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LANDSCAPE & VISUAL APPRAISAL

Client

British Land

Project

Land at South Trumpington, Cambridge

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1.0 EXECUTIVE SUMMARY

1.1 This Landscape and Visual Appraisal (LVA) has been prepared on behalf of British Land in support of the Greater Cambridge Local Plan 'Regulation 18 Consultation' exercise. The report examines the existing baseline conditions and provides an assessment of the likely landscape and visual effects of the Illustrative Development Option along with the landscape aims, objectives and potential mitigation strategy.

1.2 The Site falls within two administrative boundaries and is covered by two adopted local plans (the Cambridge Local Plan (2018) and South Cambridgeshire Local Plan (2018)). The two authorities are also working together to deliver a joint local plan moving forward, which is based upon a shared evidence base.

1.3 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013. In addition to adopted planning policy and published landscape character assessments, the appraisal also makes reference to the draft NPPF published for consultation on 16 December 2025 and examines supporting evidence from the Regulation 18 Local Plan publication. Emerging policy in the draft local plan, of relevance to landscape and visual matters, and reviewed as part of this appraisal, includes policies BG/GI, BG/TC, BG/PO, BG/EO, GP/ST, GP/QP and GP/LC.

1.4 The Illustrative Development Option seeks to deliver a balance between efficient use of land that addresses local development needs, whilst also delivering against landscape and green infrastructure aims and objectives identified through a review of policy. Specifically, compliance with policies 55, 56 and 59 of the Cambridge Local Plan by responding positively context, delivering a high-quality urban design and public realm design – as set out in the supporting Vision Document. An iterative design process has carefully considered building heights in-line with policy 60 and Appendix F of the Cambridge Local Plan (2018), with attention paid to setting and context and impacts on visual receptors. The Illustrative Development Option seeks to protect and enhance local character in-line with South Cambridgeshire Policy NH/2 by delivering new green infrastructure at a strategic and local scale that provides linkages and buffers surrounding receptors.

1.5 The Site and its immediate context are not subject to any national landscape designations.

1.6 Landscape effects at a national scale will be negligible across all phases. At a local scale, direct effects will be **Minor Adverse/ Negligible** initially but reduce to **Negligible** by year 15. Effects on the Site and its Immediate Context would be **Moderate Adverse** initially, reducing to **Moderate/ Minor Adverse** by year 15.

1.7 A Zone of Theoretical Visibility (ZTV) is shown at Figure 5. The ZTV identifies potential for visibility initially extending up to approximately 1Km from the Site boundary before becoming increasingly screened and contained. Visibility is then theoretically possible from limited sections of elevated landform more than 3Km from the Site before being contained by ridgelines and vegetation.

1.8 Visual effects are most notable for receptors falling adjacent to the Site boundaries, including existing residents of Trumpington Meadows and visitors to Trumpington Meadows Country Park. Effects will be **Major/ Moderate Adverse** at construction, reducing to **Moderate Adverse** at completion and **Moderate/ Minor Adverse** at year 15 once mitigation planting has established. Visual effects on residential receptors away from the Site boundaries will be no greater than **Minor Adverse**. Visual effects will be limited for users of public rights of way with users of permissive routes through Trumpington Farm Company Land to the south being **Moderate/ Minor Adverse** at construction and completion before reducing to **Minor Adverse** by year 15. Effect on other receptors using routes will be no greater than **Negligible**. Effects on road users will be greatest for users of Hauxton Road (A1309) as it passes the Site with a **Moderate Adverse**

effect at construction and completion, reducing to **Moderate/ Minor Adverse** by year 15. Effects on users of other routes, including the M11, Addenbrooke's Road A1301 and the A10, will be no greater than **Minor Adverse**. Visitors to Coton Countryside Reserve (to the north-west) and Magog Downs, Wandlebury Country Park and routes around Gog Magog Hills (to the east), will experience **Negligible** visual effects.

1.9 In conclusion, the assessment identifies that future development at the Site, particularly in the form of the Illustrative Development Option, can be successfully incorporated without notable long-term effects on landscape and visual receptors identified in the immediate and wider area.

2.0 INTRODUCTION

2.1 This Landscape and Visual Appraisal (LVA) has been prepared on behalf of British Land in support of the Greater Cambridge Local Plan Regulation 18 Consultation exercise.

2.2 The promoter, British Land, owns the Site at Land at South Trumpington, Cambridge and are committed to promoting the Site through the emerging Greater Cambridge Local Plan.

2.3 British Land have a strong reputation of delivering state-of-the-art developments, in the best strategic locations, built and managed to British Land's industry-leading standards. They do this by bringing together their unique expertise in the delivery of complex developments, as well as their award-winning sustainability practices.

2.4 The submission, which this document forms part of, demonstrates that the Site is suitable, achievable, and deliverable for allocation and, ultimately, development, subject to future planning permission(s).

3.0 PURPOSE OF THE REPORT

3.1 The purpose of this report is to support British Land's response to the Regulation 18 Consultation as part of the emerging Local Plan process. The report:

- examines the existing baseline conditions;
- outlines the landscape aims, objectives and opportunities;
- provides an assessment of the likely landscape and visual effects of the Illustrative Development Option
- proposes potential mitigation that may need to be delivered/ addressed as part of the Illustrative Development Option.

3.2 This list is not exhaustive but establishes a robust and evidenced baseline to support the future promotion and vision for the Site.

4.0 THE VISION FOR SOUTH TRUMPINGTON

"The Vision is to provide an exemplar and deliverable growth proposition for Cambridge, offering a rich mix of uses to potentially include, floorspace for a wide range of jobs (Offices, Science and Technology, R&D, Mid-Tech), a range of housing types including affordable and/or essential worker housing, community facilities, mobility hubs, complementary retail and workspace, and supporting infrastructure. There is an opportunity to extend the Country Park and provide routes through, connecting into the neighbouring Trumpington Meadows local centre."

5.0 THE OPPORTUNITY

5.1 The Opportunity is to provide a deliverable growth proposition for Cambridge: a mixed-use urban extension comprising a range between 400-1,000 homes and up to 260,000 sq. m (GEA) of other floorspace including flexible employment uses and supporting infrastructure. The range of floorspace and land use is necessary for flexibility at this early stage of the planning process as explained more fully in the supporting 'Vision Document' (AAM) and will be explored further through design evolution and pre-application discussions with Greater Cambridge Shared Planning Service (GCSPS).

5.2 To inform the submission, an Illustrative Development Option has been prepared. The Illustrative Development Option as shown in the Vision Document represents a commercially led, mixed-use proposal for the Site (approximately 225,000sq.m GEA and approximately 400 homes). The proposals have the scope to change throughout the process up to the maximum range (of above), subject to design evolution, viability and/or securing additional grant funding. The Opportunity seeks to promote the Site for Use Classes B, E, F, C1, C3 and Sui Generis.

5.3 To facilitate general commentary and provide meaningful input to the evolution of the masterplan, this Appraisal assess the maximum development parameters set out within the 'Illustrative Development Option' shown within the Vision Document that accompanies the submission to the 'Sites Submission Consultation'.

6.0 THE SITE

6.1 The Site (shown at **Figure 1**) comprises a single parcel of agricultural land separated into smaller parcels by existing hedgerows and extends to approximately 30.1 hectares. The Site is also dissected by a cycle path that links Trumpington to the village of Harston to the south.

6.2 The Site is relatively flat, with a gentle fall west to east, but can appear to raise when looking eastwards from the west/northwest edges of the site.

6.3 The Site is located to the southwest of Cambridge City Centre. Land to the west of the Site forms Trumpington Meadows Country Park. To the south is the M11, beyond which is currently agricultural but is the site of the South West Travel Hub (SWTH) facility. To the east is the A1309 Hauxton Road, and land further east is also in agricultural use. To the north is the development of Trumpington Meadows, which continues to be developed. Part of the Site is currently used as construction welfare/ logistics associated with Trumpington Meadows.

7.0 METHODOLOGY

7.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013. The assessment of Landscape Value also takes account of guidance in Landscape Institute Technical Guidance Note 02-21 "Assessing landscape value outside national designations".

7.2 In summary, the GLVIA3 states:

"Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity." (GLVIA3 paragraph 1.1.)

7.3 There are two components of LVIA:

- "Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;
- Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people." (GLVIA3 paragraph 2.21.)

7.4 The GLVIA3 states:

"LVIA can be carried out either as part of a broader EIA, or as a standalone 'appraisal' of the likely landscape and visual effects of a proposed development…

- As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies". (GLVIA paragraph 3.2)

7.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the Illustrative Development Option.

7.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the Illustrative Development Option may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

7.7 GLVIA3 states that *"An assessment of landscape effects deals with the effects of change and development on landscape as a resource"* (GLVIA3 paragraph 5.1).

7.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

7.9 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
- Addition of new elements that influence character and distinctiveness of the landscape;
- Combined effects of these changes.

