

Assessment Unit CSF06

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • The largely flat, low lying topography Natural factors that make the landscape more susceptible to the development scenario: • A suburban park with a relatively simple structure comprising grassland, several waterbodies and relatively young tree belts • Hobson's Conduit is considered part of the defining character of Cambridge
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Urban fringe landscape fragmented by a guided busway, a railway line follows the eastern boundary and Addenbrooke's Road bridge and embankment provides separation from farmland to the south • The strong suburban character of the landscape due to the urban edge of Cambridge including Cambridge Biomedical Campus to the east and recent development around Trumpington to the west • 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: • The relatively straight settlement edges on the east and west form a corridor which is part of the Vicar's Brook-Hobson's Brook Green Corridor and contributes to the defining character of Cambridge • Hobson's Park comprises open green space that contributes to the defining character of Cambridge
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 movement of vehicles along transport corridors • The suburban character of the landscape fragmented by transport infrastructure and influenced by large scale development to the east is of limited scenic quality Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • The green approach to the city for pedestrians and cyclists provides a strong sense of place which is

Criteria	Susceptibility
	evocative for visitors and contributes to the defining character of Cambridge
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Limited rural character due to the proximity of the city • A relatively open landscape with limited hedgerow boundaries and clumps of relatively young trees Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • The sense of place derived from being part of the Vicar's Brook-Hobson's Brook Green Corridor, linking countryside to the south of Cambridge to the River Cam south of the historic core
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Generally visually contained by built form with limited outward views • Views across the park are suburban in nature, and generally include residential development to the west and large scale development associated with Cambridge Biomedical Campus to the east • 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 east and west feature buildings on the southern edge of Cambridge including residential development on the west and detracting large scale development including Cambridge Biomedical Campus on the east Views and visual context that make the landscape more susceptible to the development scenario: • Visual receptors at Hobson's Park and cyclists on the cycle routes into the city from Trumpington and Great Shelford • Residential receptors on the edge of Cambridge
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • The generally suburban character • Lack of rarity within the context of Greater Cambridge • Limited geological, topographical or geomorphological features • Generally limited time depth or historic continuity

Criteria	Susceptibility
	Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • The function of the landscape as part of Hobson's Brook Green Corridor on the edge of Cambridge provides the context of a key approach to Cambridge for pedestrians and cyclists and contributes to the landscape context of the southern edge, both of which are defining characteristics of Cambridge • Hobson's Park is an open green space within the city that contributes to the defining character of Cambridge • Hobson's Conduit in the west is of historical landscape value • Hobson's Park is of local nature and recreational value, and contributes 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.

2.4.12 In summary, this Assessment Unit largely comprises a relatively young suburban park. Characteristics which make it less susceptible to development scenario are that it is influenced by several transport corridors, views include large developments to the west which break the skyline and the landcover is relatively simple. However it has several characteristics which are part of the defining character of Cambridge and are more susceptible to the development

scenario. These include its function as part of the Vicar's Brook-Hobson's Brook Green Corridor, as a green open space within the city, and a green approach from the south via cycle lanes. On balance, 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.

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

Assessment Unit CSF07

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: - Despite gently rising topography known as 'Stone Hill' the landform is low lying and appears predominantly flat - The generally simple pattern of the landscape comprising predominantly medium to large, open arable fields with relatively few hedgerows
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: - The prominent urban edge of Cambridge comprising recent development at Trumpington, although recent planting associated with development scheme will provide screening in the future - The highway network, including the M11 and its junction with the A10 and A1309, and railway line are prominent features which fragment the landscape - 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: - A largely unsettled area south west of Cambridge, with an isolated farmstead in the west - The edge of Great Shelford and ribbon development along the A1301 is generally well treed and appears well integrated into the landscape by virtue of allotments, long gardens, occasional paddocks and the pitches at Shelford Rugby Club
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: - Limited sense of tranquillity due to the proximity of Cambridge, the M11, A10 and A1309 - The generally flat, open, arable landscape influenced by the urban edge of the city and the highway network is of limited scenic quality Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: - Open countryside provides Cambridge with a rural context, which is a defining character of Cambridge

Criteria	Susceptibility
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • The generally open landscape with limited hedgerows • The rural quality has been eroded by the proximity of urban development, the highway network and railway line
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Views across the open fields to the north are enclosed by built form on the edge of Cambridge, and to the east by Great Shelford and ribbon development along the A1301 which is generally well integrated into the landscape by trees • Limited recreational receptors • Skylines feature new residential development at Trumpington, and lighting columns and signage associated with the highway network Views and visual context that make the landscape more susceptible to the development scenario: • Views to the south across arable fields generally look towards the well treed River Cam corridor beyond this Assessment Unit and include the distant rising Chalk Hills • Views into this Assessment Unit from the edge of Cambridge and Great Shelford and from the M11 are open and expansive • Skylines to the south and east are generally undeveloped and treed • 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: • Generally suburban character with commonplace large scale arable fields and transport corridors • Limited geological, topographical or geomorphological value • Lack of time depth • Limited natural or recreational value • The landscape is generally of limited value for its scenic or other aesthetic, perceptual and experiential qualities • Views towards Cambridge are dominated by recent development around Trumpington Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Good condition, high quality arable farmland

Criteria	Susceptibility
	- Function of the landscape in providing the southern edge of Cambridge with a rural context, which is a defining character of Cambridge - Locally valued views from the edge of Cambridge and Great Shelford 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) and Great Shelford Conservation Area Appraisal (2007) 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.

