

# Landscape and Visual Technical Note

---

## Land at Stapleford, Cambridgeshire

December 2021

---

### 1 Introduction

- 1.1. Aspect Landscape Planning Ltd are instructed by Fisher German to review the potential landscape and visual matters relating to the Land at Stapleford, Cambridgeshire.
- 1.2. This landscape and visual technical note provides an overview of the baseline situation and potential landscape and visual effects arising from the proposed development and how the proposals can mitigate these effects.
- 1.3. The site location and setting is illustrated within the enclosures that accompany this note.

## 2 Baseline Assessment

- 2.1. The site is located on the north eastern edge of Stapleford and lies on the south eastern side of Haverhill Road. The site's south western corner abuts residential development which aligns Gog Magog Way to the west and Haverhill Road as it heads south west into Stapleford.
- 2.2. The site forms part of a potentially changing landscape with an appeal, immediately adjacent to the site, presently ongoing for a retirement care village (planning ref: 20/02929/OUT), comprising housing with care, communal health, wellbeing and leisure facilities, public open space and an accessible countryside park. In addition, the Greater Cambridge Partnership, have proposed a new bus link, which will potentially run through the site's south western corner, extending out into the localised and wider countryside, providing an enhanced sustainable links between the new A11 Travel Hub and the Cambridge Bio-Medical Campus. The adjacent appeal site and proposed Cambridge South East bus route are illustrated on the enclosed site and setting and site location plans.

### Vegetation Cover

- 2.3. The site forms part of a wider agricultural landscape. Its intensive arable land use ensures that the site is devoid of any significant internal landscape features, worthy of retention. The site's boundaries are characterised by fragmented hedgerow, which is indicative of its intensive arable land use and opens up the site's western boundary to the influence of the passing traffic along Haverhill Road and neighbouring residential development.
- 2.4. The localised / wider landscape features blocks of woodland and plantations, within the elevated chalk hills and lower lying landscape of the Granta River, punctuating a medium to large scale geometric field pattern. Notable areas of woodland are established within the Wandlebury Country Park, Mogog Down, the setting of Middlefield at Fox Hill and Ash Grove woodland, settled along the course of the River Granta to the south east.

### Topography

- 2.5. The site resides on a gently sloping valley side formed around the River Granta which flows eastwards from the edge of Stapleford to the south of the site. The landscape gently rises to the north east, towards the Magog Chalk Hills with a pronounced high point established at Magog Down (County Wildlife Site) located approximately 1km north east at +74m AOD. Stapleford is generally low lying, established within the valley floor, with the south western corner of the site representative of this low lying character. A localised ridge within the valley side extends north east from within the site towards Magog Down and is perceived informing the skyline from Haverhill Road.

### Public Rights of Way

- 2.6. There are no public footpaths within the site, although an accessible non PRoW route extends along Haverhill Road, past the site's western boundary, between the edge of Stapleford to the foot of Magog Down, where it meets PRoW 03. Magog Down is accessed by PRoW 3 which connects up to an extensive network of maintained publicly accessible footpaths, that are evidently popular with recreational walkers, who can also gain access to the neighbouring Wandlebury Country Park, by crossing the A1307 Babraham Road, where extensive PRoW and maintained non-PRoW routes are also available. Beyond Wandlebury Country Park the long distance Harcamlow Way follows a distinct linear Roman Road, which is designated an 'E2

European Long Distance Route' with several bridleways and footpath PRoW's branching off from this central route. To the south, PRoW 02, runs parallel to the River Granta, leading towards Ash Grove wood and a series of interconnected PRoW routes which access the countryside to the south of the busy A1307 Cambridge Road.

#### Designations

- 2.7. The site is not located within any qualitative landscape designations at either a national or local level. Stapleford Conservation Area lies within the built up setting of Stapleford to the west, whilst a scheduled monument resides within Magog Down at Little Trees Hill. Views of the site are available from this feature to the north east.

#### **Landscape Related Policy**

- 2.8. The site lies outside of the defined settlement and is located within the Cambridge Green Belt. Stapleford Conservation Area extends to within the north western extents of the settlement, but is well contained by extensive intervening built form and a small village recreation ground, creating a high degree of separation from the site. The Conservation Area is therefore not considered to be a material constraint with regards to proposed development within the site.