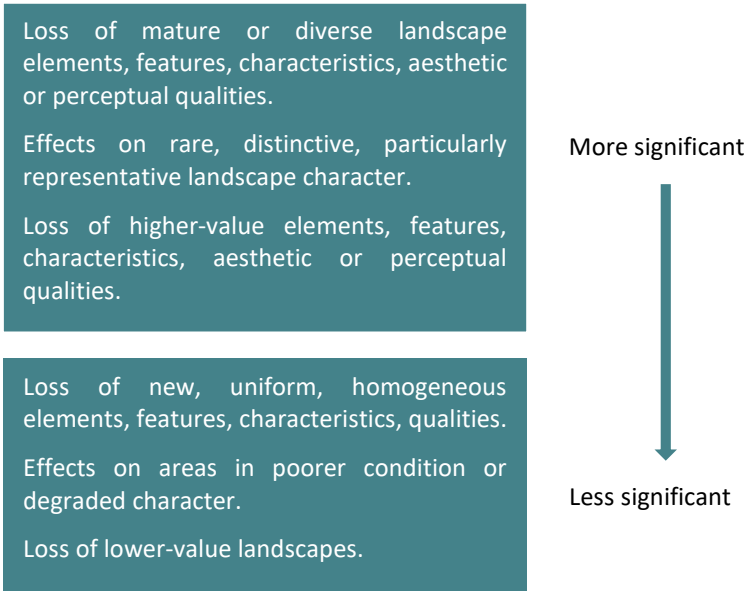
7.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this Illustrative Development Option. The value of the existing landscape is also considered.

7.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements. Geographical extent is considered by reference to the extent of the area over which there will be a change. Duration is considered for the landscape effects, with short term effects being

defined as those lasting less than 5 years, medium term effects lasting between 5 and 10 years and long-term effects being defined as anything over 10 years in duration.

7.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).

7.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document).



7.14 The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

7.15 An assessment of visual effects deals with the effects of change brought by the Illustrative Development Option on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1 Winter) and longer term (year 15 Summer).

7.16 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)[1], or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site`s landscape and visual characteristics.

[1] Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

7.17 The views also typically represent what can be seen from a variety of distances from the Illustrative Development Option and different viewing experiences.

7.18 It is important to remember that visual receptors are people experiencing the view, not viewpoints in themselves. For each receptor, the assessment considers both the susceptibility to change in views and the value attached to views.

"The visual receptors most susceptible to change are generally likely to include:

- Residents at home;
- People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;
- Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;
- Communities where views contribute to the landscape setting enjoyed by residents in the area;
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high." (GLVIA3 paragraph 6.33.)

"Visual receptors likely to be less sensitive to change include:

- People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;
- People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life)." (GLVIA3 paragraph 6.34.)

7.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.

7.20 In terms of size or scale, the magnitude of visual effects takes account of:

- *"The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;*
- *The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;*
- *The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses"* (GLVIA3 paragraph 6.39).

7.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:

- The angle of view in relation to the main activity of the receptor;
- The distance of the viewpoint from the Illustrative Development Option;
- The extent of the area over which the changes would be visible.

7.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.

7.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted;

- Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant
- Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant
- Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view. (GLVIA3 paragraph 6.44)

7.24 The criteria used in this appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

7.25 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.

7.26 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:

- Major
- Moderate
- Minor
- Negligible

7.27 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

8.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, December 2024)

8.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.

8.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

8.3 Paragraph 187 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise *"the intrinsic character and beauty of the countryside".*

8.4 Paragraph 188 advises that:

"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries".

8.5 Paragraph 189 goes on to add:

"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to these issues". And

"The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."

8.6 The Site is within an undesignated landscape with no special protected status and is not in the setting of a nationally designated landscape. The character of the Site and its immediate context is assessed within this report to help inform decisions regarding *"the intrinsic character and beauty of the countryside*". The potential to enhance green infrastructure networks is also considered.

Consultation Draft National planning Policy Framework

8.7 The Government published a revised draft National Planning Policy Framework for Consultation in December 2025. Consultation of the Draft Framework runs until 10 March 2026. At the time of drafting this appraisal, the current NPPF is the relevant policy for decision making.

Planning Practice Guidance (PPG)

8.8 The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

Local Planning Policy

8.9 A narrow strip of land parallel to Hauxton Road, and to the eastern portion of the Site, falls within the administrative areas of Cambridge City Council (CCC). The wider Site sits within the administrative boundary of South Cambridgeshire District Council (SCDC). The authorities are served by the Greater Cambridge Shared Planning Service ('GCSPS').

8.10 The Development Plan for the Site comprises the Cambridge Local Plan adopted 2018 and South Cambridgeshire Local Plan 2018. The emerging Local Plan is the Greater Cambridge Local Plan – Regulation 18 consultation version.

Cambridge Local Plan adopted October 2018

8.11 The following draft policies are of relevance to landscape and visual matters and the Illustrative Development Option and have been considered through the LVA process:

8.12 **Policy 55: Responding to context** notes the following:

"Development will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings to help create distinctive and high quality places. Development will:

a. identify and respond positively to existing features of natural, historic or local importance on and close to the proposed development site;

b. be well connected to, and integrated with, the immediate locality and wider city; and

c. use appropriate local characteristics to help inform the use, siting, massing, scale, form, materials and landscape design of new development."

8.13 **Policy 56: Creating successful places**. This policy notes a range of design approaches that should be followed, many relating to urban design and masterplanning. The key sub-bullet relating to landscape matters is reporduced below.

"Development that is designed to be attractive, high quality, accessible, inclusive and safe will be supported. Proposals should:

…i. create and improve public realm, open space and landscaped areas that respond to their context and development as a whole and are designed as an integral part of the scheme;"

8.14 **Policy 59: Designing landscape and the public realm**. Whilst much of this policy relates to detailed design considerations it has some relevance to landscape and visual matters where mitigation can be embedded in a design through the design development process.

External spaces, landscape, public realm, and boundary treatments must be designed as an integral part of new development proposals and coordinated with adjacent sites and phases. High quality development will be supported where it is demonstrated that:

a. the design relates to the character and intended function of the spaces and surrounding buildings;

b. existing features including trees, natural habitats, boundary treatments and historic street furniture and/or surfaces that positively contribute to the quality and character of an area are retained and protected;

c. microclimate is factored into design proposals and that public spaces receive adequate sunlight;

d. materials are of a high quality and respond to the context to help create local distinctiveness;

e. an integrated approach is taken to surface water management as part of the overall design;

f. a coordinated approach is taken to the design and siting of street furniture, boundary treatments, lighting, signage and public art;

g. trees and other planting is incorporated, appropriate to both the scale of buildings and the space available;

h. species are selected to enhance biodiversity through the use of native planting and/or species capable of adapting to our changing climate; and

i. the design considers the needs of all users and adopts the principles of inclusive design.

8.15 **Policy 60: Tall buildings and the skyline in Cambridge** notes the following:

Any proposal for a structure that breaks the existing skyline and/or is significantly taller than the surrounding built form will be considered against the following criteria:

"a. location, setting and context – applicants should demonstrate through visual assessment or appraisal with supporting accurate visual representations, how the proposals fit within the existing landscape and townscape;

b. impact on the historic environment – applicants should demonstrate and quantify the potential harm of proposals to the significance of heritage assets or other sensitive receptors (view of, backdrop and setting), assessed on a site-by-site basis but including impact on key landmarks and viewpoints, as well as from the main streets, bridges and open spaces in the city centre and from the main historic approaches, including road and river, to the historic core. Tall building proposals must ensure that the character or appearance of Cambridge, as a city of spires and towers emerging above the established tree line, remains dominant from relevant viewpoints as set out in Appendix F;

c. scale, massing and architectural quality – applicants should demonstrate through the use of scaled drawings, sections, accurate visual representations and models how the proposals will deliver a high quality addition to the Cambridge skyline and clearly demonstrate that there is no adverse impact;

d. amenity and microclimate – applicants should demonstrate that there is no adverse impact on neighbouring buildings and open spaces in terms of the diversion of wind, overlooking or overshadowing, and that there is adequate sunlight and daylight within and around the proposals; and

e. public realm – applicants should show how the space around tall buildings will be detailed, including how a human scale is created at street level."

8.16 Further clarification on Tall buildings and the Skyline is included at Appendix F of the Local Plan. The appendix identifies what it considers to be a 'tall building', when the guidelines apply and sets out the characteristics of the Cambridge skyline. The Site does not fall within or adjacent to the historic core identified at Figure F.1 (page 331), is not in proximity to an existing landmark building at Figure F.2 (page

333). Indeed, an inset map covering the historic core of Cambridge obscures the Site and Trumpington Meadows to the north on this figure.

8.17 A series of strategic viewpoints are shown on Figure F.3 (page 334). A small number fall in the context of the Site or include the Site within their panorama, these views include: 2, 3, 6, 7 and 9. The views above are all identified as 'Long to medium distance views towards Cambridge' and are not 'Local or short distance views'. Not all include the Site within the arc of their view, i.e. some are focused at a tangent to the Site, however, strategic views are included within the visual appraisal section of this report where there is potential for visibility.

8.18 At para F.51 of the Local Plan Appendix , it is noted that:

"… landscape and visual impact assessment needs to be prepared in accordance with the following guidelines:

- *Guidelines for Landscape and Visual Impact Assessment (Third Edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment (2013)*
- *Landscape Character Assessment Guidance for England and Scotland'. The Countryside Agency/ Scottish Natural Heritage (2002)"*

8.19 The Site falls within Green Belt, as covered by Policy 4: The Cambridge Green Belt. Green belt is a spatial planning matter. It is not covered within this LVA but is covered within a separate Green Belt Report.

South Cambridgeshire Local Plan adopted September 2018

8.20 The following policies are of relevance to landscape and visual matters and the Illustrative Development Option and have been considered through the LVA process:

*"**Policy NH/2: Protecting and Enhancing Landscape Character** - Development will only be permitted where it respects and retains, or enhances the local character and distinctiveness of the local landscape and of the individual National Character Area in which is it located".*

*"**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."*

8.21 The Site, and the entirety of the South Cambridge boundary that surrounds Cambridge City, is identified within a continuous network of Green Infrastructure at Figure 7 of the Local Plan.

