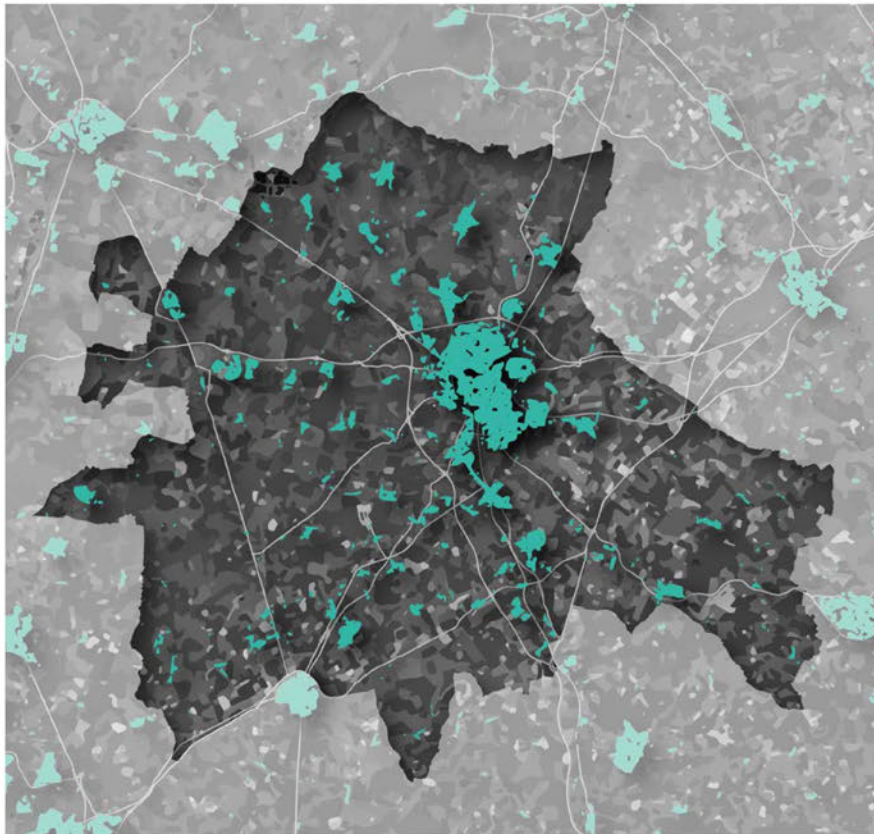


Greater Cambridge Shared Planning
Greater Cambridge
Landscape Sensitivity Assessment
Part 1 - Residential, Commercial &
Mixed-Use Development



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Landscape Sensitivity Assessment
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Mixed-Use Development

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Director

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SUMMARY OF KEY FINDINGS

Cambridge

Fringe	Assessment Unit	Landscape Sensitivity
Cambridge Northern Fringe	CNF01	High
	CNF02	Medium to high
	CNF03	Medium to low
	CNF04	Medium to high
	CNF05	Medium
	CNF06	Medium
	CNF07	Medium to low
	CNF08	Medium
Cambridge Eastern Fringe	CEF01	High
	CEF02	High
	CEF03	Medium
	CEF04	Medium to high
	CEF05	Medium to high
	CEF06	Medium to high
	CEF07	Medium
	CEF08	Low
	CEF09	Medium to low
	CEF10	Medium
	CEF11	Medium
Cambridge Southern Fringe	CSF01	Medium to high
	CSF02	High
	CSF03	High
	CSF04	Medium to high
	CSF05	Medium to high
	CSF06	Medium to high
	CSF07	Medium
	CSF08	High
	CSF09	Medium
	CSF10	High
	CSF11	High
Cambridge Western Fringe	CWF01	Medium
	CWF02	Medium to high
	CWF03	Medium to high
	CWF04	Medium to high
	CWF05	High
	CWF06	Medium to high

Fen Edge Villages

Village	Assessment Unit	Landscape Sensitivity
Over	OVE01	High
	OVE02	Medium to high
	OVE03	Medium
Willingham	WIL01	Medium to high
	WIL02	Medium
	WIL03	Medium
Swavesey	SWA01	High
	SWA02	Medium
	SWA03	Medium to low
Longstanton & Northstowe	LON01	Medium
	LON02	Medium to high
	LON03	Medium to high
	LON04	Medium to low
	LON05	Medium
	LON06	Medium
Cottenham	COT01	Medium to high
	COT02	Medium to high
	COT03	Medium
Waterbeach	WAT01	Medium
	WAT02	High
	WAT03	Medium to high
	WAT04	Medium
	WAT05	Medium
	WAT06	Medium
Oakington	OAK01	Medium
	OAK02	Medium to high
	OAK03	Medium to high
	OAK04	Medium to low
Girton	GIR01	Medium to high
	GIR02	Medium
	GIR03	Medium to high
	GIR04	Medium to low
Histon & Impington	HIS01	Medium to high
	HIS02	Medium
	HIS03	Medium to low
	HIS04	Medium to low
	HIS05	Medium to high
Milton	MIL01	Medium
	MIL02	Medium
	MIL03	High
	MIL04	Medium to high
	MIL05	Medium
	MIL06	High
	MIL07	Medium to low

Western Clayland Villages

Village	Assessment Unit	Landscape Sensitivity
Bar Hill & Dry Drayton	BAR01	Medium to low
	BAR02	Medium to high
	BAR03	Medium
Papworth Everard	PAP01	Medium
	PAP02	Medium to low
	PAP03	Medium to high
Lower, Great and Upper Cambourne	CAM01	Medium to low
	CAM02	Medium
	CAM03	Medium to high
	CAM04	Medium
	CAM05	High
	CAM06	Medium
	CAM07	Medium to high
	CAM08	Medium
	CAM09	Medium
	CAM10	High
	CAM11	High
	CAM12	Medium
Hardwick	HAR01	Medium
	HAR02	Medium to high
	HAR03	Medium
	HAR04	Medium to high
Comberton	COM01	Medium
	COM02	Medium to high
	COM03	Medium to high

Western Greensand Village

Village	Assessment Unit	Landscape Sensitivity
Gamlingay	GAM01	Medium to high
	GAM02	Medium
	GAM03	Medium

Chalkland Villages

Village	Assessment Unit	Landscape Sensitivity
Fulbourn	FUL01	Medium
	FUL02	Medium to high
	FUL03	Medium to low
	FUL04	Medium to high
	FUL05	Medium
	FUL06	Medium to high
	FUL07	Medium
Great Shelford & Stapleford	GSS01	Medium to high
	GSS02	Medium to high
	GSS03	Medium to high
	GSS04	High
	GSS05	High
	GSS06	Medium
	GSS07	High
	GSS08	Medium
	GSS09	Medium to high
	GSS10	Medium
	GSS11	Medium
	GSS12	High
Sawston	SAW01	Medium
	SAW02	High
	SAW03	Medium
	SAW04	Medium to high
	SAW05	High
	SAW06	High
	SAW07	Medium
	SAW08	Medium to high
Great & Little Abington	GLA01	Medium to high
	GLA02	Medium to high
	GLA03	High
	GLA04	Medium to high
	GLA05	Medium
	GLA06	Medium
	GLA07	Medium to high
	GLA08	High
	GLA09	Medium
Whittlesford & Whittlesford Bridge	WHI01	Medium
	WHI02	High
	WHI03	Medium to high
	WHI04	Medium to high
	WHI05	High
	WHI06	Medium
	WHI07	Medium to high
	WHI08	Medium to high
	WHI09	Medium

Village	Assessment Unit	Landscape Sensitivity
	WHI10	Medium to high
Duxford	DUX01	High
	DUX02	Medium to high
	DUX03	Medium
	DUX04	Medium to high
	DUX05	Medium to high
	DUX06	Medium
Linton	LIN01	Medium to high
	LIN02	High
	LIN03	Medium to high
	LIN04	Medium
	LIN05	High
	LIN06	Medium to high
Foxton	FOX01	Medium to high
	FOX02	High
	FOX03	Medium to high
	FOX04	Medium to high
	FOX05	Medium to high
	FOX06	Medium to high
Shepreth	SHE01	Medium to high
	SHE02	High
	SHE03	Medium to high
	SHE04	Medium to high
	SHE05	Medium
Melbourn	MEL01	Medium
	MEL02	High
	MEL03	Medium to high
	MEL04	High
	MEL05	Medium
Bassingbourn	BAS01	Medium
	BAS02	Medium
	BAS03	Medium to high
	BAS04	Medium

1.0 INTRODUCTION

1.1 Background

1.1.1 In April 2021, Greater Cambridge Shared Planning (GCSP) appointed Chris Blandford Associates (CBA) to prepare the Greater Cambridge Landscape Sensitivity Assessment (the 'study').

1.1.2 The study comprises two parts:

- Part 1 - Landscape Sensitivity Assessment of residential, commercial and mixed-use development (this document)
- Part 2 - Landscape Sensitivity Assessment of renewable energy development (wind and solar PV)

1.1.3 The study draws on information within the Greater Cambridge Landscape Character Assessment (2021) prepared by CBA, and should be considered together.

1.2 Purpose and Scope

Purpose

1.2.1 In line with the requirements of the National Planning Policy Framework and Planning Practice Guidance, the purpose of the Landscape Sensitivity Assessment is to support and be a part of the evidence base for the Greater Cambridge Local Plan and Sustainability Appraisal.

1.2.2 Together with the Greater Cambridge Landscape Character Assessment, the Greater Cambridge Landscape Sensitivity Assessment provides a comprehensive understanding of the distinctive features and qualities of the Greater Cambridge landscape and its sensitivity to future development and land use change.

1.2.3 The Landscape Sensitivity Assessment will be used by GCSP to:

- Help in developing an appropriate spatial strategy in the Greater Cambridge Local Plan
- Assist with decision-making in the location of site allocations and broad locations for infrastructure
- Inform the review and drafting of suitable Local Plan policies to protect and enhance sensitive and valued landscapes susceptible to particular types of development
- Assist in developing design, place-making and sustainable development/climate change policies in the Local Plan
- Inform development management/decision-making on planning applications in relation to the location/landscape context, design and mitigation of different types of development
- Help in identifying opportunities for landscape restoration, enhancement and management
- Provide a baseline assessment of the current landscape's sensitivities, qualities and values as a tool for monitoring and managing landscape change to inform future decision-making
- Support other studies/guidance that forms part of the evidence base for the Local Plan (particularly the Green Belt Assessment and Green Infrastructure Opportunity Mapping)

1.2.4 The Landscape Sensitivity Assessment can also be used by applicants to inform the production of Landscape and Visual Impact Assessments for planning applications.

1.2.5 The objective of part 1 of the Landscape Sensitivity Assessment is to assess, at a strategic level, the relative landscape sensitivity of selected areas to particular types and scales of residential, commercial and mixed-use development.

Scope

1.2.6 The phase 1 scope for the Part 1 Landscape Sensitivity Assessment comprises:

Cambridge (2.5km study areas)

- Northern Fringe
- Eastern Fringe
- Southern Fringe
- Western Fringe

Fen Edge Villages (1.5km study areas)

- Over
- Willingham
- Swavesey
- Longstanton and Northstowe
- Cottenham
- Waterbeach
- Oakington
- Girton
- Histon and Impington
- Milton

Western Claylands Villages

- Bar Hill & Dry Drayton (1.5km study area)
- Papworth Everard (1.5km study area)
- Lower, Great and Upper Cambourne (3.5km study area)
- Hardwick (1.5km study area)
- Comberton (1.5km study area)

Western Greensand Village

- Gamlingay (1.5km study area)

Chalklands Villages

- Fulbourn (1.5km study area)
- Great Shelford and Stapleford (1.5km study area)
- Sawston (1.5km study area)
- Great and Little Abington (3km study area)
- Whittlesford and Whittlesford Bridge (3km study area)
- Duxford (1.5km study area)
- Linton (1.5km study area)
- Foxton (1.5km study area)
- Shepreth (1.5km study area)
- Melbourn (1.5km study area)
- Bassingbourn (1.5km study area)

1.2.7 Where appropriate, the following are excluded from the study areas:

- Committed strategic sites with planning consent
- Land outside the Greater Cambridge boundary

1.2.8 Small villages/hamlets are considered as landscape features (alongside woodlands, fieldscapes, etc) in defining the Assessment Units and as such these may be dissected by the outer boundaries of the Units within the defined Study Area

Limitations

1.2.9 This study provides an assessment of the relative sensitivity of landscapes within the identified study areas to residential, commercial and mixed-use development at a strategic scale based on testing indicative development scenarios. Care should be taken not to interpret the results as a definitive statement on the suitability of a specific location, layout or design for a particular development.

1.2.10 As with all criteria-based assessments, which are to a greater or lesser extent subjective, a degree of caution is required in its interpretation to avoid the suggestion that certain landscape features or qualities can be absolutely associated with certain sensitivities. In reality, landscape sensitivity is the result of a complex interplay of often unequally weighted variables based on professional judgement.

1.2.11 There may be some criteria which are more important to landscape character in a particular area when assessed at a strategic level. Where there are variations in relation to the sensitivity of individual landscape features within an overall assessment, these are highlighted in the assessment findings where appropriate.

1.2.12 This study does not provide an assessment of the landscape's capacity to accommodate a particular amount of residential, commercial and mixed-use

development. In line with Natural England's guidance, the Landscape Sensitivity Assessment can be used to influence where, and how much, residential, commercial and mixed-use development might be located in areas of lower landscape sensitivity without undesirable impacts on landscape character and the visual resource. However, judgements on 'how much' development might be accommodated cannot be based on landscape sensitivity alone and the results of this study will need to be considered along with other constraints and wider policy considerations.

1.2.13 This study is not a substitute for detailed technical siting, design and landscape and visual impact assessments for specific developments, and all proposals will need to be assessed on their individual merits against suitable criteria-based policies in the Local Plan addressing additional site-specific planning issues not covered by this study such as:

- Ecological issues
- Cultural heritage/archaeological issues
- Visual amenity issues
- Technical design/feasibility issues

1.3 Policy Context

National Planning Policy Framework

- 1.3.1 With regards to plan-making and landscape considerations, paragraph 20 of the National Planning Policy Framework (updated July 2021) states:

‘Strategic policies should set out an overall strategy for the pattern, scale and design quality of development, and make sufficient provision for the conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.’

- 1.3.2 With regards to achieving well-designed places, paragraph 130 states:

‘Planning policies and decisions should ensure that developments...(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).’

- 1.3.3 Paragraph 174 requires that planning policies and decisions should contribute to protecting and enhancing valued landscapes, recognising the intrinsic character and beauty of the countryside and improving local environmental condition by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate

Planning Practice Guidance

- 1.3.4 With regards to guidance for local planning authorities on how planning policies can conserve and enhance landscapes, the Planning Practice Guidance on the Natural Environment (updated 21 July 2019) advises:

‘The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies

should provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.

Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed.

Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary.

The cumulative impacts of development on the landscape need to be considered carefully.'

- 1.3.5 With regards to guidance for local planning authorities on how the character of landscapes can be assessed, the PPG states:

'To help assess the type and scale of development that might be able to be accommodated without compromising landscape character, a Landscape Sensitivity and Capacity Assessment can be completed. To demonstrate the likely effects of a proposed development on the landscape, a Landscape and Visual Impact Assessment can be used'.