2.4.14 Overall, this is a landscape comprising many features that are less susceptible to the development scenario, including its generally flat, low lying landform, simple landcover pattern of arable fields, the influence of the highway and rail networks, recent prominent development on the edge of Cambridge and limited natural value. Characteristics which are more susceptible to the development scenario include the contribution the landscape makes to the rural context of Cambridge, valued views from the edge of Cambridge and Great Shelford into the countryside, and the soft western edge of Great Shelford which contributes to the defining character of Cambridge. On balance, this landscape is judged to be of **medium to low** 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.

2.4.15 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 CSF08

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: - The largely flat, low lying topography Natural factors that make the landscape more susceptible to the development scenario: - The varied land cover pattern comprising small to medium scale arable fields, woodland, occasional waterbodies, meadows at Trumpington Meadows Country Park, parkland features at Trumpington Hall, and tree belts at Cambridge Lakes Golf Course - Tree belts and woodland contribute to the supporting character of Cambridge
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: - Recent development at Trumpington is prominent in the south, although recent planting associated with development scheme will provide screening in the future - Highway infrastructure includes the M11 and its junction with the A10 and A1309 - Future development of allocation sites with planning consent on the south western 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: - A largely unsettled area west of Cambridge, with built form largely confined to Trumpington Hall and Cambridge Lakes Golf Course - The western edge of Cambridge is generally well treed and appears well integrated into the landscape, by trees, shelterbelts and college playing fields, 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: - Limited sense of tranquillity due to the proximity of Cambridge, Trumpington and the M11 Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: - The Cam River Green Corridor, part of the defining character of Cambridge, links farmlands in the south west of Cambridge to the fens in the north east, and has a distinct sense of place - This landscape forms part of a distinct sense of separation between Grantchester and Cambridge which

Criteria	Susceptibility
	is part of the defining character of Cambridge The rural character of Trumpington Meadows is key approach to Cambridge for pedestrians, cyclists and people punting, contributing to the defining character of Cambridge The grassland, woodland and waterbodies at Trumpington Meadows, and the parkland features at Trumpington Hall have scenic quality
Landscape Quality/ Condition	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 - A strong sense of place with strong character associated with Trumpington Hall and Trumpington Meadows - Generally an intact landscape with robust hedgerows and shelterbelts
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - A generally visually contained landscape by virtue of tree cover Views and visual context that make the landscape more susceptible to the development scenario: - Views across the open fields to the north and east are enclosed by built form on the edge of Cambridge, which is generally well integrated by trees and considered supporting character of the city, however recent development at Trumpington is prominent - Skylines are generally undeveloped and treed - Recreational receptors include cyclists, pedestrians and people punting at Trumpington Meadows and golfers at Cambridge Lakes Golf Course - 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: - Limited geological, topographical or geomorphological value - Views towards Cambridge are dominated by relatively recent development around Trumpington in the south Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - The relatively intricate landscape forms part of the rural context for the southern edge of Cambridge, part of the defining character of the city

Criteria	Susceptibility
	• The generally strong, positive character associated with Trumpington Meadows and Trumpington Hall containing grassland, woodland and shelterbelts that are worthy of conservation and contribute to the supporting character of Cambridge • The relatively complex landcover is considered relatively rare in Greater Cambridge, and the woodland, trees and habitats contribute to the supporting character of Cambridge • Historic parkland at Trumpington Hall contributes to the defining character of the city • Trumpington Meadows is of recreational value, contributing to the supporting character of Cambridge • The landscape is generally of value for its scenic and aesthetic, perceptual and experiential qualities, particularly in relation to Trumpington Meadows
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.

2.4.16 In summary, this assessment unit comprises many features which are part of the defining and supporting character of Cambridge and more susceptible to the development scenario. These include its contribution to the rural context of the city, the recreational and natural value of Trumpington Meadows, historic value of parkland at Trumpington Hall, and woodland and tree belts in the north. In the south, the M11 and the edge of new development at Trumpington are strong features which are less susceptible to the development scenario.

On balance, this landscape 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.