8.22 The Site falls within Green Belt, which is covered by SCDC **Policy NH/8: Mitigating the Impact of Development In and Adjoining the Green Belt**. Green belt is a spatial planning matter and as noted earlier it is covered separately within a standalone Green Belt Report.

Greater Cambridge Local Plan (GCLP) – Regulation 18 Consultation Draft

8.23 CCC and SCDC are working together on the emerging GCLP, which is at Regulation 18 and subject to consultation at the time of writing. Evidence has been gathered to inform the local plan and has been published alongside the Local Plan. Some of the evidence base, with relevance to landscape and visual matters, has been published previously and some is new and not seen before.

8.24 The following draft policies relate to landscape and visual matters and have been taken from the Regulation 18: Consultation version. There are other policies, focused on design and placemaking that have some relevance to landscape and visual matters, but these are not and are not reproduced below for brevity.

BG/GI : Green infrastructure - This policy identifies the existing green infrastructure network and the strategic initiatives intended to enhance it and addresses how development proposals should relate to green infrastructure. The Site does not fall within an existing network or initiative area, it does fall in proximity to 'The River Cam (South of Cambridge City)' strategic initiative corridor. The Illustrative Development Option proposes a multi-functional and well-connected green infrastructure that contains development and integrates seamlessly with blue infrastructure at a range of scales.

Policy BG/TC: Improving tree canopy cover and the tree population - This policy controls how development impacts tree canopy cover, the tree population, and protected trees and hedgerows. It will also require development to achieve a minimum future canopy cover of 30% on site, unless there are significant ecological, historical, landscape or operational reasons to justify a lesser figure. The Illustrative Development Option retains hedgerows and trees as the defining structure for the Green Infrastructure strategy. Proposals would deliver a significant increase in tree numbers and canopy cover on Site through a range of new native broadleaf tree, woodland and scrub habitats.

Policy BG/PO: Protecting open spaces – This policy seeks to protect open spaces from development that would harm character or lead to direct loss, including undesignated areas that fulfil open space criteria. The site is not identified as open space within the emerging policies map, however, a notable buffer is proposed to the west of the Illustrative Development Option, which would buffer and extend Trumpington Meadows Country Park which falls adjacent to the Site.

Policy BG/EO: Providing and enhancing open spaces - This policy sets out how new development should provide new and enhanced open space to meet the needs it generates. This can be through a mix of on-site provision and contribution to off-site provision and enhancements. Some of the quantitative standards aren't confirmed and published within the draft policy, so it is not possible to determine the Illustrative Development Option's compliance with the emerging standards, however, a rare benefit of the Illustrative Development Option is it's ability to directly contribute to, and extend Trumpington Meadows for the enjoyment and benefit of all. The diverse and multi-functional landscaping proposed will be of the highest-quality and seeks to be exemplar.

Policy GP/ST: Skyline and tall buildings – This policy guides the consideration of tall buildings, and along with the detailed 'Skyline and Tall Buildings Baseline, Strategy and Guidance' evidence base, it provides guidance on how buildings impact on the skyline should be considered. The new settlement edge within the Illustrative Development Option will respond to local context heights and create a new, landmark gateway to Cambridge. Initial height testing and 3D modelling of the Illustrative Development Option has been undertaken to inform built form so that it assimilates within canopy networks when viewed from

Strategic Views. Consideration of Dynamic Views has led to proposals and ideas for the creation of a softened, positive edge when viewed from the adjacent highway network.

Policy GP/QP: Establishing high quality landscape and public realm – This policy sets out how development proposals are required to deliver high quality landscape and public realm that: enables local communities; enhances connectivity; responds to climate change; integrates with local character; is accessible to all; and, promotes health and wellbeing. The policy is very detailed and will be carefully considered by the emerging Illustrative Development Option. The principles of delivering high quality public realm and landscape completely align with British Land's aspirations for the Site.

Policy GP/LC: Protection and enhancement of landscape character – This policy sets out how development in Greater Cambridge should protect and enhance landscape character and features. The Site does not fall in proximity to an area defined as an Important Countryside Frontage. The landscape-led Illustrative Development Option protects and conserves landscape features of merit and enhances them within a new, diverse Green Infrastructure of complementary habitats and open spaces. It delivers landscape buffers to create sensitive vegetated edges and increase canopy cover locally.

Other Relevant Strategies, Guidelines or Documents

Greater Cambridge Landscape Sensitivity Assessment (November 2021)

8.25 A landscape sensitivity assessment was prepared in 2021 and remains current and is included as part of the Draft Local Plan evidence.

8.26 A small, western portion of the Site falls within a parcel identified as CSF08, which mostly comprises Trumpington Meadows Country Park, the eastern periphery of the River Cam corridor and Trumpington Hall and open fields that fringe historic Cambridge. As such it is judged to be of a High sensitivity, however, sensitivity will vary across the parcel – indeed the assessment notes, "*In the south, the M11 and the edge of new development at Trumpington are strong features which are less susceptible to the development scenario*".

8.27 The central and eastern portions of the Site fall within CSF07, which is bisected by the M11 and A10/A1309 corridors. The assessment notes that *"On balance, this landscape is judged to be of medium to low sensitivity to the development scenario".*

Townscape Characterisation Study (February 2023)

8.28 A townscape characterisation study was prepared in 2023. It remains current, supports more recent tall building strategy work and is included as part of the Draft Local Plan evidence.

8.29 Within the study the Site falls adjacent to a townscape area identified as being '21st Century Growth' , specifically area 70. A brief assessment sheet for area 70 outlines the high-level and commonly occurring attributes of this area, although it omits data on context building heights, unlike other areas outlined. The study notes that area 70 represents a large expansion of Trumpington with some planting and young trees.

Skyline and Tall Buildings Baseline, Strategy and Guidance (August 2025)

8.30 This strategy and guidance document supports emerging Local Plan Policy GP/ST and reflects the latest evolution in tall building policy spreading back across previously adopted local plans. This latest iteration

takes a pragmatic and balanced approach in order to safeguard the special qualities of Cambridge whilst also delivering growth aspirations and requirements in a sensitive manner.

8.31 The study sets the scene and context, defines criteria for the assessment of tall buildings and undertakes a tall building test across identified growth areas. Guidance at chapter 7 sets out architectural and urban design best practice guidance.

8.32 A series of appendices support the study including appendix A which assesses key strategic and dynamic views. The Site does not fall within any of the strategic views or the foreground or immediate background of any sensitive view cones identified at Figures 35 and 36. The Site does not fall within a 'sensitive' or 'highly sensitive' zone identified at figure 44.

8.33 The Site falls within dynamic view corridor Q, which is the M11/ A1309 approach to Cambridge and therefore a gateway point and approach to the City that prominently features the recently completed development edge at Trumpington Meadows.

The SCDC Cambridge Southern Fringe Action Plan

8.34 The SCDC Cambridge Southern Fringe Action Plan and Local Plan Policies Map - inset D 'Trumpington West, identifies a range of planning obligations for development at Trumpington West under policy POLICY CSF/5a-e.

8.35 The LVA site visit identified that these measures had been implemented and whilst still immature, they were establishing successfully. The obligations are reproduced below for reference:

a. The creation of a country park, comprising new meadow grassland, to the east of the River Cam, both north and south of the M11, from Grantchester Road to Hauxton Mill;

b. Hedgerow planting on field boundaries in the agricultural land between Hauxton Road and the Trumpington Meadows Country Park;

c. New footpaths, cycle paths and bridleways creating routes through the area from Hauxton Mill and linking to Grantchester Road;

d. Measures to protect and enhance wildlife habitats, including managing public access to the river banks;

e. Noise attenuation on the northern side of the M11 through the creation of new landscape features which are compatible with the river valley character."

8.36 The Illustrative Development Option should work within the framework of these obligations and enhance existing features that have been implemented.

8.37 The Greater Cambridge Green Infrastructure Opportunity Mapping Recommendations Report (September 2021) forms part of the Greater Cambridge evidence base and supports policy BG/GI: Green infrastructure. There are no direct implications on the Site, as referenced earlier in this report, however the Site does have the potential to benefit nearby strategic initiative areas, such as The River Cam (South of Cambridge City) corridor.

Policy Summary

8.38 The Site falls within two administrative boundaries and is covered by two adopted local plans. The two authorities are also working together to deliver the Greater Cambridge Local Plan, which is currently at Regulation 18 and under consultation. The draft local plan is based upon a shared evidence base.

8.39 The Illustrative Development Option seek to deliver a balance between efficient use of land that addresses local development needs, whilst also delivering landscape and green infrastructure aims and objectives identified in this policy review. The findings of this chapter have informed the green infrastructure aims and objective for the Illustrative Development Option. These are set out within chapter 10.

9.0 BASELINE CONDITIONS

Landscape Character

National Character

9.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCA's defined across England and were updated in May 2024.

9.2 These NCA profiles describe the key characteristics, the landscape today and how it has changed over time, key facts and data, natural capital and key ecosystem services and landscape change, and they set out statements of environmental opportunity, landscape attributes and opportunities for each NCA. **Figure 2** illustrates the NCAs and other defined character areas within the context of the Site.