- 1.3.6 In accordance with the above, this Landscape Sensitivity Assessment will provide evidence to inform the development of the new Greater Cambridge Local Plan.

1.4 Approach

1.4.1 This Landscape Sensitivity Assessment is undertaken in line with the good practice principles of Natural England's technical guidance '[An Approach to Landscape Sensitivity Assessment – to Inform Spatial Planning and Land Management](#)' (June 2019), taking into account latest best practice approaches developed for assessments undertaken by CBA and others.

1.4.2 Natural England's guidance defines **Landscape Sensitivity** as follows:

*'Within the context of spatial planning and land management, landscape sensitivity is a term applied to landscape character and the associated visual resource, combining judgements of their **susceptibility** to the specific development type/development scenario or other change being considered together with the **value(s)** related to that landscape and visual resource. Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value.'*

1.4.3 Natural England's guidance defines **Landscape Susceptibility** as follows:

'Within the context of spatial planning and land management, landscape susceptibility is the degree to which a defined landscape and its associated visual qualities and attributes might respond to the specific development type/development scenario or other change without undue negative effects on landscape character and the visual resource.'

1.4.4 Natural England's guidance defines **Landscape Value** as follows:

'The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.'

1.4.5 The Landscape Sensitivity Assessment's key steps are:

- Step 1 – Define the Purpose and Scope of the Landscape Sensitivity Assessment
- Step 2 – Gather Information to inform the Landscape Sensitivity Assessment
- Step 3 – Assess Landscape Sensitivity of the Assessment Units
- Step 4 – Reporting

- 1.4.6 The methodology used to undertake the Landscape Sensitivity Assessment for residential, commercial and mixed-use development is set out in **Appendix A**.
- 1.4.7 Part 1 of the Landscape Sensitivity Assessment will support the testing and refinement of spatial development options during the iterative process of Local Plan preparation and Sustainability Appraisal.

1.5 Guidance for Integrating Development into the Landscape

- 1.5.1 As detailed in the Methodology (**Appendix A**), mitigation of landscape and visual impacts is considered for each Assessment Unit in terms of (i) the potential to integrate the type and scale of change associated with the development scenario and (ii) the scope for strategic landscape mitigation measures. Opportunities for landscape
- 1.5.2 enhancement and restoration are also considered.
- 1.5.3 In all cases, the Landscape Sensitivity Assessment assumes that the guidance for integrating development into the landscape provided by the Greater Cambridge Landscape Character Assessment, and other relevant sources of guidance (such as Village Design Guides SPDs and Conservation Area Appraisals/Management Plans SPDs where available), are followed to ensure that new development is carefully designed to be compatible with the characteristics of the wider landscape context.
- 1.5.4 The Landscape Sensitivity Assessment also assumes that opportunities for incorporating green infrastructure into residential, commercial and mixed-use development, where appropriate, are considered as set out in the Greater Cambridge Green Infrastructure Opportunity Mapping Study 2021.

2.0 CAMBRIDGE

2.1 Introduction

Assessment Units

2.1.1 The Assessment Units identified within the study area around Cambridge are shown on **Figure 2.1 to Figure 2.4** along with their unique reference codes. For the purposes of this study, the Assessment Units have been grouped together as follows:

- Northern Fringe
- Eastern Fringe
- Southern Fringe
- Western Fringe

Development Scenario

2.1.2 The following development scenario identified by the Councils has been tested by the Landscape Sensitivity Assessment of the study area around Cambridge, which follows the typical height/scale of existing new developments around the City (for example Great Kneighton and Trumpington Meadows):

- Between 2-5 storeys for residential development
- Between 2-4 storeys for commercial development

2.1.3 Opportunities for residential, commercial and mixed-use development with increased height/scale are also considered where it is appropriate in landscape terms to divert from the typical height/scale of existing new development in specific areas.

2.2 Cambridge Northern Fringe Landscape Sensitivity Assessment

Wider Landscape Context

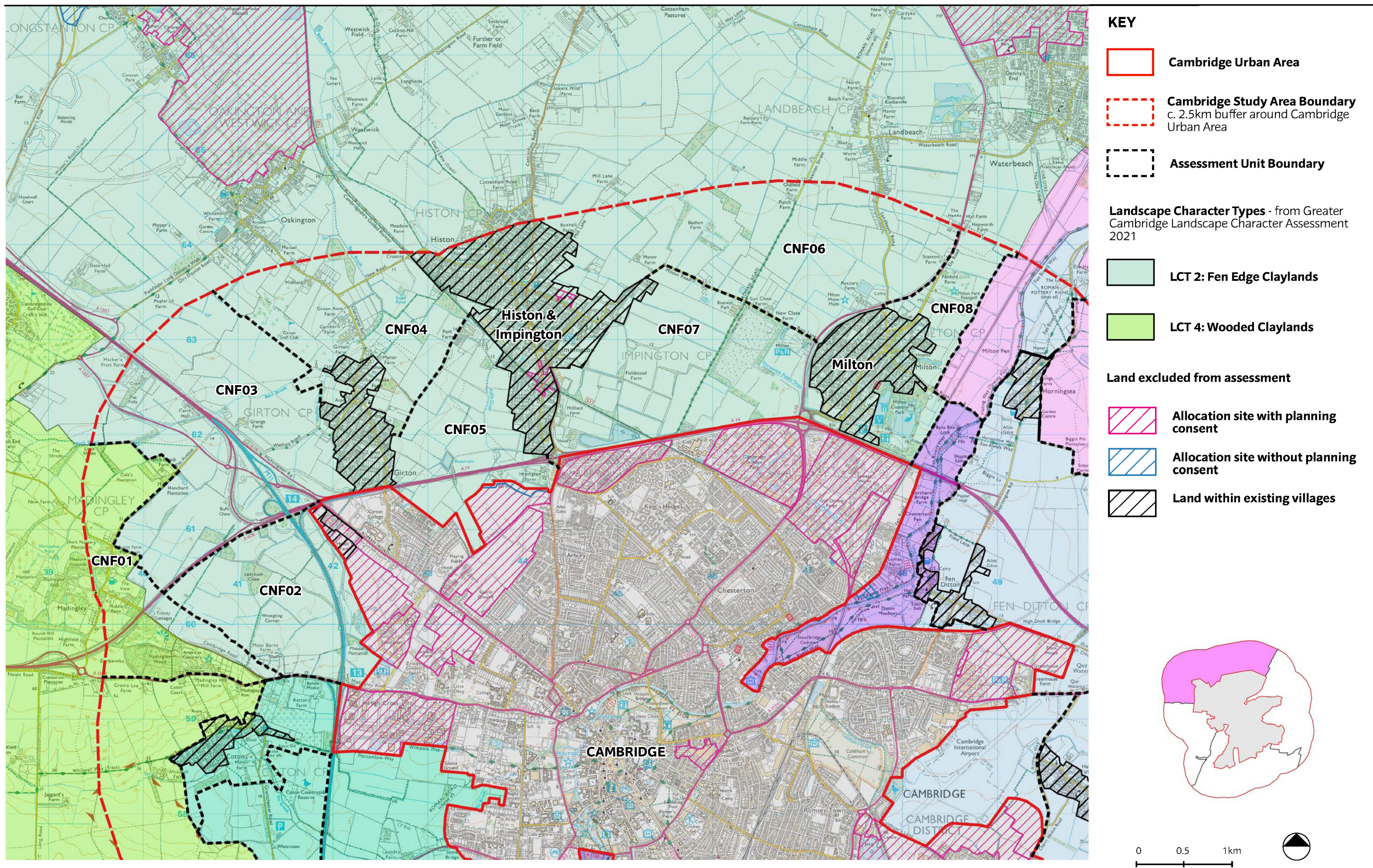
- 2.2.1 The wider landscape context for the Northern Fringe of Cambridge is provided by the following Landscape Character Types and Landscape Character Areas¹, as shown on **Figure 2.1**:

Landscape Character Types	Landscape Character Areas
2: Fen Edge Claylands	2B: Cottenham Fen Edge Claylands
4: Wooded Claylands	4B: Lolworth to Longstowe Wooded Claylands

Assessment Unit CNF01

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Simple field pattern of medium to large fields in the north Natural factors that make the landscape more susceptible to the development scenario: • Locally distinctive, gently rising landform associated with Madingley Rise • Relatively complex, small scale landcover and landscape pattern, particularly in the south, with vegetation including mature hedgerows, trees, scattered woodlands of varying sizes which contribute to the supporting character of Cambridge • A lake associated with parkland at Madingley Hall is a waterbody contributing to the defining character of Cambridge
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Highway infrastructure including the A428 and A1303 Cultural factors that make the landscape more susceptible to the development scenario: • Small scale clusters of buildings and occasional farms are well integrated into the landscape by woodland and trees associated with historic parkland at Madingley • Madingley Windmill in the south-east is a distinctive landmark

¹ See Figure 4.1 in the Greater Cambridge Landscape Character Assessment (2021)



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Criteria	Susceptibility
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Sense of tranquillity eroded by noise from A428 and A1303 and views of distant moving traffic on the A14 and M11 Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • High scenic quality associated with the locally distinctive gently undulating landscape, historic parkland and occasional woodland, all of which combine to create an intimate character which contributes to the rural context of Cambridge, considered to be a defining characteristic of the city
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: In the north, some hedgerows have been lost through field enlargement and boundaries are occasionally gappy Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Strong rural character with woodland and parkland in generally good condition despite the intrusion of the road network • Madingley Wood contributes to the Western Cambridge Green Corridor which connects the countryside in this area with the historic core of Cambridge and is considered part of the defining character of the city
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Distant pylons on skylines above the trees in the north • Elevated views towards traffic on the A14 and M11 • Views towards wooded horizons, framed by rolling farmland and woodland on lower ground Views and visual context that make the landscape more susceptible to the development scenario: • Occasional open, panoramic views across arable farmland, punctuated by small blocks of woodland to the north and north, east contribute to the supporting character of Cambridge. These include a viewpoint marked on OS mapping within Madingley Woods which looks towards Ely and views north from the American Cemetery • Skylines are largely wooded and undeveloped, and in the south east Madingley Windmill forms a localised distinctive feature on the skyline • Locally distinctive landscape with a strong sense of place

Criteria	Susceptibility
	Visitors to the American Cemetery and users of the limited PROW network which provides access to the countryside and contributes to the supporting character of Cambridge
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - Relatively commonplace simple arable field pattern in the north Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Generally strong rural character and in good condition associated with the locally distinctive gently undulating landform, small scale field pattern and wooded parkland character - Good condition, high quality arable farmland - The rising landform of Madingley Rise is distinctive and considered relatively rare within Greater Cambridge - Natural value associated with Madingley Woods SSSI and ancient woodland which and contributes to the Western Cambridge Green corridor, connecting the city with the countryside, and is considered part of the defining and supporting character of the city - Historic value associated with parkland at Madingley Hall and the American Cemetery - Recreational value of the PROW network which provides access to the countryside and contributes to the supporting character of Cambridge - Recreational value of the American Cemetery, an open green space which contributes to the defining character of Cambridge - Valued panoramic views north towards Ely from a viewpoint marked on OS mapping north of Madingley Woods
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape.

Criteria	Susceptibility
	The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

2.2.2 Overall, the gently undulating landform, intimate, wooded historic parkland character with occasional panoramic views and nature conservation value make this Assessment Unit more susceptible in landscape and visual terms to the development scenario. The influence of the highway network erodes the sense of tranquillity and is less susceptible to the development scenario. Overall, this Assessment Unit is assessed as being of **high** sensitivity to the development scenario.

Sensitivity Level	Definition
High	Typically, a landscape containing unique/important components and/or is an area of particularly distinctive character and/or contains landscape components that are in very good condition. Key characteristics and valued attributes of the landscape are highly susceptible to the particular type and scale of change being assessed. Such change is likely to result in a significant change to character.

2.2.3 In this context, there are limited opportunities for residential, commercial and mixed-use development with increased height/scale in this Assessment Unit.

Assessment Unit CNF02

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Medium to large scale arable fields organised in an irregular pattern in the west Natural factors that make the landscape more susceptible to the development scenario: • Broad, shallow valley of the Washpit Brook, on the eastern boundary, which gently rises to the south west, towards Madingley Rise within the Wooded Claylands • Small scale pattern of well treed paddocks, grassland and a lake in the east • Scattered woodland and tree belts contribute to the supporting character of Cambridge
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Highway infrastructure includes the M11 and A428 along the northern boundary • Allocation sites with planning consent on the western edge of Cambridge are likely to influence the character and sensitivity of this Assessment Unit to the development scenario • Prominent urban edge of Cambridge comprising recent development at Eddington, although recent planting associated with development scheme will provide screening in the future Cultural factors that make the landscape more susceptible to the development scenario: • Generally un-populated rural landscape west of Cambridge, with built form limited to farm buildings
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Sense of tranquillity is eroded by the highway network, and views towards ongoing development at Eddington Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Away from transport infrastructure, the gently rolling arable fields, occasional blocks of woodland and the rising landform of Madingley Rise have scenic quality
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Historic field pattern has been fragmented by the M11 and A428

Criteria	Susceptibility
	- Hedgerows are often missing, or fragmented Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Woodland and shelterbelts are generally intact, and contribute to rural character, albeit eroded by the highway network and prominent edge of Cambridge
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Open views across the landscape include the edge of Cambridge, traffic on the A14 and M11 approaching the grade separated interchange, although recent planting associated with the A14 improvement scheme will provide future screening Views and visual context that make the landscape more susceptible to the development scenario: - Generally open views across arable fields to the north, punctuated by blocks of woodland and trees - Rising landform associated with Madingley Rise dominates views to the south - Broad views over the Assessment Unit providing glimpsed views of the edge of the city - Intervisibility with the American Cemetery located within the gently rising landform of the Wooded Claylands to the south - Distant skylines are generally undeveloped and treed - Recreational users of the limited PROW network, visitors to the American Cemetery and viewpoint north of Madingley Wood which overlook this Assessment Unit, and residential receptors on the western edge of Cambridge
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - Arable field pattern considered relatively commonplace within Greater Cambridge - Limited geological or topographical value - Limited historic landscape value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Contribution to the rural context of Cambridge, however this is weakened by the M11 which physically severs much of this Assessment Unit from the city - Good condition, high quality arable farmland west of the M11

Criteria	Susceptibility
	• Natural value associated with mature woodland and trees which are in good condition and contribute to the supporting character of Cambridge • Intervisibility between this Assessment Unit and the gently rising landform of the Wooded Claylands including the American Cemetery and viewpoint marked on OS mapping north of Madingley Wood • This Assessment Unit forms the context of American Cemetery, which has been designed to benefit from the rural views to the north-west • PROW network offers access to the countryside, contributing to the supporting character of Cambridge • Recreational value of public open space east of the M11 associated with ongoing development at Eddington • Valued views from the edge of Cambridge into the countryside which provides the context of the city and contributes to the defining character of the city
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

2.2.4 In summary, features which are more susceptible to the development scenario are the contribution this Assessment Unit makes to the rural context of western Cambridge, recreational value of public open space associated with ongoing development east of the M11, and intervisibility with the rising landform of the Wooded Claylands, with the landscape playing a key part in the context of the American Cemetery. The prominent edge of Cambridge, highway infrastructure and commonplace arable field pattern west of the M11 are less

susceptible to the development scenario. Overall, this Assessment Unit is assessed to be of **medium to high** sensitivity to the development scenario.

