Cheveley Park Farms Ltd
November 2021

BIDWELLS

CHEVELEY ESTATE
LANDSCAPE AND VISUAL APPRAISAL AND GREEN BELT STUDY

Quality Assurance

Site name:	Cheveley Estate
Client name:	Cheveley Park Farms Ltd
Type of report:	Landscape & Visual Appraisal and Green Belt Study
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Landscape Institute Registered Practice

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VISUAL ASSESSMENT

1.0 Introduction

1.1.1 This Landscape and Visual Appraisal (LVA) and Green Belt Study has been prepared on behalf of Cheveley Park Farms Ltd in connection with the submission of the land at Cheveley Estate (see Map 01 in Appendix 1), hereby referred to as the Site, to the Greater Cambridgeshire Local Plan call for sites.

1.1.2 The aim of the appraisal is to:

- Assess the landscape and visual baseline conditions, including relevant planning policy, designations, key characteristics, important views and potential visual receptors;
- Assess the landscape and visual sensitivity to inform the development of the parameter plans;
- Make a qualitative assessment of the potential landscape and visual effects arising from the proposed development;
- Assess the impact on the qualities of the Green Belt; and
- Make recommendations about the appropriateness of removing the Site from the Green Belt designation and informing ongoing refinement of the design proposals.

1.1.3 Ultimately this document aims to understand the landscape and visual effects associated with the potential development of land within the Cambridge Green Belt and therefore to inform decision-making on allocation of the Site in the Local Plan review. Therefore, the LVA and Green Belt Study will focus on the area of the Site where built development is proposed (see Land Budget Plan in Appendix 2), excluding the area north of the A1307, proposed for country park use. The latter would provide landscape benefits in relation to preservation of its rural and open character, as opposed to the possible adverse effects associated with urbanization of the countryside.

1.2 The Site

1.2.1 The Site is located to the east, south and south-west of Babraham village. It largely comprises agricultural land. The predominant landscape pattern of medium and medium-large fields is different along the River Granta, where small-scale fields are more typical.

1.2.2 Along the river, sinuous tree belts are also typical, with woodland blocks located on the rising topography to the north. Field hedgerows are scarce, tracks are more often defining fields boundaries.

1.2.3 Babraham Village is located to the north-west of the core of the Site (Parcel A in Map 01), to the west is the A11. The A1307 dissects the northern and southern parts of the Site, which are proposed for different uses. The northern Site parcel (Parcel D in Map 01), enclosed by the Roman Road and public footpath to the north, is where the proposed country park would be located; the proposed built development will be located to the south of the A1307.

1.2.4 Two other parcels are separate from the central Site area. Parcel B (Map 01) is located to the north west of the Babraham Research Campus, and Parcel C (Map 01) is located to the west of the A11.

2.0 Appraisal Methodology

2.1.1 The LVA takes account of current best practice guidance, namely:

- 'Guidelines for Landscape and Visual Impact Appraisal', (GLVIA3) produced by the Landscape Institute with the Institute of Environmental Management and Appraisal (Third Edition, 2013);
- 'Assessing Landscape Value Outside National Designations' Technical Guidance Note 02/21, by the Landscape Institute; and
- 'An Approach to Landscape Character Appraisal' by Natural England (October 2014).

2.1.2 It considers two separate but inter-linked topics: 'Landscape effects' and 'Visual effects'.

2.1.3 *Landscape effects* relate to changes in the scale, pattern, character and quality of the landscape. These include direct impacts such as loss of vegetation, as well as perceptual aspects such as changes to tranquillity. Landscape effects do not need to be visible.

2.1.4 *Visual effects* relate to specific changes in views and the effects on visual receptors (e.g. residents, users of public rights of way or recreational facilities). Changes to the visual setting of protected cultural or heritage features are also considered (e.g. Scheduled Monuments, Listed Buildings and Conservation Areas). However, the assessment of the significance of the heritage assets is not within the scope of the LVA (see Initial Heritage Appraisal, November 2021).

2.1.5 This LVA and Green Belt Study concerns the Site and study area as shown in Map 01, Appendix 1. The areas of the Site under consideration are the parcels that include built form, residential and/or commercial, namely Parcel A, B and C in Map 01, Appendix 2. Landscape and visual effects associated with Parcel D will not be considered as the very nature of the proposal is to preserve and enhance the existing baseline qualities. The benefits of the proposal, as currently set out, would therefore result in positive effects as well as strategic biodiversity value.

2.1.6 The appraisal starts with the definition of the landscape and visual baseline, which identifies key characteristics and constraints relating to the Site and its context. The baseline studies include landscape designations, published landscape character assessments, field observation (undertaken in May and August 2021) and representative viewpoints. The planning policy context is also taken into consideration in relation to the identified distinctive landscape qualities at a local scale.

2.1.7 The baseline findings provide the basis for understanding the value in landscape and visual terms of the receptors that would be affected by the proposed development. This is combined with their susceptibility to change to establish the relative sensitivities.

2.1.8 Landscape and visual sensitivity are described using a scale from low to high which reflects the following parameters.

2.1.9 Landscape sensitivity:

- Low Sensitivity – the receptor is not considered of high value, therefore lacking distinctive or unique qualities; it is also characterised by a low susceptibility to change whereby the baseline condition would not be altered by the proposed development.
- Medium Sensitivity – the receptor is of moderate value as including some elements of distinctive quality and importance, but lacking consistence or uniformity; albeit capable of accommodating the proposed development, some changes to the baseline condition are expected; therefore the receptor would be characterised as being of medium susceptibility to change.
- High Sensitivity – the receptor is considered of high value due to its distinctive qualities and uniqueness; the proposed development is likely to unduly alter the baseline condition, resulting in a high susceptibility to change of the receptor.

2.1.10 Visual sensitivity:

- Low Sensitivity – the view is of limited value, with low aesthetic qualities and detracting elements; the receptors are engaging in activities that would not involve or are not dependant on the appreciation of views of the surrounding landscape; therefore susceptibility to change is low.
- Medium Sensitivity – the view is valued at local level and reasonably attractive, but otherwise unremarkable with some detracting features; the receptors are engaged in activities where appreciation of the contextual landscape is not the primary focus (i.e. cyclists on roads or travellers on rail), but it contributes to the setting of the route. In residential visual amenity terms, it is a secondary/peripheral view.
- High Sensitivity – the view is valued for its high scenic qualities and/or protected by planning designations; it is a distinctive view, visually intact and coherent, with no detracting/deteriorating features; the receptors are engaged in activities where awareness of the contextual landscape is likely to be high (i.e. ramblers on public footpaths). In residential amenity terms, it is a primary/main view.

2.1.11 Landscape effects have been considered for those landscapes and characteristics relevant to the Site and study area. Similarly, an appraisal of the visual effects has been carried out for relevant visual receptors. The appraisal considers a Year 1 scenario, assuming the Site is developed in accordance with the proposed parameter plan (see Appendix 2). A Year 15 scenario is not considered, as the parameter plans do not include sufficient details to adequately inform the assessment of the impact of mature planting on the identified effects. However, the allocation of strategic open space or landscape areas has been considered where relevant and appropriate.

2.1.12 At this stage, a full landscape and visual impact assessment has not been undertaken. Instead, a qualitative appraisal of the key issues has been completed to inform the development proposals. Therefore, it should be noted that while relevant guidance is followed to define the applied parameters, this appraisal does not include judgement on the significance of landscape and visual effects.

2.1.13 The LVA findings will inform the Green Belt Study, which will consider possible harm to the Cambridge Green Belt from a landscape and visual perspective. Details of the approach to the Green Belt review are found in Section 9.

2.2 Study Area

2.2.1 The initial baseline study identified several statutory designations within the Site's context, although mostly located at 1km or more from the Site (Map 04 Appendix 1). It is also noted that, whilst the Site enjoys some visual enclosure provided by the existing woodland blocks and tree belts, the landscape to the south of the Site is fundamentally open.

2.2.2 Considering the scale of the proposed development, the level of screening afforded by the surrounding vegetation and existing development, it was concluded that a 3km study area would be appropriate for the assessment (i.e. a 3km radius from the centre of the Site).

2.3 Desk-Based Study

Information for the LVA was gathered from the following sources:

- National Planning Policy Framework (July 2021);
- South Cambridgeshire District Council Local Plan (Adopted September 2018);
- South Cambridgeshire Design Guide Supplementary Planning Document (2010);
- Cambridgeshire Green Infrastructure Strategy (June 2011);
- Greater Cambridge Green Infrastructure Opportunity Mapping (LUC, November 2020);
- Cambridge Green Belt Study: A Vision of the Future for Cambridge, South Cambridgeshire District Council (September 2002);

- 2012 Inner Green Belt Boundary Study (Cambridge City Council and South Cambridgeshire District Council, December 2012);
- Cambridge Inner Green Belt Boundary Study (LDA, November 2015);
- Greater Cambridge Green Belt Assessment (LUC, August 2021);
- National Character Area 87 'East Anglian Chalk (Natural England);
- Greater Cambridge Landscape Character Assessment (Chris Blandford Associates, February 2021);
- The Multi-Agency Geographical Information for the Countryside (MAGIC) database;
- Ordnance Survey 1:25,000 scale Site-centred digital raster map; and
- Aerial photography: Google Maps (http://maps.google.co.uk/).

2.4 Field Study

2.4.1 A field survey was undertaken in May and August 2021 to assess:

- Landscape characteristics;
- Views of the Site from the surrounding areas;
- The location of visual receptors; and
- The potential visual effects arising from the proposed development.

2.4.2 The survey was generally undertaken from publicly accessible locations such as roads, bridleways, tracks, footpaths and public open spaces.

3.0 Proposed Development

3.1 Parameter Plans

3.1.1 The proposed development strategy is presented in the land budget plan found in Appendix 2. This comprises the development of a new Garden Community between Babraham, Sawston and the proposed CSET hub for circa 3000 houses within approximately 613ha.

3.1.2 The proposals within Parcel A include largely residential uses agglomerated in seven character areas (see character areas plan in Appendix 2), as well as three school sites and a local centre. Parcel B and D are proposed for commercial development. Parcel D will provide a public country park.

3.1.3 The proposed development within Parcel A includes strategic green corridors across the Parcel and landscape buffer on the periphery (see landscape strategy plan in Appendix 2). Built form density and heights vary across the development in response to different characters (see density and heights plans in Appendix 2).

3.1.4 The proposals will have different bands of densities that will be used strategically to reflect and respect the character of the surrounding area, ensuring good placemaking with lower densities along the edges and sensitive areas, while gradually increasing towards the local centres.

4.0 Planning Context

4.1 National Planning Framework

4.1.1 The National Planning Policy Framework (NPPF, 2021) sets out the overall economic, social and environmental objectives that the planning system should follow to achieve sustainable development. At the heart of the NPPF is a '*presumption in favour of sustainable development' (Par. 10)*. More specifically, the NPPF policies relevant to the Site and proposed development are detailed below.

4.1.2 The NPPF requires care of the public rights of way setting and strategic vision. Par. 100 states that *'planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails'.*

4.1.3 The framework stresses the importance of high-quality design. It states that efficient use of land should take into account *'the importance of securing well-designed, attractive and healthy spaces*' (Par. 124). Par. 126 adds that *'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'* Good architecture and master planning need to be supported by '*appropriate and effective landscaping'* (Par. 130) to enhance and promote a strong sense of place.

4.1.4 The framework highlights the importance of protecting and enhancing the natural environment. In particular*, 'protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)* (Par. 174). The countryside has a particular value for its intrinsic character and beauty.

4.1.5 It is noted that the new NPPF does not clearly define what constitutes a 'valued landscape'. Useful in the NPPF 2019 revision (retained in the 2021 update) is the update to Par. 11 which provides some additional guidance through footnote 6. This defines, more thoroughly than before, '*areas or assets of particular importance'* as*: 'habitats sites (and those sites listed in paragraph 181) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change*.' For the purposes of this LVA, in addition to the Landscape Institute TGN 02/21, it is believed that the 'Stroud DC v Gladman high court judgement (reference CO/4082/2014) is still appropriate and valid; therefore, to be valued in terms of the NPPF would require the landscape to show *'some demonstrable physical attribute rather than just popularity'* i.e. it has to be 'out of the ordinary'.

4.1.6 The framework promotes a '*strategic approach to maintaining and enhancing networks of habitats and green infrastructures'* (Par 175). Habitat and biodiversity protection and enhancement is a fundamental point for sustainable development and should be considered not just at a local scale but as an interaction with wider national and international ecological networks.

4.1.7 Furthermore, the NPPF specifically addresses Green Belt policy objectives. It stresses that policies should aim *'to prevent urban sprawl by keeping land permanently open; the essential characteristic of Green Belts are their openness and their permanence'* (Par. 137). It also defines what is inappropriate development within the Green Belt and exceptions to this definition, such as *'limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*

- *not have a greater impact on the openness of the Green Belt than the existing development.'* (Par 149 g)

4.1.8 The national framework also provides particular emphasis on the countryside, suggesting that the '*intrinsic character and beauty'* should be recognised as well as the wider benefits from natural capital and ecosystem services (Par. 174 b).

4.2 Local Planning Framework

4.2.1 The Site falls within the administrative area of South Cambridgeshire District Council (SCDC) where planning decisions are regulated by the adopted Development Plan, which includes a number of documents and planning policies relevant to the landscape and visual appraisal. These are listed below (Green Belt policies are considered in Section 4.3).

South Cambridgeshire Local Plan, South Cambridgeshire District Council, (September 2018)

- **Policy S/2: Objectives of the Local Plan**

4.2.2 This policy sets out the strategic objectives of the local plan, setting out six key objectives to guide development within the district. Objectives include the protection of '*the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridgeshire Green Belt.*'

- **Policy HQ/1: Design Principles**

4.2.3 This policy is prefaced with the acknowledgement that settlements within the district vary in character*. 'All new development will have an impact on its surroundings. Development needs to be of an appropriate scale, design and materials for its location and conform to the design principles set out in the policy*'.

4.2.4 *'Any development must also take proper care to respond to its surroundings, and create sustainable, inclusive and healthy environments where people would wish to live, work, shop, study or spend their leisure time'*. In order to achieve such design quality, the policy lists fundamental design principles which include protection and enhancement of natural and historic assets, as well as conserving the countryside and open spaces, referring to the District Design Guide SPD and village design guides where appropriate.

- **Policy NH/2: Protecting and Enhancing Landscape Character**

4.2.5 This policy focuses on the preservation and enhancement of local and national character and distinctiveness of the landscape as prescribed by existing evidence, such as the National Character Area Profiles.

4.2.6 *'The district's landscape is dominated by arable farmland with dispersed woodlands and often low, trimmed hedgerows. As a result, it is a predominantly open landscape, allowing long views. A mosaic of hedgerows, fields, parkland and small woodlands create variety and combine to create an often treed skyline. A greater degree of enclosure and a more detailed landscape is often associated with settlements and the many small river valleys.'*

- **Policy NH/6: Green Infrastructure**

4.2.7 The policy protects and conserves the green infrastructure network established within the Cambridgeshire Green Infrastructure Strategy produced by the Council in partnership with local organisations in 2011 (Figure 1). The Site is located within a green corridor along the River Granta.

4.2.8 The policy states:' *Proposals that cause loss or harm to this network will not be permitted unless the need for and benefits of the development demonstrably and substantially outweigh any adverse impacts on the district's green infrastructure network.'*

4.2.9 Conversely, proposals that positively contribute to the function and character of the green infrastructure network will be supported.