9.3 At this very broad landscape scale, the Site lies within Natural England's National Character Area (NCA) 87 'East Anglian Chalk'. This NCA stretches as a broad belt of land from Newmarket south-west to Letchworth. It fringes the edge of Cambridge, Saffron Waldron and Stevenage – it therefore covers a very extensive landscape area. The Key Characteristics for the NCA are:

- *"The underlying and solid geology is dominated by Upper Cretaceous Chalk, a narrow continuation of the chalk ridge that runs south-west–north-east across southern England, continuing in the Chilterns and along the eastern edge of The Wash. The chalk bedrock has given the NCA its nutrient-poor and shallow soils.*
- *Distinctive chalk rivers, the River Rhee and River Granta, flow in gentle river valleys in a diagonally north-west direction across the NCA.*
- *The chalk aquifer is abstracted for water to supply Cambridge and its surroundings and also supports flows of springs and chalk streams; features associated with a history of modification include watercress beds, culverts and habitat enhancements.*
- *The rolling downland, mostly in arable production, has sparse tree cover but distinctive beech belts along long, straight roads. Certain high points have small beech copses or 'hanger', which are prominent and characteristic features in the open landscape. In the east there are pine belts.*
- *Remnant chalk grassland, including road verges, supports chalkland flora and vestigial populations of invertebrates, such as great pignut and the chalkhill blue butterfly.*
- *Archaeological features include Neolithic long barrows and bronze-age tumuli lining the route of the prehistoric Icknield Way; iron-age hill forts, including that at Wandlebury; impressive Roman burial monuments and cemeteries such as the Bartlow Hills; a distinctive communication network linking the rural Roman landscape to settlements and small towns, such as Great Chesterford; the four parallel Cambridgeshire dykes that cross the Chalk: the Anglo-Saxon linear earthworks of Devil's Dyke, Fleam Dyke, Heydon/Bran Ditch and Brent Ditch; ridge-and-furrow cultivation remains of the open field systems of the earlier medieval period; 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.*

- *Settlement is focused in small towns and in villages. There are a number of expanding commuter villages located generally within valleys. Letchworth Garden City is a nationally significant designed garden city.*
- *In and around the wider area of Newmarket, stud farms impose a distinctive geometric, enclosed and manicured pattern to the landscape.*
- *The NCA is traversed by the Icknield Way, an ancient route that is now a public right of way. 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."*

9.4 The NCA also refers to Headline Statements of Environmental Opportunity (SEO), of these SEO 4 states:

"SEO 4: Conserve the settlement character and create or enhance sustainable urban drainage systems and green infrastructure within existing and new developments, particularly in relation to the urban fringe and growth areas such as south-east Cambridge, to provide recreation opportunities, increase soil and water quality and enhance landscape character. Regional Landscape Character Assessment – if one available state the publication title and date as the heading."

County Landscape Character Assessment (2021)

9.5 The Greater Cambridge Landscape Character Assessment (February 2021) has been undertaken at a County level and describes how the landscape comprises 9 character types and 39 character areas. Part of the Site's north-eastern margins falls within an area classified as the 'Cambridge Urban Area'. This is not a character area or type per-se, and is not further broken down into townscape areas or types, but reflects the large tract of land already developed as Cambridge.

9.6 The Site falls within character type 3 'Lowland Farmlands' and character area 3D 'Cam & Granta Tributaries Lowland Farmlands'. The Lowland Farmlands character type covers an extensive tract of land extending to the south and south-west of Cambridge, typically either side of the River Valleys character type.

9.7 The Key Characteristics of LCT3: Lowland Farmlands are as follows:

- Low-lying, gently rolling topography crossed by river corridors and drained by small streams
- Open character and often extensive views
- Productive, intensively farmed, predominantly arable landscape that has experienced significant modification during the 20th century, resulting in amalgamation of fields
- Generally sparse woodland cover and fragmented network of hedge boundaries
- Woodland and traditional orchards often define the edge of settlements
- Scattered Medieval moated sites and stone churches are characteristic features
- A well settled landscape with a relatively dense rural settlement pattern comprising large and small villages and outlying farmsteads.

9.8 Under biodiversity the assessment notes:

"Tree cover is characterised by groups of trees around settlements and farmsteads and scattered, small blocks of mixed woodland across the undulating landform. Fields and roadsides are occasionally bound by hedges that are generally low and well-trimmed and often gappy. Treed watercourses are distinctive

features through the lower-lying landform. Trees around settlement edges contribute to localised, more intimate landscape scale and a large number of these are protected by Tree Preservation Orders (TPO)."

9.9 Under Settlement and Built Form, the following extracts are relevant to the Site:

"This is a well settled landscape that is crossed by the major river corridors.

The relatively high density of settlement, intensive agriculture and major transport routes that pass through it mean that it is often a busy, rural landscape."

9.10 Key Landscape Sensitivities are identified as:

- Rural tranquillity
- Hierarchy of water courses that provide valuable networks of wetland habitat
- Scattered pattern of small woodlands
- Surviving Medieval moated sites
- Dispersed, rural settlement pattern

Of these sensitivities, it is worth noting that the Site is not rural or especially tranquil and does not experience dispersed rural settlement pattern in its immediate context. This is due to the existing suburban settlement edge of Trumpington Meadows and presence of the nearby M11. It does not contain water courses or valuable wetland habitat, and does not fall in proximity to Medieval moated sites.

9.11 The description of LCT3 includes 'Guidance for Landscape Management' and sets out the following recommendations. These apply to a broad tract of land covered by LCT3.

- *"Manage the agricultural landscape and soils both for production and opportunities to improve biodiversity*
- *Conserve and enhance existing watercourses to enhance the ecological value of the farmed landscape*
- *Conserve areas of grazing marsh, and scattered deciduous woodland and orchards of high ecological value*
- *Conserve and enhance existing hedgerows and consider opportunities for replanting hedgerows where these have been lost/become fragmented*
- *Protect the sites and features of archaeological and historic interest*
- *Encourage opportunities to expand and link woodland, hedgerows and other seminatural habitats to benefit biodiversity and managing key views across the rural landscape."*

The Illustrative Development Option can offer opportunities to improve the biodiversity of existing farm land and expand and link existing habitats in-line with the aims set out above.

9.12 Character area 3D 'Cam & Granta Tributaries Lowland Farmlands' is a sub-area of LCT3 and its description notes the following:

"Cam and Granta Tributaries Lowland Farmlands Landscape Character Area (LCA) 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."

9.13 The key Characteristics of this area are:

- *"Wider floodplain of the River Cam or Rhee and River Cam or Granta*

- *Shelterbelts and scattered blocks of deciduous woodland including historic parkland at Sawston Hall provide visual enclosure*
- *Dense pattern of large commuter villages with a suburban character and industrial influences, eroding rural character*
- *Transport networks including railway and major road networks fragment the area*
- *Green corridor including Hobson's Park and the rising foothills of the Gog Magog Hills to the east contributes to the setting of Cambridge."*

9.14 *Specific Landscape Guidelines* for this character area are identified as:

"In addition to the generic landscape guidelines for this landscape character type, the following guidelines are specific to this character area:

- *Ensure development enhances existing landscape features, creates links between villages and recreational assets and is in keeping with the rural character*
- *Conserve and manage woodland to maintain a visually enclosed character and separation*
- *Conserve parkland and enhance the specific features that give character and its context within the wider landscape in areas where it has been fragmented."*

In addition to responding to relevant guidelines for the wider LCT3, the Illustrative Development Option can offer opportunities to enhance existing features of merit on-Site, link and improve existing habitats in the Site context and conserve and enhance parkland through landscape buffers and green infrastructure, in-line with the aims set out above.

Designations

9.15 The Site is not part of a designated landscape at a national level. There are no National Parks, National Landscapes (former AONB's), or Special Landscape Areas within the immediate context of the Site or wider study area shown at **Figure 3**.

9.16 The Site borders Trumpington Meadows Country Park, which is a local-level, non-statutory designation. **Figure 3** shows the Site falling in proximity to a Scheduled Monument identified as 'Romano-British settlement site SW of Trumpington'. This non-landscape designation falls within Trumpington Meadows Country Park and is not directly adjacent to the Site boundary. Beyond the Scheduled Monument is Byron's Pool Local Nature Reserve which follows the River Cam towards Grantchester Road. There are no listed buildings or conservation areas in the immediate context of the Site, however, a grade II listed milestone is located north-west of the junction between Haxton Road and Addenbrookes Road.

9.17 The Site falls within the Cambridge Green Belt, which fringes Cambridge and its wider hinterland including surrounding villages. A separate assessment considers the green belt purposes and objectives.

Topography

9.18 The following should be read in conjunction with **Figure 4**.

Context – Landform

The topography south-west of Cambridge is broadly flat and characterised by the shallow valleys of the River Cam and its tributaries, which fall at around 10 to 20m Above Ordnance Datum (AOD). River valley topography rises to the east, south west and north west to form a series of more distant named hills and ridgelines. These reach around 40-50m AOD.

Site - Landform

9.19 The Site is relatively flat and sits at around 15m AOD. It experiences a gentle fall west to east, but can appear to rise when looking eastwards from the west/northwest edges of the Site. The Site experiences man-made topographical variations to its boundaries. Most notably, a strip of land between the Site and the M11 is gently bunded to a height of around 2m-2.5m higher than surrounding land. The M11 itself is partly cut in to the land and junction 11 slip roads and Hauxton Road are locally raised on 1m-1.5m high embankments.

Site and Immediate Context

Townscape

9.20 The townscape context of the Site is defined by early 21st Century Green Belt release through the local plan process and a series of planned developments known as the 'Cambridge Southern Fringe'. This modern development includes Trumpington Meadows, Glebe Farm and Clay Fram (which has no intervisibility with the Site). The development brought with it infrastructure such as Addenbrooke's Road and a Park and Ride facility. The townscape context of the Site is described as '21st Century Growth' in the 2023 Townscape Characterisation Study and is identified specifically as area 70, which comprises a large expansion of Trumpington with some planting and young trees.