#### South Cambridgeshire Local Plan (Adopted September 2018)

- 2.9. Relevant policies include:

##### **Policy S/4 Green Belt**

*"A Green Belt will be maintained around Cambridge that will define the extent of the urban area. The detailed boundaries of the Green Belt in South Cambridgeshire are defined on the Policies Map, which includes some minor revisions to the inner boundary of the Green Belt around Cambridge and to the boundaries around some inset villages. New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework."*

##### **Policy NH/6 Green Infrastructure**

*"1. The Council will aim to conserve and enhance green infrastructure within the district. 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.*

*2. The Council will encourage proposals which: a. Reinforce, link, buffer and create new green infrastructure; and b. Promote, manage and interpret green infrastructure and enhance public enjoyment of it.*

*3. The Council will support proposals which deliver the strategic green infrastructure network and priorities set out in the Cambridgeshire Green Infrastructure Strategy, and which deliver local green infrastructure.*

*4. All new developments will be required to contribute towards the enhancement of the green infrastructure network within the district. These contributions will include the establishment, enhancement and the on-going management costs"*

## Policy NH/8: Mitigating the Impact of Development in and Adjoining the Green Belt

1. 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.
2. 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.
3. Development on the edges of settlements which are surrounded by the Green Belt must include careful landscaping and design measures of a high quality and openness of the Green Belt.

### Landscape Character

- 2.10. At a **National Level** the site resides within the National Character Area 87: East Anglian Chalk.’
- 2.11. At a **District Level** the ‘Cambridge Inner Green Belt Study2’ (CIGBS) produced by LDA in 2015 for both Cambridge City Council and South Cambridgeshire District Council, is considered the most relevant study. The site straddles two landscape types (LT) LT4: River Valleys and LT3: Chalk Hills. At a finer scale the site is identified between two Landscape Character Areas (LCA), LCA 3B: Gog Magog Chalk Hills, relates to the northern part of the site, whilst LCA 4B: Granta Valley, relating to the site’s southern extents.
- 2.12. The description for LCA 3B: Gog Magog Chalk Hills, provides:

*“The Gog Magog Hills are a distinctive chalk ridge, which form an area of high ground to the south east of Cambridge. They are a series of rounded hills, capped with beech, lime and sycamore woodland on their summits. It is an open, elevated landscape with a strong sense of time-depth due to the Iron-Age hill fort at Wandlebury and the Roman road to Cambridge, which runs along the ridge. The majority of land is used for arable crop production, but recreation also contributes to the character of the area, which contains a Country Park, Nature Reserve, picnic site and a golf course.*

*There are several elevated views to Cambridge, which give this landscape character area a strong sense of place. The southern edge to Cambridge, with its ongoing development, is strongly apparent in these views, and the Western Claylands also contribute to the green landscape surrounding the city. The summit of Wandlebury is a memorable feature which contributes to the character of the landscape and enriches the setting of Cambridge. Settlement on the Gog Magog is limited to scattered farms, because of the shortage of water on the chalk.”*

- 2.13. The description for LCA 4B: Granta Valley, provides:

*“The Granta Valley is situated to the south of Cambridge. It has the low-lying, gentle topography of the River Valley landscape type, but its character is distinguished by its wooded appearance and by the relatively built-up and suburban character of its villages. The woodland within the landscape gives it a relatively enclosed character, increases the “greenness” of the landscape setting, and screens views. This restricts views to the villages, as well as more distant views to Cambridge.*

*Settlement comprises a relatively large proportion of the land area. Many villages have developed along key routes into Cambridge, including the A10 and the A1301. The majority of these villages (which include Sawston, Shelford and Harston) have expanded through cluster or ribbon development, and this has led to a more suburban feel on the approaches to the city through this area.”*

- 2.14. Sections of the above assessments have been highlighted for their added relevance, in particular, it is considered that the site’s southern extents, relates strongly to the more enclosed and contained character (both visually and in landscape terms) within the low lying Granta Valley LCA, which is considered to lend itself to an increased capacity to accommodate future development within the settlement edge setting.
- 2.15. The Cambridge Green Belt Study provides a visual assessment which illustrates the site is located beyond the area from which Cambridge and its key landmarks can be seen, with key elevated views identified from within Mogog Down at Fox Hill, identified for affording such views. Much of Stapleford, including the adjacent areas of development, are defined as being of ‘Post-war Suburban Housing’ within Figure 7 of the Cambridge Green Belt Study.