4.2.10 It is noted that the policy's supporting text clearly highlights the landscape value associated with green infrastructure networks, including a distinctive multi-functionality: '*It includes a wide range of elements such as country parks, wildlife habitats, rights of way, bridleways, commons and greens, nature reserves, waterways and bodies of water, and historic landscapes and monuments. The network comprises rural and urban green infrastructure of different sizes and character, and the connections and links between them. It is part of (and contributes to) the wider environment. It includes both land that can be open to the public and areas that are not accessible.'*

Figure 1 - Green Infrastructure extract from the Cambridgeshire Green Infrastructure Strategy (2011)

South Cambridgeshire Design Guide Supplementary Planning Document (2010)

4.2.11 This Supplementary Planning Document (SPD) forms part of the South Cambridgeshire Local Development Framework (LDF), with a purpose to ensure '*the delivery of sensitively and appropriately designed, sustainable developments.*' The Guide identifies that all '*new development will have an impact on its surroundings. The aim must be that any development, from a major urban extension to Cambridge to an extension to an existing home, takes all proper care to respond to its surroundings, including existing buildings, open spaces and village edges, and ensure an integrated scheme that does not harm local amenity and wherever possible, brings benefits to the area.*'

4.2.12 The SPD requires that any new development, '*must sit comfortably in its landscape, taking account of the topography and natural or man-made features. New development should not intrude upon the skyline, with the exception of specifically agreed features selected as landmarks, in the tradition of church spires or towers. … careful consideration must be given to the height and form of buildings, with the built form broken down to appear as a composition of forms, rather than one large form and utilising trees and other planting to soften the impact on long distance views.*'

4.2.13 The SPD also sets out the local landscape character of Cambridge, which is explored further in the following landscape baseline section (Section 5.2).

4.3 Green Belt Policy Context

4.3.1 The planning policies relevant to the regulation and protection of the Cambridge Green Belt are set out below:

South Cambridgeshire Local Plan, South Cambridgeshire District Council, (September 2018)

- **Policy S/4: Green Belt**

4.3.2 This policy aims to preserve the extent of the Green Belt, as shown in the policy map (see Appendix 1), by preventing development that is not in accordance with the NPPF Green Belt policy. Although the policy refers to the 2012 version of the NPPF, it is noted that the new

framework (2021) retains the same level of importance for Green Belt areas and the same description of the five Green Belt purposes. The established purposes of the Cambridge Green Belt are also set out in this policy, namely to:

- *Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;*
- *Maintain and enhance the quality of its setting; and*
- *Prevent communities in the environs of Cambridge from merging into one another and with the city.'*

4.3.3 The '*special character of Cambridge and it's setting'* is described through a series of factors which include:

- *'Key views of Cambridge from the surrounding countryside;*
- *A soft green edge to the city;*
- *A distinctive urban edge;*
- *Green corridors penetrating into the city;*
- *Designated sites and other features contributing positively to the character of the landscape setting;*
- *The distribution, physical separation, setting, scale and character of Green Belt villages; and*
- *A landscape that retains a strong rural character.'*

The policy is informed by the findings of the Inner Green Belt Review 2012, which released some small areas on the edge of Cambridge to allow development. Both this and the Inner Green Belt Review 2015 for Cambridge City and SCD council reached a similar conclusion on the purposes of the Cambridge Green Belt and the contribution of land on the edge of Cambridge (see section 9.2).

- **Policy NH/8: Mitigating the Impact of Development In and Adjoining the Green Belt**

4.3.4 This policy requires that:

- *'Any development proposals within the Green Belt must be located and designed so that they do not have an adverse effect on the rural character and openness of the Green Belt.*
- *Where development is permitted, landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the Green Belt is mitigated.*
- *Development on the edges of settlements which are surrounded by the Green Belt must include careful landscaping and design measures of a high quality.'*

4.3.5 This policy recognises that the Green Belt is a '*key designation in the district, which protects the setting and special character of Cambridge.'*

5.0 Landscape Baseline

5.1 Landscape and Related Designations

5.1.1 Landscape and related designations (e.g. relating to heritage and recreational access) within 3 km of the Site, relevant to the appraisal of landscape and visual effects, are set out in Table 1. This should be read in conjunction with the Maps contained within Appendix 1.

Table 1 - Landscape and Related Designations

DESIGNATION/FEATURES	PRESENT WITHIN THE SITE	PRESENT WITHIN THE STUDY AREA (3KM)
National Parks	No	None within the study area.
Areas of Outstanding Natural Beauty (AONB)	No	None within the study area.
Special Landscape Area (or similar local designation)	No	None within the Study Area
Green Belt	Yes	The Site lies within the Cambridge Green Belt.
World Heritage Sites	No	None within the study area.
Scheduled Monuments	Yes, in Parcel D: • The long barrow and enclosure	There are Scheduled Monuments within the study area: • Worstead Street; • Brent Ditch; and • Two moated sites 150m east of College Farm
Conservation Areas	Babraham Conservation Area.	There is one Conservation Area in proximity to the Site: Babraham Conservation Area.
Listed Buildings	No	There are a number of listed buildings within the study area. Please refer to Map 04 in Appendix 1.
Registered Parks and Gardens	No	No
Country Park	No	Wandlebury Country Park.
Recreational Trail	No	The E2 European Long Distance Route runs along the Roman Road to the north of the Site.
Public Right-of-Way (PRoW)	Yes, footpath 12/4 and 12/9.	There are several PRoWs within the study area, refer to Map 04 for further details.

5.2 Landscape Character

5.2.1 To help identify the key characteristics and sensitivity of the landscape context of the Site, reference is made to published Landscape Character Assessments. Those applicable to the study area are set out below.

5.2.2 It is noted that the Greater Cambridge Local Plan has now published a set of evidence that will inform the development of the new plan policies. This includes a revised landscape character assessment for the Greater Cambridge area, which includes the City of Cambridge and the surrounding rural landscapes and villages of South Cambridgeshire.

5.2.3 While the Greater Cambridge Local Plan is not yet adopted, the supporting evidence is a material consideration and it is the most recent, reliable information on local landscape character. Therefore, the Greater Cambridge Landscape Character Assessment (February 2021) should be given precedence over the landscape character information in The Cambridgeshire Landscape Guidelines (1991), South Cambridgeshire Design Guide Supplementary Planning Document (2010), Appendix 9 of the Cambridge Green Infrastructure Strategy (2011) and the Cambridge Inner Green Belt Boundary Study (2015).

National Character Area (NCA) Profile 87: East Anglia Chalk

5.2.4 The Site is located in NCA 87. Key characteristics and distinctive features of the NCA are:

- *'Distinctive chalk rivers, the River Rhee and River Granta, flow in gentle river valleys in a diagonally northwest direction across the NCA.*
- *The rolling downland, mostly in arable production, has sparse tree cover but* [redacted] *along long, straight roads. Certain high points have small beech copses or 'hanger', which are prominent and characteristic features in the open landscape.*
- *Archaeological features include Neolithic long barrows and bronzeage tumuli lining the route of the prehistoric Icknield Way; iron-age hill forts, including that at Wandlebury… and large numbers of later moated enclosures, park lands created, sheepwalks, arterial routes and nucleated villages that emphasise the land use change of this period.*
- *Brick and 'clunch' (building chalk) under thatched roofs were the traditional building materials, with some earlier survival of timber frame.*
- *Isolated farmhouses built of grey or yellowish brick have a bleached appearance.*
- *The settlement is focused in small towns and villages.*
- *There are several expanding commuter villages located generally within valleys.*
- *Roads and lanes strike across the downs perpendicularly and follow historical tracks that originally brought livestock to their summer grazing. Today major roads and railways are prominent landscape characteristics of the NCA.'*

5.2.5 The NCA profile is described as a '*visually continuous, open landscape, with occasional long views over the lower land to the north and west. The valleys of the rivers Granta, Rhee and Cam have a contrasting small-scale intimacy that is enhanced by small woods, pasture and wetland vegetation.'*

Regional Landscape Character

5.2.6 Landscape East published in January 2009 an overview of the landscape typology of the region. This can be accessed through the website (http://www.landscape-east.org.uk/) where the interactive map aids identification of the relevant typologies for a specific area. However, this resource is not currently functioning and therefore information on the landscape typology of the study area is not available.

Greater Cambridge Landscape Character Assessment (2021)

5.2.7 The Greater Cambridge Shared Partnership published an updated landscape character assessment produced by Chris Blandford Associates. As shown on Map 7 in Appendix 1, Parcel A,B and C are located in landscape character type (LCT) 8 and 9 and landscape character area (LCA) 8A and 9D. Parcel D is largely located in LCT 7 and LCA 7B. Adjacent to the southern part of the Site is LCA 3D.

5.2.8 **Landscape Character Type (LCT) 8 – Lowland Chalklands is** an '*intensively farmed arable landscape forming the gently rising transition between the Lowland Farmlands and the Chalk Hills.'* Topography is gently rolling and dissected by small streams. There is limited woodland cover, which includes scattered copses and shelterbelts of deciduous woodland. However, *'smaller fields with more distinctive hedgerow and tree boundaries occur around the edges of villages within this LCT.'* Former parkland landscapes also include some tree cover.

5.2.9 Late enclosures have impacted the landscape pattern, resulting in the prevalence of linear and occasionally sinuous fields. However, the strong rural character has deep historic roots, including ancient routes, earthworks, Roman sites/features and a settlement pattern of '*dispersed historic, nucleated villages on lower landform'.* Major roads cutting across the landscape are locally detracting features.

5.2.10 While some villages, particularly to the west of the LCT, have retained their small scale and historic character, others along the key routes into Cambridge have expanded into ribbon development, including '*a substantial science and technology park at Babraham*.'

5.2.11 The intensively farmed landscape, with fragmented grassland and limited woodland cover, is not characterised by a rich ecology; there are few designated sites across the LCT.

5.2.12 Permeability throughout the LCT is supported by a complex network of main and secondary routes that often trace historic links. Long-distance routes and a number of footpaths also provide '*strong connections through the wider landscape'*.

5.2.13 The Assessment concludes that the landscape condition and strength of character of the LCT are '*moderate'*. The following key landscape sensitivities are identified:

- *'Low-lying, gently rolling landform dissected by small streams in shallow valleys;*
- *Medium to large sized fields enclosed by hedges;*
- *Strong sense of historic integrity, with several visible historic earthworks, routes and buildings;*
- *Tranquil, often remote rural landscape away from major roadways and extended villages.'*

5.2.14 The management objectives for the LCT include:

- *'Conserve and enhance existing hedge boundaries and restore where possible;*
- *Conserve the tranquil and uninterrupted rural character;*
- *…*
- *Manage the agricultural landscape and soils both for production and opportunities to improve biodiversity;*
- *Conserve and enhance existing hedgerows and consider opportunities for re-planting hedgerows where these have been lost/become fragmented;*
- *Manage planting of new trees and woodland in order to conserve open views of the undulating chalkland and emphasise landforms whilst improving biodiversity.'*

5.2.15 **Landscape Character Area (LCA) - 8A Pampisford Lowland Chalklands '***is a settled landscape comprising villages located on key historic routes along the River Cam and River Granta with a wooded character and strong sense of visual enclosure.'*

5.2.16 Key characteristics of the LCA include:

- *'Mature hedgerows, small blocks of woodland and shelterbelts combine with occasional lines roadside trees to create a visually enclosed, intimate character;*
- *Scattered designed historic parkland features, including some modern developments of large science and technology research parks, in proximity to the River Cam and River Granta;*
- *Settlement pattern of scattered small villages on elevated ground at the edges of the River Valleys.'*

5.2.17 This LCA is a transitional landscape between the river valley and the Chalk Hills. It is characterised by rising topography and a broad landscape with irregular field pattern. The ecological qualities of this LCA are not rich. However, fragmented habitats include some lowland calcareous grassland and small blocks of woodland, which provide some landscape interest.

5.2.18 Woodland cover is critical in creating a distinctive sense of enclosure and intimacy. This results in a diverse visual experience as *'views are generally short and enclosed by landform, woodland and shelterbelts, but occasionally there are framed long views towards wooded horizons from high ground.'* The linear village pattern is well integrated into the landscape, '*with church spires occasionally providing landmarks and built form appearing in a wooded context. Generally, this is a tranquil rural landscape.'*

5.2.19 Parklands are also distinctive features within the LCA*: 'Scattered designed parkland at Pampisford Hall, Babraham Hall and Bartlow Park is a distinctive feature of the LCA and adds to the well treed character. Historic parkland is the setting for the Babraham Research Institute and Granta Park which offer campus-like settings for science and technology parks featuring large modern buildings which provide a contrast to the rural character elsewhere'*

5.2.20 The Assessment identifies the following sensitivities specific to the LCA:

- *'Well wooded, visually enclosed, intimate character;*
- *Scattered designed historic parkland features, including some modern developments of large science and technology research parks, in proximity to the River Cam and River Granta.'*

5.2.21 **LCT 9 - River Valleys** is located along the floodplain of the river Granta. '*Its character is intimate and small scale, derived from a pattern of flat grazing meadow and wet woodland.'*

5.2.22 The river valley supports a diverse mosaic of habitats, including floodplain grazing marsh, deciduous woodlands, semi-improved grassland, lowland fens and meadows. The rivers themselves are designated as County Wildlife Sites (CWS). Woodland follows the river channels and edge of settlements.

5.2.23 The historic associations of the LCT are strong, with similar features to the adjacent LCT 9, including Babraham Hall parkland. In landscape terms, '*the river valleys themselves are historically a grazing landscape, which over time has been enclosed into a mosaic of riverine meadows.'*

5.2.24 This LCT is characterised by a lack of settlements, although the edge of settlements on the adjoining LCT fall within the River Valley LCT in places. Development is therefore of low density, with a few historic properties, mills and country houses.

5.2.25 Connectivity across the LCT includes limited PROWs and a small number of minor roads.

5.2.26 The Assessment considers the condition of the landscape of this LCT to be '*good'* with a '*strong'* sense of character.

5.2.27 The identified key sensitivities include:

- *'Small scale, enclosed landscape;*
- *Rich, floodplain landscape of small-scale, grazed pastures, riparian vegetation and valley woodlands;*
- *Tranquil, rural landscape away from the main roadways that cross it;*

- *Variety of historic/cultural features including remnants of historic parkland, former mills and moated sites, often related to nearby historic settlement cores'.*

5.2.28 The management objectives for the LCT include:

- *'Conserve and enhance the tranquillity and rural qualities of the river landscape;*
- *Conserve and enhance existing hedgerows;*
- *Consider opportunities for re-planting hedgerows and woodland where these have been lost/become fragmented;*
- *Protect sites and features of historic and cultural value;*
- *Identify, conserve and consider opportunities for restoring wetland habitats such as wet woodland, grazing marsh, grasslands and lowland meadows.'*

5.2.29 **LCA 9D – Granta River Valley '***is characterised by a pattern of designed parkland and a sense of separation between historic villages on the raised edges of the floodplain in the Lowland Chalklands.'*

5.2.30 Key characteristics of the LCA include:

- *'…*
- *Sense of separation between villages on elevated land in the neighbouring Lowland Farmlands;*
- *Time depth associated with historic routes into Cambridge, the Icknield Way and designed parkland.'*

5.2.31 The strongest landscape qualities of the LCA are based on the pastoral use of the floodplain. The irregular field pattern is enclosed by hedgerows and shelterbelts of trees, which define a small-scale, visually enclosed landscape. Views are generally short and framed by individual trees. Pockets of lowland meadows and a mosaic of habitats contribute to the natural value of the LCA.

5.2.32 Settlements are lacking and urban character is limited to the edge of villages located in the adjoining LCAs. Minor roads provide connectivity between villages.

5.2.33 The specific sensitivities identified for the LCA include the *'sense of separation between villages on elevated land in the neighbouring Lowland Farmlands.'* It is also noted that the specific landscape guidelines include the conservation of the '*distinctive sense of rural isolation and separation between villages in the Lowland Farmlands and Lowland Chalklands.'*

5.2.34 Parcel D is located in **LCT 7 – Chalk Hills**. This is a rural, unpopulated landscape with a striking topography. The undulated and open landform results in long distance panoramic views across the surrounding LCTs. Overall '*the Chalk Hills is a relatively simple, uninterrupted and tranquil landscape with distinctive, long distance and often wide views across the lower lying landform of Greater Cambridge.'*

5.2.35 The guidance for development within the LCT recommends the maintenance of the distinctive settlement patterns of the area and of its local context, with the extension of '*springline villages'* located along the bottom of steeper slopes and along lanes maintaining the linear or rectilinear form of settlement.

5.2.36 Furthermore, the detailed description of **LCA 7B – Gog Magog Chalk Hills** states that '*tranquillity is locally eroded by the A11 which forms the southern boundary, and the busy A1307 which is a key route into Cambridge.'*

5.2.37 A small portion of the Site is located in **LCT 3 – Lowland Farmlands.** This is '*a gently undulating, intensively farmed arable landscape encompassing densely settled, wide, flat river valleys and their tributaries.'*

5.2.38 The LCT is described as open character with '*often extensive views'.* Woodland cover is sparse and the settlement pattern is relatively dense with large and small villages. To the east of the LCT

the historic villages, such as Sawston, have experienced modern infilling and expansion. Nevertheless, the landscape affords rural tranquillity.