Sensitivity Level	Definition
Medium to high	Typically, a landscape containing some important components and/or has some distinctive characteristics and/or is an area in moderate to good condition. Key characteristics and valued attributes of the landscape are susceptible to the particular type and scale of change being assessed. Considerable care would be needed in locating and designing change within the landscape.

- 2.2.5 In this context, there are limited opportunities for residential, commercial and mixed-use development with increased height/scale in this Assessment Unit.

Assessment Unit CNF03

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A mostly flat, low lying and indistinct landform • Mainly medium to large scale arable fields organised in an irregular pattern with generally limited vegetation Natural factors that make the landscape more susceptible to the development scenario: • Scattered small, irregular fields on the western edge of Girton • Becks Brook and Washpit Brook contribute to the defining character of Cambridge • Occasional tree belts associated with highways, the crematorium and streams provide some structure in the landscape
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Highway infrastructure includes the M11, A14 and A428 and several link roads Cultural factors that make the landscape more susceptible to the development scenario: • A generally unsettled area, with built form generally limited to isolated farms • A crematorium in the north west is an open space which contributes to the supporting character of Cambridge • The western edge of Girton is generally well integrated into the landscape by virtue of long back gardens, trees and occasional paddocks and the tree lined Becks Brook and Washpit Brook corridors
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Sense of tranquillity eroded by the highway network • Limited scenic quality associated with the generally flat open landscape
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Historic field pattern fragmented and eroded by highway network and field enlargement • Hedgerows are often missing, or gappy • Highways erode rural character
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario:

Criteria	Susceptibility
	• Traffic on the A14 and M11 in views, although recent planting associated with the A14 improvement scheme will provide screening in the future • Skylines are regularly broken by pylons, telecommunications poles and occasional large buildings which are prominent features Views and visual context that make the landscape more susceptible to the development scenario: • Generally open views across the arable landscape, including towards the locally distinctive prominent landform of Madingley Rise to the south • Recreational users of the limited PROW network • Visitors to the crematorium • Residential receptors on the western edge of Girton
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Rural character eroded by highway network and large arable fields • Relatively commonplace arable field pattern within Greater Cambridge • Limited geological or topographical value • Limited historic landscape value • Limited scenic quality due to the landscape being open with prominent highway, power and telecommunications infrastructure • The rural context of Cambridge, considered a defining characteristic of the city, has been weakened by the A14 which largely severs this Assessment Unit from the city Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Good condition, high quality arable farmland • The limited recreational value of a small number of PROW which provide access to the countryside and contributes to the supporting character of Cambridge • Natural value associated with Madingley Brick Pits County Wildlife Site • Recreational value of the crematorium • Locally valued views towards the rising landform of Madingley Rise
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the

Criteria	Susceptibility
	Greater Cambridge Landscape Character Assessment (2021) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

2.2.6 In summary, this Assessment Unit is a generally flat, open landscape of mainly arable fields. Highways and traffic are prominent and fragment the landscape. Power and telecommunications infrastructure is often noticeable on flat skylines. These factors are less susceptible to the development scenario. However, the soft edge of Girton, natural value of Madingley Brick Pits County Wildlife Site and views towards the locally distinctive rising landform associated with Madingley Rise are more susceptible to the development scenario. Overall, this Assessment Unit is assessed to be of **medium to low** sensitivity to the development scenario.

Sensitivity Level	Definition
Medium to low	Typically, a landscape containing relatively unimportant components and/or has few distinctive characteristics and/or is an area in low to moderate condition. Key characteristics and valued attributes have limited susceptibility to the particular type and scale of change being assessed. Although change can potentially be accommodated, care would still be needed in locating and designing such change within the landscape.

2.2.7 In this context, there may be opportunities for residential, commercial and mixed-use development with increased height/scale throughout this Assessment Unit.

Assessment Unit CNF04

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A mostly flat, low lying indistinct landform • Generally simple field pattern comprising small to medium scale rectangular arable fields defined by a mixture of hedgerows and straight ditches and organised in a broadly regular pattern Natural factors that make the landscape more susceptible to the development scenario: • Occasional small blocks of woodland contribute to the supporting character of Cambridge • Beck Brook contributes to the defining character of Cambridge • Clusters of scattered small-scale, regular fields associated with farms • The golf course north of Girton adds contrast and diversity by way of Lombardy Poplars, bunkers and mown grass fairways
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Scattered linear settlement along Oakington Road north of Girton has a hard edge with the wider landscape Cultural factors that make the landscape more susceptible to the development scenario: • The edges of Girton and Histon and Impington are generally well integrated into the landscape by mature hedges, hedgerow trees, paddocks and small blocks of woodland which form a transition between the village and open countryside • The guided busway provides a strong, generally well vegetated western edge to Histon
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Generally strong sense of tranquillity, despite the presence of scattered residential development • Scenic quality associated with the well vegetated rural landscape • Distinct sense of separation between the villages of Girton and Histon and Impington
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Hedgerows are generally in good condition, with occasional gaps, and woodland and tree belts are generally intact and in good condition

Criteria	Susceptibility
	Strong rural character associated with the woodland and hedgerows
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Generally landscape at village edges is visually enclosed by woodland, hedgerows, and hedgerow trees - Largely flat, distant wooded skylines are broken by pylons, telecommunications poles, a communication mast, and chimneys associated with the factory on the edge of Histon and Impington which is especially prominent away from the village edges where the landscape is more open Views and visual context that make the landscape more susceptible to the development scenario: - Strong rural character associated with woodland blocks and mature hedgerows - Recreational users of the limited PROW network and golfers at Girton Golf Club - Residential receptors on the edges of Girton and Histon and Impington
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - Limited geological or topographical value - Power and telecommunications infrastructure Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Strong rural character associated with woodland and mature hedgerows - Good condition, high quality arable farmland - Time depth associated with the pattern of historic ditch boundaries - Natural value of scattered woodland and mature, occasionally gappy hedgerows - The recreational value of Girton Golf Club and a small number of PROW providing access to the countryside and contributes to the supporting character of Cambridge - Recreational value of National Cycle Network Route 51 which follows the route of Cambridgeshire Guided Busway in the east, and National Cycle Network Route 24 linking Oakington and Cambridge - A distinct sense of separation between the necklace villages of Girton and Histon and Impington

Criteria	Susceptibility
	Locally valued views from the edges of Girton and Histon and Impington into the countryside
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate and the Histon and Impington Village Design Guide SPD 2020. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows, and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

2.2.8 In summary, this area has a strong rural character, and despite the proximity of settlements, there is a distinct sense of separation between Girton and Histon and Impington by mature hedgerows and blocks of woodland. These qualities are more susceptible to the development scenario. Features which are less susceptible to the development scenario are the relatively flat landform, power and telecommunications infrastructure and scattered built form. Overall, this Assessment Unit is judged to be of **medium to high** sensitivity to the development scenario.

Sensitivity Level	Definition
Medium to high	Typically, a landscape containing some important components and/or has some distinctive characteristics and/or is an area in moderate to good condition. Key characteristics and valued attributes of the landscape are susceptible to the particular type and scale of change being assessed. Considerable care would be needed in locating and designing change within the landscape.

- 2.2.9 In this context, there are limited opportunities for residential, commercial and mixed-use development with increased height/scale in this Assessment Unit.

Assessment Unit CNF05

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A mostly flat, low lying and indistinct landform • Simple field pattern comprising mainly medium scale rectangular arable fields with agricultural/horticultural research use, largely defined by straight ditches and organised in a broadly regular pattern with generally limited vegetation Natural factors that make the landscape more susceptible to the development scenario: • Relatively robust hedgerows enclosing a small number of fields east of Girton add localised structure to the landscape and contribute to the supporting character of Cambridge
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • The A14 severs the landscape • The northern edge of Cambridge adds urban influences to the landscape south of the A14 • Some relatively recent residential development on the edge of Impington is less well integrated into the landscape • An allocation site with planning consent on the northern edge of Cambridge is likely to influence the character and sensitivity of this Assessment Unit to the development scenario Cultural factors that make the landscape more susceptible to the development scenario: • The largely un-settled open countryside gap between Cambridge and the necklace villages of Girton and Histon and Impington is part of the defining character of Cambridge • Built form is limited to isolated farms, including NIAB Park Farm research station • Well vegetated western edge of Histon and Impington which is defined by the guided busway and long, back gardens • Well-integrated eastern edge of Girton which has long, well vegetated back gardens, a small number of paddocks with mature hedgerow boundaries, a small woodland and cluster of mature hedges extending into fields east of the village

Criteria	Susceptibility
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Sense of tranquillity eroded by the A14 and proximity to the northern fringe of Cambridge • Limited scenic quality associated with the open, arable fields
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • The A14 fragments the historic field pattern • Hedgerows are often missing or fragmented Weak rural character and limited sense of place
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Skylines are interrupted by prominent pylons, telecommunications poles and chimneys from the factory on the edge of Histon and Impington • Detracting features within open views include traffic on the A14, pylons and telecommunications poles • Limited access to the countryside Views and visual context that make the landscape more susceptible to the development scenario: • An open landscape with long views to wooded horizons • Residential receptors on the edges of Girton, Histon and Impington
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Relatively commonplace arable field pattern within Greater Cambridge • Limited geological or topographical value • Generally limited historic landscape value • Limited natural value • Generally limited recreational value • Rural character eroded by detracting features include the A14, arable fields with limited vegetation, power and telecommunications infrastructure • The rural context of Cambridge, considered a defining characteristic of the city, has been weakened by the A14 which largely severs this Assessment Unit from the city Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Good condition, high quality arable farmland • Strong sense of separation between Girton and Histon and Impington

Criteria	Susceptibility
	- Recreational value of National Cycle Network Route 51 which follows the route of Cambridgeshire Guided Busway - Narrow countryside gap between Impington and Cambridge contributes to the defining character of Cambridge
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate and the Histon and Impington Village Design Guide SPD 2020. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

2.2.10 Within this Assessment Unit, a narrow countryside gap separates Cambridge from Impington which is part of the defining character of Cambridge. There is also a strong sense of separation between Girton and Histon and Impington. The function of this countryside as a gap between settlements is more susceptible to the development scenario. However, it is an arable landscape with eroded rural character due to the presence of the A14, power infrastructure and lack of vegetation, and the open countryside between Cambridge and Impington has been eroded over time. Overall, this Assessment Unit is assessed as being of **medium** sensitivity to the development scenario.

Sensitivity Level	Definition
Medium	Typically, a landscape comprising relatively commonplace components and/or has few distinctive characteristics and/or is an area in moderate condition. Key characteristics and

Sensitivity Level	Definition
	valued attributes of the landscape have some susceptibility to the particular type and scale of change being assessed. Considerable care may be needed in locating and designing change within the landscape.

2.2.11 In this context, there may be some opportunities for residential, commercial and mixed-use development with increased height/scale in parts of this Assessment Unit.

Assessment Unit CNF06

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A mostly flat, low lying and indistinct landform • Simple field pattern comprising mainly medium to large scale geometric arable fields largely defined by straight ditches and organised in an irregular pattern Natural factors that make the landscape more susceptible to the development scenario: • Scattered blocks of woodland and rows of trees add structure and complexity to the landscape and contribute to the supporting character of Cambridge
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Highway infrastructure includes the A10 along the eastern boundary • A large cluster of polytunnels in the south Cultural factors that make the landscape more susceptible to the development scenario: • Despite the ribbon development along Landbeach Road in the east of the area, the landscape is largely unsettled with the occasional farm • The edges of Histon and Impington are generally well integrated into the landscape by virtue of paddocks, mature hedgerows and trees which form a transition between the village and open countryside • The northern edge of Milton is well treed as a result of highway planting alongside the A10, screening the settlement edge
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Perceptions of tranquillity are eroded by the A10 on the eastern edge of the assessment unit. • Large areas of polytunnels in the south detract from the areas otherwise scenic quality
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: Fields have been enlarged and hedgerows are often missing or fragmented • The quality of the rural landscape is eroded in the east in proximity to the A10 Landscape quality/condition factors that make the landscape more susceptible to the development scenario:

Criteria	Susceptibility
	• Moderately strong rural character associated with scattered blocks of woodland • The Mere Way Green Corridor follows a distinctive narrow 'green lane', a Roman Road bound by ancient hedgerows and linear woodland features along Mere Way, contributing to the defining character of Cambridge,
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Skylines are occasionally broken by telecommunications poles and infrequent large buildings • Generally limited access to the countryside Views and visual context that make the landscape more susceptible to the development scenario: • A generally open landscape with long views to wooded horizons • Skylines are largely flat, distant wooded skylines • Visual and recreational receptors using the Mere Way • Residential receptors on the edges of Histon and Impington
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Weak sense of place associated with an enlarged arable field pattern considered relatively commonplace within Greater Cambridge • Limited geological or topographical value • Generally limited recreational value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Good condition, high quality arable farmland • Natural, recreational and historic landscape value associated with the Mere Way Roman Road • Historic value of the Roman Road which once linked Cambridge with Ely • Natural value of scattered blocks of woodland and gappy, mature hedgerows • Key views over open countryside from the eastern edge of Histon and Impington
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate and the Histon and Impington Village Design Guide SPD 2020.

Criteria	Susceptibility
	There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

2.2.13 In summary, this is a relatively commonplace arable landscape within Greater Cambridge. The Mere Way Green Corridor provides structure and has natural, recreational and historic value. Elsewhere, the landscape is open, with scattered woodland and the edges of Histon and Impington and Milton are relatively well integrated into the wider landscape. These features are more susceptible to the development scenario. Features which are less susceptible to the development scenario are the A10, enlarged arable fields and generally limited historic, recreational and natural value away from the Mere Way. Overall this is assessed as a landscape of **medium** sensitivity to the development scenario.

Sensitivity Level	Definition
Medium	Typically, a landscape comprising relatively commonplace components and/or has few distinctive characteristics and/or is an area in moderate condition. Key characteristics and valued attributes of the landscape have some susceptibility to the particular type and scale of change being assessed. Considerable care may be needed in locating and designing change within the landscape.

2.2.14 In this context, there may be some opportunities for residential, commercial and mixed-use development with increased height/scale in parts of this Assessment Unit.