### Visual Assessment

- 2.16. An initial site visit has been undertaken and the Photographic Record is appended to this technical note. The site visit was carried out in late November 2021 and is therefore representative of winter views when the surrounding vegetation in reduced leaf coverage, when the site is potentially at its most visually exposed.
- 2.17. It is acknowledged that due to the limited vegetation cover, along the boundaries of the site, as a result of intensive farming practices, that this has resulted in some susceptibility from **short distance views** within the settlement edge (refer Viewpoints 1 & 2) where the internal fieldscape is visible, rising up towards the Mogog Down, with a prominent copse, positioned on top of the localised ridgeline extending south west into the site’s northern edge, defining much of the skyline within these views. However, receptors are clearly aware of the presence of the settlement edge, which is visually prominent at the junction of Haverhill Road and Gog Magog Way, adjacent to the site’s south western corner.
- 2.18. Some **middle and longer distance views** of the site are also available. Viewpoint 3 is taken from an elevated position within the southern edge of Mogog Down to the north east, where a maintained footpath affords panoramic views towards the site, perceived as forming part of a low lying fieldscape, adjoining the north eastern settlement edge, which is seen as being visually integrated within a well wooded setting. Beyond the southern edge, no further views of the site were found from within Magog Down, due to the effects of robust intervening woodland vegetation and a rising topography, with Little Trees Hill, forming a prominent treelined high point within the southern extents of Magog Down, restricting wider views to the south.
- 2.19. Viewpoint 4, illustrates views of the site from PRoW 02, which extends eastwards from the settlement edge within the low lying river valley landscape to the south. The footpath provides a kinetic visual experience, where the site’s southern extent is perceived from within a transitional point between the relatively prominent settlement edge surrounds and the wider more rural countryside, which becomes more prominent as you move further eastwards, with the site and wider settlement becoming more distant behind you as you continue heading eastwards. As such, whilst the site is evidently undeveloped, it is perceived within the context

of the settlement edge, reducing the susceptibility of the view to the nature of change proposed.

- 2.20. Viewpoint 8, represents a longer distance view, again from the south, along Cambridge Road, located beyond the River Granta. The photo was taken from a cycle / footpath route, which runs alongside Cambridge Road, with views experienced against the backdrop of busy fast moving traffic which exerts an overriding visual and audible effect that detracts from the experience of some cross valley views towards Stapleford. Visual containment is provided by a fragmented treeline which runs down the central verge of the highway, and mature treelines and small woodland blocks which are established along the course of the intervening river and the southern settlement edge, obscuring the site's southern extents and adjacent properties within Gog Magog Way and Haverhill Road. The wider field parcel to the east of the site is more apparent, with the copse and Magog Down visible further to the east and north east respectively.
- 2.21. In summary, the visual appraisal has identified that the site is susceptible to short distance views from along Haverhill Road and the adjacent built up setting of Stapleford, where development would not be perceived as jarring or alien within the context of the surrounding built form. The site is also susceptible to middle and longer distance views from within the elevated southern edge of Magog Down to the north east and the low lying river valley setting to the south along PRow 02. This has been picked up within the accompanying Opportunities and Constraints Plan, which identifies the site's south western corner, as offering potential for future development, which would be perceived set down within the lower lying part of the site, preserving the ridgeline which descends from Magog Down to the north east and immediately adjacent to the established settlement edge. The remaining views that have been tested, are either heavily filtered or completely obscured by the effects of an undulating wider topography and a mature intervening treescape which features within the upper valley ridgelines and lower lying river settings and settlement edge locations. Whilst the hedgerow pattern is less well defined around the immediate setting of Stapleford and the site, hedgerows within the wider countryside were found to be more intact and again often obscure views from PRow routes that access the wider fieldscapes and define the localised road network.

### 3 Landscape and Visual Review and Opportunities & Constraints

- 3.1. With a development of this type and scale there is a risk of adverse landscape and visual effects if the proposals are not carefully and sympathetically designed and integrated. However, it is envisaged that the development of the site will adopt a high quality, landscape-led approach ensuring that the proposals can be integrated without significant adverse long-term effects upon the receiving landscape character or visual environment.
- 3.2. The assessment of landscape opportunities and constraints has fed into the emerging framework, to ensure that a sympathetic layout that respects its landscape and visual context can be achieved.
- 3.3. The framework plan has focused development within the south western corner of the site, which is lower lying and within the more enclosed and visually contained Granta Valley LCA. This part of the site is influenced by the pronounced built form within the northern and eastern parts of the built up settings of Gog Magog Way and Haverhill Road, which are noted within the Cambridge Green Belt Study as comprising 'Post-war Suburban Housing' and it is evident that this suburban form of development influences the southern extents of the site which is considered to reside within a village edge setting, which is of reduced sensitivity in terms of its landscape character and visual environment.
- 3.4. A country Park has been proposed within the northern half of the site, which will maintain its more open character, that is more synonymous with the Gog Magog Chalk Hills LCA, within which it resides. This will maintain the prominence of the localised ridgeline extending from the Magog Down and retain cross views through the site from Haverhill Road, towards the wider countryside setting to the east of Stapleford. The Country Park will be fully accessible and open up what is privately owned agricultural land, to the local community.
- 3.5. Robust structural landscaping is proposed between the development area and Country Park settings, to establish a more sensitive transition between settlement edge and wider countryside that will represent an enhanced situation to the present hard, unsympathetic built edge.
- 3.6. Any development within the site should incorporate the following elements:
  - Retain and reinforce the existing field fragmented boundary hedgerows, to reinstate a more traditional field pattern and create an established landscape setting and enhanced green infrastructure for the new development that will reinforce the compartmentalised character of the Granta Valley LCA;
  - Incorporate a comprehensive scheme of structural landscaping, utilising locally native species including:
    - Integration of a new native structural mix wrapped around the eastern edge of the proposed development area;
    - Introduction of additional new deciduous parkland woodland within the structural mix to provide added natural verticality;
    - Introduction of new Copse Planting within the Country Park, to reflect and enhance this characteristic feature found within the more elevated ridgelines and chalk hills;