5.2.39 The **LCA 3D – Cam and Granta Tributaries,** in particular, is '*distinguished by its wooded appearance, which makes it more visually enclosed than the other Lowland Farmlands, and by the relatively built up and suburban character of its villages.'* The rural character is eroded by the suburban and industrial influence of the large commuter villages.

5.3 The Site and its Setting

5.3.1 The Site is located in the lower valley of the River Granta. The local landscape is characterised by distinctive and contrasting qualities. One of these is the commercial nature of the Babraham Research Campus, which sits within the historic park of Babraham Hall. Most of the residential area of Babraham is designated as a Conservation Area. Buildings sit within the characteristic river valley landscape, with prominent woodland features and discrete parklands.

5.3.2 The complex network of PRoWs and roads within the study area provides good landscape permeability and opportunities for recreation.

5.3.3 The local character as experienced during the site surveys is described in the following sections.

Built Form and Settlement Pattern

5.3.4 The built-up area within the study area currently consists of scattered farmstead around Babraham, Sawston and Little Abington villages. The Granta Park and Babraham Research Campus complement the residential uses with typically commercial builtform.

5.3.5 Larger settlements are more prominent in the southern part of the study area, creating a neckless of villages along the River Granta. To the north of the A1307 the landscape is largely rural with scattered farmsteads.

5.3.6 In close proximity to Parcel A is Babraham Village and the Babraham Research Campus. Built form across the Campus is diverse, including modern architecture and historic buildings. The latter include the listed buildings of Babraham Hall and the Parish Church of St Peter. The church sits within a discrete churchyard, secluded from the surrounding development. The Hall occupies a prominent location, along the main access road, facing the retained parkland.

5.3.7 The Campus also includes some residential uses to the north-east. This modern architecture is secluded from Babraham village, which is of more historic character. The linear pattern of the village along the High Street is separated from the Campus by a dense woodland belt (see Map 02 in Appendix 1).

5.3.8 A similar dichotomy is experienced in Little Abington, with Granta Park nested within the residential character of Little and Great Abington. The contrast of the modern, large-scale commercial buildings with the residential townscape is striking, although the two are visually separate and therefore experienced independently.

5.3.9 Scattered farmsteads are found within the Study area where Sawston is the larger village, located to the south-west of the Site and subject to ongoing residential expansion on the northern settlement edge. As a result, Sawston's character is profoundly different form Babraham, which has largely retained its historic character, whereas Sawston provides a more diverse architectural and urban character. The introduction of modern architecture is particularly noticeable at the northern edge of Sawston, where the use of brightly coloured materials for the roofs results in a striking skyline feature (see Figure 2).

Landform

5.3.10 Parcels A, B and C are located on the floor of the River Granta valley (Map 3 in Appendix 1). The topography of the valley is consistent and flat. The more distinctive topography to the north and east of the study area is highlighted by hangers and woodland copses on hilltops and slopes.

Figure 2 - Sawston settlement extension to the left of the view

Vegetation Cover

5.3.11 The study area is characterised by scattered woodland blocks, mostly deciduous (Map 08 in Appendix 1), which result in a relatively wooded landscape and skyline. Along the River Granta the woodland assumes a linear form, with tree belts on the valley floor enhancing the distinctive, intimate landscape.

5.3.12 Distinctive landscape features also include the hangers and woodland copses on the more elevated terrain. The woodland cover at Wandlebury Park is also prominent. Although extensive views are available from higher ground, this established woodland character provides an intimate sense of enclosure along the river valley.

Flood Risk and Drainage

5.3.13 As shown in Map 09 in Appendix 1, the Site includes the flood zones associated with the River Granta. The landscape character of the river corridor is characterised by Willow trees and riparian vegetation connecting to the surrounding meadows.

Historic Context

5.3.14 Detailed analysis and assessment of the heritage aspects of the Site and its context are provided in the Initial Heritage Appraisal by Bidwells (November 2021). While relevant aspects will be considered within the LVA, the historic maps in Appendix 1 summarise the evolution of the landscape and urban context of Babraham between the end of the 19 h century and the beginning of the 20 h. Notably, the landscape and settlement pattern appear intact until 1903.

5.3.15 The first house within the Babraham Estate was built in 1576. The current Hall, which is the third of the re-built houses, was constructed in 1832. The Agricultural Research Council was accommodated on the Site in 1948, beginning its transformation into what is now the Babraham Research Campus.

5.3.16 The surrounding landscape has remained relatively unchanged throughout this period and retains strong historical associations.

5.4 Green Infrastructure

5.4.1 Green Infrastructure (GI) comprises a network of land that includes natural, semi-natural spaces and green corridors. GI is intrinsically associated with landscape qualities and multifunctionality. Ultimately, GI is '*the tool by which ecosystem services can be planned and delivered through policy'.*

5.4.2 As noted in Policy NH/6, the Site is located within the identified GI network (Figure 1) and it is therefore expected to contribute to its quality.

5.4.3 The evidence base of the Greater Cambridge Local Plan (GCLP) includes a review of the district-wide GI network, which updates the Cambridge Green Infrastructure Strategy (2011) that currently forms part of the South Cambridgeshire Local Plan documents. The first two stages of this review are published in the GCLP document library: Greater Cambridge Green Infrastructure Opportunity Mapping (LUC, November 2020).

5.4.4 The report assesses the existing GI network and defines seven GI themes associated with the main ecosystem services. These themes are:

- *'Landscape, cultural heritage and sense of place;*
- *Biodiversity and geodiversity;*
- *The water environment;*
- *Access and connectivity;*
- *Recreation and play;*
- *Carbon sequestration; and*
- *Agriculture and community food growing.'*

5.4.5 According to the report, the Site and its contextual landscape are associated with all the identified GI themes (Figure 3). The river corridors are highlighted as *'key areas where GI intervention could result in multiple benefits.'*

5.5 Landscape Receptors

5.5.1 The Landscape Institute and Institute of Environmental Management & Assessment guidance defines landscape receptors as '*overall character and key characteristic, individual elements or features, and specific aesthetic or perceptual aspects of the landscape'*.

5.5.2 Based on the findings of the desk-top study, published landscape character assessments and field observations, key landscape receptors are considered to be:

- **The National Character Area -** Profile 87: East Anglia Chalk.
- **The Local Landscape Character –** LCA 8A and 9D.
- **The setting of adjacent LCAs –** LCA 3D and 7A.
- **The Cambridge Green Belt –** Detailed appraisal of the impact on the Green Belt purposes is provided in Section 9; however, given the clear implication that this spatial designation has for landscape character and its association with distinctive landscape elements of the study area (such as the rural character, open views and scattered settlement pattern) it is also considered to comprise a critical landscape receptor in its own right.
- **The Setting of Public Rights of Way (PRoWs)**
- **The Setting of Heritage Assets -** Babraham Conservation Area and listed buildings in proximity to the Site.
- **The Wooded Skyline**

- **The Green Infrastructure Network –** River corridor.
- **Tranquillity –** Intimate and rural qualities of the characteristic landscape pattern.

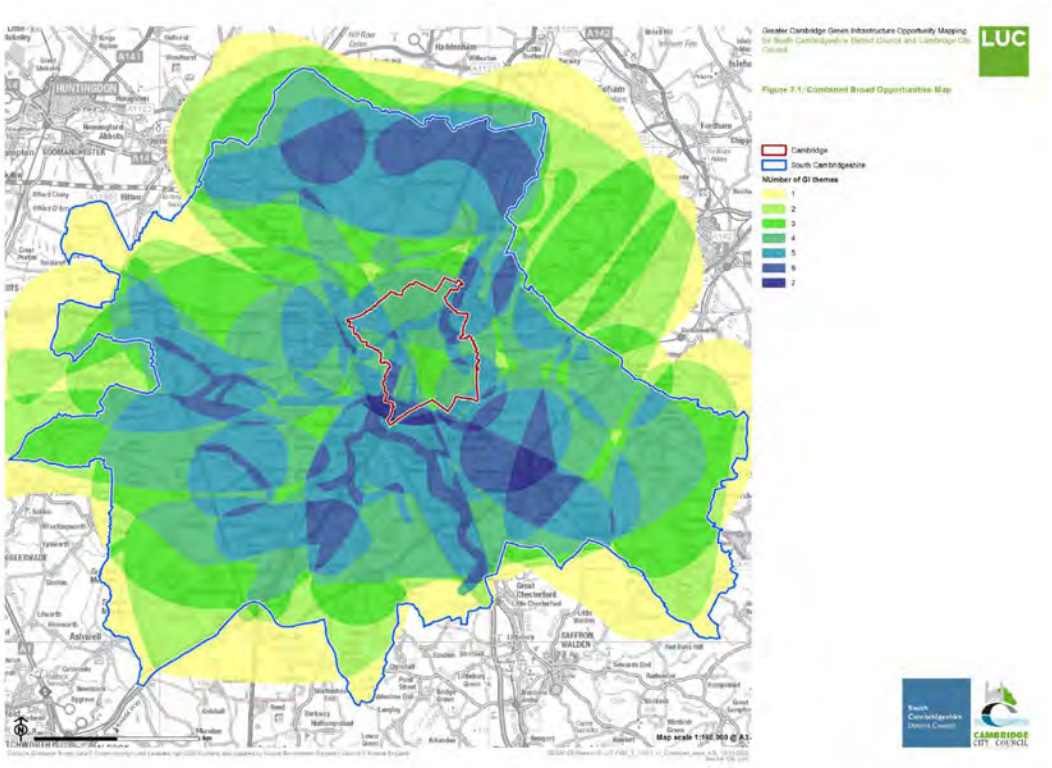

Figure 3 - GI Opportunity Map

6.0 Visual Baseline

6.1 Visual receptors

6.1.1 The Green Belt area is clearly compartmentalised along the river valley, with greater expression of its openness in the wider landscape of medium- to large-scale fields where extensive views are more typical, particularly from the rising topography to the north.

6.1.2 The complex networks of roads and PRoWs allow for a diverse range of views towards the Site.

6.1.3 The following visual receptors are considered to be relevant for assessment purposes:

- Ramblers on the surrounding PRoW network, particularly close to the Site or at elevated locations;
- Road users in proximity to the Site;
- Residents on the north-east edge of Sawston; and
- Road users approaching Cambridge along the A1307.

6.2 Representative Viewpoints

6.2.1 Thirteen viewpoints were selected to represent 'typical views' from the identified receptors at varying distances and orientation from the Site. The viewpoints are located within 3km of the Site (please see the viewpoint locations map in Appendix 3).

6.2.2 For each viewpoint the following information is provided:

- Representative panorama or photograph;
- A description of the existing view; and
- A qualitative assessment of the predicted visual effect.

6.2.3 It was not possible to safely acquire a representative view for the receptors on the A1307. However, visual effects will be considered based on the driving experience tested during the site visit and available Google Street View images (Figure 4). The views experienced by receptors travelling northwards on the A1307 are characterised by the contextual rural landscape. Despite the detracting road infrastructure, the views are rather verdant with wooded skyline and open field visible where rising topography or gaps in the hedgerows allows wider vistas. Limited glimpses of the Campus buildings are visible through the woodland belt, which provides complete screening during the summer months.

6.2.4 The viewpoints used in the assessment are:

Viewpoint 1: E2 European Long Distance Route (circa 1,507m from the Site)

This viewpoint represents views experienced by ramblers on a popular and historically valued recreational route to the north of the Site, which is screened by intervening vegetation. Views on the PRoW are predominantly enclosed by the hedgerow and trees along the path. However, glimpses of the cross-valley views are available through the gaps, even in the summertime.

Where available, the view is dominated by the rolling open landscape of the Green Belt. The fields are demarcated by hedges and the skyline appears largely wooded. The Babraham Research Campus is glimpsed in the distant background, and is the only urban feature with the view. Visibility of the existing buildings is due to the opening in the tree belt along the A1307 that allows for the roundabout access to the Campus.

Figure 4 - Google Street View travelling westwards on the A1307

Viewpoint 2: Bridleway 12/3 (circa 1,252m from the Site)

This viewpoint represents views experienced by ramblers on a byway linking the Roam Road to the A1307. While the majority of the Site is screened by the intervening vegetation, consisting of continuous hedgerows and occasional trees along the path, glimpses of Parcel B are visible in the distance.

The field hedgerows frame the view, limiting appreciation of the contextual open landscape. They also focus the vista across the valley towards the gently undulating, wooded skyline.

Overall the view is verdant, although glimpses of the farm buildings at the end of the byway and of the Advent Bioservice white warehouses are available in the background.

Viewpoint 3: Copley Hill Business Park (circa 501m from the Site)

This viewpoint represents views experienced by road users travelling eastwards from Cambridge. Parcel B is visible in the background. Parcel A, in the foreground, is screened by the intervening vegetation

Despite the prominent road infrastructure, the view is rather verdant, with glimpses of built from. However, the new built form on the eastern edge of Sawston stands out due to the contrast between the green canopies and the bright orange roofs.

The countryside along the road consist of open fields, although the view is enclosed by the prominent tree belts and woodland blocks.

Viewpoint 4: Footpath 12/11 (within the Site)

This viewpoint represents views experienced by ramblers on a PRoW to the north-west of the Site. The view is enclosed by the dense tree belt in the background. Parcel B is visible in the foreground as an arable field.

The view is very verdant and the skyline is defined by the tree canopies.

Viewpoint 5: Bridleway 212/2 (circa 1,528m from the Site)

This viewpoint represents views experienced by ramblers on a bridleway linking Stapleford to Babraham. The Site is largely screened by intervening vegetation, although glimpses are available where gaps occur.

The view has a rural character, with the open field in the foreground enclosed by the River Granta vegetation. Limited glimpses of urban character are available. However, the recent extension to the east of Sawston stands out as the orange roofs contrast to their green context.

The skyline is wooded, with only a few long-distance views.

Viewpoint 6: Restricted Byway 12/10 (within the Site)

This viewpoint represents views experienced by ramblers on a byway leading to the River Granta from Sawston. Parcel A is visible in the foreground as an open arable field. The wooded skyline in the distance allows for an extensive view, with some long vistas to the rising ground.

Despite a prevailing rural character there are glimpses of Babraham Research Campus in the background and the new extension of Sawston settlement to the right of the view, introducing some urban character.

Viewpoint 7: Bridleway 12/12 (within the Site)

This viewpoint represents views experienced by ramblers on the bridleway that links Babraham High Street to the River.

The view is fundamentally rural, although, to the west, the recent extension of Sawston settlement introduces a detracting urban feature. Nevertheless, the skyline is largely wooded and the sense of openness extensive.

Viewpoint 8: Babraham Road (circa 0m from the Site)

This viewpoint represents views experienced by road users on a country road adjoining the Site.

The view is fundamentally rural, despite the detracting road feature and limited glimpses of the Barbraham Research Campus buildings scattered in the background. The skyline is defined by the woodland cover and long views towards the wooded hills are available. Despite the consistent woodland cover there is a good sense of openness.

Viewpoint 9: Footpath 17/92 (circa 347m from the Site)

This viewpoint represents views experienced by ramblers on a footpath linking High Street to Babraham Road at the edge of Sawston.

The view is largely rural and open. The rising topography defines the skyline, with some vegetation framing the view. The intervening topography also screens most of the new extension at the edge of Sawston, although the roof line is visible to the right of the view.

Viewpoint 10: High Street (within the Site)

This viewpoint represents views experienced by road users on a secondary, country road to the south of Babraham.

The view is largely rural, the open fields are enclosed by hedges and the distinctive tree avenue associated with Babraham Hall. The woodland cover defines the immediate and distant skyline.

To the left of the view is the new urban extension at the edge of Sawston, which introduces a striking built form that contrasts with the prevailing, verdant character of the view.

Viewpoint 11: Bridleway 12/12 (within the Site)

This viewpoint represents views experienced by ramblers on a public right of way linking High Street to the River Granta.

The view is enclosed by the field hedgerow to the left and by the tree avenue to the right. Nevertheless, there is a strong sense of openness associated with the agricultural use. The skyline in the far background is defined by woodland.

Viewpoint 12: Footpath 12/5 (circa 390m from the Site)

This viewpoint represents views experienced by ramblers on a public right of way running along the Babraham Research Park and linking High Street to the River Granta. The Site is not visible as it is screened by the intervening vegetation.