Assessment Unit CNF07

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A mostly flat, low lying and indistinct landform • Simple, medium to large scale, regular arable field pattern often defined by straight ditches Natural factors that make the landscape more susceptible to the development scenario: • Hedgerows, linear woodland and substantial tree belts enclose fields south east of Histon and Impington. Tree belts along The Mere Way and surrounding Milton Landfill, add structure to the landscape, and contribute to the supporting character of Cambridge
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Highway infrastructure includes the guided busway, A14 and A10 • The A14 provides a harsh and abrupt northern edge to Cambridge within this area, which is often exacerbated by the lack of highway planting • Strong urban influences from the proximity of Cambridge in the south, scattered urban fringe development including a business park, a hotel, Milton Park and Ride, and a landfill site • Two allocated sites to the south have planning permission for development which is likely to influence the character and sensitivity of this Assessment Unit to the development scenario Cultural factors that make the landscape more susceptible to the development scenario: • The edge of Histon and Impington is generally well integrated into the landscape by virtue of enclosed fields, paddocks, sports fields, mature hedgerows and trees which form a transition between the village and open countryside • Linear vegetation associated with the A10 in the east provides a well treed edge to Milton
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: The A10 and A14 detract from a sense of tranquillity • Limited scenic quality associated with urban influences, scattered urban fringe development and the highway network Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario:

Criteria	Susceptibility
	Sense of separation between Histon and Impington and Milton
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: - Highways fragment historic field boundaries - Hedgerows are often fragmented or missing due to field enlargement and the development of the highway network - Generally weak rural character and limited sense of place - Physical separation from Cambridge due to the A14 Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Linear woodland and tree belts associated with the landfill site, A10 and guided busway is generally in good condition - The Mere Way Green Corridor, follows a distinctive narrow 'green lane', a Roman Road bound by ancient hedgerows and linear woodland features along Mere Way, contributing to the defining character of Cambridge,
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - A relatively commonplace landscape within Greater Cambridge that is not distinctive and does not have a strong sense of place - Localised visual enclosure by woodland and trees - Buildings at Cambridge Science Park on the northern edge of Cambridge are prominent in views to the south - Skylines are broken by pylons, telecommunications poles and large buildings on Cambridge's northern fringe - Limited access to the countryside Views and visual context that make the landscape more susceptible to the development scenario: - Generally open views across arable fields to flat, wooded horizons - Recreational receptors using the Mere Way - Recreational receptors using National Cycle Network Route 51 which follows the route of Cambridgeshire Guided Busway - Residential receptors on the northern fringe of Cambridge and edges of Histon and Impington and Milton
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario:

Criteria	Susceptibility
	• An arable field pattern considered relatively commonplace within Greater Cambridge that does not have a strong sense of place • Rural character is eroded by the highway network, proximity of Cambridge and scattered urban fringe development • Limited geological or topographical value • Generally limited historical landscape value • Rural character is eroded by the road network and power and telecommunications infrastructure • The rural context of Cambridge, considered a defining characteristic of the city, has been weakened by the A14 which largely severs this Assessment Unit from the city Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Strong rural character associated with the Mere Way Green Corridor which contributes to the defining character of Cambridge • Good condition, high quality arable farmland • Natural, recreational and historic landscape value associated with Mere Way Green Corridor which follows a Roman Road • Recreational value of National Cycle Network Route 51 which follows the route of Cambridgeshire Guided Busway • Natural value associated with tree belts, scattered linear woodland and fragmented, mature hedgerows • Sense of separation between Histon and Impington and Milton • Key views over open countryside from the eastern edge of Histon and Impington
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate and the Histon and Impington Village Design Guide SPD 2020. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers or locating development within existing shelterbelts south east of Impington or west of Milton) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become

Criteria	Susceptibility
	fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

2.2.15 In summary, this is a relatively commonplace arable landscape within Greater Cambridge. The Mere Way Green Corridor provides structure and has natural, recreational and historic value. There is a strong sense of separation between Histon and Impington and Milton, and linear woodland and tree belts provide structure in the open landscape. These features are more susceptible to the development scenario. Features which are less susceptible to the development scenario are the highway network, limited access to the countryside, urban influences and scattered urban fringe development which erodes the rural character. Overall this is assessed as a landscape of **medium to low** sensitivity to the development scenario.

Sensitivity Level	Definition
Medium to low	Typically, a landscape containing relatively unimportant components and/or has few distinctive characteristics and/or is an area in low to moderate condition. Key characteristics and valued attributes have limited susceptibility to the particular type and scale of change being assessed. Although change can potentially be accommodated, care would still be needed in locating and designing such change within the landscape.

2.2.16 In this context, there may be opportunities for residential, commercial and mixed-use development with increased height/scale throughout this Assessment Unit.

Assessment Unit CNF08

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A mostly flat, low lying and indistinct landform • A simple, medium scale field pattern comprising mainly arable fields largely defined by straight ditches or mature boundary trees and organised in a broadly regular pattern in the north Natural factors that make the landscape more susceptible to the development scenario: • Complex landcover pattern in the south associated with woodland and lakes at Milton Country Park, and fragments of historic parkland associated with Milton Hall east of Milton. The waterbodies contribute to the defining character of Cambridge and woodland to the supporting character of Cambridge
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Rail and highway infrastructure including the A10 and A14 Cultural factors that make the landscape more susceptible to the development scenario: • Strong, well vegetated northern edge to Cambridge associated with the A14 • A largely unsettled landscape with scattered suburban land uses including allotments, a footgolf course and a country park • Generally well-integrated northern and eastern edges of Milton by virtue of trees, remnant parkland, long back gardens, small scale paddocks, allotments and woodland associated with Milton Country Park
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Eroded sense of tranquillity in proximity to transport corridors Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Scenic quality associated with woodland and lakes at Milton Country Park • The countryside contributes to a distinct sense of separation between Milton and Horningsea
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Fragmented historic field pattern in proximity to the A10

Criteria	Susceptibility
	- Hedgerows are often missing or fragmented Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Roadside hedgerows and trees are generally mature and in good condition - Rural character associated with woodland and lakes at Milton Country Park which is generally in good condition
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - In the north, an indistinct and relatively commonplace landscape within Greater Cambridge - Views across arable fields are generally contained by mature boundary trees and woodland visually contains views within Milton Country Park - Limited PROW network Views and visual context that make the landscape more susceptible to the development scenario: - Skylines are generally wooded and undeveloped - Visual receptors at Milton Country Park and users of Milton Park Footgolf - Residential receptors on the edges of Milton
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - Relatively commonplace arable field pattern within Greater Cambridge that does not have a strong sense of place - Limited geological or topographical value - The rural context of Cambridge, considered a defining characteristic of the city, has been weakened by the M11 which largely severs this Assessment Unit from the city Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Good condition, high quality arable farmland - Lakes and woodland at Milton Country Park are relatively rare within Greater Cambridge - Natural value associated with woodland and lakes at Milton Country Park - Recreational value of Milton Country Park which has a network of footpaths and the link to National Cycle Network Route 51 which provide access to the countryside and contributes to the supporting character of Cambridge

Criteria	Susceptibility
	Time depth associated with fragments of remnant historic parkland east of Milton
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

2.2.17 In summary, accessible woodland and lakes at Milton Country Park contribute to the defining and supportive character of Cambridge. They have recreational and natural value within what is otherwise a commonplace agricultural landscape within Greater Cambridge. The country park and remnant parkland east of Milton contribute to a distinct sense of separation between Milton and Horningsea and are more susceptible to development. Features which are less susceptible to development include the largely flat arable fields in the north and transport infrastructure. Overall, this Assessment Unit is assessed as being of **medium** sensitivity to the development scenario.

Sensitivity Level	Definition
Medium	Typically, a landscape comprising relatively commonplace components and/or has few distinctive characteristics and/or is an area in moderate condition. Key characteristics and valued attributes of the landscape have some susceptibility to the particular type and scale of change being assessed. Considerable care may be needed in locating and designing change within the landscape.

2.2.18 In this context, there are limited opportunities for residential, commercial and mixed-use development with increased height/scale in this Assessment Unit.

2.3 Cambridge Eastern Fringe Landscape Sensitivity Assessment

Wider Landscape Context

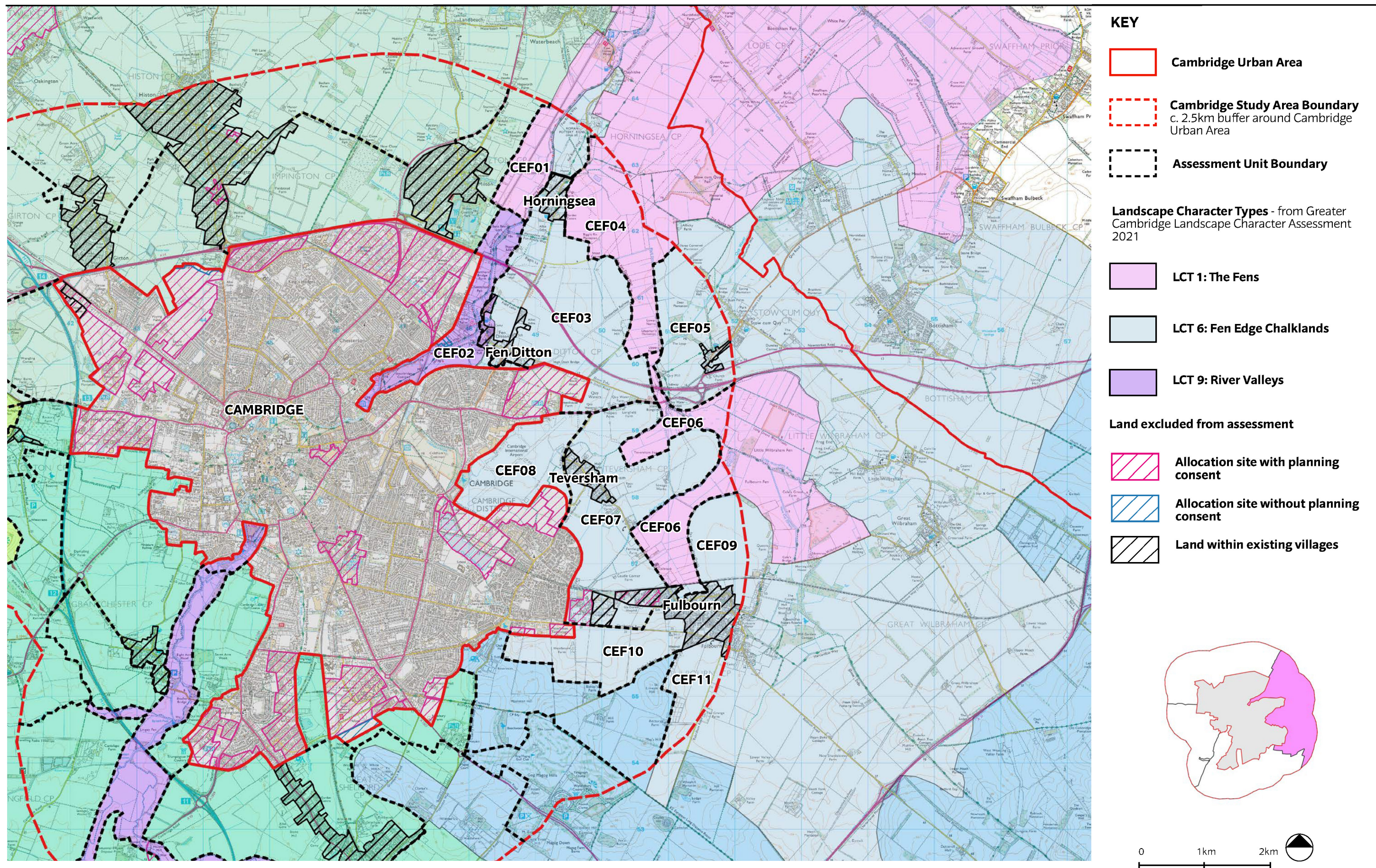
- 2.3.1 The wider landscape context for the Eastern Fringe of Cambridge is provided by the following Landscape Character Types and Landscape Character Areas² as shown on **Figure 2.2**:

Landscape Character Types	Landscape Character Areas
LCT 1: The Fens	1D: North Fen to Milton Fen 1E: Fulbourn Fen
LCT 6: Fen Edge Chalklands	6A: Fen Ditton Fen Edge Chalklands 6B: Wilbraham Fen Edge Chalklands 6C: Fulbourn Fen Edge Chalklands
LCT 9: River Valleys	9A: Cam River Valley - Cambridge

Assessment Unit CEF01

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Indistinct, largely flat landform Natural factors that make the landscape more susceptible to the development scenario: • A simple, small scale, regular arable field pattern defined by a network of straight ditches and drains, with occasional boundary trees prominent in the flat, open landscape • Tree belts and lines of willows along the River Cam add structure to the landscape • The River Cam is considered part of the defining character of Cambridge and its riverside trees contribute to the supporting character of Cambridge
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Rail infrastructure fragments the landscape Cultural factors that make the landscape more susceptible to the development scenario: • Largely unsettled landscape between Milton and Horningsea

² See Figure 4.1 in the Greater Cambridge Landscape Character Assessment (2021)



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Criteria	Susceptibility
	- The northern and western edge of Horningsea are generally well integrated into the landscape by virtue of long back gardens, small scale paddocks, trees and tree belts - The eastern edge of Milton is largely screened by tree belts or softened by trees
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: - Eroded sense of tranquillity in proximity to Fen Road in the south and the railway Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: - High scenic quality associated with the tree lined river and intimate character - The River Cam provides visual and physical separation between Milton and Horningsea
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: Limited hedgerows as fields are largely bound by ditches Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Trees and tree belts along the River Cam and east of Milton are in generally good condition - Strong sense of place associated with the Cam River Green Corridor which contributes to the setting of a key approach to Cambridge for pedestrians, cyclists and provides a green, rural context for the city, both of which are part of the defining character of Cambridge
Views and Visual Context	Views and visual context that make the landscape more susceptible to the development scenario: - Generally open landscape with long, filtered views to wooded horizons - Distinctive sense of place associated with the River Cam - Flat, distant skylines are generally wooded and undeveloped - Visual receptors on the Fen Rivers Way long distance footpath which provides access along the River Cam, contributing to the supporting character of Cambridge - Residential receptors on the edges of Milton and Horningsea
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: Limited geological or topographical value

Criteria	Susceptibility
	Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Contribution to the Cam River Green Corridor, connecting the city with its rural context, part of the defining character of Cambridge • High scenic quality, rarity and a strong sense of place associated with the tree lined River Cam • Time depth associated with historic field patterns • Natural value associated with the Cam River Green Corridor which connects habitats including woodland and grassland, and the river itself is designated as a Local Wildlife Site • Recreational value associated with the Fen Rivers Way which contributes to the supporting character of Cambridge by providing access to the countryside • Recreational value of the link to National Cycle Network Route 51 and National Cycle Network Route 11 • Locally valued views from the Fen Rivers Way
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

2.3.2 This landscape contains several features which contribute to the defining and supporting character of Cambridge. Most notably, the River Cam and Cam River Green Corridor contribute to the rural context of Cambridge. In addition, there are locally valued views, access to the countryside, woodland and trees. The river corridor provides a strong sense of place, and the landscape provides separation between Milton and Horningsea. Features which are less

susceptible to the development scenario include rail infrastructure. Overall, this Assessment Unit is assessed as being of **high** sensitivity to the development scenario.

Sensitivity Level	Definition
High	Typically, a landscape containing unique/important components and/or is an area of particularly distinctive character and/or contains landscape components that are in very good condition. Key characteristics and valued attributes of the landscape are highly susceptible to the particular type and scale of change being assessed. Such change is likely to result in a significant change to character.

- 2.3.3 In this context, there are limited opportunities for residential, commercial and mixed-use development with increased height/scale in this Assessment Unit.