- Inclusion of species rich wildflower areas and managed scrub along with POS within the Country Park, to increase biodiversity within a low diversity agricultural landscape.

- Incorporate new accessible pedestrian and cycle routes within the Country Park and maintained pedestrian access along Haverhill Road development to the main green links to ensure these spaces are integrated into the fabric of the development and encourage residents to utilise high quality formal and informal recreation facilities.
- Additional pocket parks and smaller scale green links should be integrated within the development to break up the built environment, assist in placemaking and the creation of natural focal points;
- Generous development offsets to be established along Haverhill Road and the site's southern boundary, creating robust and attractive landscape buffers and 'village gateway' along Haverhill Road and in relation to PRoW 02 which runs south of the site within the setting of the River Granta;
- A high quality Public Open Space would create an appropriate transition between the proposed development, the wider setting and elevated chalkland hills;
- Maintaining an open boundary alongside Haverhill Road, within the site's northern extents, in order to maintain cross views along the valley to the east;
- Adopt a positive outward looking layout to ensure that the proposals do not appear to be turning their back on the open space;
- Incorporate a palette of materials and architectural detailing that reflects the positive examples of local vernacular to ensure compatibility with the surrounding residential areas and more rural settings.

3.7. The positioning, scale, character and extent of the development has been carefully considered in order to ensure that the proposals are both in keeping with the surrounding character and remain visually recessive from within the wider landscape, on its own merits. However, it is clear that there is potential for significant change within the immediate environment of the site and the north eastern edge of Stapleford. The enclosed Framework Plan, illustrates the adjacent care home and proposed bus route, which would demonstrably increase the presence of the village edge and pose a significant urbanising influence over the site itself, with a new transport hub positioned within the site's south western corner. A video clip obtained from Cambridge South East Transport's YouTube channel, illustrates the urban nature of the proposed transport hub, illustrated below:





- 3.8. The Framework Plan demonstrates how development within the site, would successfully co-exist with these proposals, forming a new positive and defensible green edge to the northern extents of Stapleford and Great Shelford. An alternative, re-aligned bus route would wrap around the outer edges of the neighbouring developments, pushing this new transport route further away from the established residential properties within Haverhill Road and Gog Magog Way, and would be sensitively incorporated within a high quality Country Park, which will extend all the way from the Hinton Way, at Clarke's Hill, towards the adjacent care home and on into the northern part of the site. The total length of the Country Park, would measure approximately 1.5km, providing significant benefits to the local community, enhancing the network of accessible green spaces, currently provided most notably by Mogog Down, Wandlebury Country Park and the village green which resides within the site's immediate built up setting to the south west, all of which would be directly linked by a series of existing and proposed new pedestrian / cycle routes, which would succinctly tie into the proposed Cambridge South East Bus Route.
- 3.9. It is considered that the framework proposals form a logical and sustainable extension to Stapleford, which has traditionally seen new development extend northwards along Haverhill Road and stands up to assessment in landscape and visual terms, both on its own merits and in relation to the future changes proposed within the northern edge of Stapleford.

## 4 Summary

- 4.1. The Framework Plan demonstrates the adoption of a sensitive, landscape-led approach to the design of the proposals, that will ensure that the scheme can be integrated in this location without significant long-term adverse landscape or visual effects.
- 4.2. As part of an iterative design process, the defining characteristics of the local landscape and site context have informed the proposed layout. Resulting in the provision of a cohesive development that responds sensitively to the existing settlement edge and the interface with the surrounding landscape. The proposals introduce an enhanced natural transition between the enclosed and contained Granta Valley LCA, with the settlement edge of Stapleford and the more open and elevated setting of the Gog Magog Hills LCA, which associates with the nearby Magog Down and wider chalkland hills.
- 4.3. It is considered that the site's south western extents have the capacity to accommodate sensitively designed and integrated residential development, within an area that will potentially see significant growth and change as a result of emerging development proposals. The proposed landscape principles for the scheme would minimise any long term harm to the receiving landscape and visual environment and are in line with adopted planning policy.
- 4.4. The proposed framework has sort to ensure that development within the site would be successfully integrated on its own merits, whilst also seamlessly tying in with the proposed care home development and new Cambridge South East bus route. The combined proposals would present significant opportunities to improve access to the countryside and recreational facilities, whilst improving biodiversity through habitat creation, through the incorporation of a new extended Country Park. Policy CSF/5 (2f-m) Countryside Enhancement Strategy, of the Local Plan, forms part of the Cambridge Southern Fringe Area Action Plan (AAP), which extends up to the site's western boundary at Haverhill Road. Although the site lies outside of the proposed AAP, the Country Park proposals within this site, would extend the influence of the AAP across a significant part the northern fringe to Great Shelford and Stapleford and is fully compliant with this policy which provides:

*"A Countryside Enhancement Strategy will be prepared for the area bounded by the Cambridge City boundary, Babraham Road, Haverhill Road, and the edge of the built up area of Great Shelford and Stapleford. The Strategy will comprise:*

*f. New copses on suitable knolls, hilltops and scarp tops.*

*g. Management and creation of chalk grassland.*

*h. Management of existing shelter belts.*

*i. New mixed woodland and shelter belts.*

*j. Creation of a landscape corridor along Hobson's Brook.*

*k. Reinforcement and planting of new hedgerows.*

*l. Roadside planting.*

*m. New footpaths, cyclepaths and bridleways creating routes through the area and linking to Wandlebury Country Park / The Magog Down."*

- 4.5. In relation to the Green Belt, the proposals provide scope to make significant beneficial enhancements in terms of public access, visual amenity and biodiversity. Particularly, the proposed Country Park, which presently is in private ownership, currently provides no public access and is of low biodiversity value, as such the proposals, which will provide a betterment to the current situation, are considered to accord with Paragraph 141 of the National Planning Policy Framework, which provides:

*“...Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.”*

- 4.6. It is considered that subject to the inclusion of the landscape principles outlined above, development on the site can be accommodated in this location without significant long term detriment to the localised or wider visual amenity. Whilst development of this scale would result in the loss of areas of greenfield land, development of this kind is not uncharacteristic, and would not introduce any new or alien components into the context of the site, which sits within the setting of Stapleford.
- 4.7. The site’s key landscape features will be maintained and bolstered, resulting in a different but pleasant landscape environment, which could be successfully integrated without significant long term harm to the localised or wider landscape character.
- 4.8. It is considered that the proposals can be accommodated in this location without long term detriment to the localised or wider visual amenity and that the integrity of the receiving landscape character will be preserved, with proposed landscape features contributing positively to the identified wider landscape character.