Despite a discrete sense of openness, the view is enclosed by the parkland tree cover and dense tree belt in the background. The overall character of the view is therefore rural.

Viewpoint 13: Footpath 12/4 (within the Site)

This viewpoint represents views experienced by ramblers on a public right of way accessing the countryside to the east of Babraham. The receptor is located within Parcel A.

The view is characterised by a discrete sense of openness, despite the dense woodland and hedgerow defining the field of view. The skyline is therefore characterised by a continuous woodland cover. Within this strongly rural landscape, detracting features are confined to the farm buildings and barns to the east of Babraham.

7.0 Assessment of Landscape Effects

7.1 Landscape Sensitivity

7.1.1 The baseline study (Section 5) found that while the Site lacks designated landscapes (Table 1), it presents a number of distinctive features and qualities that contribute to the value of the local landscape.

7.1.2 Despite the depreciation of historical landscape qualities due to the implementation of modern agricultural practice and the loss of ancient structure within the large field pattern, the distinction between the intimate river valley and the sense of openness of the rising topography results in a strong sense of place. The current landscape character is well established and aesthetically coherent throughout the study area. Within this dual landscape, hangers and woodlands on top of the hills become distinctive features that provide striking landmarks. Similarly, the sinuous tree belts along the river contribute to its characteristic sense of enclosure.

7.1.3 The grazing meadows and parkland along the valley preserve some historical association due to their relation to the setting of listed buildings, such as Babraham Hall. The river valley landscape is also an important feature of the setting of Babraham village.

7.1.4 The complex network of PRoWs contributes to the landscape value of the study area, providing a diverse recreational experience within a fundamentally tranquil landscape. The influence of Babraham village, the Research Campus and the A11 on the aesthetic qualities of the PRoW's contextual landscape is mitigated by the vegetation pattern, which encloses the existing built features within a wooded buffer. Traffic noise remains the only source of disturbance.

7.1.5 Further detracting features within this rural landscape include the most recent extension od Sawston village. Although the overall sense of openness is retained, this extension introduces a contrasting architecture that increases the urban influeences within an otherwise strong rural character.

7.1.6 The landscape value of the study area is, therefore, considered to be medium-high, as changes to the settlement pattern have not completely compromised the intactness of the retained landscape qualities.

7.1.7 Landscape sensitivity is also defined by its susceptibility to change. While it is noted that the proposed development lies within the curtilage of Babraham village, which could accommodate some extention, the proposals will substantially alter the baseline condition by introducing extensive development within an open, rural landscape. The susceptibility to change is therefore considered high.

7.1.8 The combination of the defined landscape value and susceptibility to the proposed development results in a medium-high sensitivity of the study area. Similarly, the landscape sensitivity of the Site is considered medium-high due to its consistency with the qualities of the study area.

7.2 Predicted Landscape Effects

7.2.1 Table 2 below sets out the key landscape effects of the proposed development (Visual effects are assessed separately in Section 8). The appraisal of the development effects considers a year 1 scenario, accounting for the proposed strategic open space but making no allowance for the growth of vegetation, if proposed. This provides a worst-case, and therefore robust, basis for assessment.

Table 2 - Predicted Landscape Effects

LANDSCAPE RECEPTORS	PREDICTED LANDSCAPE EFFECTS
National Landscape Character	The proposed development is located in NCA 87, which includes the trend of expanding commuter villages, within a coherent open landscape and scattered settlement pattern. The proposal will expand the urban area of Babraham and, although

LANDSCAPE RECEPTORS	PREDICTED LANDSCAPE EFFECTS
	maintaining the nucleated quality of the settlement, will increase the urban character of the receptor through densification of the settlement pattern. There would be, therefore, an adverse effect with the loss of rural landscape and openness.
Local Landscape Character	Parcels A, B and C are located within LCA 8A and 9D. Both are characterised by a largely rural landscape with more or less river valley influence. The proposal will cause the loss of some distinctive qualities such as the discrete rural openness, sense of intimacy along the river valley and the sparse pattern of nucleated villages. It is, however, noted that the proposed strategic open spaces and green corridors aim to keep a sense of separation between new and existing settlement. The proposed character areas therefore aim to replicate the nucleated pattern within the new development.
Setting of adjacent Landscape Character Areas	The proposed development is adjacent to LCA 3D and 7A. The former already includes some urban qualities, particularly in proximity to the Site. However, the proposed development will cause the loss of the extensive views across the rural landscape. While visual effects are further considered in Section 8, it is noted that in terms of landscape effects, the change towards a stronger urban character within the setting of LCA 3D will reduce the distinction between the LCAs. LCA 7B, adjacent to Parcel B, will also experience some visual effects (see Section 8) due to the cross-valley vistas afforded from high vantage points. However, in landscape terms the setting of the LCA is already characterised by some urban qualities, including commercial uses. The proposal, although locally increasing some of these qualities, will not excessively alter the overall baseline condition.
Cambridge Green Belt	Green Belt policy is considered in detail in Section 9. However, due to its intrinsic landscape qualities it is also appraised as a landscape receptor in its own right. Policy S/4 (see par 4.3.2) defines the specific purpose and qualities of the Cambridge Green Belt on a broad scale. These are intrinsically associated with the rural qualities of the study area's landscape and the preservation of the distinctive sense of openness. The proposal adversely affects the rural character and openness of the wider landscape, thereby increasing the urban qualities of the Green Belt.
Setting of PRoWs	The setting of the complex network of PRoWs within the study area is characterised by a prevailing rural landscape with scattered development, including small villages and farm hamlets, as well as the Babraham Research Campus. The proposal, albeit retaining some separation between the proposed and existing settlements, fundamentally alters the

LANDSCAPE RECEPTORS	PREDICTED LANDSCAPE EFFECTS
	baseline condition of the receptor, increasing the urban qualities of the currently rural landscape and the density of the settlement pattern. There is therefore a loss of distinctive attributes.
Setting of Heritage Assets	The Site has a strong physical connection with the Babraham Conservation Area. The proposal, albeit aiming to retain the distinctive linear pattern of the village, will fundamentally change the rural qualities of its context. The receptor will therefore lose the characteristic isolation of a countryside village, becoming integrated within a denser pattern of settlements.
Wooded Skyline	The wooded skyline is a distinctive quality of the local landscape. Visual effects associated with this receptor are considered in Section 8. In landscape terms, it is noted that the proposed development is located in the lower river valley, not in a prominent location on higher topography. Therefore, it will not compromise the perceived qualities of the wooded skyline. The assessment of the visual effects on Viewpoint 1 (Appendix 3) provides further evidence of the lack of intrusion on the wooded skyline.
Green Infrastructure Network	The Site is located within the river corridor GI, and as such it has the potential to contribute to all seven of the GI themes. The current undeveloped and agrarian nature of Parcels A, B and C suggests that there are a number of landscape qualities associated with it that would contribute to GI purposes. The multifunctionality of the GI is also enhanced by the network of publicly accessible routes across the Site. While it is noted that the proposed green corridors and buffer would support some of the receptor qualities, the proposal will limit the capacity of the developed Parcels to contribute further to the wider GI corridor objective. While the loss of biodiversity will be compensated in Parcel D, Parcels A, B and C will locally compromise the performance of the GI corridor.
Tranquillity	The proposed development will impact on the intrinsic tranquillity of the rural landscape of the study area. The increase in traffic associated with the proposed residential and commercial developments would contribute to the already disruptive effect of noise generated on the surrounding major roads (A11 and A1307). Although further clarification on the traffic generation associated with the proposed development will need testing with a Transport Assessment, it is acknowledged that this adverse effect would vary over time, and that the implementation of a strategic transport strategy to encourage the use of electric vehicles and cycling, could mitigate some of the adverse effects.

8.0 Assessment of Visual Effects

8.1.1 The visual assessment considers the effects on visual receptors who currently experience views towards the Site and, therefore, may be affected by the proposed development. The assessment is based on:

- Site observations made during the site visits undertaken in May 2021, and
- Zone of Theoretical Visibility (ZTV) analysis.

8.2 Proposals Visibility

8.2.1 A computer-generated zone of theoretical visibility (ZTV) was produced showing the areas from which it would be theoretically possible to view the proposed development on Parcel A, based on the topography and taking into account major visual barriers (Refer to drawing UDS64698-A3-0101 Appendix 3). Due to the lack of definition of the internal layout and proposed heights of development within Parcel B and C, these have not been modelled for the ZTV; however expected visibility of the proposals is appropriately considered in the appraisal of visual effects in the following Section 8.3.

8.2.2 The ZTV does not take account of the screening effects of lower-level vegetation and buildings. Therefore, the ZTV analysis presents a 'worst case' scenario in terms of visibility and the actual extent of the envelope from which the proposals would be visible on the ground is likely to be much smaller.

8.2.3 The ZTV takes into consideration different building heights areas, assuming the maximum proposed building height of 13m, which coincides with the 3-4 storeys.

8.2.4 The visual envelope of the ZTV appears relatively extensive, extending into the open countryside up to 3km from the Site. Public accessibility within this envelope was considered in locating the viewpoints and identifying the most sensitive receptors. The site visit established that some screening is provided by the woodland blocks and tree belts in proximity of the Site. The urban area of Sawston also provide substantial screening in views form the south-west. It is also noted that with increasing distance the visibility of the proposal is likely to decrease.

8.3 Predicted Visual Effects

8.3.1 The assessment of visual effects on each of the identified viewpoints is detailed in Appendix 3. This is based on a year one operational scenario with no allowance for the growth of the proposed landscape buffers.

8.3.2 Table 3 below sets out the key visual effects as a result of the proposed development on the identified groups of visual receptors.

Table 3 - Predicted Visual Effects

VISUAL RECEPTORS	PREDICTED VISUAL EFFECTS
Ramblers on PRoWs	Most of the assessed viewpoints represent views available to ramblers on the network of public footpaths surrounding and within the Site. The majority of the representative viewpoints would be adversely affected by the proposal, which would substantially change the visual amenity of the receptors through the intensification of urban character. The loss of visual openness, appreciation of the wooded skyline and, occasionally, views of the distinctive tree avenue that begins at Brabraham Hall, results in adverse visual effects, particularly on receptors in close proximity or within the Site (Viewpoints 4, 6, 7, 10 and 13). With distance the visual effects are mitigated by the existing vegetation and undulating topography.

VISUAL RECEPTORS	PREDICTED VISUAL EFFECTS
	The visual amenity of receptors in the further distance along the Roman Road (Viewpoint 1), despite their relative elevation, would be less affected by the proposals, as the sequential layers of vegetation provide substantial screening. Similarly, in views from the west (Viewpoint 5), some visual mitigation is provided the tree cover along the River Granta.
Road users	Although less susceptible to change then pedestrians, these receptors include cyclists, who are likely to use the network of secondary, rural roads within the study area, including commuters to the Research Campus. Contrary to vehicle drivers, they have a degree of appreciation of the contextual landscape, which would substantially change along the roads leading to Babraham. As demonstrated in Viewpoint 3, there would be an adverse effect on receptors approaching the Babraham Road roundabout from the north, due to the increase in urban character within a rural landscape. Viewpoints 8 and 10 would experience a similar effect, as well as a loss of visual openness.
Residents on the north-east edge of Sawston	As demonstrated in Viewpoints 7 and 8, these receptors would be adversely effected by the proposal due to the loss of a sense of openness and rural character. However, it is noted that the strategic open space located to the west of Parcel A preserves a sense of separation with the village and therefore avoids visual coalescence.
Road users approaching Cambridge from the A1307	Although it was not possible to take a photograph to represent the views experienced on the A1307 travelling northwards towards Cambridge, it is noted that Parcel A would introduce new development into the views experienced by drivers on this busy, main road. While these receptors are less susceptible to change, the road includes a dedicated bus route. Users of the bus are more likely to appreciate the contextual visual amenity. Furthermore, the proposed Site access strategy includes the slowing down of traffic flow to facilitate pedestrians crossing to Parcel D, therefore increasing the driver's engagement with their context. The proposal will substantially alter the visual baseline of the receptors, due to the loss of typical rural character and views of the woodland blocks. During winter there would also be a loss of the sense of openness. There would be some adverse effects associated with the proposed development as the distinctive rural qualities of the setting of Cambridge will be compromised due to the increase in urban character.

9.0 Green Belt Study

9.1 Cambridge Green Belt

9.1.1 The following documents available in the South Cambridgeshire and Cambridge City planning framework review the Green Belt in and around Cambridge:

- Cambridge Green Belt Study, LDA, September 2002;
- 2012 Inner Green Belt Boundary Study, Cambridge City Council and South Cambridgeshire District Council, December 2012;
- Cambridge Inner Green Belt Boundary Study, LDA, November 2015.

9.1.2 All documents are interconnected, as they, in turn, integrate and expand upon the previous publications. However, the 2012 and 2015 Inner Green Belt Boundary Studies are not spatially relevant to the Site.

9.1.3 The 2002 study defined the Green Belt qualities that contribute to the '*setting and special character of Cambridge'.* Of particular relevance to the Site and the Green Belt local context are:

- River approaches: The rural approaches to Cambridge along the river corridor are considered distinctive as linking the pastoral landscape context with the historic core.
- Relationship between villages and Cambridge: Villages are scattered around Cambridge; to the south and east within the River Valley there are numerous small settlements due to proximity to fresh water. *'This pattern of villages surrounding Cambridge, separated by a predominantly agricultural landscape, is a fundamental part of the setting and special character of the city.'* Each village possesses qualities that contribute positively to their character and therefore the quality and setting of Cambridge. Babraham affords the following valued qualities:
  - *'Wooded setting of the village;*
  - *River valley and water meadows;*
  - *Historic village core…;*
  - *Strong linear form;*
  - *Parkland setting on village edge;*
  - *Village scale;*
  - *Areas of tranquillity;*
  - *Enclosed pastures forming transition on edge;*
  - *…'*

  In addition, *'the rural landscape separating the inner necklace villages, and separating those villages from Cambridge, plays a critical role in preserving the separate identities of these villages and therefore the immediate landscape setting of the city*.'

9.1.4 The 2002 study concludes with a list of 16 special qualities to be safeguarded. These include:

- *'…*
- *A soft green edge to the city;*
- *Long distance footpaths and bridleways providing links between Cambridge and the open countryside;*

- *Elements and Features Contributing Positively to the Character of the Landscape Setting;*
- *The distribution, physical separation, setting, scale and character of the necklace villages; and*
- *A city set in a landscape which retains strongly rural character.'*

9.1.5 It is noted that the Greater Cambridge Local Plan has now published a set of evidence that will inform the development of the new plan policies. This includes a revised Green Belt assessment for the whole Green Belt in Greater Cambridge: Greater Cambridge Green Belt Assessment (LUC, August 2021).

9.1.6 While the Greater Cambridge Local Plan is not yet adopted, the supporting evidence is a material consideration and it is the most recent, reliable information on the Green Belt qualities.

9.1.7 The focus of the study is to identify the contribution the Green Belt land makes to the Cambridge Green Belt purposes and '*the harm that is likely to result from expanding existing inset settlements (or settlements bordering the Green Belt's outer edge)'*. In order to do so the Assessment:

- *'identifies variations in openness and the extent to which land contributes to the purposes of the Green Belt;*
- *and uses this to determine variations in the potential harm to those Green Belt purposes of releasing land within Greater Cambridge from the designation.'*

9.1.8 This Green Belt Assessment, although broadening the scope of the previous evidence to the whole Green Belt land, complies with the purposes of the Cambridge Green Belt set out in the 2018 CCC and SCDC Local Plans (see 4.3.2) which are referred to as Purpose 1, 2 and 3. The 16 qualities (see 9.1.4) of the Cambridge Green Belt identified in the 2002 study are also agreed on and appropriately associated with the three purposes of the Cambridge Green Belt.

9.1.9 The Assessment applies a six-step approach that culminates with the definition of '*variation in harm around Cambridge and inset settlement edges'*. The rating of harm of releasing land from the Green Belt for each parcel is the combination of the variation in contribution to the Green Belt purposes with the impact on adjacent Green Belt. The Green Belt harm is rated with a five-point scale from very high to low harm.