Assessment Unit CEF02

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: - Flat, indistinct floodplain landform Natural factors that make the landscape more susceptible to the development scenario: - Landcover is small scale, complex and intricate, comprising meadows, Stourbridge Common and small pastoral fields alongside shelterbelts, scattered areas of woodland and occasional scattered trees - Trees and woodland are of significance in the landscape and contribute to the supporting character of Cambridge. - The landcover pattern is broadly regular, with a mixture of straight and sinuous field boundaries in the north - The River Cam is considered part of the defining character of Cambridge
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: - Transport infrastructure includes the A14 which crosses the river corridor in the north and the railway line in the south west Cultural factors that make the landscape more susceptible to the development scenario: - A generally unsettled area, with limited built form, although the urban edge can be seen either side of the river corridor - Cambridge and Fen Ditton, have relatively harsh but well vegetated edges marked by trees and long back gardens
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: - Eroded sense of tranquillity due to the proximity of Cambridge and transport corridors Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: - High scenic quality associated with the river, meadows, shelterbelts and areas of woodland - Strong sense of separation between Cambridge and Fen Ditton, which contributes to the defining character of Cambridge
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: Generally an intact landscape with robust hedgerows, shelterbelts and woodlands which contribute to the Cam River Green Corridor, part of the defining character of

Criteria	Susceptibility
	Cambridge, linking farmlands in the south west of Cambridge to the fens in the north east Strong rural character of the river corridor contributes to the setting of a key approach to Cambridge for pedestrians, cyclists and people punting, and provides a green, rural context for the city, both of which are part of the defining character of Cambridge
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Views are generally short and intimate, framed by willows on the river or woodland and tree belts. Views and visual context that make the landscape more susceptible to the development scenario: - Strategic views towards the Cambridge skyline from Ditton Meadows and from between the A14 and Baits Bite Lock contribute to the defining character of Cambridge - Views across the riverine landscape towards the city are locally distinctive, and of high scenic value - Skylines are generally undeveloped and treed, with the church in Fen Ditton providing a landmark on the skyline to the east - Recreational receptors along the Cam River Green Corridor and on access land at Stourbridge Common including cyclists, pedestrians and people punting - Residential receptors on the edge of Cambridge and Fen Ditton
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - Limited geological, topographical or geomorphological value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Contribution to the Cam River Green Corridor, linking the city with its rural context, and providing a strong approach to Cambridge for pedestrians and cyclists, both of which are part of the defining character of Cambridge - Generally strong, positive character associated with the river, its meadows, woodland and tree belts that contribute to the defining and supporting character of Cambridge - Well treed, intimate character associated with the river floodplain is relatively rare within Greater Cambridge - The Fen Rivers Way and Harcamlow Way long distance footpaths are of recreational value, as are Stourbridge

Criteria	Susceptibility
	Common, other PROW and informal footpaths along the river, and contribute to the supporting character of Cambridge by providing access to the countryside • Recreational value of National Cycle Network Routes 11 and 51 • Natural value associated with woodland, trees and grassland throughout the area, and the River Cam is designated as a Local Wildlife Site, contributing to the supporting character of Cambridge • Valued views including towards the city skyline in Cambridge and the church in Fen Ditton from Ditton Meadows, and from between the A14 and Baits Bite Lock towards Cambridge, which contribute to the defining character of Cambridge
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

2.3.4 In summary, this narrow river corridor stretching into the eastern edge of Cambridge has many features which are more susceptible to the development scenario, and which contribute to the defining and supporting character of the city. These include the River Cam and natural value associated with habitats which contribute to the Cam River Green Corridor. Footpaths have local and regional recreational value and provide a key approach to the city. It has high scenic value and key views of the city skyline and contributes to the rural context of Cambridge and sense of separation between Cambridge and Fen Ditton. Overall, this Assessment Unit is assessed as being of **high** sensitivity to the development scenario.

Sensitivity Level	Definition
High	Typically, a landscape containing unique/important components and/or is an area of particularly distinctive character and/or contains landscape components that are in very good condition. Key characteristics and valued attributes of the landscape are highly susceptible to the particular type and scale of change being assessed. Such change is likely to result in a significant change to character.

2.3.5 In this context, there are limited opportunities for residential, commercial and mixed-use development with increased height/scale in this Assessment Unit.

Assessment Unit CEF03

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Largely flat and indistinct landform • Generally large scale, irregular arable field pattern defined by low hedges, occasional ditches and roadside trees Natural factors that make the landscape more susceptible to the development scenario: • Small scale grazing meadows in the north adjacent to the River Cam which forms part of the north western boundary
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Highway infrastructure including the A14 which reduces connectivity between Cambridge and the wider landscape • The development of Cambridge East, which has planning permission granted, will extend the edge of Cambridge, which is currently well integrated into the landscape by trees, into this Assessment Unit Cultural factors that make the landscape more susceptible to the development scenario: • A largely unsettled landscape between Fen Ditton and Horningsea • The edges of Fen Ditton and Horningsea are generally well integrated into the landscape by virtue of long back gardens, small scale paddocks, trees and tree belts
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Eroded sense of tranquillity due to the presence of Fen Ditton, Horningsea and the A14 • Generally low scenic value associated with the A14 and large arable fields Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Pockets of moderately high scenic value associated with pockets of floodplain grazing marsh east of the River Cam in the form of smaller pastoral fields bound by trees which have a more intimate character • Sense of separation between Fen Ditton and Horningsea
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • The historic field pattern has been enlarged and fragmented by the A14

Criteria	Susceptibility
	• Rural, character that contributes to the rural context of Cambridge, part of the defining character of the city, however this is locally eroded by highway infrastructure • Generally limited vegetation and hedgerow network Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • A narrow belt of trees following a gently curving dismantled railway east of Fen Ditton are in good condition, and grassland and hedges along the route are designated as a Local Wildlife Site, contributing to the supporting character of Cambridge • Strong
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Skylines are broken by pylons which are prominent in the flat, open landscape, and Wadlow Windfarm can be seen in the distance Views and visual context that make the landscape more susceptible to the development scenario: • Views across arable fields from Horningsea are generally open and expansive • In the north, views towards the River Cam are distinctive and intimate • Visual receptors on the Harcamlow Way and Fen Rivers Way long distance footpaths • Users of the PROW network, which contributes to the supporting character of Cambridge by providing access to the countryside • Residential receptors on the edges of Fen Ditton and Horningsea
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • A generally commonplace, arable landscape within Greater Cambridge fragmented by highway infrastructure • Limited geological or topographical value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Good condition, high quality arable farmland • Fleam Dyke north of High Ditch Road provides time depth • Small scale grazing meadows in the north have natural value, as does grassland and hedgerows along the dismantled railway designated as a County Wildlife Site

Criteria	Susceptibility
	• The Harcamlow Way and Fen Rivers Way and small number of PROW are of recreational value and contribute to the supporting character of Cambridge by providing access to the countryside • Recreational value of National Cycle Network Route 51 in the south • Locally valued views from the edges of Fen Ditton and Horningsea • Valued views from PROW including the Harcamlow Way and Fen Rivers Way
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

2.3.6 In summary, this is a commonplace, arable landscape. Open, expansive views and a sense of separation between Fen Ditton and Horningsea are more susceptible to the development scenario alongside several features which contribute to the defining and supporting character of Cambridge including a contribution to the rural context of Cambridge, natural value associated with vegetation on the dismantled railway line and small scale meadows in the north and recreational value. Features which are less susceptible include intrusive highway infrastructure, large scale arable fields with limited vegetation, and pylons which interrupt the skyline. On balance, this Assessment Unit is assessed as being of **medium** sensitivity to the development scenario.

Sensitivity Level	Definition
Medium	Typically, a landscape comprising relatively commonplace components and/or has few distinctive characteristics and/or is an area in moderate condition. Key characteristics and valued attributes of the landscape have some susceptibility to the particular type and scale of change being assessed. Considerable care may be needed in locating and designing change within the landscape.

2.3.7 In this context, there may be some opportunities for residential, commercial and mixed-use development with increased height/scale in parts of this Assessment Unit.

Assessment Unit CEF04

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Indistinct, largely flat landform Natural factors that make the landscape more susceptible to the development scenario: • A generally small to medium scale, arable field pattern defined by a network of straight ditches and drains, with limited hedgerows and occasional boundary trees
Cultural Factors	Cultural factors that make the landscape more susceptible to the development scenario: • A largely unsettled landscape • The eastern edges of Horningsea are generally softened by long back gardens, trees and tree belts
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Generally strong sense of tranquillity • Generally high scenic value associated with the open, fen landscape
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Enlarged field pattern east of Horningsea Landscape quality/condition factors that make the landscape more susceptible to the development scenario: Grassland and hedges along the route of a dismantled railway are in good condition and designated as a Local Wildlife Site, contributing to the supporting character of Cambridge A strong rural character
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Electricity pylons and occasional telecommunications poles break the skyline and provide a strong contrast to the flat landscape, and the turbines at Wadlow Windfarm can be seen in the distance • Limited access to the countryside south of Horningsea Views and visual context that make the landscape more susceptible to the development scenario: • A generally open landscape with long, views to wooded horizons • Strong fen character comprising regular small scale field patterns, ditches and trees along boundaries • Visual receptors on the Harcamlow Way long distance footpath and other PROW in the north

Criteria	Susceptibility
	Residential receptors on the edge of Horningsea
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - Limited geological or topographical value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - A landscape with a strong fen character and in good condition that is relatively rare within Greater Cambridge and contributes to the rural context of the city, part of the defining character of Cambridge - Good condition, high quality arable farmland - Historic field patterns give the landscape time depth - Natural value associated with grassland and hedgerows along a dismantled railway designated as a County Wildlife Site - The Harcamlow Way and other PROW in the north are of recreational value and contribute to the supporting character of Cambridge by providing access to the countryside. - Locally valued views from the edge of Horningsea and from the PROW network
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

- 2.3.8 This is a distinctive, open fen landscape with strong rural character which has several features that are more susceptible to the development scenario and contribute to the defining and supporting character of Cambridge including the rural context of the city, natural value associated with vegetation on the dismantled railway, and PROW in the north that are of recreational value. Features which are less susceptible to the development scenario include the pylons which break the skyline and occasional enlarged fields. Overall, this Assessment Unit is assessed as being of **medium to high** sensitivity to the development scenario.

Sensitivity Level	Definition
Medium to high	Typically, a landscape containing some important components and/or has some distinctive characteristics and/or is an area in moderate to good condition. Key characteristics and valued attributes of the landscape are susceptible to the particular type and scale of change being assessed. Considerable care would be needed in locating and designing change within the landscape.

- 2.3.9 In this context, there are limited opportunities for residential, commercial and mixed-use development with increased height/scale in this Assessment Unit.

Assessment Unit CEF05

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A gently undulating, indistinct landform • Medium to very large arable fields are generally enclosed by intermittent, gappy hedgerows, boundary trees and ditches Natural factors that make the landscape more susceptible to the development scenario: • Parkland associated with Stow cum Quy Hall adds diversity to the landscape including woodland, tree avenues and scattered parkland trees, which contribute to the supporting character of Cambridge
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Transport infrastructure including the A14 and its junction with Newmarket Road and the A1303 Cultural factors that make the landscape more susceptible to the development scenario: • A generally unsettled landscape west of the village of Stow cum Quy • The edges of Stow cum Quy generally abut large arable fields but are softened by parkland, mature hedgerows, trees and a block of woodland
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Eroded sense of tranquillity due to the A14 in the south • Generally low scenic quality associated with large arable fields and the A14 Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • High scenic quality associated with parkland west of Stow cum Quy
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Some fields have been enlarged, and hedgerows removed, and the field west of Stow cum Quy in particular is very large Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Strong rural character associated with trees, hedgerows and woodlands, generally limited to the parkland, which

Criteria	Susceptibility
	contributes to the rural context of Cambridge, part of the defining character of the city Grassland and hedges along the route of the dismantled railway are designated as a Local Wildlife Site, contributing to the supporting character of Cambridge
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Trees, hedgerows and woodland provide localised visual enclosure Views and visual context that make the landscape more susceptible to the development scenario: • The gently undulating landform and intermittent hedges combine to offer long views from Stowe cum Quy across arable fields to distant woodland. • Skylines are generally treed and undeveloped, and the church tower at Stowe cum Quy is a landmark feature Receptors using the Harcamlow Way long distance footpath and limited number of PROW
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Medium to very large arable fields have a generally indistinct character and are commonplace in Greater Cambridge • Limited geological or topographical value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Strong rural character associated with parkland and arable farmland which contributes to the defining character of Cambridge • Good condition, high quality arable farmland • Distinctive parkland associated with Stow cum Quy Hall is relatively rare in Greater Cambridge, and provides time depth • Natural value associated with trees, hedgerows and woodland as well as grassland and hedgerows along the dismantled railway which are designated as a County Wildlife Site, contributing to the supporting character of Cambridge • The Harcamlow Way and limited PROW network are of recreational value and contribute to the supporting character of Cambridge by providing access to the countryside • Recreational value of National Cycle Network Route 51

Criteria	Susceptibility
	Locally valued views into the countryside from Stow cum Quy
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers/strengthening existing hedgerows and tree belts south of the railway) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

2.3.10 In summary, this is a landscape with strong rural character which contributes to the defining character of Cambridge. Trees and woodland associated with Stow cum Quy and vegetation along the dismantled railway are of natural value, and contribute to the supporting character of Cambridge, as does the PROW network. These features are more susceptible to the development scenario. The highway network and pylons breaking the skyline are less susceptible to the development scenario. Overall, this Assessment Unit is assessed as being of **medium to high** sensitivity to the development scenario, however the area south of the Harcamlow Way is less sensitive.

Sensitivity Level	Definition
Medium to high	Typically, a landscape containing some important components and/or has some distinctive characteristics and/or is an area in moderate to good condition. Key characteristics and valued attributes of the landscape are susceptible to the particular type and scale of change being assessed. Considerable care would be needed in locating and designing change within the landscape.

2.3.11 In this context, there are limited opportunities for residential, commercial and mixed-use development with increased height/scale in this Assessment Unit.

Assessment Unit CEF06

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A largely flat, indistinct landform • Small to medium scale, regimented, rectilinear arable field pattern enclosed by a mixture of ditches and hedgerows Natural factors that make the landscape more susceptible to the development scenario: • Small scale fields south of the railway include wetlands, ditches and trees • Hawthorn scrub and large willow trees follow Quy Water, and areas of wetland vegetation add diversity to the landscape
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Transport infrastructure includes a railway line in the south Cultural factors that make the landscape more susceptible to the development scenario: • A largely unsettled landscape with a cluster of scattered small residential developments north of Fulbourn • The well vegetated railway, paddocks, trees and woodland provides a strong northern edge to Fulbourn which is well integrated into the countryside
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Generally strong sense of tranquillity, despite the presence of the railway • High scenic value associated with the small scale, flat, fen landscape
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • The hedgerow network is fragmented • Historic field pattern eroded by field enlargement Landscape quality/condition factors that make the landscape more susceptible to the development scenario: A generally strong rural character with features including wetland and trees in generally good condition, which contributes to the rural context of Cambridge, one of the defining characteristics of the city

Criteria	Susceptibility
	Wilbraham Fens, north of Quy Water, is designated as a SSSI, indicative of natural value which is part of the supporting character of Cambridge
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: Localised visual enclosure provided by trees, hedges and scrub vegetation, particularly south of the railway - Skylines are broken in the west by electricity pylons and occasional telecommunications poles which provide a strong contrast to the flat landscape Views and visual context that make the landscape more susceptible to the development scenario: - Generally open, expansive views across arable fields - Distinctive fen landscape has a strong sense of place - Visual receptors on the Harcamlow Way - Residential receptors on the edge of Fulbourn
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - Flat, arable landscape is relatively common place in Greater Cambridge - Limited geological or topographical value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Strong rural character that contributes to the rural context of Cambridge, part of the defining character of the city - Good condition, high quality arable farmland - Natural value associated with Wilbraham Fen SSSI, hedgerows within fields and trees along the Quy River - Time depth associated with historic field patterns - Recreational value of the Harcamlow Way, contributing to the supporting character of Cambridge - Recreational value of a small section of National Cycle Network Route 51 - Locally valued views from the northern edge of Fulbourn and from the Harcamlow Way

Criteria	Susceptibility
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) and Fulbourn Village Design Guide SPD (2020) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

2.3.12 This is an open, arable, fen landscape with a strong rural character that contributes to the defining character of Cambridge, high scenic value and a generally strong sense of tranquillity, has recreational value, natural value associated with Wilbraham Fen SSSI, and time depth associated with historic field patterns. These features are more susceptible to the development scenario. Features which are less susceptible to the development scenario are pylons breaking the skyline and a fragmented hedgerow network. Overall this Assessment Unit is assessed as being of **medium-high** sensitivity to the development scenario.