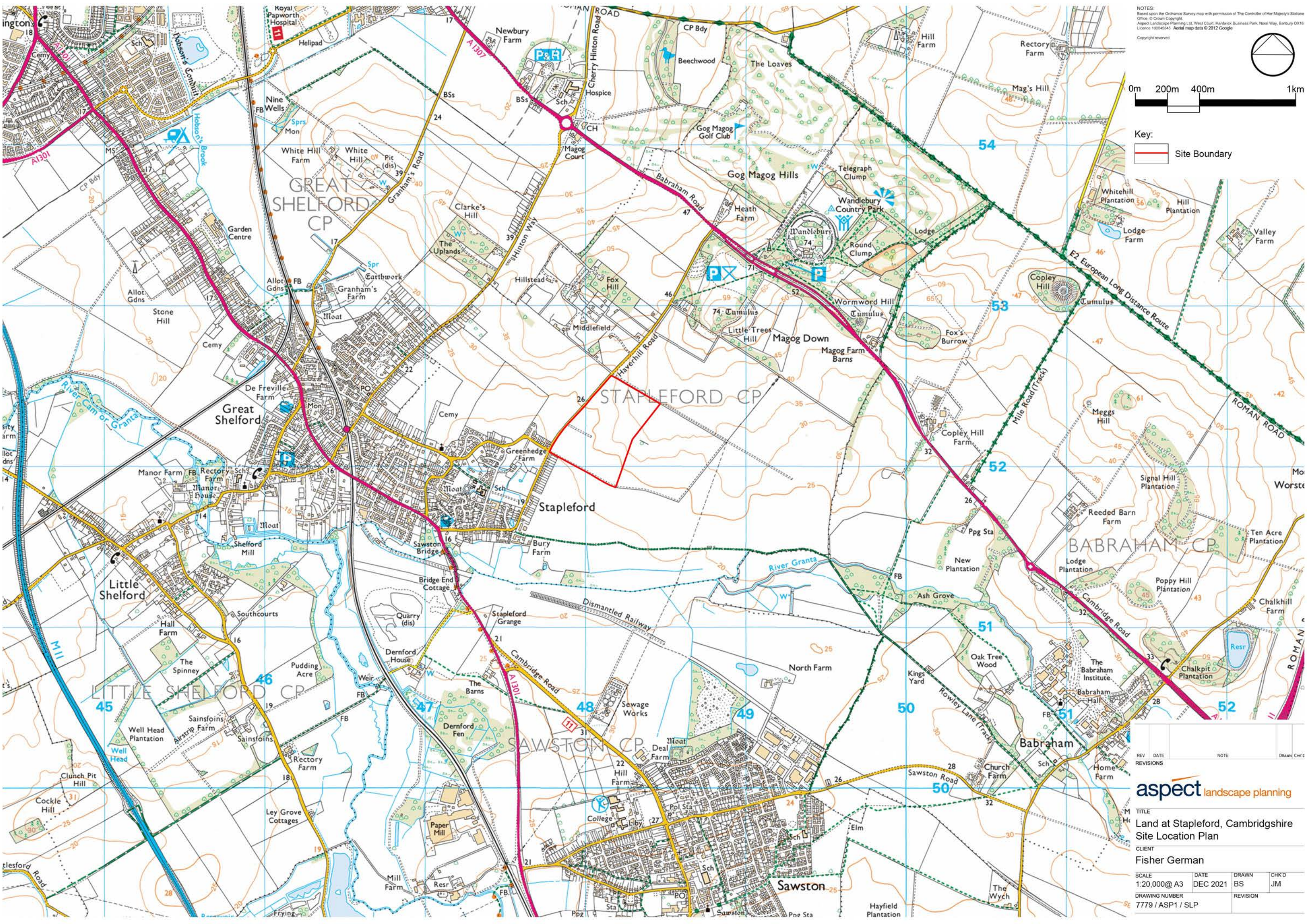
Aspect Landscape Planning Ltd

December 2021

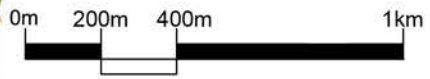
**Enclosed:**

**Plan ASP1 Site and Setting Plan**  
**Plan ASP2 Landscape Strategy Plan**  
**Plan ASP3 Landscape Opportunities & Constraints Plan**  
**Plan ASP2 Illustrative Landscape Framework Plan**

**Viewpoint Locations & Photographic Record**



NOTES:  
 Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright.  
 Aspect Landscape Planning Ltd, West Court, Handwick Business Park, Naze Way, Barbury OX16  
 Licence 100060345. Aerial map data © 2012 Google  
 Copyright reserved



Key:  
 Site Boundary

REV	DATE	NOTE	DRAWN	CHK'D

**aspect** landscape planning

TITLE  
 Land at Stapleford, Cambridgeshire  
 Site Location Plan

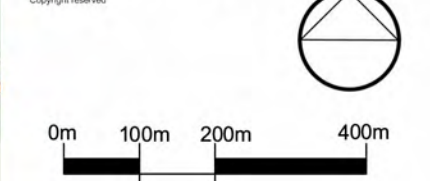
CLIENT  
 Fisher German







SCALE	DATE	DRAWN	CHK'D
1:20,000@A3	DEC 2021	BS	JM

DRAWING NUMBER	REVISION
7779 / ASP1 / SLP	



NOTES:  
 Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office, © Crown Copyright.  
 Aspect Landscape Planning Ltd, West Court, Handwick Business Park, Noral Way, Banbury OX16  
 Licence 100045349. Aerial map data © 2012 Google  
 Copyright reserved



- Key:
-  Application Site Boundary
  -  Public Rights of Way
  -  Listed Buildings
  -  Scheduled Monuments
  -  Green Belt
  -  Conservation Area