9.1.10 Parcels A, B and C within the Site are identified as follows in the Green Belt Assessment (Figure 6):

- BA5, BA7, OA6 – Very High Harm
- BA1, SA2 – High Harm
- AB1 – Moderate High Harm
- BA6 - Moderate Harm
- BA4 – Low Harm

9.1.11 The majority of the parcels, all besides AB1, are described as open rural land lacking development that would have an impact on the Green Belt openness. Most of the Site is therefore described as giving rise to some harm on the Green Belt if released for development.

9.1.12 The parcels that scored a 'very high' level of harm are all contributing significantly to preventing communities in the environs of Cambridge from merging. Notably, the parcels that score 'high' and 'moderate high' also play an important role in preserving separation between existing settlements.

9.1.13 In conclusion, according to the Assessment, BA4 and BA6 are the only parcels that contribute the least to the Cambridge Green Belt qualities.

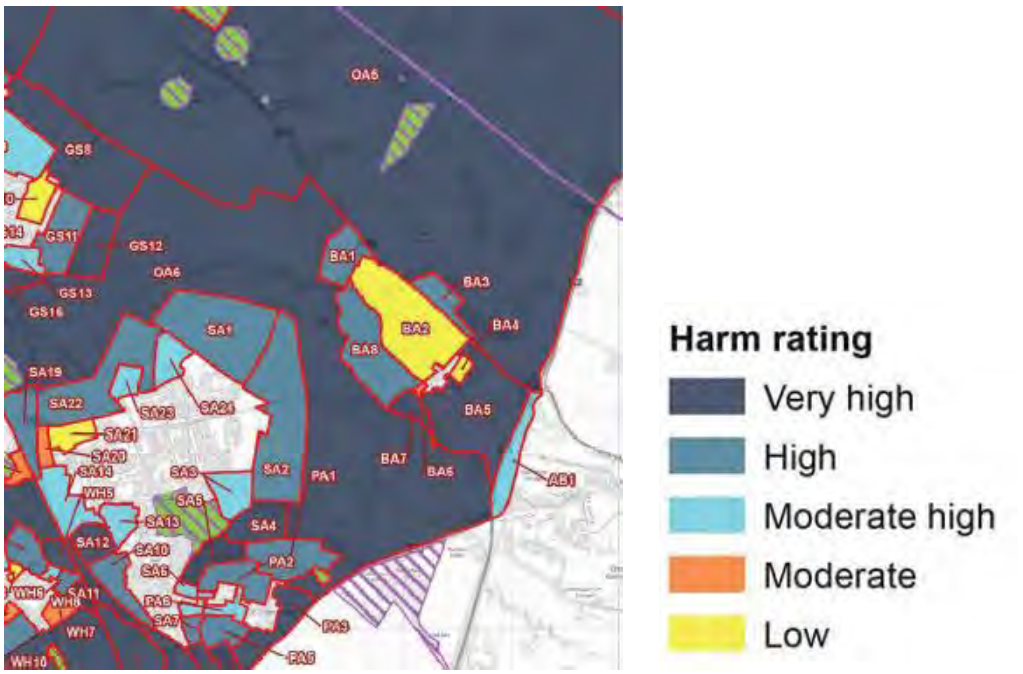

Figure 5 - Harm Rating map extract from the Greater Cambridge Green Belt Review (2021)

9.2 Assessment of the Effects on the Cambridge Green Belt

9.2.1 The fundamental aim of the Green Belt is '*to prevent urban sprawl by keeping land permanently open'* (NPPF, 2021). The openness of the Green Belt is then linked to the five Green Belt purposes identified in the NPPF:

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

9.2.2 Furthermore, to ensure that the proposal is acceptable development in accordance with NPPF Par 149, it has to be demonstrated that the proposal has no greater impact on the 'openness' of the Green Belt than the existing development.

9.2.3 In the first instance, it is noted that the NPPF does not provide any definition of 'openness' and its relation to landscape and visual characteristics. However, the following case law is of relevance:

- **Turner v Secretary of State for Communities and Local Government 2015** shows that the concept of 'openness' is not '*narrowly limited to* [a] *volumetric approach'*; in this case it is considered that the '*visual impact is implicitly part of the concept of 'openness of the Green Belt'* and it relates to the capacity of the Green Belt to fulfil its purposes.
- More recently in the **Samuel Smith Old Brewery (Tadcaster) and others v North Yorkshire County Council 2020**, it was reiterated that visual effects should be given appropriate weight when these are a relevant consideration for the assessment of the impact on the Green Belt's openness.

9.2.4 Openness can therefore be defined on the basis either of a volumetric approach or a perceptual approach (i.e. on the basis of visual impact). Since this is an LVA, only the latter is considered here, with the volumetric approach addressed in the Planning Statement by Bidwells.

9.2.5 With regard to the visual aspects of Green Belt's openness, it is considered that Lord Justice Lindblom's statement that *'the policy implicitly requires the decision-maker to consider how those visual effects bear on the question of whether the development would "preserve the openness of the Green Belt''* substantially confirms the link between the assessment of the visual effects within an LVA and the effects of the development on the 'openness' of the Green Belt.

9.2.6 Therefore, with reference to the findings of Section 8, it is believed that in visual terms the proposal would result is some adverse effects on the Green Belt sense of openness. The introduction of a new urban character to Parcels A, B and C will cause the loss of rural landscape that is widely appreciated by the identified receptors. The intrinsically open nature of this landscape allows for extensive views, including some long-distance vistas, which would be lost.

9.2.7 The local planning framework and associated evidence base identify the specific character and function of the Cambridge Green Belt. These are largely associated with local landscape qualities, such as rural character, fields and settlement patterns. Section 7, Table 2, concluded that there would be adverse effects on the qualities of the Cambridge Green Belt, as the proposal would alter the existing landscape character. However, it is noted that the proposed master plan includes a considerable open space to the west of Parcel A. This will prevent physical and visual coalescence with Sawston by retaining a strategic green gap.

9.2.8 In conclusion, it is believed that the proposed development is largely consistent with the findings of the more recent Cambridge Green Belt assessment (August 2021) and would therefore result in some level of harm.

10.0 Summary of Effects

10.1 Summary of Landscape Effects

10.1.1 The proposed development would introduce an extensive new settlement within a rural landscape. While the proposal aims to replicate some of the characteristic local qualities, such as the pattern of nucleated villages, the loss of rurality would cause some notable adverse effects.

10.1.2 The scale of the proposal will change the baseline condition of the National and Local Landscape Character Areas. Although the local villages have historically experienced a townscape expansion due to their role as commuter settlements for Cambridge, the rural landscape has been retained, providing separation between them. The proposal would result in a densification of the distinctive scattered settlement pattern that would bring the village edges closer together, and reduce the distinction between the different LCAs.

10.1.3 Similarly, the increased urbanisation of the study area would adversely affect the qualities of the Cambridge Green Belt, the setting of the local PRoWs and of the Babraham Conservation Area, since they are all dependent to varying degrees on maintaining the open rural character of the landscape setting of Cambridge and the peripheral villages.

10.1.4 The introduction of considerable urban areas into the rural landscape will also reduce its distinctive sense of tranquillity.

10.1.5 It is, however, noted that, despite the extensive land use change, the characteristic wooded skyline of the study area would be preserved. The proposal is located on the lower river valley, avoiding competition with the distinctive landmarks and features on the surrounding more elevated landscape.

10.2 Summary of Visual Effects

10.2.1 The visual baseline identified four main groups of visual receptors. For each group, excluding the road users on the A1037, representative viewpoints were analysed to inform the appraisal of visual effects.

10.2.2 It is concluded that the proposed development would result in some adverse effects. These are largely associated with the change in land use. The intensification of urban character will cause the loss of the distinctive rural landscape that is valued in relation to the setting of Cambridge and Babraham village.

10.2.3 The visual amenity of the identified receptors depends in large part on the open, verdant landscape. Woodland blocks and tree belts are distinctive features as they become hilltop landmarks or enclose the intimate river valley landscape. In both cases, the loss of openness and rural character would harm the visual setting of the receptors and represent a fundamental change in the appearance of the local landscape.

10.2.4 It is also noted that receptors in the vicinity of the development would be more effected than those at further distance. This is the case for ramblers on the Roman Road to the north of the A1037, where the intervening layers of woodland cover are sufficient to provide consistent screening. Receptors on Bridleway 212/2 and Byway 12/3 would also benefit from some vegetative screening, albeit less dense.

10.3 Summary of Green Belt Effects

10.3.1 The appraisal of effects on the Cambridge Green Belt draws from the conclusion of the LVA. Both landscape and visual effects resulting from the proposed development have been considered against the specific function and character of the Cambridge Green Belt, which is identified as a receptor in its own right.

10.3.2 The LVA supports the conclusion of the Greater Cambridge Green Belt Review (2021) that there would be adverse effects on the overall qualities of the Cambridge Green Belt, due to the reduction in its rural character and sense of openness.

11.0 Conclusion

11.1 Design Recommendations

11.1.1 The LVA and the appraisal of effects on the Cambridge Green Belt conclude that there would be some adverse effects as the proposal introduces a considerable change into the landscape and visual baseline.

11.1.2 However, the proposed land budget plans (see Appendix 2) include strategic design elements that are considered essential to mitigate some of the identified effects. Since the detailed design of the proposals is not yet defined, it is recommended that the following design principles are applied to future detailing of the proposal:

- **Dense planting** around built development in order to mitigate visual effects experienced by receptors on public rights of way in proximity to Parcels A, B and C. Strategic planting would be particularly effective in the reduction of visual effects on receptors along the A1307. A substantial planted buffer on the green corridor along the road would replicate the tree cover currently visible around Babraham and retain some of the green qualities of the approach to Cambridge.
- **Strategic open space** to the east of Parcel A will prevent coalescence between existing and proposed settlements. This should include some planting in proximity to the development to mitigate the visual effects on receptors to the west, as well as some open space to retain a sense of openness and separation between the settlements.
- **Strategic green corridors** within Parcel A would provide a buffer from the adjacent PRoWs and retain some views across the countryside from within the development.
- **School sites** located on the southern edge should carefully consider the location of the associated outdoor spaces to retain some sense of openness at the edge of the proposal development and along future (i.e. CSET alignment) and existing routes.

11.1.3 It is noted that the mitigation of visual effects would be reliant on the successful establishment of proposed planting. Therefore, an appropriate landscape maintenance framework should be required to ensure that the planting will thrive.

11.1.4 Finally, the consideration of a sustainable transport strategy that encourages the use of electric vehicles and cycling would mitigate effects related to the loss of tranquillity due to increased traffic flows.

11.1.5 The proposed design principles will not completely overcome the landscape and visual impact associated to the proposal, but they would provide some alleviation of the identified adverse effects.

11.2 Conclusions

11.2.1 This LVA was conducted on the basis of approved guidance and professional judgment. The comprehensive review of available evidence against the on-site study, undertaken as per the proposed methodology (as outline in Section 2), has resulted in the identification of some adverse effects. These are fundamentally associated with the introduction of extensive urban development within a rural landscape and therefore unavoidable.

11.2.2 However, the proposed design integrates fundamental principles to alleviate some of the adverse effects in particular the retention of strategic green gaps that would preserve a local sense of separation and openness. Coalescence with Sawston and Babraham villages is prevented and a sense of nucleated villages is integrated within the proposal.

APPENDIX 1
MAPPING

Cheveley

Map 01b - Public Access

Legend

- Parcel A
- Parcel B
- Parcel C
- Parcel D
- 3km Radius
- E2 European Long Distance Route
- Bridleway
- Byway
- Footpath
- Restricted Byway
- Woodland Cover

BIDWELLS

Trumpington Road, Cambridge, CB2 9LD 01223 841841 - bidwells.co.uk

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Drawing Number: B.16,981
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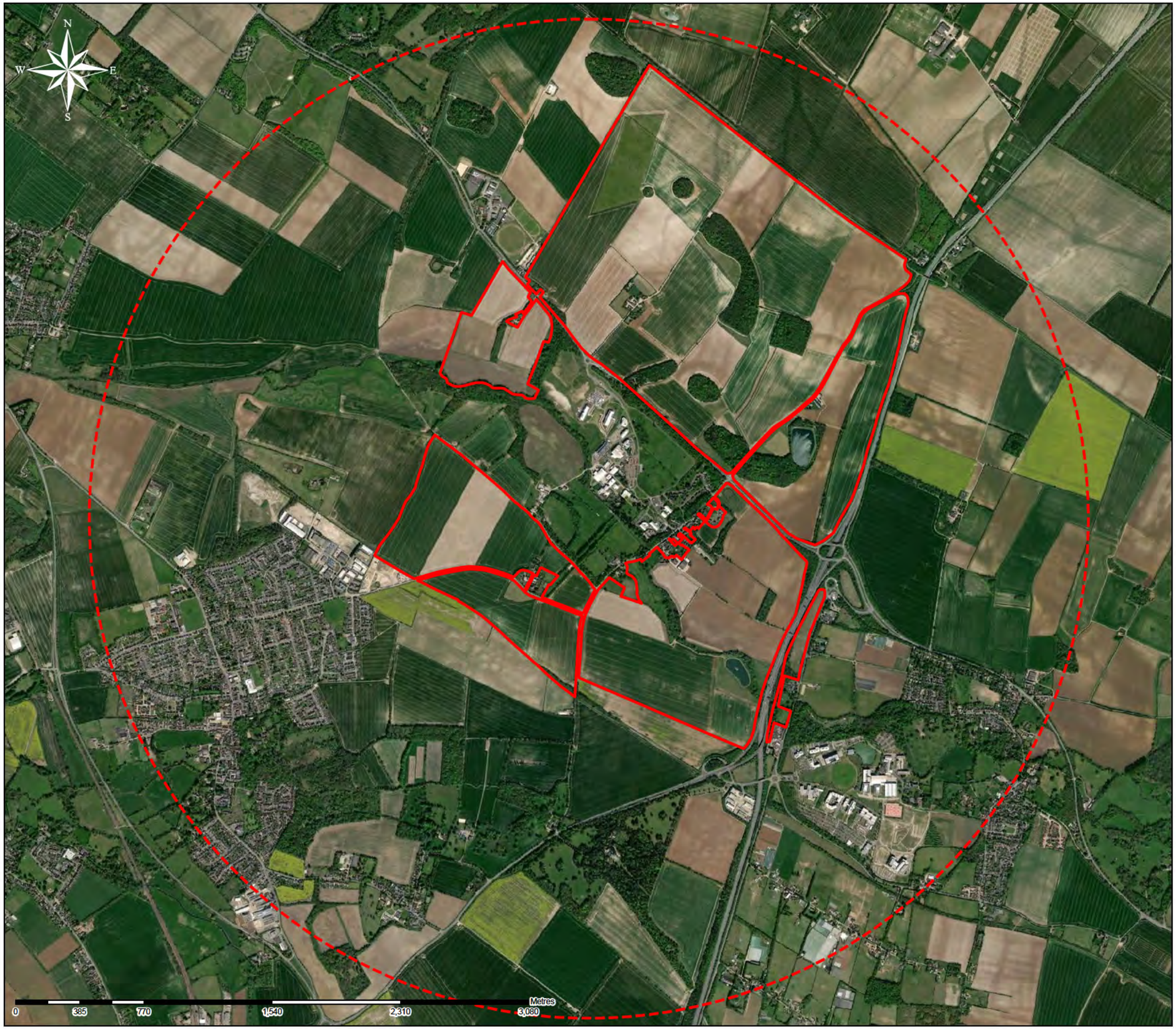

Cheveley

Map 02 - Aerial Photography

Legend

- Proposed Development Area
- 3km Radius

BIDWELLS

Trumpington Road, Cambridge, CB2 9LD 01223 841841 - bidwells.co.uk

Scale: 1:23,000 @ A3
O.S. Ref: TL 5051

Drawing Number: B.16,981a
Date: 03/12/2021

Cheveley

Map 03 - Topography

Legend

- Proposed Development Area
- 3km Radius
- Woodland Cover
- 10m - 20m
- 20m - 30m
- 30m - 40m
- 40m - 50m
- 50m - 60m
- 60m - 70m
- 70m - 80m

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Scale: 1:23,000 @ A3
O.S. Ref: TL 5051

Drawing Number: B.16,981b
Date: 03/12/2021

Cheveley

Map 04 - Designations

Legend

- Proposed Development Area
- 3km Radius
- Grade I Liste Building
- Grade II Liste Building
- Grade II* Liste Building
- E2 European Long Distance Route
- Bridleway
- Byway
- Footpath
- Restricted Byway
- Scheduled Monument
- Conservation Area
- Country Parks
- Green Belt