Sensitivity Level	Definition
Medium-high	Typically, a landscape containing some important components and/or has some distinctive characteristics and/or is an area in moderate to good condition. Key characteristics and valued attributes of the landscape are susceptible to the particular type and scale of change being assessed. Considerable care would be needed in locating and designing change within the landscape.

2.3.13 In this context, there are limited opportunities for residential, commercial and mixed-use development with increased height/scale in this Assessment Unit.

Assessment Unit CEF07

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A largely flat, indistinct landform • A simple, rectilinear arable field pattern in a slightly haphazard pattern with occasional boundary features including ditches, fragmented hedgerows and trees
Cultural Factors	Cultural factors that make the landscape more susceptible to the development scenario: • Several urban influences including the western edge of Cambridge, villages of Teversham and Fulbourn, a supermarket and Capital Park business park in the south, as well as scattered farms, ribbon development on Fulbourn Road and sewage works Cultural factors that make the landscape more susceptible to the development scenario: • The open landscape functions as an important countryside gap between Cambridge, Teversham and Fulbourn, which contributes to the defining character of Cambridge, however the Fulbourn and Ida Darwin Hospital Sites have planning permission for development which may have an impact on the character of the landscape between Cambridge and Fulbourn in future and will make the remaining gap more important • The northern edge of Fulbourn is well integrated into the countryside by vegetation, including along the railway which provides a clear northern boundary to the village • The edges of Teversham often abut arable fields but are generally well integrated into the landscape by virtue of long back gardens, tree belts, a recreation ground and occasional paddocks enclosed by boundary trees and hedgerows • Gazelle Way forms a strong boundary to the edge of Cambridge, which is bound by hedgerows. Residential development is framed within a treed and hedged landscape, contributing to the supporting character of Cambridge
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Limited scenic quality associated with the flat, arable landscape with limited vegetation • Limited sense of tranquillity due to the presence of Cambridge, Teversham, Fulbourn and Cambridge Airport to the west

Criteria	Susceptibility
	Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • In the north, the airport provides strong visual separation between Cambridge and Teversham which contributes to the defining character of Cambridge • Whilst there is almost continuous development between Cambridge and Fulbourn, the well treed hospital grounds and parkland associated with Capital Park create a sense of visual separation between the two settlements
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • The historic field pattern has been enlarged in places and some fields are very large • Urban influences including views towards large hangars associated with the airport and scattered residential development erode rural character
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Occasional tree and hedgerow boundaries provide localised visual enclosure • In the north west, views from Airport Way are dominated by the airport, a landmark which contributes to the defining character of Cambridge, however is considered a detracting feature • Flat skylines are occasionally broken by pylons, telecommunications poles and large hangar style buildings at the airport to the west which contrast with the flat landscape Views and visual context that make the landscape more susceptible to the development scenario: • Generally open views across the arable farmland, filtered by occasional hedgerows and rows of boundary trees • Distant views from the edge of Fulbourn and Teversham across arable fields • Visual receptors using the limited PROW network • Residential receptors on the edges of Fulbourn and Teversham
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • A commonplace landscape with rural character eroded by urban influences, that is not considered rare in Greater Cambridge • Limited geological or topographical value • Limited natural value

Criteria	Susceptibility
	• Generally limited time depth or recreational value north of the railway line Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Good condition, high quality arable farmland • Contribution to the rural context of Cambridge, part of the defining character of the city • Strong sense of separation between Cambridge and Teversham contributing to the defining character of the city • PROW network in the south has local recreational value which provides access to the countryside and contributes to the supporting character of Cambridge • Historic landscape value associated with parkland associated with Fulbourn Hospital The edge of Cambridge can be seen from strategic views from Cherry Hinton Road Roundabout, and views towards the airport, which is considered a landmark, contributing to the defining character of Cambridge • Locally valued views from the edge of Teversham into the countryside
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) and Fulbourn Village Design Guide SPD (2020) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers/enhancing the western edge of Fulbourn) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

2.3.14 In summary, features which contribute to the defining and supporting character of Cambridge, and are more susceptible to the development scenario include the contribution to the rural context of Cambridge, sense of separation

between the city, and Teversham and views to and from the well vegetated edge of Cambridge. Features which are less susceptible to the development scenario include the simple landscape pattern, presence of urban features which erode rural character, generally limited natural, recreational or historical value, and pylons and poles which break the skyline. Overall, this Assessment Unit is considered to be of **medium** sensitivity to the development scenario.

Sensitivity Level	Definition
Medium	Typically, a landscape comprising relatively commonplace components and/or has few distinctive characteristics and/or is an area in moderate condition. Key characteristics and valued attributes of the landscape have some susceptibility to the particular type and scale of change being assessed. Considerable care may be needed in locating and designing change within the landscape.

2.3.15 In this context, there are limited opportunities for residential, commercial and mixed-use development with increased height/scale in this Assessment Unit.

Assessment Unit CEF08

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A largely flat, indistinct landform • Simple landcover pattern of grassland, with limited structural vegetation
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Airport infrastructure including a runway and associated hangar buildings • Highway infrastructure on the northern and eastern boundaries includes the A1303 • In the south residential and commercial buildings on the edge of Cambridge are occasionally prominent, however it is likely that this will change due to the development of allocation sites with planning consent south of this Assessment Unit which will screen existing views and is likely to influence the character and sensitivity of this Assessment Unit to the development scenario
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Limited scenic quality associated with the open airport infrastructure • Eroded sense of tranquillity due to the proximity of Cambridge, operational airport infrastructure and highway network in the north • A site to the south-east has planning permission for development which is likely to influence the character and sensitivity of this Assessment Unit to the development scenario Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Strong sense of visual separation between Cambridge and Teversham, which contributes to the defining character of Cambridge
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • The historic field pattern has been lost due to development of the airport and there is limited vegetation within the complex • Limited rural character associated with the airport infrastructure Landscape quality/condition factors that make the landscape more susceptible to the development scenario:

Criteria	Susceptibility
	Roadside verges along Airport Way are designated as a County Wildlife Site, and the habitat contributes to the supporting character of Cambridge
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Flat skylines are occasionally broken by large hangars which contrast with the flat landscape • No public access between the city and open countryside The airport is considered a landmark building, which contributes to the defining character of Cambridge, however scenic value is limited, and it is not a positive feature Views and visual context that make the landscape more susceptible to the development scenario: Open landscape with limited visual enclosure • The airport provides visual separation between Cambridge and wider countryside • Strategic views towards Cambridge from Cherry Hinton Road Roundabout contribute to the defining character of Cambridge • Recreational users of a PROW linking Cherry Hinton with Teversham
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Limited rural character • Limited geological or topographical value • Limited time depth, natural or recreational value • No public access to the landscape Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • The airport functions as visual separation between the city, Teversham and wider countryside • Hedges designated as a County Wildlife Site alongside Airport Way are of natural value, contributing to the supporting character of Cambridge • A strategic view towards Cambridge from Cherry Hinton Road Roundabout contributes to the defining character of Cambridge
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape

Criteria	Susceptibility
	(such as structural planting/buffers/strengthening connections between the city and wider countryside) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

2.3.16 In summary, this Assessment Unit has several features which are more susceptible to the development scenario including its function as visual separation between Cambridge, Teversham and the wider countryside, contributing to the defining character of Cambridge, natural value associated with hedges on Airport Way, and views towards Cambridge, both of which contribute to the supporting character of the city. However, airport infrastructure, limited scenic quality, limited rural character, and limited access to the landscape between Cambridge and the wider countryside are all less susceptible to the development scenario. On balance, this Assessment Unit is assessed as being of **low** sensitivity to the development scenario.

Sensitivity Level	Definition
Low	Typically, a landscape containing relatively unimportant components and/or has limited distinctive characteristics and/or is an area in poor condition. Key characteristics and valued attributes are less likely to be adversely affected by the particular type and scale of change being assessed. Change can potentially be accommodated without undue negative consequences.

2.3.17 In this context, there may be opportunities for residential, commercial and mixed-use development with increased height/scale throughout this Assessment Unit.

Assessment Unit CEF09

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A largely flat, indistinct landform • Very large open arable fields generally enclosed by ditches Natural factors that make the landscape more susceptible to the development scenario: • Small to medium scale fields south of the railway and tree belts associated with the railway add interest to the landscape and contribute to the supporting character of Cambridge
Cultural Factors	Cultural factors that make the landscape more susceptible to the development scenario: • A generally unsettled landscape north of the village of Fulbourn • The northern edge of Fulbourn generally abuts small to medium scale arable fields, and is softened by trees, creating a soft rural edge between the edge of the village and the well vegetated railway line
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Limited scenic quality in the open landscape • The railway and commercial development to the east are localised detractors from a sense of tranquillity
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Generally limited vegetation or features worthy of conservation north of the railway Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Trees and tree belts between Fulbourn and the railway are worthy of conservation • Strong rural character, which contributes to the defining character of Cambridge
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Localised visual enclosure by trees and hedgerows south of the railway A ribbon of commercial development along Station Road/Wilbraham Road to the east is visible in some views, detracting from rural character

Criteria	Susceptibility
	• The skyline is occasionally broken by large buildings and telecommunication poles • Limited access to the landscape Views and visual context that make the landscape more susceptible to the development scenario: A generally open landscape with long views across arable fields due to limited visual enclosure north of the railway • Long, framed views from the edge of Fulbourn across arable fields towards vegetation associated with the railway • Distant, largely flat skylines to the north, south and west are generally treed and undeveloped
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • A commonplace landscape comprising very large open arable fields with a generally indistinct character • Limited geological or topographical value • Limited natural value north of the railway • Limited time depth, and recreational value • No public access to the landscape Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Strong rural character contributes to the rural context of Cambridge, part of the defining character of the city • Good condition, high quality arable farmland • Natural value associated with trees and tree belts south of the railway which contribute to the supporting character of Cambridge • Locally valued views into arable fields from the edge of Fulbourn
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) and Fulbourn Village Design Guide SPD (2020) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers/strengthening existing hedgerows and tree belts south of the railway) where carefully designed to be compatible with the characteristics of the wider landscape.

Criteria	Susceptibility
	The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

2.3.18 In summary, this is a generally flat and indistinct arable landscape that is commonplace in Greater Cambridge. Characteristics which are more susceptible to the development scenario include its contribution to the rural context of Cambridge and natural value associated with the soft, well vegetated northern edge of Fulbourn, which contribute respectively to the defining and supporting character of the city. Characteristics which are less susceptible are the very large, flat, open arable fields with limited hedgerows, limited time depth and limited recreational value. Overall, this Assessment Unit is assessed as **medium to low** sensitivity to the development scenario.

Sensitivity Level	Definition
Medium to low	Typically, a landscape containing relatively unimportant components and/or has few distinctive characteristics and/or is an area in low to moderate condition. Key characteristics and valued attributes have limited susceptibility to the particular type and scale of change being assessed. Although change can potentially be accommodated, care would still be needed in locating and designing such change within the landscape.

2.3.19 In this context, there may be opportunities for residential, commercial and mixed-use development with increased height/scale throughout this Assessment Unit.

Assessment Unit CEF10

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Gently undulating landform, rising towards the Chalk Hills to the south • Simple, regular medium to large open arable fields, occasionally enclosed by low, fragmented hedgerows or lines of roadside trees
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Highway infrastructure includes minor, but distinctive, linear roads along northern and south eastern boundaries • The southern edge of Fulbourn is harsh, with residential areas abutting large open arable fields. The housing, is often visible in both near and more distant views, although it is filtered to some extent by trees and mature hedgerows • Two sites on the southern edge of Cambridge have planning permission for development which is likely to influence the character and sensitivity of this Assessment Unit to the development scenario Cultural factors that make the landscape more susceptible to the development scenario: • A generally unsettled landscape between Cambridge and the village of Fulbourn with occasional scattered development including a farm and windmill • The countryside functions as a countryside gap between Cambridge and Fulbourn, which contributes to the defining character of Cambridge • Residential and commercial development on the edge of Cambridge is generally framed within a treed and hedged landscape, contributing to the supporting character of Cambridge. This may change due to the development of allocation sites with planning consent on the southern edge of Cambridge • Fulbourn Windmill is a distinctive feature within the landscape
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Scenic quality is limited in the open, largely featureless arable landscape • Limited sense of tranquillity or remoteness due to the proximity of the southern fringe of Cambridge Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario:

Criteria	Susceptibility
	Strong sense of separation between Cambridge and Fulbourn, contributing to the defining character of the city
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: - Rural character eroded by residential development on the southern edge of Fulbourn and commercial development on the edge of Cambridge - The hedgerow network is fragmented, and fields have been enlarged Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Roadside trees are worthy of conservation - The countryside contributes to the rural context of Cambridge, part of the defining character of the city
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: Commercial development south of Fulbourn Road/Cambridge Road on the eastern edge of Cambridge is clearly visible and erodes rural character - Limited access to the landscape beyond the road network Views and visual context that make the landscape more susceptible to the development scenario: - Generally long, open views across gently undulating arable fields - Fulbourn Windmill is a distinctive landmark feature on skylines, which are generally undeveloped and smooth to the south and treed to the east, north and west - Visual receptors on the edge of Fulbourn
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - A simple, gently undulating landscape comprising regular medium to large open arable fields - Eroded rural character associated with prominent commercial development on the southern edge of Cambridge and the southern edge of Fulbourn which generally abuts large arable fields and is prominent in some views - Limited geological or topographical value - Limited natural value - Limited time depth - No public access to the landscape

Criteria	Susceptibility
	Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Good condition, high quality arable farmland • Strong sense of separation between Cambridge and Fulbourn, comprising arable fields which contributes to the rural context of Cambridge, part of the defining character of the city • Locally valued views from the edge of Fulbourn into the rolling landscape
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) and Fulbourn Village Design Guide SPD (2020) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

2.3.20 In summary, elements which are more susceptible to the development scenario include the rural character and strong sense of separation between Cambridge and Fulbourn which contribute to the defining character of Cambridge, and locally valued views from Fulbourn into the countryside. Elements which are less susceptible to the development scenario include the simple, regular large scale field pattern, eroded rural character associated with views towards commercial development on the eastern edge of Cambridge and southern edge of Fulbourn and limited access to the landscape. On balance, this Assessment Unit is assessed as being of **medium** sensitivity to the development scenario.

