the boundary of the above two character areas, the characteristics of the Site more closely resemble those of the Lowland Village Chalklands.

Landscape in New Developments SPD and District Design Guide SPD

85. The **Landscape in New Developments SPD** (2010) was produced to support the now superseded policies within the Development Control Policies DPD. This report references the NCA profiles (previously Joint Character Areas) produced by Natural England, described above. The identified 'general landscape principles' of relevance to the Application Site for the East Anglian Chalk (NCA87) are:
 - *Management, conservation and creation of chalk grassland*
 - *Management of existing shelter belts and creation of new shelter belts and small areas of mixed woodland linked to existing landscape features. This will break up the largest areas of open farmland while maintaining the contrast between the more open landscape and the more small-scale landscape of the river valleys.*
 - *Enhancement of linear features in the landscape such as footpaths, ancient tracks dykes, and road corridors.*
86. The Application Site is located on LCA B: The Chalklands as shown in **Figure 12**.



Figure 12: Landscape character map District Design Guide SPD (2010): Approximate location of Application Site marked with red dot

87. The key characteristics of The Chalklands are as follows (points particularly relevant to the Application Site have been underlined):
- A distinctive landform of smooth rolling chalk hills and gently undulating chalk plateau.
 - A mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality.
 - Remnant of chalk grassland occurs on road verges and along tracks.
 - Small beech copses on the brows of hills, and occasional shelterbelts, are important features.
 - A wealth of historic and archaeological features, including; ancient trackways, earthworks, small chalk pits and pre-nineteenth century enclosures.

- *Shallow valleys of the River Ganta and River Rhee have a rich mosaic of grazing meadows and parkland.*
- *Lanes are often straight, occasionally 'dog-legging'.*
- *Mostly strong rural character, though this is disrupted immediately adjacent to major roads such as the A505 and the M11.*

88. The key characteristics identified in relation to settlement pattern include a well treed character to villages which are often not visible in the wider landscape; typically linear form to settlements; and, buildings either arranged as continuous frontage facing streets or with a much looser pattern interspersed with open land. Built form is said to be traditionally simple, two storey properties with occasional two and a half or three storey properties. The identified design principles considered relevant to development on the Application Site include:

- *Maintain the distinctive, settlement pattern of the area and its local context.*
- *Ensure any extensions to springline villages are located along the bottom of steeper slopes and along lanes.*
- *Ensure density and pattern of new developments reflect that of existing villages and hamlets. Avoid backland and cul-de-sac developments where possible.*
- *Ensure buildings are arranged in continuous frontages within village cores and are arranged in loose knit patterns facing the street on more peripheral sites.*
- *Enhance village gateways and, where appropriate, consider provision of avenue planting on village approaches.*
- *Take opportunities to create new village greens and/or wildlife areas within new developments.*
- *Enclose boundaries facing the street on village peripheries with hedge and tree planting.*

Cambridge Inner Green Belt Boundary Study (2015)

89. A finer grain of landscape character assessment is provided in the more recent **Cambridge Inner Green Belt Boundary Study (2015)** which places the Site within 'LCA 2B Eastern Fen Edge'. The area to the east of Teversham including the Site is encircled by 'LCA1B Little Wilbraham Fen' The LCA boundaries are shown in **Figure 13**. The boundaries between these character areas are clearly defined by the change in topography to the east of Teversham where the ground drops from fen edge to low lying fen. The Site itself makes limited contribution to the character of the landscape, despite reflecting this change in topography.