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Scale: 1:23,000 @ A3
O.S. Ref: TL 5051

Drawing Number: B.16,981c
Date: 03/12/2021

Cheveley

Map 05 - Landscape Character Area (National)

Legend

- Proposed Development Area
- 3km Radius
- East Anglian Chalk

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Scale: 1:23,000 @ A3
O.S. Ref: TL 5051

Drawing Number: B.16,981d
Date: 03/12/2021

Cheveley

Map 07 - Landscape Character Area (Local)

Legend

- Proposed Development Area
- 3km Radius
- 3D, Cam & Granta Lowland Farmlands
- 6B, Wilbraham Fen Edge Chalklands
- 7A, Eastern Chalk Hills
- 7B, Gog Magog Chalk Hills
- 7, 7C, Linton Chalk Hills
- 8A, Pampisford Lowland Chalklands
- 8, 8B, Morden to Duxford Lowland Chalklands
- 9D, Granta River Valley
- 9B, Cam River Valley

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Scale: 1:23,000 @ A3
O.S. Ref: TL 5051

Drawing Number: B.16,981f
Date: 03/12/2021

Cheveley

Map 08 - Significant Vegetation

Legend

- Proposed Development Area
- 3km Radius
- Ancient Woodland
- Coastal and floodplain grazing marsh
- Deciduous woodland
- Lowland meadows
- Traditional orchard

BIDWELLS

Trumpington Road, Cambridge, CB2 9LD 01223 841841 - bidwells.co.uk

Scale: 1:23,000 @ A3
O.S. Ref: TL 5051

Drawing Number: B.16,981g
Date: 03/12/2021

Cheveley
Map 09 - Flood Risk

Legend

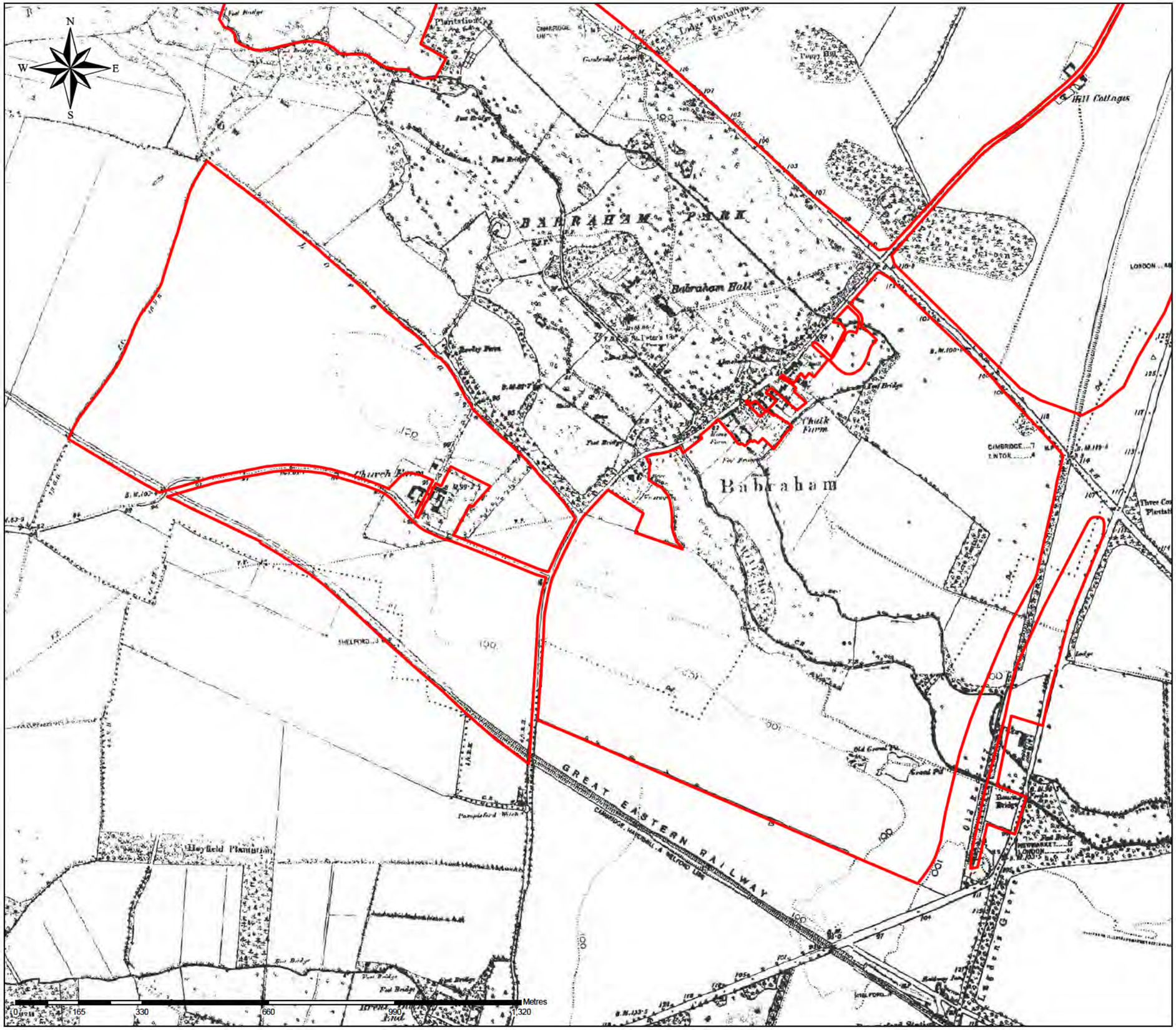
- Proposed Development Area
- 3km Radius
- Flood Zone 3
- Flood Zone 2

BIDWELLS

Trumpington Road, Cambridge, CB2 9LD 01223 841841 - bidwells.co.uk

Scale: 1:23,000 @ A3
O.S. Ref: TL 5051

Drawing Number: B.16,981h
Date: 03/12/2021



Cheveley

Map 10a - 1886 Historical Map

Legend

Proposed Development Area

BIDWELLS

Trumpington Road, Cambridge, CB2 9LD 01223 841841 - bidwells.co.uk

Scale: 1:10,000 @ A3
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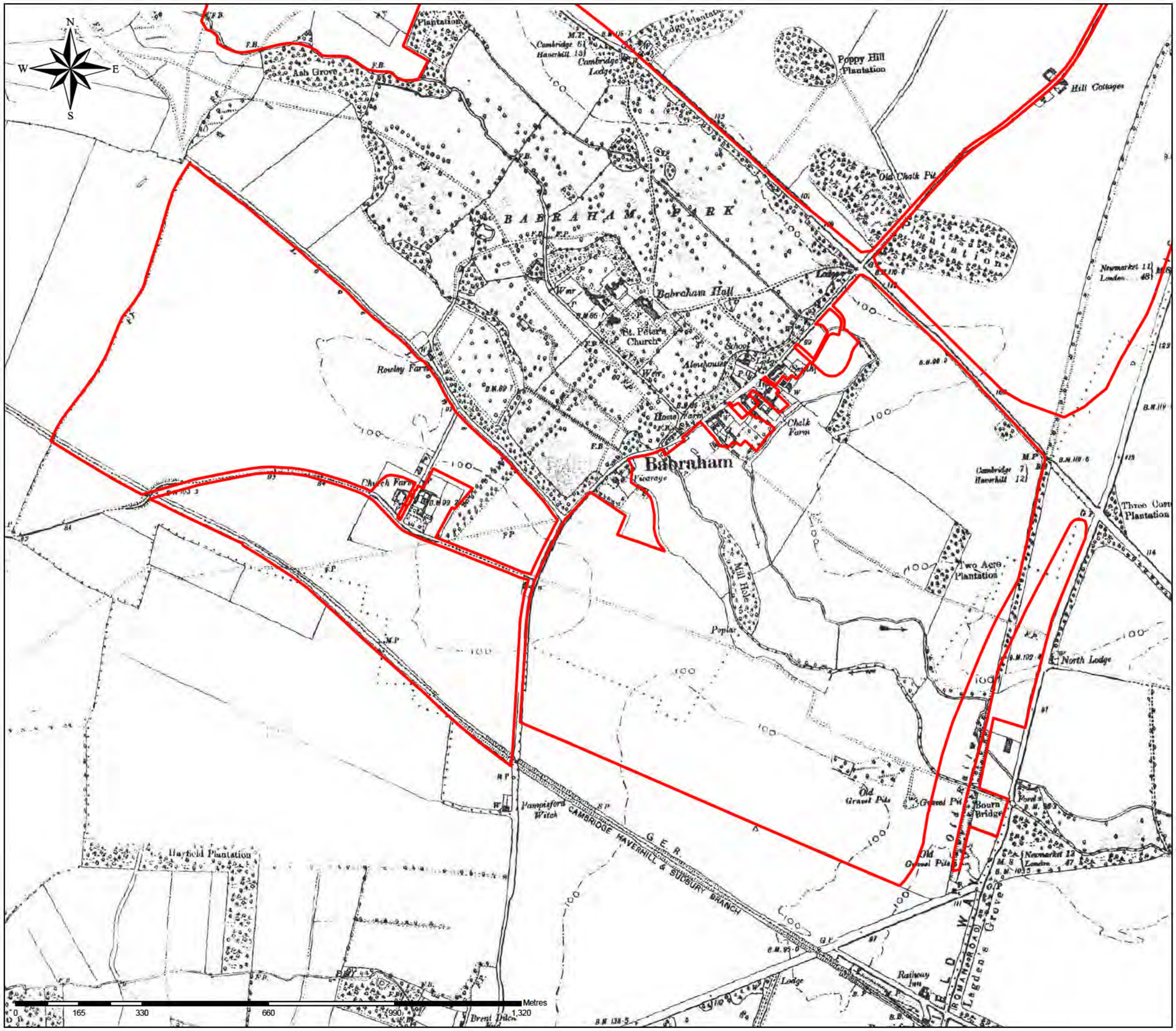
Date: 03/12/2021



Cheveley

Map 10b - 1903 Historical Map

Legend

Proposed Development Area

BIDWELLS

OS Licence No. ES 100001773

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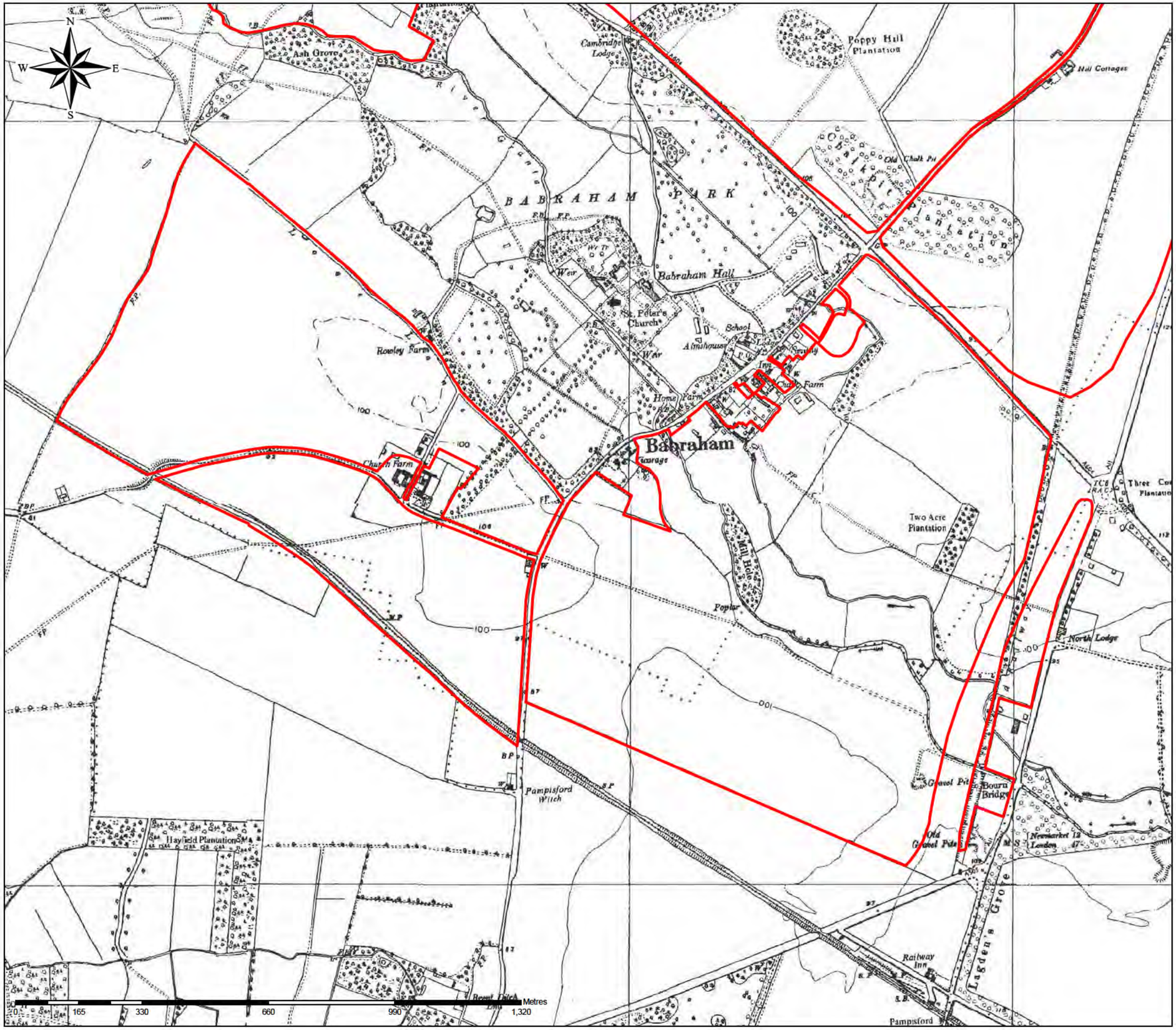

Cheveley

Map 10b - 1960 Historical Map

Legend

Proposed Development Area

BIDWELLS

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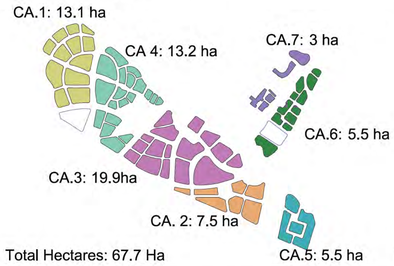
Drawing Number: B.16,981k
Date: 03/12/2021

APPENDIX 2
DEVELOPMENT PROPOSALS

BOUNDARY LINE

Option CY Without Secondary School

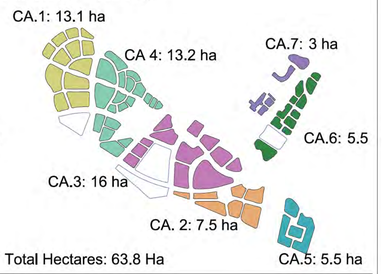
(Colours indicate Character Areas)



Total Hectares: 67.7 Ha

Option CY With Secondary School

(Colours indicate Character Areas)



Total Hectares: 63.8 Ha

Land at Babraham - Density Calculations per Character Area (Without Secondary School)

Housing type	Average Density - Accord to Density Plan	Total Area in hectares of Density Category	Aproximate Number of Homes Achieved per Character Area
Character Area 1 - North Fields	50	13.1	655.0
Character Area 2 - South Fields	45	7.5	337.5
Character Area 3 - New Centre	55	19.9	1094.5
Character Area 4 - Farm Village	40	13.2	528.0
Character Area 5 - Granta River Homes	45	5.5	247.5
Character Area 6 - Homes on the Green	45	5.5	247.5
Character Area 7 - Babraham Village Extension	20	3.0	60.0
Total	43	67.7	3170.0

Land at Babraham - Density Calculations per Character Area (With Secondary School)

Housing type	Average Density - Accord to Density Plan	Total Area in hectares of Density Category	Aproximate Number of Homes Achieved per Character Area
Character Area 1 - North Fields	50	13.1	655.0
Character Area 2 - South Fields	45	7.5	337.5
Character Area 3 - New Centre	55	16.0	880.0
Character Area 4 - Farm Village	40	13.2	528.0
Character Area 5 - Granta River Homes	45	5.5	247.5
Character Area 6 - Homes on the Green	45	5.5	247.5
Character Area 7 - Babraham Village Extension	20	3.0	60.0
Total	43	63.8	2955.5