9.21 The Cambridge Inner Green Belt Boundary Study (2015) described the townscape character of Cambridge and at section 4.7 it noted under a subtitle 'Early 12st Century Mixed Use Development':

…development at Trumpington Meadows, Glebe Farm and Clay Farm, to the east and south of Trumpington, are largely rectilinear in form, with the exception of the emerging curved gateway to the developments on Hauxton Road. These developments are predominately residential. Building types include low-rise flats, which increase in height close to the gateway to the development, terraced and linked houses and limited amounts of semi-detached and detached houses. Many of the housing areas are distinctive in appearance, not traditional house designs, and building materials are also modern".

9.22 Development at Trumpington Meadows and Glebe Farm sits between the Site and more established/ historic areas. The study notes at para 4.7.39 that:

"These developments are creating a distinctive new urban gateway at the edge of the city on Hauxton Road."

9.23 The curved built edge of Trumpington Meadows has the greatest influence on the character of the Site and defines the north and north-eastern boundaries. A 6 storey gateway development within the Glebe Farm development defines the corner of Hauxton Road and Addenbrooke's Road and exerts an influence. Buildings around the Site are linked as a continuous belt and rise to a height of between 3 and 4 storeys. Form is very urban and modern in character with large windows, strong rectilinear patterning to elevations and flat roof profiles. No pitched roofing forms are visible along these edges and gaps are limited to access roads and spaces between development blocks. Vegetation to the built edge is limited primarily to hedgerows and scattered trees which currently offer little screening or filtering to views. Materials are

modern in appearance and varied, which provides visual relief. Overall, the built edge presents a sense of solidity and impermeability but can appear imposing on the surrounding.

Landscape

9.24 An assessment of landscape character of the Site and its immediate context has been carried out, providing a finer level of assessment than the published studies.

9.25 The Site comprises arable agricultural land separated into smaller parcels by existing, but relatively young, hedgerows and small clusters of scrub associated with former agricultural buildings and hardstanding. A pedestrian/cycle path links Trumpington to the village of Harston to the south.

9.26 Land to the west of the Site forms Trumpington Meadows Country Park. The boundary is demarked by a well-maintained native hedgerow. To the southern boundary is a low earth bund, planted in places. The M11 sits beyond the existing bund. Land south-west of the M11 is partly an extension to Trumpington Meadows Country Park, but closer to junction 11 forms arable fields with planning consent for the South West Travel Hub (SWTH) facility. The SWTH will deliver an urbanised context to the south of the Site, including large areas of car parking with solar panel canopies and lighting columns, new roads and access infrastructure, including a new bridge across the M11 and modifications to the existing M11 bunds to deliver a road link north to the Hauxton Road and Addenbrookes Road junction. To the east of the Site is the A1309 Hauxton Road, and land further to the east falls under agricultural use. As described earlier, Trumpington Meadows development adjoins the north/ north-eastern boundaries. Part of the Site is currently used as construction welfare/ logistics associated with Trumpington Meadows.

9.27 As set out in the planning chapter of this LVA, the Site falls across two landscape parcels identified in the Greater Cambridge Landscape Sensitivity Assessment (November 2021). A small, western portion of the Site falls within a parcel CSF08, and the central and eastern portions of the Site fall within CSF07. Parcel CSF08 extends north along the eastern margins of the River Cam corridor and includes Trumpington Meadows Country Park and historic fringes of Cambridge, including Trumpington Hall. Sensitivity to development is noted as being High in the assessment, however, sensitivity will vary across the parcel and it is noted that "*In the south, the M11 and the edge of new development at Trumpington are strong features which are less susceptible to the development scenario*". Parcel CSF07 primarily comprises farmland and is bisected and influenced by the M11 and A10/A1309 corridors. The assessment notes that *"On balance, this landscape is judged to be of medium to low sensitivity to the development scenario".*

Site Features

9.28 The Site itself is primarily arable agricultural land. The only landscape features of note are the existing hedgerows and small clusters of scrub associated with former (demolished) agricultural buildings and areas of hardstanding.

Landscape Value

9.29 In terms of "landscape value" it is appropriate to examine the role of the Site and its immediate context in terms of the range of local factors set out in Landscape Institute (LI) Technical Guidance Note (TGN) 02-21 and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.

9.30 Landscape Designations: Trumpington Meadows Country Park falls within the immediate context of the Site and is a local designation. The Site and its immediate context are not subject to any national landscape designations.

9.31 Natural Heritage: The Site consists of intensively farmed arable land divided into smaller field parcels by some recently planted (c.10 years old) internal hedgerows. The recently planted hedges do not follow established or historic field boundaries and were implemented as part of the Trumpington Meadows development to the north of the Site.

9.32 Cultural Heritage: There are no statutory protected features of cultural heritage value on the Site itself. A scheduled monument, local nature reserve and Trumpington Meadows Country Park fall within the immediate context of the Site. A pedestrian/cycle path links through the Site providing connectivity between Trumpington and the village of Harston to the south.

9.33 Landscape Condition: The landscape of the Site is well maintained, albeit in a manner that is in-keeping with intensively farmed land. Hedgerow vegetation is still relatively immature having been planted c.10 years ago as part of Trumpington Meadows development. The wider context of Trumpington Meadows to the north is well-managed and presented. Trumpington Meadows Country Park is managed by the Beds, Cambs and Northants Wildlife Trust, with wide areas of grassland used as hay meadow. Verges and margins of Hauxton Road and the M11 are less managed but this does not necessarily detract.

9.34 Associations: The wider area has historic associations due to the River Cam, Cambridge Colleges and nearby Grantchester which have links to writers, intellectuals and scientists. The Site itself has previously been in use as a plant-breeding facility and a prisoner-of-war camp. Although these former uses are referenced on Trumpington Meadows Country Park interpretation boards and website, they are not evident on the ground. Beyond this the Site and its immediate context are not known to have any associations with well-known literature, poetry, art, TV/film and music; associations with science or other technical achievements; links to a notable historical event; or associations with a famous person or people that contribute to perceptions of the landscape of The Site.

9.35 Distinctiveness: The Site does not contain any rare or unusual features and is typical of intensive arable land falling close to an existing settlement edge and national highway infrastructure. A minor portion of the Site's context to the west is more distinctive and features Trumpington Meadows Country Park and the River Cam beyond.

9.36 Recreational Value: The Site is private farmland and can only be accessed via the pedestrian/cycle path that links through the Site. In this respect it offers limited recreational value but does function as part of wider recreational routes. Trumpington Meadows Country Park offers a range of recreational opportunities.

9.37 Perceptual (Scenic): The Site is open and flat allowing views across it, rather than presenting features that are likely to be perceived or viewed in themselves from the immediate context. Intervisibility from the wider context is relatively contained due to boundary vegetation and large-scale road infrastructure. The Trumpington Meadows settlement edge it abrupt and tall. It has a notable urbanising influence on the Site. Glimpses of traffic along the M11 and Hauxton Road reinforce the urban edge perception and in time further development, associated with the consented South West Travel Hub facility will increase the urban influence to the south of the Site.

9.38 Perceptual (Wildness and tranquillity): The Site is contained by Hauxton Road and the M11 and associated traffic noise and movement prevent any real sense of wildness or tranquillity.

9.39 Functional aspects: The arable nature of the land contributes little to the functionality of the landscape. Hedgerows within the Site present some ecological and habitat benefits and function as part of a wider network.

9.40 In conclusion and having appraised the above factors it is considered that there are some sensitivities within the Site and its immediate context that contribute to landscape value, but also some detracting elements and urbanising features to weigh in the balance. When considered overall, it is judged that the Site and the immediate landscape is of Medium landscape value.

Visual Baseline

9.41 A visual appraisal has been undertaken for the Site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the Site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.

9.42 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long range views. The photographs were taken on the 23/07/24 and 09/08/24 whilst vegetation was in leaf. Seasonal differences have been taken into account when determining the visual effects on receptors.

9.43 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19).

Photo Viewpoints

9.44 An assessment of the likely visual effects of the Illustrative Development Option upon surrounding receptors is detailed in the subsequent section. **Figure 6** details the location of the Photo Viewpoints and **Figures 7 to 23** illustrates the photo viewpoints. They are briefly described below.

Viewpoints 1 to 9

9.45 This sequence of viewpoints has been captured from publicly accessible locations around the Site boundary and its immediate context. The views are representative of users of Trumpington Meadows Country Park, residents of Trumpington and Trumpington Meadows, and road users passing along the M11, Hauxton Road and A10. With the exception of viewpoint 1, which looks south-west away from the edge of Trumpington Meadows, all viewpoints feature the abrupt settlement edge of Trumpington Meadows within views. With the exception of the elevated road viewpoints shown at 5 & 8, all views look across a relatively flat and agricultural landscape with networks of vegetation acting to soften and quickly contain views. Where views are from road infrastructure then this presents a notable feature within views, away from these corridors vegetation softens and screens their presence. Viewpoint 8 is a Strategic Viewpoint Location identified by CCC in their Local Plan. The completed edges of Trumpington Meadows and Glebe Farm developments contain views robustly and prevent any clear onward views of more historic local landmarks, such as Trumpington Church. The nature of views achievable from viewpoint 5, 6 and 7 will change notably with the consented South West Travel Hub, which sits in the foreground and will introduce built form and infrastructure. In the case of view 5, a new multi-user bridge will constructed in addition to the current one.

Viewpoints 10

9.46 Viewpoint 10 is a Strategic Viewpoint Location identified by CCC in their Local Plan. It is an elevated vantage point with views achievable for recreational users visiting Red Meadow Hill. The distant skyline of Cambridge can be discerned to the left of the view and the Site falls some distance to the right of the view but cannot be directly identified. The landscape appears rural and urbanising influences; including road infrastructure and existing settlement edges are effectively screened by intervening layers of vegetation.