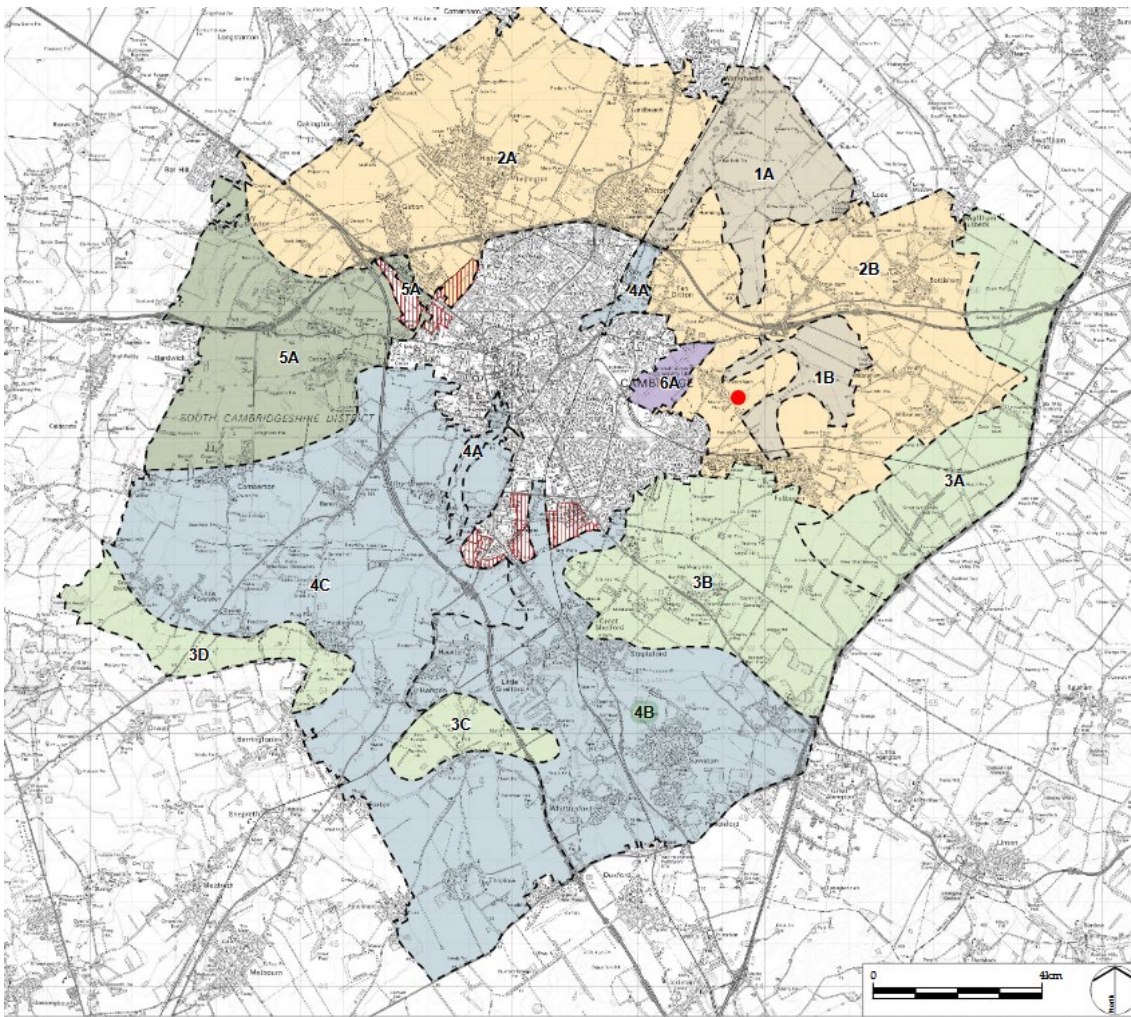


Figure 13: Landscape character map taken from the Cambridge Green Belt Study (2015):
Approximate location of Application Site marked with red dot

90. The description of ‘**LCA 2B Eastern Fen Edge**’ (in which the Application Site is located) states that the landscape is a “*transitional landscape between the Fenlands and the Chalklands. One of the key characteristics of this landscape character area is the pockets of Fen and Chalk landscapes around and within it, which contribute to the transition and bring different influences.*” The description also makes reference to the open character of the area which generally comprises of arable farmland, divided by hawthorn hedges. Views are important to the landscape character, being generally long and extending into the surround landscape character areas.
91. In comparison ‘**LCA1B Little Wilbraham Fen**’ is a much smaller pocket of landscape, comprising of a low-lying fen. The description describes the area as having a “*regimented pattern of flat arable fields and areas of wetland vegetation*” which is divided by a network of straight droveways and drainage ditches.

Contact



02 November 2021