Summary of Areas (Without Secondary School)

Land Use	Area Exist/ Achieved	% Percentage of Total Development Achieved
Farmland	170	**27.7**
Country Park Land	170	**27.7**
Schedule Monument	12.08	**2.0**
Assigned R&D Land	31.2	**5.1**
Assigned Employment Land	6.3	**1.0**
CSET Land	14.8	**2.4**
CSET Route	6.14	**1.0**
Babraham Village within the Red Boundary and Not Assigned in the category below Restricted	1.13	**0.2**
Buffer Areas (Babraham Hall Corridor view)	2.8	**0.5**
No Build Open Space-Flood Zone	28.96	**4.7**
Landscape Provision within Development Area (including Formal Play Areas, Formal Other, Informal Park and Gardens, Informal Amenity Space, Informal natural and Semi Natural, basins, buffers, allotments	64.2	**10.5**
Existing No build zones/Natural-Priority Habitat Low Priority Decidious	15.4	**2.5**
Blue Infrastructure (River, Ponds, etc)	4.78	**0.8**
No Build Zone - Buffer around Farm	0.3	**0.0**
Sports Amenity Land	3.35	**0.5**
Village Cricket Pitch	1	**0.2**
Built Form - Land Development		
Primary Road Land	2.62	**0.4**
Secondary Road land	2.2	
Education (Primary School 1)	2.4	**0.4**
Education (Primary School 2)	2	**0.3**
2 small local centres (one with community Hall) and 1 main centre with retail and Local Stores (main urban centre will incorporate gym, stores, leisure centre, restaurant, cafes, etc.)	4.5	**0.7**
Developable Land	**67.7**	**11.0**
Total	**613.9**	**100**

Summary of Areas (With Secondary School)

Land Use	Area Exist/ Achieved	% Percentage of Total Development Achieved
Farmland	170	**27.7**
Country Park Land	170	**27.7**
Schedule Monument	12.08	**2.0**
Assigned R&D Land	31.2	**5.1**
Assigned Employment Land	6.3	**1.0**
CSET Land	14.8	**2.4**
CSET Route	6.14	**1.0**
Babraham Village within the Red Boundary and Not Assigned in the category below Restricted	1.13	**0.2**
Buffer Areas (Babraham Hall Corridor view)	2.8	**0.5**
No Build Open Space-Flood Zone	28.96	**4.7**
Landscape Provision within Development Area (including Formal Play Areas, Formal Other, Informal Park and Gardens, Informal Amenity Space, Informal natural and Semi Natural, basins, buffers, allotments	60.1	**9.8**
Existing No build zones/Natural-Priority Habitat Low Priority Decidious	15.4	**2.5**
Blue Infrastructure (River, Ponds, etc)	4.78	**0.8**
No Build Zone - Buffer around Farm	0.3	**0.0**
Sports Amenity Land	3.35	**0.5**
Village Cricket Pitch	1	**0.2**
Built Form - Land Development		
Primary Road Land	2.62	**0.4**
Secondary Road land	2.2	
Education (Primary School 1)	2.4	**0.4**
Education (Primary School 2)	2	**0.3**
Education (Secondary School)	8	**1.3**
2 small local centres (one with community Hall) and 1 main centre with retail and Local Stores (main urban centre will incorporate gym, stores, leisure centre, restaurant, cafes, etc.)	4.5	**0.7**
Developable Land	**63.8**	**10.4**
0 **Total**	**613.9**	**100**

Rev	Date	Description	Dwn	Ckd
C	16/11/2021	Draft Masterplan Land Budget Schedule	AS	CY
B	01/11/2021	Draft Masterplan Land Budget Schedule	AS	CY
A	29/09/2021	Draft Masterplan Land Budget	AS	CY

LAND AT BABRAHAM

LAND BUDGET PLAN
SITE PLAN

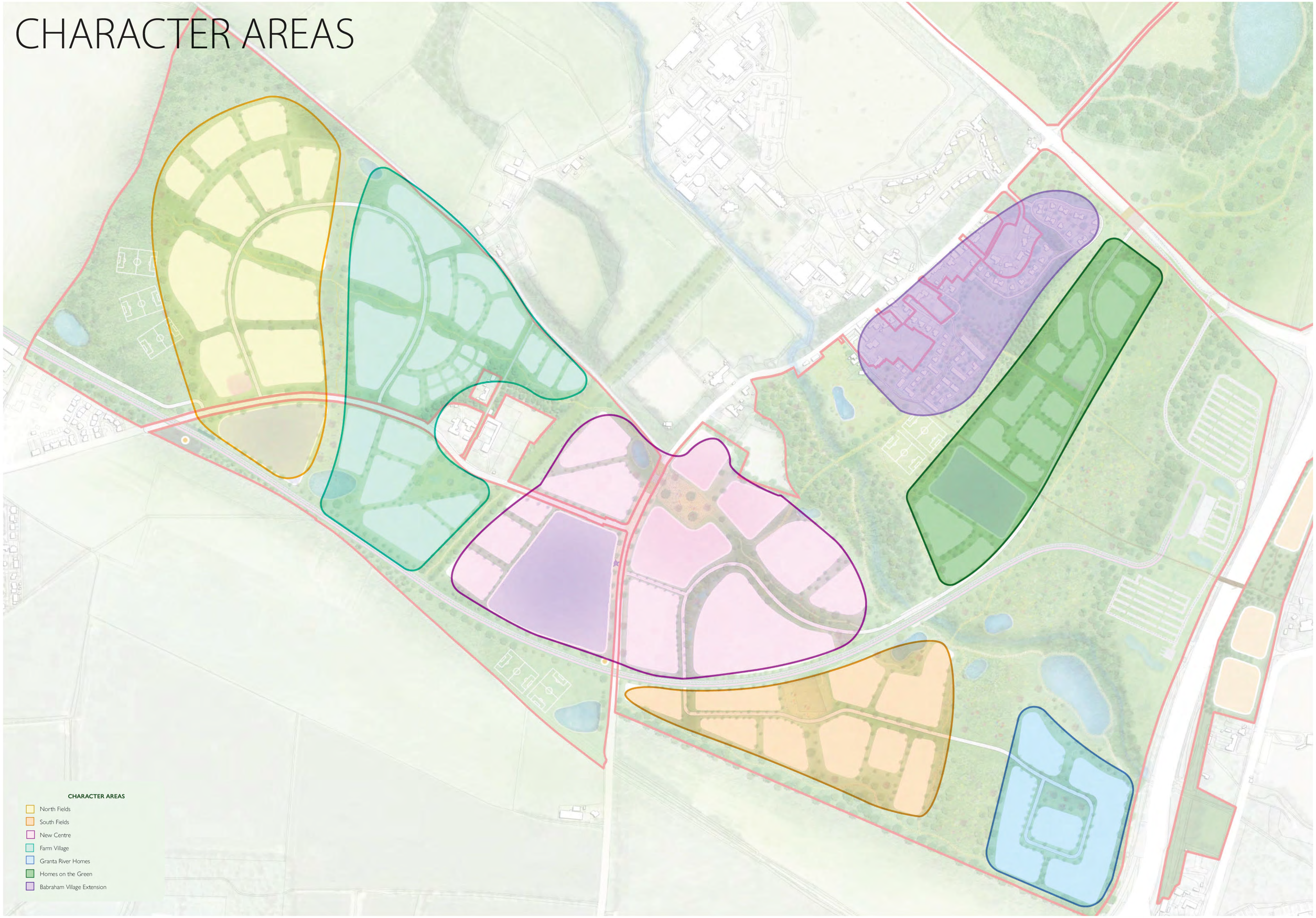
BA9645 - SK-03 **REV C**

For Information

Drawn DWN Checked CKD Date Sept 2021 Scale @ A0 1:5000

PRP
prp-co.uk
London
020 7653 1200

CHARACTER AREAS



DENSITY

HEIGHTS

LANDSCAPE STRATEGY

APPENDIX 3
VISUAL ASSESSMENT


1
2
3
4
5
6
7
8
9
10
11
12
13
PARCEL D
PARCEL B
PARCEL A
PARCEL A
PARCEL A
PARCEL D
PARCEL C

Legend

Site Boundary

3.0km Distance From Site

Zone of Theoretical Visibility

Extent of theoretical visibility

ZTV Parameters

Zone of Theoretical Visibility is generated using 'OS Terrain 5' (digital terrain data at 5 m resolution), assuming the following heights:

- 1-2 Storey (7m)
- 2-3 Storey (10m)
- 3-4 Storey (13m)
- Education (10m)
- Viewer height: 2m

Notable woodland areas and buildings were mapped as visual barriers using OS VectorMap District data (woodland was given an assumed height of 10m, buildings were given an assumed height of 8m).

The ZTV identifies those areas from which the development may be theoretically visible. Due to the frequency of hedgerows, walls, low-level vegetation and structures not included in the model the actual visibility is likely to be significantly less extensive then the drawing indicates.

1:30,000 0 600 1,200 1,800m

Rev	Date	Details

GENERAL
Do not scale from this drawing.
All dimensions to be checked on site.
This plan is to be read with all accompanying documentation.

BIDWELLS
Urban Design
Bidwell House, Trumpington Road, Cambridge CB2 9LD

CHEVELEY

ZONE OF THEORETICAL VISIBILITY

Job Code	OS License Number		
64698	0100031673		
Drawing Scale	**Date**	**Drawn By**	**Checked By**
1:30,000	02.12.21	CL	CD

Drawing Number
UDS64698-A3-0101

Revision
-

VIEWPOINT 1 - E2 EUROPEAN LONG DISTANCE ROUTE (ROMAN ROAD)

Planar Image - Printing Size 390 x 260 mm @A3 - Presented Field of View (H x V) 39.6 ° x 27° - To be viewed at comfortably arm's length

BIDWELLS

VIEWPOINT 1: E2 EUROPEAN LONG DISTANCE ROUTE (ROMAN ROAD)			
EXISTING VIEW/SENSITIVITY	This viewpoint represents views experienced by ramblers on a popular and historically valued recreational route to the north of the Site, which is screened by intervening vegetation. Views on the PRoW are predominantly enclosed by the hedgerow and trees along the path. However, glimpses of the cross-valley views are available through the gaps, even in the summertime. Where available, the view is dominated by the rolling open landscape of the Green Belt. The fields are demarcated by hedges and the skyline appears largely wooded. The Babraham Research Campus is glimpsed in the distant background, and is the only urban feature with the view. Visibility of the existing buildings is due to the opening in the tree belt along the A1307 that allows for the roundabout access to the Campus.		**HIGH**
	Value - The view, albeit partially obscured, represents the open Green Belt landscape and some distinctive features, namely woodland blocks and the wooded skyline. The value of the view is considered **high**.	**Susceptibility** - The receptors represented by the viewpoint are engaging in a recreational activity that includes appreciation for the contextual landscape. Susceptibility to change is considered **high**.	
POTENTIAL CHANGES TO THE VIEW	It is believed that the proposed development will be largely screened by the intervening vegetation, particularly the layers of field hedgerows and the tree belt along the A1307. During winter, despite the bare vegetation, the additional layers of tree belts along the River Granta and the substantial distance would also provide screening of the proposals. The proposed development will not break the wooded skyline. Overall it is not believed that the proposal will substantially change the character of the view.		

Viewpoint Data

Visualisation Type 1
Planar Image
Enlargement: 100% @ A3
Horizontal Field of View: 39.6°
Grid coordinates: 0°12'30.02"E, 52° 9'21.54"N
Elevation: 52m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: South
Distance from Site (closer Site boundary): 1,507m
Weather: Overcast
Date: 20.05.2021
Time: 9:28
Taken by: Martina Sechi

BIDWELLS

VIEWPOINT 2 - BYWAY 12/3

Planar Image - Printing Size 390 x 260 mm @A3 - Presented Field of View (H x V) 39.6 ° x 27° - To be viewed at comfortably arm's length

BIDWELLS

VIEWPOINT 2 - BYWAY 12/3

EXISTING VIEW/SENSITIVITY

This viewpoint represents views experienced by ramblers on a byway linking the Roam Road to the A1307. While the majority of the Site is screened by the intervening vegetation, consisting of continuous hedgerows and occasional trees along the path, glimpses of Parcel B are visible in the distance.

The field hedgerows frame the view, limiting appreciation of the contextual open landscape. They also focus the vista across the valley towards the gently undulating, wooded skyline.

Overall the view is verdant, although glimpses of the farm buildings at the end of the byway and of the Advent Bioservice white warehouses are available in the background.

Value - The view, albeit partially obscured, represents the rural Green Belt landscape including some distinctive features, namely the wooded skyline. The value of the view is considered **medium-high.**

Susceptibility - The receptors represented by the viewpoint are engaging in a recreational activity that includes appreciation for the contextual landscape. Susceptibility to change is considered **high**.

HIGH-MEDIUM

POTENTIAL CHANGES TO THE VIEW

The proposed development within Parcel B will be visible in the background of the view. While it will be less evident in summer, thanks to the screening provided by the existing hedgerows and trees, it would be more visible in winter. There would be an increase of the urban qualities of the view, however, only a considerable built-form's height would interfere with the skyline in the far distance.

The proposed development will infill the gap between the farmstead buildings and the Advent Bioservice built form, with detriment to the openness of the Cambridge Green Belt.

Viewpoint Data

Visualisation Type 1
Planar Image
Enlargement: 100% @ A3
Horizontal Field of View: 39.6°
Grid coordinates: 0°12'21.81"E, 52° 9'14.62"N
Elevation: 54m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: South
Distance from Site (closer Site boundary): 1,252m
Weather: Overcast
Date: 20.05.2021
Time: 9:32
Taken by: Martina Sechi

BIDWELLS

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 3 - COPLEY HILL BUSINESS PARK			
EXISTING VIEW/SENSITIVITY	This viewpoint represents views experienced by road users travelling eastwards from Cambridge. Parcel B is visible in the background. Parcel A, in the foreground, is screened by the intervening vegetation Despite the prominent road infrastructure, the view is rather verdant, with glimpses of built from. However, the new built form on the eastern edge of Sawston stands out due to the contrast between the green canopies and the bright orange roofs. The countryside along the road consist of open fields, although the view is enclosed by the prominent tree belts and woodland blocks.		**MEDIUM**
	Value - The view is verdant and pleasing, with some distinctive feature, such as the wooded skyline and discrete parcels of Green Belt open fields, and also detracting qualities. The value is considered **medium.**	**Susceptibility** - The receptors represented by the viewpoint are travelling on a fast speed road, focusing on the driving activities. However pedestrians and cyclists on the dedicated path are more likely to appreciate some of the landscape context. Susceptibility to change is considered **medium.**	
POTENTIAL CHANGES TO THE VIEW	Parcel B development, albeit partially screened in summer by the tree belt along the field boundary, is likely to be prominent in winter views , compromising the rural and open character of the Green Belt. The proposed built form will consolidate the currently scarce urban character of the view with the loss of distinctive green qualities.		

Viewpoint Data

Visualisation Type 1
Planar Image
Enlargement: 100% @ A3
Horizontal Field of View: 39.6°
Grid coordinates: 0°11'27.74"E, 52° 8'58.85"N
Elevation: 36.5m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: South
Distance from Site (closer Site boundary): 501m
Weather: Overcast
Date: 09.08.2021
Time: 17:37
Taken by: Martina Sechi

BIDWELLS

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 4 - FOOTPATH 12/11			
EXISTING VIEW/SENSITIVITY	This viewpoint represents views experienced by ramblers on a PRoW to the north-west of the Site. The view is enclosed by the dense tree belt in the background. Parcel B is visible in the foreground as an arable field. The view is very verdant and the skyline is defined by the tree canopies.		**HIGH**
	The view is very verdant and the skyline is defined by the tree canopies.	**Susceptibility** - The receptors represented by the viewpoint are engaging in a recreational activity that includes appreciation for the contextual landscape. Susceptibility to change is considered **high**.	
POTENTIAL CHANGES TO THE VIEW	The proposed development on Parcel B will substantially alter the view introducing built form on currently arable land. This will cause the loss of some distinctive features, such as the wooded skyline and sense of openness. The distinctive visual quality of the Green Belt will therefore be compromised.		