Viewpoints 11

9.47 The view illustrates the glimpsed natures of views road users can achieve from Cantelupe Road, east of Haslingfield. The foreground is open and rural with undulations combining with vegetation to form a distant, vegetated horizon. Features that would help to identify the general location of the Site or Cambridge are absent from the view.

Viewpoint 12

9.48 This view is captured from a public right of way rising up a locally elevated location close to an Obelisk on St Margaret's Mount. The view features arable farmland and hedgerows in the foreground with more distant views contained by woodland and linear vegetation networks.

Viewpoints 13 and 14

9.49 The two viewpoints are captured from a permissive bridleway linking Hauxton with Great Shelford. The nature of views to the north, achievable by walkers and cyclists, are typically open, large scale and agricultural in nature. Gentle undulations form intervening ridgelines in places. Existing settlement and road infrastructure is visually contained by linear networks of vegetation and woodland blocks. Only the highest buildings within Trumpington can be glimpsed along with inconspicuous lighting columns around the A10/M11 junction.

Viewpoints 15, 16 and 17

9.50 The three viewpoints illustrate the type of elevated views orientated to the north-west and west taking in views across the southern edge Cambridge. The landscape is undulating and topography falls away towards Cambridge. Vegetation, across the landscape plays a notable part in limiting and framing views. The context of the viewpoints is typically contained by vegetation. This limits opportunities for views to a small number of locations when visiting the Magog Downs and Wandlebury Country Park. Roadside vegetation, in particular, limits opportunities for distant views within the local road network. Viewpoint 17 illustrates one opportunity along Worts' Causeway, which is also a Strategic Viewpoint Location identified by CCC in their Local Plan.

Summary of Visual Baseline

9.51 The baseline analysis results in a number of reasoned conclusions which are summarised below:

- Visibility is largely contained to the east and south by linear settlement to the western edge of Cambridge Road and by riparian vegetation along the River Cam/ Granta. Isolated pockets of visibility extend east to west facing slopes of higher land around White Hill, The Uplands, Fox Hill, Gog Magog Hills and Missleton Hill. Visibility typically falls across inaccessible and unpopulated areas of farmland with woodland associated with the higher ground limiting onward visibility.

- Visibility to the west and south-west extends across the sparsely populated Cam valley with linear vegetation networks intervening. Access to this landscape via public rights of way is limited.
- To the north-west visibility extends broadly along the M11 corridor between Grantchester and Barton. Potential visibility does not extend across areas of settlement, however the landscape is more accessible to the public. Woodland belts, rising land and Red Meadow Hill ultimately contain visibility in this direction.
- Views from the north are largely contained by the recently completed edge of Trumpington Meadows (which still absent from the latest OS mapping and DSM data used for the ZTV). Views from beyond this edge are limited and although the ZTV shows visibility extending along Trumpington Meadows Country Park and contained by the wooded margins of the River Cam, views would be increasingly filtered over distance by tree planting within the parkland.
- The Site is not clearly identifiable within any of the strategic views at appendix A of the Skyline and Tall Buildings Baseline, Strategy and Guidance (2025) or in the foreground or immediate background of any sensitive view cones identified at Figures 35 and 36 of the same study.

10.0 LANDSCAPE PROPOSALS

Introduction

10.1 The Illustrative Development Option is described within the Vision Document and other information accompanying the submission to the 'Regulation 18 Consultation'. The existing landscape resource and the visual receptors and amenity of the Site have been considered by the planning and design process and have informed the resultant scheme. This approach has entailed collaboration between landscape, architecture, ecological, drainage, highways and other professionals. The landscape components of the scheme are an important integral part of the proposals.

Landscape Design and GI Objectives

10.2 The key objectives of the landscape and GI proposals for the scheme respond to the statutory need to deliver a net gain in biodiversity on-Site and to to accord with the guidance and aims set out within Cambridgeshire landscape character assessments. This can be summarised as:

- Deliver a net gain in biodiversity, making space for nature through habitat creation and careful consideration of protected species;
- Create habitats of value on existing arable land, including flowering grassland, diverse scrub, orchard and varied wetland habitats;
- Integrate and celebrate surface water treatment within the Illustrative Development Option;
- Strategically expand and connect existing habitats across and beyond the Site, as a stepping stone site, including 'The River Cam (South of Cambridge City)' strategic initiative corridor;
- Retention of as many hedgerows and areas of existing vegetation within the Site as is reasonably practicable and reinforce existing hedgerows and vegetation as part of the defining structure of the Site's green infrastructure networks;
- Deliver an attractive, high-quality, accessible, inclusive and safe green infrastructure;
- Make space for residents, employees, and visitors to relax, socialise, play and exercise. Creating landscape areas for community events and direct, logical, traffic-free movement corridors that support active and healthy lifestyles and ensure the proposals are well-connected and tie seamlessly into existing travel networks;
- Consider key views, scale and building heights carefully and respond to context and local landscape and townscape character to deliver a positive and high-quality gateway development for Cambridge on the M11/ A1309 corridor;
- Increase tree cover and canopy on Site to reinforce landscape character and deliver visual enclosure and separation; and
- Implement mixed areas of scrub and broadleaf wooded margins to soften the edges of settlement, views of built form and reinforce a new green belt boundary that features the enduring features of the M11, Trumpington Meadows Country Park and Hauxton Road;
- Provide appropriate buffers to Trumpington Meadows Country Park and landscape the proposed buffers sensitively to form a complementary extension to parkland.

Landscape and Green Infrastructure (GI) Proposals

10.3 The landscape and GI proposals for the scheme are set out within the landscape strategy drawings included in the vision document and accompanying the submission to the Regulation 18 Consultation. The landscape and GI proposals will establish a soft, multi-functional green framework that softens, contains, frames and defines new built form.

Architecture and Building Design

10.4 High-level aspirations for the Illustrative Development Option are set out in the Vision Document, including how the masterplan responds to the position and context of the Site. All buildings will be both distinctive, of a high-quality and will reflect established local characteristics (see Townscape section of this Appraisal for summary of the built context of the Site).

10.5 Detailed consideration of the design of buildings will be undertaken as part of future applications and will seek to minimise the impact upon landscape and visual receptors as far as practicable. The architectural and urban design guidance set out at chapter 7 and appendix B of the Skyline and Tall Buildings Baseline, Strategy and Guidance (2025) sets out architectural and urban design best practice guidance. This guidance identifies approaches that will allow the Illustrative Development Option to deliver a positive and successful settlement edge that avoids the stark uniformity of the recently established Trumpington Meadows edge. It will instead create a new, landmark gateway to Cambridge that features building height variation and architectural interest, all set amidst landscape buffers that will soften and assimilate built elements within canopy networks in the longer term.

10.6 The 'Landscape and Visual Effects' section assesses landscape and visual effects based on the maximum building heights proposed at this stage. These maximum parameters have been established as part of an iterative and collaborative process of testing and refinement using ZTV modelling and photo wireline and massing models to explore different height scenarios and parcel arrangements.

Landscape Management

10.7 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

11.0 LANDSCAPE AND VISUAL EFFECTS

11.1 The following section outlines the likely landscape and visual effects that would arise from Illustrative Development Option on the Site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

Construction

11.2 Throughout the course of the construction process, the approaches and methodologies adopted will seek to avoid or minimise any unnecessary effects upon the landscape and surrounding visual receptors. Managed and controlled site activities and the application of good practices throughout the construction process will seek to minimise the potential adverse effects arising from construction. This will include the protection of retained trees and vegetation in accordance with BS5837:2012 (Trees in Relation to Design, Demolition and Construction- Recommendations).

11.3 Construction effects are considered with reference to the published landscape character assessments, local landscape character and site-specific landscape features as set out in more detail within **Appendix B**.

11.4 The construction of the scheme will give rise to short term direct and indirect landscape effects resulting from alterations to the landscape. Operations will be phased over a planned timeframe, and as such the overall impact of construction will vary and the duration of the resulting landscape effects will be short term, transitional and temporary.

11.5 Key sources of landscape effects resulting from the construction of the Illustrative Development Option will include: -

- Phased topsoil and subsoil stripping and storage;
- Installation of a contractor compound(s) and site office(s);
- Traffic movements into and away from the area;
- HGV and special load movement;
- Earthworks to form the primary access road, development platforms and SuDS / wetland habitat creation;
- Removal of short sections of hedgerow to facilitate parcel access and earthworks;
- Site operations, including materials storage, construction of build form and implementation of landscape proposals.

11.6 The Site lies within or in close proximity to the following published landscape character areas:

- Natural England, National Character Area Profile (NCA) 87 'East Anglian Chalk', Natural Englnad.
- Landscape Character Area (LCA) 3D 'Cam & Granta Tributaries Lowland Farmlands', Greater Cambridge Landscape Character Assessment (Feb 2021).
- Landscape Character Area (LCA) 9B 'Cam River Valley', Greater Cambridge Landscape Character Assessment (Feb 2021).

11.7 This report also summarises and appraises the Site and its immediate context as a finer grain of landscape.

11.8 In general, assessed landscape construction effect increase as a result of the gradual increase in magnitude of change relative to the scale of each character area from a national to county/district level.

11.9 Within the extensive National Character Area NCA 87 East Anglian Chalk (c.83,870ha), the construction activities, adjacent to the settlement edge and infrastructure routes such as the M11, will result in a negligible magnitude of change and subsequent **Negligible** effect overall to the character area.