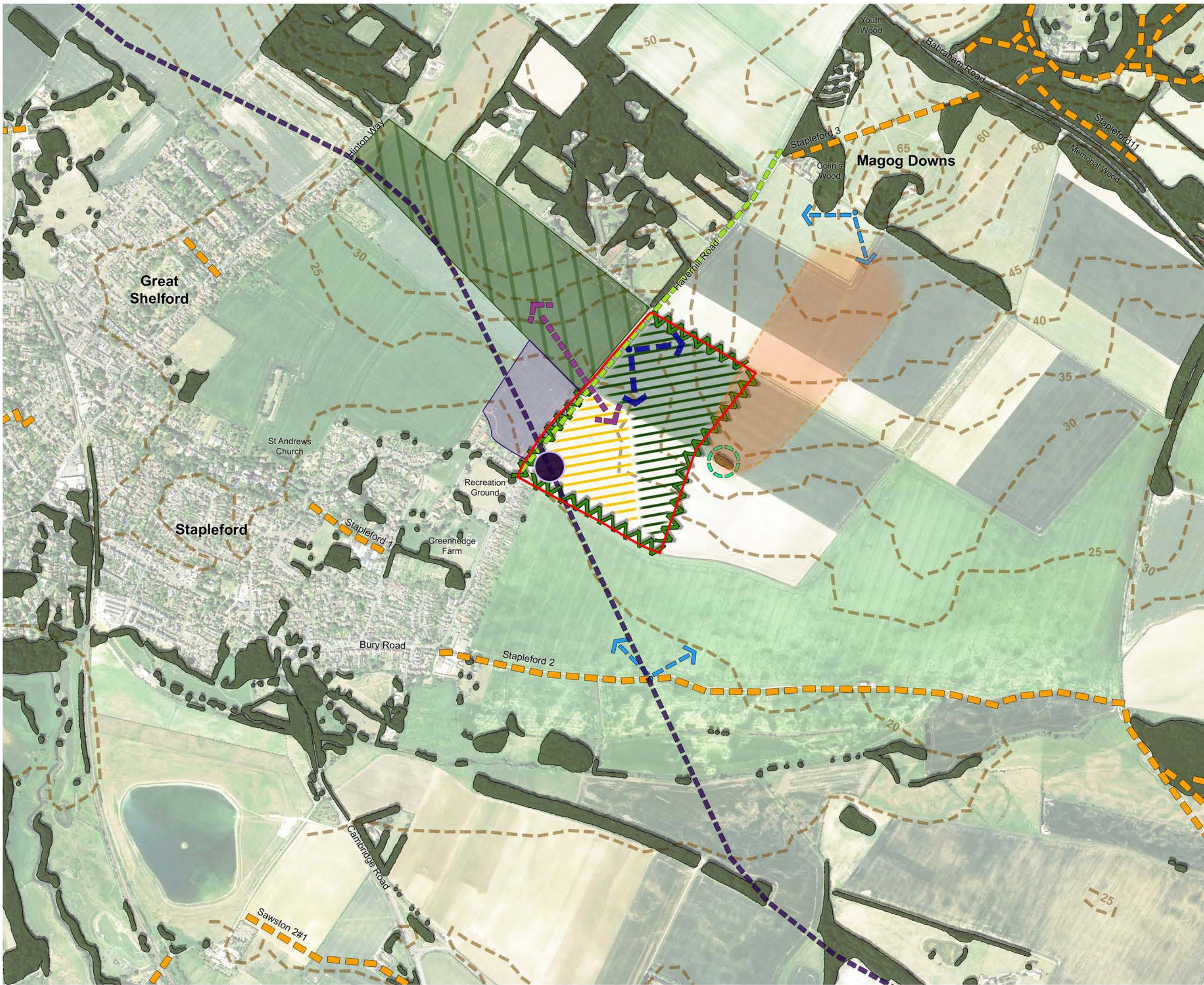
REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

**aspect** landscape planning

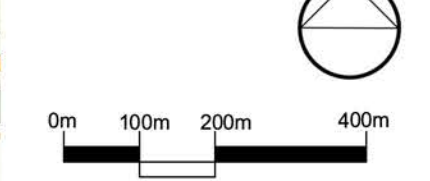
TITLE  
**Land at Stapleford, Cambridgeshire  
 Site & Setting Plan**

CLIENT  
**Fisher German**

SCALE 1:10,000 @ A3	DATE DEC 2021	DRAWN BS	CHK'D JM
DRAWING NUMBER 7779 / ASP2 / SS		REVISION	



NOTES:  
 Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright.  
 Aspect Landscape Planning Ltd, West Court, Handwick Business Park, Nene Way, Banbury OX16 5LP  
 Licence 10006346. Aerial map data © 2012 Google  
 Copyright reserved



- Key:
- Application Site Boundary
  - Public Rights of Way
  - Existing Vegetation
  - Potential Landscape Boundary Reinforcement/ Buffer
  - Potential Development Zone
  - Potential Countryside Park, associated with Care Home Development
  - Potential Care Home Development
  - Potential Country Park, could Form Extension to Care Home Park
  - Perceived Localised Ridgeline
  - Prominent Copse on Ridgeline
  - Views over Site and Countryside
  - Sensitive Mid / Long Distance Views
  - Well used Mud - Path Linking Magog Downs - Stapleford
  - Proposed 'Cambridge Southeast' Bus Route
  - Proposed Bus Route
  - Indicative Alignment of Alternative Bus Route if Care Home Appeal is Successful
  - Contours

REV	DATE	NOTE	DRAWN	CHK'D

**aspect** landscape planning

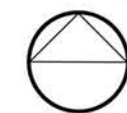
TITLE  
**Land at Stapleford, Cambridgeshire Opportunity & Constraints**

