

Tritax Park Cambridge Landscape Technical Note

A Landscape Visual Study (LVS) has been conducted to guide the design and layout of the Site, through the understanding of local landscape character and site's visibility obtained from desk-based research and an on-site visit.

The LVS concluded that the proposal is likely to cause effects of the following receptors.

Landscape receptors:

- LCT 2 – Fen Edge Claylands; and
- The open agricultural landscape setting of PROWs in immediate proximity to the Site.

Visual receptors:

- Road users for both the A14, A1307 and other local roads; and
- Ramblers on PROWs, in particular from the village of Lolworth and from Wilson's Road

The proposal would change the nature of the Site's rural landscape and it is likely to result in some visual effects causing some loss of rural amenity for users of the local PROWs, roads and footpaths. Therefore, the following design recommendations were taken into account in the development of the proposed illustrative framework to reduce potential adverse impacts:

- Create generous and planted landscape buffers around much of the boundary of the Site to screen development from sensitive views and preserve a natural skyline.
- Vary the proposed building height across the Site to create a positive interface with the rural context, create rooftop articulation and avoid monotonous, bulky elevations.
- Where possible, have more open areas to link back to the landscape character of the Fens.

Illustrative Framework

The Site has been designed with the following landscape features/principles to mitigate impact wherever possible:

- A large country park along the western edge creates a smooth transition between the development and the surrounding rural landscape
- Enhanced boundary planting along the A14 corridor, complementing existing vegetation on the opposite side of the road
- Reinforcement of existing hedgerows with additional native planting to strengthen natural screening
- Strategic street planting throughout the development to soften the built form and reduce perceived massing

- Building height strategy that positions taller structures near the Bar Hill Junction where existing man-made structures provide screening and complement the more urbanized character, while limiting building heights in the northern portion to respect the open landscape character
- Strategic allocation of over 40% of the site to green infrastructure, including the substantial country park to the western edge, which preserves the characteristic open landscape of the Fen Edge
- A comprehensive landscape buffer strategy along the B1050 and A14 corridors with multiple layers of native planting to filter views from these sensitive viewpoints
- Vehicle parking and service areas contained within the development envelope and broken up with structured tree planting to reduce visual prominence

Conclusion

The proposed landscape strategy provides a robust framework for addressing the key visual and character impacts identified in the LVS. While further refinement of the design will be required, the initial approach to green and blue infrastructure, ecology, strategic building placement, and graduated massing is in keeping with the landscape strategy.