11.10 Effects on LCA 9B 'Cam River Valley' will be indirect as the Site does not fall within this character area and is buffered by the M11 and associated margins and Trumpington Meadows Country Park. Landscape buffers to the west and south-west of the Illustrative Development Option would combine with existing planting around the margins of the Site and planted bunds along the M11. These would help to assimilate built form into the receiving landscape and minimise effects, leading to **Negligible** effects.

11.11 In contrast, the Site falls within LCA 3D 'Cam & Granta Tributaries Lowland Farmlands', which is a smaller character area compared to NCA 87. LCA 3D extends some distance to the south-west as part of the wider river valley. Effects would be localised and not identifiable across the entire LCA. Due to the scale of the LCA relative to the Site and Illustrative Development Option, localised landscape effects during construction would be **Minor Adverse/ Negligible** when considered overall.

11.12 The character of the Site itself and its immediate context (as described earlier in this appraisal) will change markedly during the construction period. Arable farmland will be replaced with extensive construction activities, which will result in a **Moderate Adverse** temporary effect on the landscape of the Site and its immediate context. This overall level of construction landscape effect is temporary and not unusual for a development of this nature when considered at this landscape scale. The strong presence of tree cover and woodland within the immediate and context to the south and west, along with the existing settlement edges to the north and east, will contain the works to an extent. Urbanising influences, present within the Site's immediate context, will be reinforced by the construction of the consented SWTH.

Operation (following Completion and up to year 15)

11.13 In relation to national and county scale landscape character assessment studies, the completed and operational phases of the Illustrative Development Option will have relatively localised effects on the identified landscape character areas. This is reflective of the generally extensive nature of these landscape character areas. As with the construction phase, landscape effects at both completion and year 15 will be **Negligible** for NCA 87 and LCA 9B.

11.14 For LCA 3D, effects at completion will be similar to the construction phase and are considered to be **Minor Adverse/ Negligible** overall. Specific landscape guidance referenced in the LCA description can be supported and reinforced by proposals. Effects would reduce in time as planting proposed and implemented by the Illustrative Development Option matured to maintain the visually enclosed character and separation mentioned in the assessment. By year 15 landscape effects would reduce to become **Negligible** overall.

11.15 Direct landscape effects on the Site and its immediate context, primarily derived from the loss of arable land and replacement with built form and associated green infrastructure. These would be offset, to some extent, by a notable increase in hedgerow length over and above losses incurred during construction. An existing earth bund to the M11 will be reconfigured as part of the consented SWTH and then would be modified again by the Illustrative Development Option, in order to deliver a revised landscape buffer and drainage features. Bunded landform is not a characteristic of the local landscape and modification to this engineered feature would not cause notable effects. Tree cover and structural woodland and scrub planting

on Site would also notably increase, along with both the quantum and diversity of habitats within the green infrastructure. These improvements in habitat provision would contribute to wider green infrastructure networks. Overall, change equates to the loss of one characteristic of the local landscape and the introduction of new built elements that are already evident and influential in the adjacent settlement edge. Overall, the landscape receptor will be obviously changed over a limited geographical extent, but the change will not be uncharacteristic. Effects are considered to be **Moderate Adverse** initially at completion, but would reduce to **Moderate/ Minor Adverse** as planting matured to soften the presence of built form in the landscape.

Visual Effects

Zone of Theoretical Visibility (ZTV)

11.16 The ZTV (**Figure 5**) of the Illustrative Development Option identifies the surrounding land from within which views towards any part of the Illustrative Development Option are likely to be possible. The ZTV is not however, an indicator of the effect of Illustrative Development Option on the view but simply, its visible extent in the surrounding landscape.

11.17 A computer modelled ZTV for the Illustrative Development Option was initially prepared based upon DSM Lidar data and modelled the maximum parameters for proposed building heights. This work has then been reviewed on Site and the discussion and narrative within this further takes into account the visual 'screening' provided by buildings, trees, hedgerows and other features.

11.18 The ZTV is limited by the low lying topography, combined with surrounding networks of vegetation and settlement edge within the Site's immediate context. Within the wider study area (shown at Fig 4), landform rises to a series of more distant named hills and ridgelines. These reach around 40-50m AOD and can afford opportunities for distant views back to Cambridge and surrounding hinterland. As such, potential for visibility initially extends up to approximately 1Km from the Site boundary before becoming increasingly screened and contained. Visibility is then theoretically possible from limited sections of elevated lanfdform more than 3Km from the Site.

11.19 There could be some limited locations (beyond the extent of the ZTV shown) that could have a potential distant or very limited view to a part of the Illustrative Development Option. Equally, there could be some locations shown within the ZTV that would not experience any views to the resultant Illustrative Development Option.

Construction

11.20 The location and design of temporary site compounds, lighting, signage and perimeter screen fencing, combined with effective project management will seek to ensure that the potential visual effects are minimised during the construction phase. It is anticipated that the construction working methods will adopt best practices and be agreed with the Local Planning Authorities and Statutory Bodies where necessary.

11.21 Existing vegetation will be retained, with the exception of a small section of hedgerow to allow access to development parcels. Retained trees and hedgerows around the Site boundaries will be protected in accordance with BS5837 (Trees in relation to construction). These will be implemented prior to the commencement of construction work. The removal of any vegetation will be undertaken outside the bird nesting season (or if unavoidable, will be inspected prior to removal by a suitably qualified ecologist and

only removed following confirmation that there are no nesting birds present). Retained vegetation will help to contain and mitigate views where vegetation plays a role at present.

11.22 With the exception of two receptors; firstly, residents along the southern edge of Trumpington Meadows and secondly visitors to Trumpington Meadows Country Park (TMCP), the effects arising during the construction phase will not lead to any visual effects greater than those occurring during the completion phases of the Illustrative Development Option, nor will it lead to long-term harm as the construction phase is transitory in nature and occurs over a short time frame. A more detailed analysis and commentary is provided within the visual assessment table at **Appendix C**.

11.23 For residents along the southern edge of Trumpington Meadows, construction will introduce notable changes to views with a loss of farmland and some vegetation. New construction activities will be clearly evident and, as buildings are completed, they will gradually replace more open views to the south and south-west towards the M11. Given the development of Trumpington Meadows itself is recent and only just reaching completion, the presence of construction activities will not be wholly unusual should they commence in the short-medium term. Visual effects are considered to be **Major/Moderate Adverse** for receptors with clear views.

11.24 Visual effects on visitors to TMCP will be temporary and transient. Construction will bring built form and new urbanising features closer to users of the TMCP, particularly around the M11 corridor close to the existing road bridge, and to the southern margins of the M11. Existing structural vegetation and hedge planting to the west of the Site would help to minimise visual effects. It is anticipated that these landscape features would be supported by site hoarding to more open boundaries, limiting visibility of lower-level activity generally. Broad landscape buffers to the west of the masterplan will remain open in nature and will limit the proximity of built form to receptors. Users of TMCP further north, towards the historic core of Trumpington, will have little awareness of construction activities, particularly earlier phases close to Hauxton Road. Overall, construction visual effects are considered to be **Major/Moderate Adverse** for receptors with clear views.

11.25 For residential receptors beyond those mentioned already, effects at Construction will be no greater than **Minor Adverse** and more typically **Negligible**. For users of public rights of way and permissive routes, effects will be no greater than **Moderate/ Minor adverse** and more typically **Negligible**. Users of surrounding roads and highway routes will experience construction effects no greater than **Moderate Adverse**, and more typically **Minor Adverse** to **Negligible**. Visitors to Cotton Countryside Reserve and the Magog Downs, Wandlebury Country Park and routes around Gog Magog Hills will experience **Negligible** visual effects.

Operation (following Completion)

11.26 Operation considers the visual impact assessment of the Illustrative Development Option upon surrounding receptors following completion of the construction phase, with mitigation in place but in a young/ immature state. Mitigation planting comprises the embedded structural woodland and scrub planting along the Site boundaries and within the extension to TMCP. This would reach heights of 8-10 metres for trees and 6-7m for scrub by year 15. It also includes the indicative planting proposed embedded within the green common, green walks and incidental green spaces, as set out in the Landscape Strategy Plan.

Residential Properties and Settlement

11.27 For residents on the edge of Trumpington Meadows and along the edge of Trumpington to the east of the Site, at completion built form will be of a similar height and arrangement to the existing settlement edge.

Built form will be set back from the Site boundary and softened by planted green infrastructure buffers. Once completed, the Illustrative Development Option will be less incongruous compared to the construction phase and will present high-quality architecture and landscaped public realm that reflects the adjacent, and recently completed townscape context. This will help built form to assimilate with its context and limit effects. Visual effects at completion will be **Moderate Adverse** and will reduce further as green infrastructure, trees and planting within landscape buffers mature, leading to **Moderate/ Minor Adverse** effects by year 15.

11.28 Views for residents to the northern edge of Hauxton will not perceptibly change with the Illustrative Development Option, and for all receptors there will be negligible visual change due to the mature screening from existing vegetation as well as proposed buffer planting proposed. Visual effects are expected to be **Negligible to None** across all phases.

11.29 For residents to the west of A1301 Cambridge Road, it is anticipated that there will typically be no more than glimpse views from gardens and rear first floor windows (or higher) due to screening in the foreground. Where views are more open from within a properties curtilage, then the uppermost elevations and rooflines of the eastern most edge of the Illustrative Development Option will be visible in views. The wider extents of built form will not be evident. The visible edge will appear to extend elements of built form at Glebe Farm, already visible in views, slightly to the south along Hauxton Road. Given distance and panoramic nature of views due to openness, scale of effect will be low initially and visual effects **Minor Adverse**. These will reduce slightly to **Minor Adverse/ Negligible** in the longer term with buffer planting to the eastern edge of the Site maturing to soften views.