Sensitivity Level	Definition
Medium	Typically, a landscape comprising relatively commonplace components and/or has few distinctive characteristics and/or is an area in moderate condition. Key characteristics and valued attributes of the landscape have some susceptibility to the particular type and scale of change being assessed. Considerable care may be needed in locating and designing change within the landscape.

2.3.21 In this context, there may be some opportunities for residential, commercial and mixed-use development with increased height/scale in parts of this Assessment Unit.

Assessment Unit CEF11

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: - Gently undulating landform, rising towards the Chalk Hills to the south-west - Simple generally large scale open, arable fields with fragmented hedgerows, and a small area of regimented small scale, pastoral fields with limited structural vegetation Natural factors that make the landscape more susceptible to the development scenario: - Lines of roadside trees along Babraham Road add structure to the landscape
Cultural Factors	Cultural factors that make the landscape more susceptible to the development scenario: - A generally unsettled landscape south of the village of Fulbourn with occasional scattered built development limited to farms - The southern edge of Fulbourn is well defined but harsh, with residential development abutting large open arable fields. Which can be seen in long views, but it is generally filtered by trees and mature hedgerows
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: - Limited scenic quality in the open, arable landscape - Limited sense of tranquillity in the north due to the presence of Fulbourn
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Hedgerows are often missing or have been removed to enlarge fields Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Strong rural character that contributes to the rural context of Cambridge and is one of the defining characteristics of the city
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: Limited access to the landscape beyond the road network Views and visual context that make the landscape more susceptible to the development scenario: Generally open views across arable farmland

Criteria	Susceptibility
	• Long, views from the edge of Fulbourn across arable fields towards the rising hills and towards Fulbourn Windmill • Skylines are generally undeveloped treed, and Fulbourn Windmill is a prominent landmark feature to the north • Residential receptors on the southern edge of Fulbourn
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • A simple, commonplace landscape comprising large scale open arable fields • Limited geological or topographical value • Limited time depth, and recreational value • No public access to the landscape Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Strong rural character which contributes to the rural context of Cambridge, one of the defining characteristics of the city • Good condition, high quality arable farmland • Natural value associated with roadside trees • Locally valued views from the edge of Fulbourn into gently undulating landscape
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) and Fulbourn Village Design Guide SPD (2020) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

2.3.22 Overall, a landscape with strong rural character which contributes to the rural context of Cambridge, part of the defining character of the city. Features which are more susceptible to the development scenario are the roadside trees, strong rural character and locally valued views from the edge of Fulbourn. Features which are less susceptible to the development scenario are the large arable fields with limited structure, limited access to the countryside and limited scenic quality. Overall this Assessment Unit is considered to be of **medium** sensitivity to the development scenario.

Sensitivity Level	Definition
Medium	Typically, a landscape comprising relatively commonplace components and/or has few distinctive characteristics and/or is an area in moderate condition. Key characteristics and valued attributes of the landscape have some susceptibility to the particular type and scale of change being assessed. Considerable care may be needed in locating and designing change within the landscape.

2.3.23 In this context, there may be some opportunities for residential, commercial and mixed-use development with increased height/scale in parts of this Assessment Unit.

2.4 Cambridge Southern Fringe Landscape Sensitivity Assessment

Wider Landscape Context

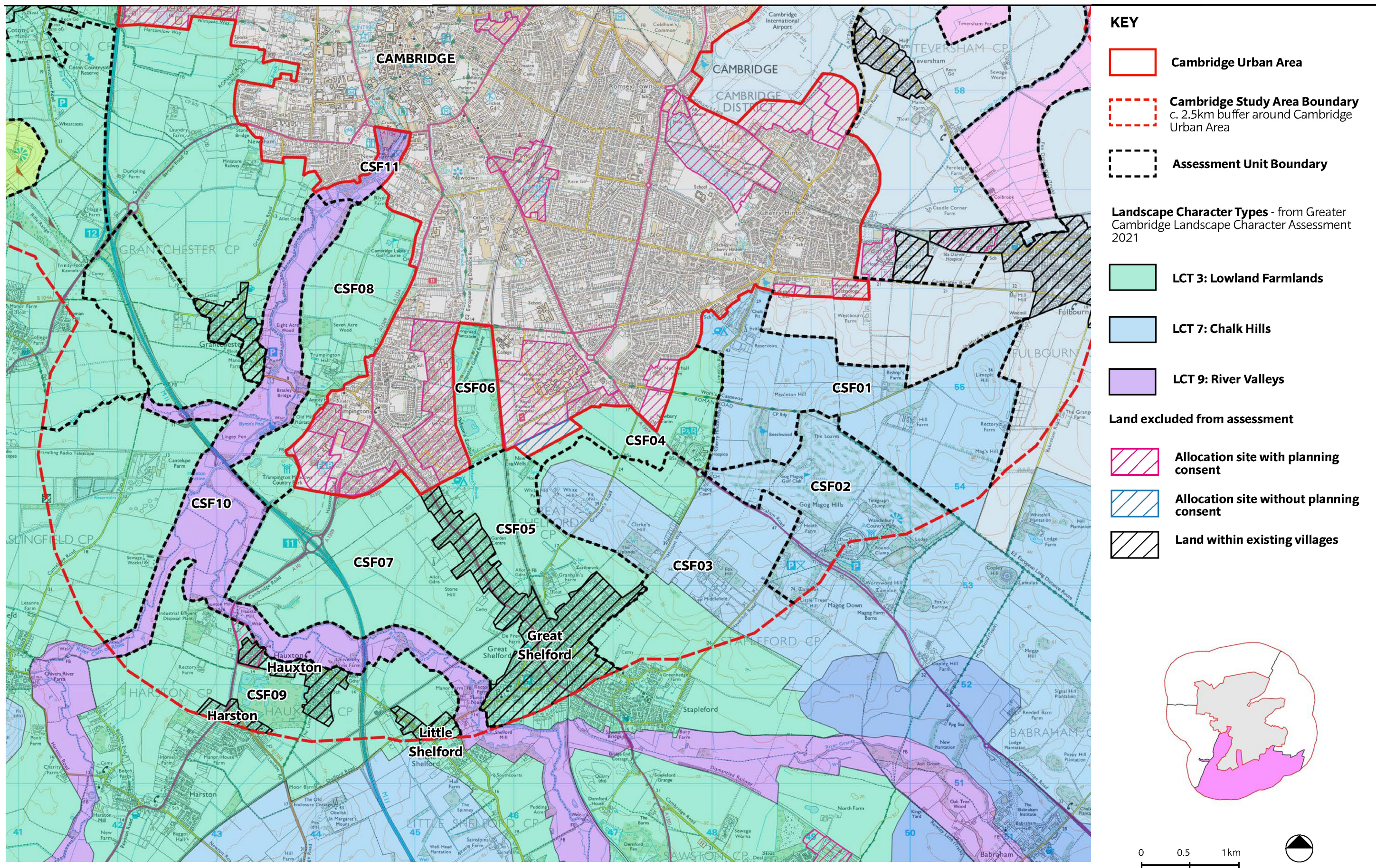
- 2.4.1 The wider landscape context for the Southern Fringe of Cambridge is provided by the following Landscape Character Types and Landscape Character Areas³ as shown on **Figure 2.3**:

Landscape Character Types	Landscape Character Areas
3: Lowland Farmlands	3D: Cam and Granta Tributaries Lowland Farmlands
7: Chalk Hills	7B: Gog Magog Chalk Hills
9: River Valleys	9A: Cam River Valley – Cambridge 9B: Cam River Valley

Assessment Unit CSF01

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: - Arable fields are generally rectilinear and regular, divided by occasional, fragmented hedges Natural factors that make the landscape more susceptible to the development scenario: - Gently undulating landform, part of the Gog Magog Hills. a series of low, rounded Chalk Hills that are locally prominent - Scattered woodland adds diversity to the otherwise simple landscape and contributes to the supporting character of Cambridge
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: - Proximity to the southern edge of Cambridge, including the prominent Cambridge Biomedical Campus and Cambridge Airport Cultural factors that make the landscape more susceptible to the development scenario: - Strong edge of Cambridge which is generally well framed by mature gardens, hedgerows, trees and woodland at Limekiln Close (and West Pit) and East Pit Local Nature

³ See Figure 4.1 in the Greater Cambridge Landscape Character Assessment (2021)



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Criteria	Susceptibility
	Reserves, and contributes to the supporting character of Cambridge Built development is limited to scattered farms
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: - Proximity to Cambridge, including the prominent Cambridge Biomedical Campus and Cambridge Airport, erodes sense of tranquillity Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: - Scenic quality associated with the open Chalk Hills - The sense of arrival in Cambridge from the Gog Magog Hills where there are expansive views towards the city, which is considered part of the defining character of Cambridge
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: - Poor hedgerow structure associated with field enlargement Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - The gently undulating open countryside provides Cambridge with a strong rural context, which is a defining characteristic of Cambridge - The low hills, intact hedgerows and views towards Cambridge provide a strong sense of place - Woodlands at Limekiln Nature Reserve and the Beechwoods Nature Reserve are part of the supporting character of Cambridge and form part of the Coldham's Brook-Cherry Hinton Brook Green Corridor which is considered part of the defining character of Cambridge
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Whilst views of the Cambridge skyline are generally considered part of the defining character of Cambridge, and Addenbrooke's Hospital itself is a landmark, skylines to the north west include detracting large scale development within the urban area of Cambridge including the Cambridge Biomedical Campus and hangars at Cambridge Airport Views and visual context that make the landscape more susceptible to the development scenario: - Generally open views across arable fields - Strong intervisibility with Cambridge, including expansive, panoramic views from Worts' Causeway/Shelford Road

Criteria	Susceptibility
	and from Limekiln Road towards the city skyline which contributes to the defining character of Cambridge, as well as views to and from Missleton Hill, Limepit Hill and Mags Hill • Skylines to the east, south and west are largely wooded and undeveloped, with occasional vertical features breaking the horizon limited to communication masts, telegraph poles and the distant turbines at Wadlow Windfarm • Recreational users of the Limekiln Local Nature Reserve, the Beechwoods Nature Reserve and E2 European Long Distance Path • Recreational users of Wandlebury Country Park and the Gog Magog Golf Club located in CSF02 to the south • Residential receptors on the southern edge of Cambridge
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • The large scale and simple arable field pattern is considered relatively commonplace within Greater Cambridge • Prominent large scale built form within views of Cambridge including the Cambridge Biomedical Campus Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • The undulating landscape contributes to the rural context of Cambridge's southern edge fringe, part of the defining character of Cambridge • Good condition, high quality arable farmland • Distinctive landform of the eastern end of the Gog Magog Hills considered relatively rare within Greater Cambridge • Generally strong sense of place due to its relationship with Cambridge, locally prominent landform, and woodland are part of the supporting character of Cambridge • Worts' Causeway Roman Road is a distinctive linear feature with historic landscape value • Natural value associated with Cherry Hinton Pit SSSI, Worts' Causeway Roadside Verge County Wildlife Site, Limekiln Close (and West Pit) Nature Reserve, East Pit Local Nature Reserve, and the Beechwoods Nature Reserve which contribute to the supporting character of Cambridge as well as to the Coldham's Brook-Cherry Hinton Brook Green Corridor which is part of the defining character of Cambridge

Criteria	Susceptibility
	• Recreational value associated with Limekiln Close (and West Pit) Nature Reserve, East Pit Local Nature Reserve, the Beechwoods Nature Reserve and the E2 European Long Distance Path which contributes to the supporting character of Cambridge • Locally valued panoramic views towards Cambridge from Worts' Causeway/Shelford Road and from Limekiln Road and locally valued views from Cambridge towards the Gog Magog Hills
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers/strengthening the Coldham's Brook-Cherry Hinton Brook Green Corridor) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

2.4.2 Overall, this is a locally distinctive open and elevated rolling landscape. It has a number of characteristics that contribute to the defining and supporting character of Cambridge and are more susceptible to the development scenario including its contribution to the city's rural context, scattered blocks of woodland with natural value that contribute to the Coldham's Brook-Cherry Hinton Brook Green Corridor, good intervisibility with Cambridge from the elevated landform, including panoramic views of the city skyline, and locally valued views from the edge of Cambridge to the Gog Magog Mills, and a sense of arrival on the approach from the Chalk Hills. There are features which would make it less susceptible to the development scenario, including the large scale, relatively common place arable fields, fragmented hedgerow network, and views towards large scale development including the Cambridge Biomedical

Campus and Cambridge Airport on the Cambridge skyline. On balance, this assessment unit is considered to be of **medium to high** sensitivity.

Sensitivity Level	Definition
Medium to high	Typically, a landscape containing some important components and/or has some distinctive characteristics and/or is an area in moderate to good condition. Key characteristics and valued attributes of the landscape are susceptible to the particular type and scale of change being assessed. Considerable care would be needed in locating and designing change within the landscape.

- 2.4.3 In this context, there are limited opportunities for residential, commercial and mixed-use development with increased height/scale in this Assessment Unit.

Assessment Unit CSF02

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape more susceptible to the development scenario: - Gently undulating landform, part of the Gog Magog Hills. a series of low, rounded Chalk Hills that are locally prominent - Landcover is primarily recreational, comprising Wandlebury Country Park, Magog Down and the Gog Magog Golf Course - Woodland, associated both with the golf course and higher ground at Wandlebury contributes to the supporting character of Cambridge and adds complexity to the chalk grassland
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: - Highway network includes the A1307 Cultural factors that make the landscape more susceptible to the development scenario: - Primarily a recreational landscape, with limited built development
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: - The A1307 locally erodes the sense of tranquillity Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: - Open countryside and woodland provide Cambridge with a strong rural context, which contributes to the defining character of Cambridge - Strong sense of arrival in Cambridge from the Chalk Hills, where there are expansive views towards the city, which is considered part of the defining character of Cambridge - High scenic quality associated with the locally distinctive rolling hills, combined with broadly intact hilltop woodlands
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Strong rural character and sense of place associated with the low hills, intact woodland and views towards Cambridge - High nature conservation value with designations including a SSSI, County Wildlife Site and TPOs which contribute to the supporting character of Cambridge - Rural character associated with the Coldham's Brook-Cherry Hinton Brook green corridor which provides a link through this Assessment Unit between sites of nature

Criteria	Susceptibility
	conservation importance and the River Cam corridor north-east of the city and is considered part of the defining character of Cambridge
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Whilst views of the Cambridge skyline are generally considered part of the defining character of Cambridge, and Addenbrooke's Hospital itself is a landmark, skylines to the north include detracting large scale development within the urban area of Cambridge including the Cambridge Biomedical Campus Views and visual context that make the landscape more susceptible to the development scenario: - Strong intervisibility with Cambridge on higher ground, including views to and from Little Trees Hill on Magog Down, and panoramic views over the city from the A1307 Babraham Road which contribute to the defining character of Cambridge - Views within Wandlebury Country Park and Golf Club are generally visually enclosed by woodland, with occasional long, open views across the wider countryside - Skylines to the east, south and west are largely wooded and undeveloped, with occasional vertical features breaking the horizon limited to communication masts and telegraph poles - The Gog Magog Hills have a strong sense of place, and are visually distinctive - A long distance view from Wandlebury Country Park north towards Ely - Recreational users of Wandlebury Country Park, Magog Down, the Gog Magog Golf Club, and the E2 European Long Distance Route - Residential receptors on the edges of Cambridge
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - Prominent large scale built form within views of Cambridge including the Cambridge Biomedical Campus Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Contribution to the rural context of Cambridge's southern edge, which contributes to the defining character of Cambridge

Criteria	Susceptibility
	• Generally strong rural character with features in good condition, due to its relationship with Cambridge, locally prominent landform, chalk grassland and mature woodland, which is part of the supporting character of Cambridge • Contribution of the landscape to the Coldham's Brook-Cherry Hinton Brook Green Corridor that is part of the defining character of Cambridge • The shape and scale of the landform is distinctive within Greater Cambridge, and considered relatively rare, as is chalk grassland • Time depth associated with Wandlebury Hill Fort, a distinctive circular feature • Recreational value of Wandlebury Country Park, Magog Down and The Gog Magog Golf Course • Natural value indicated by designations including a Gog Magog Golf Course SSSI and Roman Road SSSI, Wandlebury County Wildlife Site and TPOs which contribute to the supporting character of Cambridge • Panoramic views towards the historic city of Cambridge from Little Trees Hill, and from Worts' Causeway/Shelford Road and from the edge of Cambridge towards the Gog Magog Hills
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

2.4.4 In summary, area comprises distinctive rolling Chalk Hills mainly used for recreation that have several characteristics that contribute to the defining and supporting character of Cambridge and are more susceptible to the development scenario. These include the city's rural context, views of the city

skyline, a sense of arrival on approach to the city, a contribution to the Coldham's Brook-Cherry Hinton Brook Green Corridor, designated habitats, countryside access and woodland and trees. Features which are less susceptible to the development scenario include the A1307 and views towards large scale developments including Cambridge Biomedical Campus on the city skyline. Overall this Assessment Unit is considered to be of **high** sensitivity to the development proposal.