Viewpoint Data

Visualisation Type 1
Planar Image
Enlargement: 100% @ A3
Horizontal Field of View: 39.6°
Grid coordinates: 0°11'21.49"E, 52° 8'25.17"N
Elevation: 22m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: South-East
Distance from Site (closer Site boundary): 0m
Weather: Overcast
Date: 20.05.2021
Time: 14:34
Taken by: Martina Sechi

BIDWELLS

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 5 - BRIDLEWAY 212/2			
EXISTING VIEW/SENSITIVITY	This viewpoint represents views experienced by ramblers on a bridleway linking Stapleford to Babraham. The Site is largely screened by intervening vegetation, although glimpses are available where gaps occur. The view has a rural character, with the open field in the foreground enclosed by the River Granta vegetation. Limited glimpses of urban character are available. However, the recent extension to the east of Sawston stands out as the orange roofs contrast to their green context. The skyline is wooded, with only a few long-distance views.		**HIGH**
	Value - The view is rather verdant and pleasing, with some distinctive feature, such as the wooded skyline and discrete parcels of Green Belt open fields. The value is considered **medium-high.**	**Susceptibility** - The receptors represented by the viewpoint are engaging in a recreational activity that includes appreciation for the contextual landscape. Susceptibility to change is considered **high**.	
POTENTIAL CHANGES TO THE VIEW	The majority of the proposed residential development is likely to be screened by the intervening vegetation during summer months. Although glimpses of the new built form could occur in winter, the tree belt along the River Granta will filter views reducing the visual effects of the increase urban qualities. The strategic open space to the west of Parcel A will avoid coalescence with the extension of Sawston settlement, and retain the available long distant view. However, this will be dependant also on the careful design of the adjacent school site.		

Viewpoint Data

Visualisation Type 1
Planar Image
Enlargement: 100% @ A3
Horizontal Field of View: 39.6°
Grid coordinates: 0°10'6.32"E, 52° 8'30.11"N
Elevation: 20.6m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: South-East
Distance from Site (closer Site boundary): 1,528m
Weather: Overcast
Date: 09.08.2021
Time: 16:46
Taken by: Martina Sechi

BIDWELLS

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 6 - RESTRICTED BYWAY 12/10			
EXISTING VIEW/SENSITIVITY	This viewpoint represents views experienced by ramblers on a byway leading to the River Granta from Sawston. Parcel A is visible in the foreground as an open arable field. The wooded skyline in the distance allows for an extensive view, with some long vistas to the rising ground. Despite a prevailing rural character there are glimpses of Babraham Research Campus in the background and the new extension of Sawston settlement to the right of the view, introducing some urban character.		**HIGH - MEDIUM**
	Value - Despite the interference of the urban features, the view is rather verdant and pleasing, with some distinctive qualities, such as the **wooded skyline and Green Belt open fields. The** value is considered **medium-high.**	**Susceptibility** - The receptors represented by the viewpoint are engaging in a recreational activity that includes appreciation for the contextual landscape. Susceptibility to change is considered **high**.	
POTENTIAL CHANGES TO THE VIEW	The proposed development within Parcel A will be visible in the view, albeit at some distance from the receptors. The character of the view will be substantially altered with the increased urban qualities to the detriment of the rural landscape. With the increase sense of enclosure, the wooded skyline will be loss as well as the available long vistas.		

Viewpoint Data

Visualisation Type 1
Planar Image
Enlargement: 100% @ A3
Horizontal Field of View: 39.6°
Grid coordinates: 0°10'58.53"E, 52° 7'48.86"N
Elevation: 31.7m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: East
Distance from Site (closer Site boundary): 0m
Weather: Clouds with sun
Date: 09.08.2021
Time: 16:05
Taken by: Martina Sechi

BIDWELLS

VIEWPOINT 7W - BRIDLEWAY 12/12

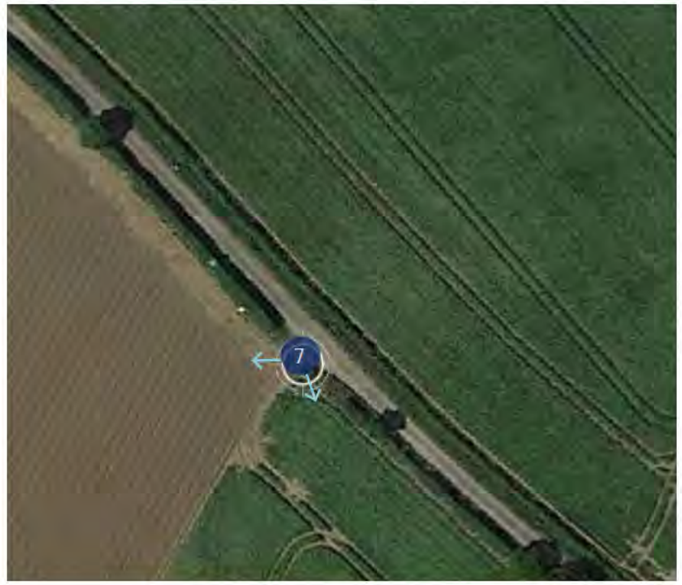
Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 7S - BRIDLEWAY 12/12

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

BIDWELLS

VIEWPOINT 7 - BRIDLEWAY 12/12			
EXISTING VIEW/SENSITIVITY	This viewpoint represents views experienced by ramblers on the bridleway that links Babraham High Street to the River. The view is fundamentally rural, although, to the west, the recent extension of Sawston settlement introduces a detracting urban feature. Nevertheless, the skyline is largely wooded and the sense of openness extensive.		**HIGH-MEDIUM**
	Value - The view represents the rural Green Belt landscape including some distinctive features, namely the wooded skyline, and some detrimental qualities. The value of the view is considered **high-medium.**	**Susceptibility** - The receptors represented by the viewpoint are engaging in a recreational activity that includes appreciation for the contextual landscape. Susceptibility to change is considered **high**.	
POTENTIAL CHANGES TO THE VIEW	The proposed development within Parcel A will be visible in the view, fundamentally altering the character of the baseline. The rural qualities will be loss and replaced with a urban character. The sense of openness will be replaced with a visual enclosure and so appreciation of the wooded skyline will be loss.		



Viewpoint Data

Visualisation Type 1
Planar Image
Enlargement: 100% @ A3
Horizontal Field of View: 39.6°
Grid coordinates: 0°11'41.62"E, 52° 7'58.47"N
Elevation: 29.4m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: West and south
Distance from Site (closer Site boundary): 0m
Weather: Overcast
Date: 09.08.2021
Time: 15:17
Taken by: Martina Sechi

BIDWELLS

VIEWPOINT 8N - BABRAHAM ROAD

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 8E - BABRAHAM ROAD

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

BIDWELLS

VIEWPOINT 8 - BABRAHAM ROAD			
EXISTING VIEW/SENSITIVITY	This viewpoint represents views experienced by road users on a country road adjoining the Site. The view is fundamentally rural, despite the detracting road feature and limited glimpses of the Barbraham Research Campus buildings scattered in the background. The skyline is defined by the woodland cover and long views towards the wooded hills are available. Despite the consistent woodland cover there is a good sense of openness.		**HIGH-MEDIUM**
	Value - The view represents the rural Green Belt landscape including some distinctive features, namely the wooded skyline and limited detrimental qualities. The value of the view is considered **high.**	**Susceptibility** - The receptors represented by the viewpoint are largely road users that would not focus on the contextual landscape, however cyclists are more likely to engage with their surroundings. Susceptibility to change is considered **medium**.	
POTENTIAL CHANGES TO THE VIEW	The proposed development within Parcel A will be visible in the view, fundamentally altering the character of the baseline. The rural qualities will be loss and replaced with a urban character. Despite the proposed green corridors and buffers providing breaks to the developed area, the sense of openness will be replaced with a visual enclosure and so appreciation of the wooded skyline will be largely loss.		

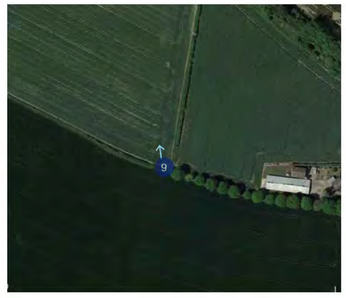
Viewpoint Data

Visualisation Type 1
Planar Image
Enlargement: 100% @ A3
Horizontal Field of View: 39.6°
Grid coordinates: 0°11'11.17"E, 52° 7'43.05"N
Elevation: 25.3m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: North and east
Distance from Site (closer Site boundary): 0m
Weather: Sunny with clouds
Date: 09.08.2021
Time: 15:54
Taken by: Martina Sechi

BIDWELLS

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 9 - FOOTPATH 179/2			
EXISTING VIEW/SENSITIVITY	This viewpoint represents views experienced by ramblers on a footpath linking High Street to Babraham Road at the edge of Sawston. The view is largely rural and open. The rising topography defines the skyline, with some vegetation framing the view. The intervening topography also screens most of the new extension at the edge of Sawston, although the roof line is visible to the right of the view.		**MEDIUM**
	Value - Despite the interference of the urban features, the view is rather verdant and pleasing. However, besides the Green Belt openness it lacks distinctive features. The value is considered **medium-low.**	**Susceptibility** - The receptors represented by the viewpoint are engaging in a recreational activity that includes appreciation for the contextual landscape. Susceptibility to change is considered **high**.	
POTENTIAL CHANGES TO THE VIEW	The proposed development to the south of Parcel A is likely to be visible above the rising topography. However the strategic landscape buffer to the west of the Parcel will avoid coalescence with Sawston recent settlement extension. Although there would be intensification of the urban character is the background of the view, the rural and open landscape will be largely retained.		



Viewpoint Data

Visualisation Type 1
Planar Image
Enlargement: 100% @ A3
Horizontal Field of View: 39.6°
Grid coordinates: 0°11'49.01"E, 52° 7'16.96"N
Elevation: 24m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: North
Distance from Site (closer Site boundary): 347m
Weather: Overcast
Date: 09.08.2021
Time: 17:22
Taken by: Martina Sechi

BIDWELLS

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 10 - HIGH STREET			
EXISTING VIEW/SENSITIVITY	This viewpoint represents views experienced by road users on a secondary, country road to the south of Babraham. The view is largely rural, the open fields are enclosed by hedges and the distinctive tree avenue associated with Babraham Hall. The woodland cover defines the immediate and distant skyline. To the left of the view is the new urban extension at the edge of Sawston, which introduces a striking built form that contrasts with the prevailing, verdant character of the view.		**MEDIUM - HIGH**
	Value - Despite the interference of the urban features, the view is rather verdant and pleasing, including some distinctive features such as the Green Belt openness and historic tree avenue. The value is considered **high.**	**Susceptibility** - The receptors represented by the viewpoint are largely road users that would not focus on the contextual landscape, however cyclists are more likely to engage with their surroundings. Susceptibility to change is considered **medium**.	
POTENTIAL CHANGES TO THE VIEW	The proposed development on Parcel A will be visible to the right of the view. However the strategic landscape buffer to the west of the Parcel will avoid coalescence with Sawston recent settlement extension. There would be intensification of the urban character and an increase sense of enclosure with the rural landscape replaced by the development. A small portion of the wooded skyline will be retained to the right of the view, however appreciation of the tree avenue will be compromised by the proposed development.		

Viewpoint Data

Visualisation Type 1
Planar Image
Enlargement: 100% @ A3
Horizontal Field of View: 39.6°
Grid coordinates: 0°12'2.66"E, 52° 7'34.37"N
Elevation: 30.9m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: West
Distance from Site (closer Site boundary): 0m
Weather: Sun with clouds
Date: 09.08.2021
Time: 15:48
Taken by: Martina Sechi

BIDWELLS

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 11 - BRIDLEWAY 12/12, HIGH STREET			
EXISTING VIEW/SENSITIVITY	This viewpoint represents views experienced by ramblers on a public right of way linking High Street to the River Granta. The view is enclosed by the field hedgerow to the left and by the tree avenue to the right. Nevertheless, there is a strong sense of openness associated with the agricultural use. The skyline in the far background is defined by woodland.		**MEDIUM - HIGH**
	Value - The view is rather verdant and pleasing, but unremarkable being the Green Belt openness the only distinctive element. The value is considered **medium.**	**Susceptibility** - The receptors represented by the viewpoint are engaging in a recreational activity that includes appreciation for the contextual landscape. Susceptibility to change is considered **high**.	
POTENTIAL CHANGES TO THE VIEW	The proposed development on Parcel A will transform the character of the view introducing a large urban area on the currently open farmland. This will result in an increase sense of enclosure and loss of the wooded skyline.		

Viewpoint Data

Visualisation Type 1
Planar Image
Enlargement: 100% @ A3
Horizontal Field of View: 39.6°
Grid coordinates: 0°12'1.60"E, 52° 7'44.84"N
Elevation: 31.3m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: South
Distance from Site (closer Site boundary): 0m
Weather: Sun with clouds
Date: 09.08.2021
Time: 15:05
Taken by: Martina Sechi

BIDWELLS

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 12 - FOOTPATH 12/5			
EXISTING VIEW/SENSITIVITY	This viewpoint represents views experienced by ramblers on a public right of way running along the Babraham Research Park and linking High Street to the River Granta. The Site is not visible as it is screened by the intervening vegetation. Despite a discrete sense of openness, the view is enclosed by the parkland tree cover and dense tree belt in the background. The overall character of the view is therefore rural.		**HIGH**
	Value - The view is rather verdant and pleasing, with a distinctive sense of intimacy. The value is considered **high.**	**Susceptibility** - The receptors represented by the viewpoint are engaging in a recreational activity that includes appreciation for the contextual landscape. Susceptibility to change is considered **high**.	
POTENTIAL CHANGES TO THE VIEW	Parcel A is screened by the intervening vegetation, even in winter the dense layer of woodland are likely to provide a substantial visual barrier. Although glimpses of the proposed development could be available during winter, the tree canopies provide a considerable filter and the character of the view is therefore preserve.		

Viewpoint Data

Visualisation Type 1
Planar Image
Enlargement: 100% @ A3
Horizontal Field of View: 39.6°
Grid coordinates: 0°12'11.37"E, 52° 7'56.35"N
Elevation: 27m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: North-West
Distance from Site (closer Site boundary): 390m
Weather: Sun with clouds
Date: 09.08.2021
Time: 14:40
Taken by: Martina Sechi

BIDWELLS

VIEWPOINT 8S - FOOTPATH 12/4

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 13W - FOOTPATH 12/4

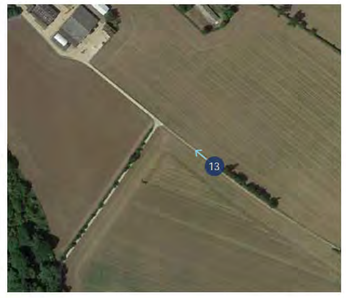
Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

BIDWELLS

VIEWPOINT 13N - FOOTPATH 12/4

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 13 - FOOTPATH 12/4			
EXISTING VIEW/SENSITIVITY	This viewpoint represents views experienced by ramblers on a public right of way accessing the countryside to the east of Babraham. The receptor is located within Parcel A. The view is characterised by a discrete sense of openness, despite the dense woodland and hedgerow defining the field of view. The skyline is therefore characterised by a continuous woodland cover. Within this strongly rural landscape, detracting features are confined to the farm buildings and barns to the east of Babraham.		**HIGH**
	Value - The view is rather verdant and pleasing, with a distinctive sense of intimacy and tree cover. The value is considered **high.**	**Susceptibility** - The receptors represented by the viewpoint are engaging in a recreational activity that includes appreciation for the contextual landscape. Susceptibility to change is considered **high**.	
POTENTIAL CHANGES TO THE VIEW	Development within Parcel A will substantial alter the visual baseline replacing the rural character with a new urbanity. Distinctive features within the view will be loss and so the typical Green Belt's qualities.		



Viewpoint Data

Visualisation Type 1
Planar Image
Enlargement: 100% @ A3
Horizontal Field of View: 39.6°
Grid coordinates: 0°12'45.11"E, 52° 7'38.35"N
Elevation: 31.8m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: North-West
Distance from Site (closer Site boundary): 0m
Weather: Sun with clouds
Date: 09.08.2021
Time: 14:17
Taken by: Martina Sechi

BIDWELLS

BIDWELLS