Public Rights of Way (PROW) and Other Footpaths etc

11.30 For users of a Permissive Bridleway and Footpath through Trumpington Farm Company Land, proposed built form along the Site's eastern edge to Hauxton Road and southern edge to the M11 junction, is stepped down in height where it falls closest to receptors. Despite this, new built form will be clearly evident for footpath users, visible above existing and proposed planting. As with other receptors nearby, the Illustrative Development Option will appear as an extension to development at Glebe Farm and replace and extend the current settlement edge at Trumpington Meadows. The visual change will be noticeable but not be out of character for this settlement edge location. From locations further south, towards the Cam, awareness will be limited and views largely unaffected. Glimpses of new distant ridgelines will be possible for Bridleway users from some locations above existing and proposed planting. The Illustrative Development Option will not be evident along the entire length of these routes and considered holistically visual effects at completion are expected to be **Moderate/ Minor adverse**. In time (Year 15) buffer planting within landscape buffers will further screen lower level views and filter upper elevations from some locations. Views will be softened but not screened completely. Effects will be **Minor Adverse**.

11.31 Users of PRoW FP 116/5 ascend a slope towards an Obelisk and then have to return along the same route. The route does not form part of a wider network. From upper slopes, views in the direction of the Site are possible, closer to the Obelisk views north are contained by adjacent woodland. From more open sections, minor glimpses of residential dwellings at the recent Glebe Farm development in Trumpington can be seen below the horizon and beyond/ between distant mature vegetation. The Site falls to the left of Glebe Farm and would be mostly screened from view across all phases from this route. Should winter views be achieved through distant vegetation and woodland, views would be minor and only glimpses of the Illustrative Development Option achievable. It would appear as a distant extension to existing visible built form, glimpsed between vegetation would lead to a **Negligible** visual effect across all phases.

Roads & Transport Users

11.32 Built heights are proposed to step down along the Site's edge closest to users passing along the M11 and junction 11. Lower foreground buildings will be less perceptible and taller buildings deeper within the Illustrative Development Option will appear to be set back further from receptors, reducing impacts slightly. Users of M11 will see the upper elevations of taller buildings above vegetation and landform, particularly high-sided vehicles such as HGVs and for traffic using the junction 11 on/off ramps. All views will fall at a tangent to the direction of travel and will be fleeting. Receptors focus and attention will primarily be on traffic joining and leaving the motorway and visual effects will be **Minor adverse**. By year 15 structural planting within southern landscape buffers will provide some lower level screening and trees will filter views of some upper elevations. Built form will remain visible, particularly in Winter with visual effects deemed to be **Minor Adverse/ Negligible**.

11.33 Urban fringe influences are presently experienced by users of Hauxton Road A1309 due to the strong, impermeable edge of Trumpington Meadows and (to a lesser extent) the Glebe Farm development to the east of Hauxton Road. At completion, road users will experience an extension to urban fringe influences, both on arrival and when leaving Trumpington. New built form will fall close to receptors and create a degree of enclosure to the north-west where there is presently a strip of open farmland. Despite this change, the presence of new built form will not appear out of character with the current baseline situation. High-quality architecture and landscape buffers will help to soften lower level views and effects will be **Moderate Adverse** initially. The scale of effect will reduce to be **Moderate/ Minor Adverse** by year 15 as vegetation around the peripheries of the Illustrative Development Option matures.

11.34 At completion, a new, distant built edge will be added to views for users of Addenbrooke's Road A1301, as they travel west towards Hauxton Road A1309. Across all phases, new built form will increase the proportion of the Illustrative Development Option visible in views - extending it to the south, towards the M11 - but only from the western-most end of this highway route. Further east the road curves north and views towards the Site are quickly contained. Built form will remain discernible at year 15 above intervening landscape buffer planting, however, similar to receptors C2, changes will not be wholly out of character with existing views and with high-quality architecture and landscape buffers, the scale of effect will be limited both in physical extent and scale, particularly by year 15. As such, effects on receptors will be **Minor Adverse** at completion reducing to **Minor Adverse/ Negligible** once landscape buffer planting has established.

11.35 Land to the west of Cambridge Road A10 has consent for the South West Travel Hub, and as such, views are likely to change in the future to include areas of surfaced parking, solar canopies, column lighting, a new bridge over the M11 and buildings associated with the bus terminus. Where boundaries are open in nature then this change will urbanise the foreground of views that presently feature a Trumpington Meadows settlement edge. New built form will bring the settlement edge closer to receptors by c.390m and replace views of Trumpington Meadows. For most of the A10 (north of Hauxton) the new settlement edge will remain distant and mostly filtered, with awareness only increasing as users arrive towards the M11 junction. As such, the visual change will be low and effects on receptors **Minor Adverse** at completion. Filtering of views, particularly lower level elevations, will increase with time as peripheral planting around the southern landscape buffer matures, effects at year 15 are anticipated to be **Minor adverse/ Negligible**.

11.36 Glimpses north-east in the direction of the Illustrative Development Option can be made through breaks in vegetation by users of Cantelupe Road, although they will be fleeting and transient in nature. Built form will not be readily perceptible within views and will not exert a notable influence over the existing rural character. The ridgelines of new building and upper floors may be glimpsed in places above layers of intervening vegetation, but will have little overall effect on the visual experience. Effects will be no greater than **Minor Adverse/ Negligible** at completion and **Negligible** at year 15.

11.37 Users travelling along From elevated sections of Wort's Causeway with views back to Cambridge experience robust mature woodland at Beechwood and Gog Magog Golf Club, which screens views in the direction of the Site. Should heavily filtered glimpses be achievable in Winter, receptors would perceive only the uppermost elevations of built form with linear housing along Cambridge Road and at Glebe Farm falling in the foreground. Effects will be no greater than **Negligible** across all phases.

Other Visual Receptors

11.38 The Illustrative Development Option will bring built form and urbanising features closer to visitors/ users of Trumpington Meadows Country Park (TMCP), particularly around the M11 corridor and to the southern margins of the M11 where receptors pass close to the Site boundary. Arable land would be replaced by built form, although, broad landscape buffers to the west of the masterplan will extend the usable area of TMCP and bring additional land in to use that is presently inaccessible farmland. Building heights within the masterplan are zoned to step down around TMCP edges, limiting visual intrusion. Existing woodland and scrub planting around the boundary of the Site and TMCP would be reinforced by the Illustrative Development Option and both would mature together to provide notable softening of views from closer locations. Users of the TMCP further north, towards the historic core of Trumpington will have little awareness of the Illustrative Development Option. Users around eastern edges of the TMCP to the south of the M11 will experience views across the South West Travel Hub, which will have an urbanising effect and intervening in distant views. Views from the new multi-user bridge over the M11 (carrying TMCP users/visitors over the M11) will feature the existing bridge in the immediate foreground (repurposed for SWTH bus use). These influences will reduce the scale of effect experienced. Where views from the TMCP are clearest, effects would be **Moderate Adverse** at completion and would reduce in time to **Moderate/ Minor Adverse** by year 15 as landscape buffers and new habitats mature to soften views and create additional recreational opportunities and routes.

11.39 Visitors to Coton Countryside Reserve and using View Point Walk will have limited awareness of the Illustrative Development Option given opportunities for view are located 4Km away from the Site and oblique. Building heights have been carefully zoned to ensure that most new built form sits below distant vegetation frameworks that combine within views. Localised points and feature buildings will sit slightly higher within this vegetation network, but will not break above more distant vegetation or rise above or interfere with the patchwork of rising fields that ultimately defines the horizon in this direction when visibility is very good. Visual effects will be **Negligible** across all phases and any glimpses of new built form will be hard to discern and will appear as a distinct entity that is wholly separate from both the Cambridge Biomedical Campus and historic core of Cambridge.

11.40 Visitors to Magog Downs do not have opportunities to view the Site or Illustrative Development Option because all open viewpoints feature intervening woodland at Fox Hill and The Uplands. Visitors to Wandlebury Country Park and routes around Gog Magog Hills experience a wooded landscape with large open areas of grassland. The mature woodland setting of this Country Park limits viewing opportunities to just the western-most edges, rather than the popular core of this Site. From limited sections of accessible western edges, Addenbrooke's Hospital and Cambridge Biomedical Campus are visible within views but the existing settlement edge at Trumpington Meadows is not evident. In a similar manner to views from the Magog Downs, the Illustrative Development Option is screened by woodland at Fox Hill and The Uplands. For all receptors, across all phases, visual effects will be **Negligible**.

Night–time Visual Effects

11.41 The Illustrative Development Option sits in the context of Trumpington Meadows and will effectively present an extension to this recent settlement, using similar lighting strategies and modern, focused lighting technologies. In-line with best practice, it is anticipated that the edges of the Illustrative Development Option will feature reduced or lower level lighting to minimise light spill onto surrounding hedgerows and tree belts that will provide foraging corridors for wildlife.

11.42 To the south-east of the Illustrative Development Option is junction 11 of the M11, which features tall lighting columns to provide a good level of even illumination on this strategic highway roundabout. Lighting does not extend along the M11, but is present all the way along Haxton Road and Addenbrooke's Road. To the south road side of the roundabout, lighting extends along the A10 into Hauxton. Lighting along these routes has limited tree cover within its context to minimise light spill. It is considered that, in contrast to the extensive network of highway lighting present along the roundabout and adjoining A roads, the Illustrative Development Option will make a modest impact on night-time views.

12.0 CONCLUSIONS

12.1 In conclusion, the assessment identifies that the Illustrative Development Option can be successfully incorporated without notable long-term effects on landscape and visual receptors identified in the immediate and wider area.

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