Sensitivity Level	Definition
High	Typically, a landscape containing unique/important components and/or is an area of particularly distinctive character and/or contains landscape components that are in very good condition. Key characteristics and valued attributes of the landscape are highly susceptible to the particular type and scale of change being assessed. Such change is likely to result in a significant change to character.

- 2.4.5 In this context, there are limited opportunities for residential, commercial and mixed-use development with increased height/scale in this Assessment Unit.

Assessment Unit CSF03

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: - Simple landcover comprising generally large scale, rectilinear arable fields Natural factors that make the landscape more susceptible to the development scenario: - Part of the Gog Magog Hills a series of low, rounded Chalk Hills - Woodland associated with higher ground and occasional trimmed field hedges add complexity to the otherwise open landscape and contribute to the supporting character of Cambridge
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: - Prominent urban edge of southern Cambridge to the north - Intrusive development on high ground east of Great Shelford - The A1307 and several minor roads fragment the landscape Cultural factors that make the landscape more susceptible to the development scenario: - Built development comprises occasional farms, linear development along Hinton Way and clusters of cottages in the south
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: - Eroded sense of tranquillity due to the proximity of the urban edge of Cambridge, including the Cambridge Biomedical Campus Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: - Scenic quality associated with the locally distinctive rolling hills, combined with broadly intact hilltop woodlands
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Field boundaries have been removed to enlarge arable fields Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - The open countryside provides Cambridge with a strong rural context, which is a defining character of Cambridge

Criteria	Susceptibility
	• Remaining low hedgerows enclosing fields are generally in good condition and are only occasionally fragmented • The low hills, intact woodland and intervisibility with Cambridge provide a strong sense of place • The Vicar's Brook-Hobson's Brook green corridor provides a link between woodland in this Assessment Unit and the River Cam corridor south of the historic core of Cambridge and is considered part of the defining character of Cambridge
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Whilst views of the Cambridge skyline are generally considered part of the defining character of Cambridge, and Addenbrooke's Hospital itself is a landmark, skylines to the north include detracting large scale development within the urban area of Cambridge including the Cambridge Biomedical Campus • Limited access to the landscape Views and visual context that make the landscape more susceptible to the development scenario: • Views are often locally visually enclosed by woodland, with occasional long, open views • On higher ground, there is strong intervisibility with the suburban southern edge of Cambridge, including views to and from White Hill and Clarke's Hill which provides a contrast to the largely flat topography within Cambridge to the north and west • Panoramic views from the A1307 Babraham Road towards the city which contribute to the defining character of Cambridge • Skylines are largely wooded and undeveloped, with occasional vertical features breaking the horizon limited to communication masts and telegraph poles • The Gog Magog Hills have a strong sense of place, and are locally distinctive • Recreational receptors on Magog Down and the Gog Magog Golf Club within CSF02 to the east • Residential receptors within this area and on the edges of Cambridge and Great Shelford
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Large scale and simple arable field pattern considered relatively commonplace within Greater Cambridge • Views towards prominent large scale development within Cambridge including the Cambridge Biomedical Campus

Criteria	Susceptibility
	• Limited time depth • Limited recreational value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Contribution to the rural context of Cambridge's southern edge, part of the defining character of Cambridge • Good condition, high quality arable farmland • Distinctive landform, considered relatively rare within Greater Cambridge • Natural value associated with woodland contributes to the Vicar's Brook-Hobson's Brook Green Corridor that is part of the defining character of Cambridge • Scenic value associated with the locally prominent landform and mature woodland • Locally valued views from the edge of Cambridge towards White Hill and Clarke's Hill
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers/using existing woodland as defensible boundaries for development) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

2.4.6 In summary, the locally distinctive rolling Chalk Hills combine with several characteristics considered to support the defining and supporting character of Cambridge including its rural context, contribution to Vicar's Brook-Hobson's Brook Green Corridor, expansive views of the city skyline and woodland. This, alongside scenic value, makes this landscape more susceptible in landscape and visual terms to the development scenario. Factors which are less susceptible to the development scenario include views towards large

development including Cambridge Biomedical Campus, the simple, large scale, arable field pattern and limited access to the landscape. Overall, this Assessment Unit is assessed to be of **high** sensitivity to the development scenario.

Sensitivity Level	Definition
High	Typically, a landscape containing unique/important components and/or is an area of particularly distinctive character and/or contains landscape components that are in very good condition. Key characteristics and valued attributes of the landscape are highly susceptible to the particular type and scale of change being assessed. Such change is likely to result in a significant change to character.

- 2.4.7 In this context, there are limited opportunities for residential, commercial and mixed-use development with increased height/scale in this Assessment Unit.

Assessment Unit CSF04

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • The largely flat, indistinct, low lying topography • The generally simple pattern of the landscape comprising predominantly large, open irregular arable fields with occasional tree belts and hedges
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Prominent urban edge of Cambridge, including the Cambridge Biomedical Campus • Highway infrastructure related to a number of roads fragmenting the landscape • Urban fringe development includes Babraham Road Park and Ride, a car showroom on Babraham Road, school and hospice off Cherry Hinton Road • Future development of allocation sites with planning consent on the southern edge of Cambridge is likely to influence the character and sensitivity of this Assessment Unit to the development scenario Cultural factors that make the landscape more susceptible to the development scenario: • Built development is generally limited to scattered farms and linear residential development along Hinton Way • Residential development on the edge of Cambridge is generally framed within a treed and hedged landscape, making a positive contribution to the supporting character of Cambridge
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Eroded sense of tranquillity due to the proximity of Cambridge and the A1307 Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Views towards the Gog Magog Hills to the south add scenic value, however there is generally limited scenic quality associated with the suburban character of the landscape within the Assessment Unit
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • The generally open landscape with limited internal field boundaries

Criteria	Susceptibility
	- In places the rural character of the landscape has been eroded by the urban edge of Cambridge and scattered urban fringe development Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Hedgerows alongside roads and occasional tree belts are generally intact
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Whilst views of the Cambridge skyline are generally considered part of the defining character of Cambridge, and Addenbrooke's Hospital itself is a landmark, the skyline to the north is broken by large, detracting developments at Cambridge Biomedical Campus Views and visual context that make the landscape more susceptible to the development scenario: - Distinctive views to and from White Hill and Clark's Hill to the west, and Magog Down and Wandlebury Country Park within the Gog Magog Hills to the south east provide scenic quality and contrast with the largely flat topography - Intervisibility with Magog Down and Wandlebury Country Park within the Gog Magog Hills, where there is extensive public access - Views towards residential development in the north east is generally framed by trees, contributing to the supporting character of Cambridge - Recreational users of the E2 European Long Distance Route and users of the PROW used to access Nine Wells Local Nature Reserve - Residential receptors on the edges of Cambridge
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - A generally open landscape with large scale arable fields - The large scale and simple arable field pattern is considered relatively commonplace within Greater Cambridge - Limited geological, topographical or geomorphological value - Lack of time depth or historic continuity - Limited natural value - Views towards Cambridge are dominated by the suburban edge including Cambridge Biomedical Campus

Criteria	Susceptibility
	Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • The function of the landscape in forming the rural context of Cambridge's southern edge, part of the defining character of Cambridge • Good condition, high quality arable farmland • Structural landscape features include roadside hedges and occasional tree belts which provide localised visual enclosure and contribute to the supporting character of Cambridge • Worts' Causeway Roman Road is a distinctive linear feature with historic value • Access to the countryside within this Assessment Unit is generally limited, however a PROW used to access Nine Wells Local Nature Reserve, part of the supporting character of Cambridge • Locally valued views from the edge of Cambridge towards the distinctive Chalk Hills which provide the distinctive rural context for the southern fringe of Cambridge • Views from the publicly accessible Magog Down and Wandlebury Country Park to the south east, in which this Assessment Unit is seen as providing a rural context for the city, contributing to the defining character of Cambridge
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers/positioning development within the existing landscape structure) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

2.4.8 In summary, this is a generally commonplace landscape within Greater Cambridgeshire with a suburban character. The generally flat landform, large

scale arable field pattern, limited natural and recreational value, and prominence of the Cambridge Biomedical Campus on the edge of Cambridge erode the rural character and are less susceptible to the development scenario. There are however elements that are more susceptible, including its function in providing a rural context for Cambridge, considered part of the defining character of the city, as well as locally valued views to and from the Chalk Hills from the edge of Cambridge including Wandlebury Country Park and Magog Down. On balance, this Assessment Unit is assessed to be of **medium to high** sensitivity to the development scenario.

Sensitivity Level	Definition
Medium to high	Typically, a landscape containing some important components and/or has some distinctive characteristics and/or is an area in moderate to good condition. Key characteristics and valued attributes of the landscape are susceptible to the particular type and scale of change being assessed. Considerable care would be needed in locating and designing change within the landscape.

- 2.4.9 In this context, there are limited opportunities for residential, commercial and mixed-use development with increased height/scale in this Assessment Unit.

Assessment Unit CSF05

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • The gently undulating, low lying topography • The generally simple pattern of the landscape comprising predominantly large, open rectangular arable fields with few trees Natural factors that make the landscape more susceptible to the development scenario: • Small scale, well enclosed paddocks bounded by Hobson's Brook in the west and associated with Granham's Farm in the south
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Urban fringe landscape fragmented by a railway line • The strong suburban character of the landscape due to the prominent urban edge of Cambridge, including Cambridge Biomedical Campus and recent development around Trumpington Cultural factors that make the landscape more susceptible to the development scenario: • The largely continuous development along the A1301 in the west that is generally well integrated by small, well-vegetated paddocks
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • A limited sense of tranquillity due to the proximity of Cambridge and Great Shelford, regular trains along the railway line and busy roads • The generally suburban character of the landscape fragmented by transport corridors Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • The open countryside between Cambridge and Great Shelford that is part of the defining character of Cambridge and provides a strong sense of separation • The distinctive backdrop of White Hill and Clarke's Hill on the edge of the Gog Magog Hills that provides a strong sense of scenic quality
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • The generally open landscape with limited field hedges • The proximity of urban development erodes the rural character of the landscape Landscape quality/condition factors that make the landscape more susceptible to the development scenario:

Criteria	Susceptibility
	The Vicar's Brook-Hobson's Brook Green Corridor that is part of the defining character of Cambridge and contributes to the landscape's sense of place
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Views towards large urban developments on the southern edge of Cambridge such as the Cambridge Biomedical Campus including Addenbrooke's Hospital and that is prominent on the skyline Views and visual context that make the landscape more susceptible to the development scenario: - Views to and from White Hill and Clarke's Hill on the edge of the Gog Magog Hills that provide a distinctive backdrop, which contrasts with the largely flat topography within the Assessment Unit - Views across the open fields to the south and west that are generally enclosed by trees on the edge of Great Shelford - Skylines to the south and west that are generally treed, with buildings sitting below the treeline - Recreational users of the Nine Wells Local Nature Reserve, and the National Cycle Route 11 (the 'DNA Path') between Addenbrooke's Hospital and Great Shelford - Residential receptors on the edges of Cambridge and Great Shelford
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - The generally indistinct large scale, intensively farmed, open arable fields that do not have a strong character - Lack of rarity within the context of Greater Cambridge - Limited geological, topographical or geomorphological features - Limited time depth or historic continuity Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - The function of the landscape as a green gap providing separation between the southern edge of Cambridge and Great Shelford - Good condition, high quality arable farmland - The contribution of the landscape to the Vicar's Brook-Hobson's Brook Green Corridor that is part of the defining character of Cambridge and provides a key approach to

Criteria	Susceptibility
	Cambridge for pedestrians, cyclists and railway passengers • Views towards White Hill and Clarke's Hill on the edge of the Gog Magog Hills that provide scenic value and contribute towards a strong sense of place • The Nine Wells Local Nature Reserve that is of local nature and recreational value, making a positive contribution to the supporting character of Cambridge • National Cycle Network Route 11 (the 'DNA Path') between Addenbrooke's Hospital and Great Shelford is of recreational value, making a positive contribution to the supporting character of Cambridge
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

2.4.10 Overall, this flat, open arable landscape is commonplace within Greater Cambridgeshire. It is characterised by urban influences which erode the rural character including ribbon development along the A1301, transport corridors, new residential development at Trumpington and views of Addenbrooke's Hospital and the Cambridge Biomedical Campus. These characteristics make the area less susceptible in landscape and visual terms to the development scenario. However, the landscape contributes to the defining and supporting character of Cambridge - including its value as a green gap between the southern edge of Cambridge and Great Shelford, contribution to the Vicar's Brook-Hobson's Brook Green Corridor and distinctive views of the Gog Magog Hills from the Nine Wells Local Nature Reserve and the cycle route linking Addenbrooke's Hospital with Great Shelford. These characteristics make the

area more susceptible in landscape and visual terms to the development scenario. On balance, the overall landscape sensitivity of this Assessment Unit to the development scenario is assessed as **medium to high**.

Sensitivity Level	Definition
Medium to high	Typically, a landscape containing some important components and/or has some distinctive characteristics and/or is an area in moderate to good condition. Key characteristics and valued attributes of the landscape are susceptible to the particular type and scale of change being assessed. Considerable care would be needed in locating and designing change within the landscape.

2.4.11 In this context, there are limited opportunities for residential, commercial and mixed-use development with increased height/scale in this Assessment Unit.