CLIENT  
**Fisher German**

SCALE 1:10,000 @ A3	DATE DEC 2021	DRAWN BS	CHK'D JM
DRAWING NUMBER 7779 / ASP3 / OPC		REVISION	



NOTES:  
 Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright.  
 Aspect Landscape Planning Ltd, West Court, Henwick Business Park, Nuneaton, Warwick CV11 3JF  
 Licence 100063463 Aerial map data © 2012 Google  
 Copyright reserved



Key:

-  Application Site Boundary
-  Public Rights of Way
-  Proposed Country Park, with Wild Meadow, Copse and Scrub Planting and New Access Foot / Cycle Paths
-  Illustrative Development Area
-  Proposed 'Cambridge Southeast Bus Route'
-  Alternative Bus Route Alignment will form part of a Defensive Edge to Future Development within the Site
-  Proposed Care Home Village (REF: 20/02929/OUT)
-  Proposed New Travel Hub
-  Retained and Enhanced Footpath Lines
-  Reinforced Boundary Hedgerows
-  Native Structural Landscape Buffer
-  Retained Copse
-  Primary Vehicle Access

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

**aspect** landscape planning

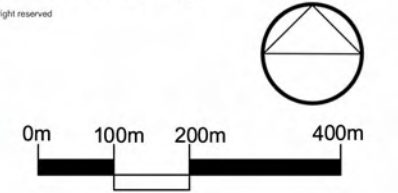
TITLE  
 Land at Stapleford, Cambridgeshire  
 Development Framework Plan






CLIENT  
 Fisher German

SCALE	DATE	DRAWN	CHK'D
1:5,000 @ A3	DEC 2021	BS	JM
DRAWING NUMBER	REVISION		
7779 / ASP4 / DFP			



NOTES:  
 Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationary Office. © Crown Copyright.  
 Aspect Landscape Planning Ltd, West Court, Hardwick Business Park, Noral Way, Barbury OX16 2AF.  
 Licence 10004545. Aerial map data © 2012 Google.  
 Copyright reserved.



- Key:
-  Site Boundary
  -  Viewpoint Location
  -  Public Rights of Way
  -  Scheduled Monuments
  -  Green Belt
  -  Conservation Area

REV	DATE	NOTE	DRAWN	CHK'D

**aspect landscape planning**

TITLE  
**Land at Stapleford, Cambridgeshire  
 Viewpoint Location Plan**

CLIENT  
**Fisher German**

SCALE 1:10,000 @ A3	DATE DEC 2021	DRAWN BS	CHK'D JM
DRAWING NUMBER 7779 / VLP		REVISION	





Viewpoint Coordinates: E 547772, N 252098    Date & time of photograph: 30/11/2021 11:30    AOD & Viewing height: c. 23m AOD 1.6m    Weather conditions: Clear, good visibility.    **Viewpoint 1**



Viewpoint Coordinates: E 548169, N 252583    Date & time of photograph: 30/11/2021 11:48    AOD & Viewing height: c. 31m AOD 1.6m    Weather conditions: Clear, good visibility.    **Viewpoint 2**



Viewpoint Coordinates: E 548734, N 252872 Date & time of photograph: 30/11/2021 12:44 AOD & Viewing height: c. 60m AOD 1.6m Weather conditions: Clear, good visibility. **Viewpoint 3**



Viewpoint Coordinates: E 548178, N 251523 Date & time of photograph: 30/11/2021 15:49 AOD & Viewing height: c. 20m AOD 1.6m Weather conditions: Clear, good visibility. **Viewpoint 4**



Glimpsed view towards  
Site's SW corner

Viewpoint Coordinates: E 547967, N 252740    Date & time of photograph: 30/11/2021 11:52    AOD & Viewing height: c. 45m AOD 1.6m    Weather conditions: Clear, good visibility. **Viewpoint 5**



Public Right of  
Way (Babraham 3)

Dates Manor  
Business Park

Site located beyond intervening  
vegetation, topography & built  
form within Copley Hill Farm

Viewpoint Coordinates: E 550981, N 252878    Date & time of photograph: 30/11/2021 13:56    AOD & Viewing height: c. 48m AOD 1.6m    Weather conditions: Clear, good visibility. **Viewpoint 6**



Viewpoint Coordinates: E 550026, N 251666      Date & time of photograph: 30/11/2021 16:12      AOD & Viewing height: c. 25m AOD 1.6m      Weather conditions: Clear, good visibility.      **Viewpoint 7**



Viewpoint Coordinates: E 547918, N 250465      Date & time of photograph: 30/11/2021 14:58      AOD & Viewing height: c. 30m AOD 1.6m      Weather conditions: Clear, good visibility.      **Viewpoint 8**



Viewpoint Coordinates: E 547355, N 253082

Date & time of photograph: 30/11/2021 15:35

AOD & Viewing height: c. 32m AOD 1.6m

Weather conditions: Clear, good visibility.

**Viewpoint 9**