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

Assessment Unit CSF09

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • The gently undulating, low lying topography • Fragmented land cover pattern comprising small to large scale arable fields Natural factors that make the landscape more susceptible to the development scenario: • Localised variation in landcover including paddocks at village edges, waterbodies and woodland associated with a disused pit south of Hauxton • Occasional tree belts and woodland contribute to the supporting character of Cambridge
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Highway and rail infrastructure including the M11 and A10 fragment the landscape • A settled area characterised by small villages, farms and occasional urban fringe development including an industrial effluent disposal plant in the north west Cultural factors that make the landscape more susceptible to the development scenario: • The edges of Hauxton, Harston and Little Shelford are generally well treed and appear well integrated into the landscape by paddocks and woodland, 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: • Weak sense of tranquillity due to the proximity of existing settlement, the M11, A10 and rail links Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Scenic quality associated with tree belts, mature hedgerows and woodland which give an overall relatively enclosed character and screen views towards settlements and transport corridors • Substantial woodland and ponds between Hauxton and Harston form a distinct sense of separation between the villages
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Hedgerows have been removed in places due to field enlargement

Criteria	Susceptibility
	- The rural character of the landscape has been eroded by the presence of urban development and highway network. Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Woodland and tree belts are generally in good condition
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - A generally visually contained landscape by virtue of tree cover and mature hedgerows Views and visual context that make the landscape more susceptible to the development scenario: - Views across fields towards the relatively well-integrated village edges - Skylines are generally undeveloped and treed - Recreational receptors using the limited PROW network - Residential receptors on the edges of Hauxton, Harston and Little Shelford
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - A generally indistinct landscape character which does not have a strong sense of place - Limited geological, topographical or geomorphological value - Limited time depth - Limited recreational value - Views towards villages and Cambridge are screened by trees - Weak sense of tranquillity associated with the M11, A10 and villages Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Good condition, high quality arable farmland - Woodland blocks and trees are of natural value and contribute to the supporting character of Cambridge - The sense of separation between villages
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.

Criteria	Susceptibility
	There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers/locating developments 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.

2.4.18 Overall, this is a relatively commonplace landscape within Greater Cambridge characterised by arable fields and small villages. Features which are more susceptible to the development scenario include the soft village edges, woodland and trees, both of which contribute to the supporting character of Cambridge, and the sense of separation between the villages. Features which are less susceptible to the development scenario include the indistinct landscape character, sense of enclosure, limited recreational or historic landscape value and erosion of rural character by transport corridors. Overall this landscape is assessed 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.

2.4.19 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 CSF10

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A narrow green corridor containing the flat floodplain of the meandering River Cam Natural factors that make the landscape more susceptible to the development scenario: • Landcover is small scale, complex and intricate, comprising meadows, small pastoral fields and occasional arable fields alongside Fields are irregular, with a mixture of straight and sinuous edges. • A line of riparian trees follows the course of the river, which alongside tree belts, scattered areas of woodland and occasional scattered trees contribute to the supporting character of Cambridge. • The River Cam contributes to the defining character of Cambridge
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • The M11 crosses the river corridor west of Trumpington Meadows and east of Hauxton and the A10 to the north west of Hauxton Cultural factors that make the landscape more susceptible to the development scenario: • A largely unsettled area, providing a sense of separation between several villages on higher ground in adjacent Assessment Units. • Villages in adjacent Assessment Units generally have soft, well vegetated edges and are well screened by trees on the edges of the floodplain
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • The M11 and A10 are localised detractors from a sense of tranquillity Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • The rural character of the river corridor is a key approach to Cambridge for pedestrians, cyclists and people punting, contributing to the defining character of the city • The meadows, shelterbelts and areas of woodland combine with the river to create scenic quality, with a leafy, enclosed character, particularly around Byron's Pool

Criteria	Susceptibility
	- This landscape forms part of a gap separating Grantchester and Cambridge which is part of the defining character of Cambridge - A strong sense of separation between Great Shelford and Little Shelford
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - The Cam River Green Corridor is a key feature in defining the character of Cambridge, linking farmlands in the south west of Cambridge to the fens in the north east. It has strong character associated with the River Cam, and Grantchester Meadows - The countryside provides Cambridge with a strong rural context, which is a defining character of Cambridge - Generally an intact landscape with robust hedgerows, shelterbelts and woodlands
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: - Views from the Grantchester area towards Cambridge are special, and evocative of Cambridge, and as such are part of the defining character of the city - Views are locally distinct, and of attractive scenery, including across the tranquil riverine landscape to the meadows and fields east of the Cam and north towards the city and King's College - Skylines are generally undeveloped and treed - Recreational receptors including cyclists, pedestrians and people punting along the length of the river, which is well used for picnicking, informal punting and bathing - Residential receptors on the edges of Grantchester, Hauxton and Great Shelford
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: - The generally strong, positive character associated with the Cam River Corridor including the river, several ponds,

Criteria	Susceptibility
	riverside meadows, woodland and tree belts that are part of the defining character of Cambridge • In the north, the footpath to the west of the river between Grantchester and Newnham is well used as an approach to Cambridge, contributing to the defining character of the city • The contribution the landscape makes in providing a rural context for Cambridge and to a sense of separation between Cambridge and Trumpington, both part of the defining character of the city • The Grantchester Meadows area is of recreational value, due in part to cultural associations of the river and Rupert Brook, Byron and other poets, and more recently Pink Floyd • Chalk rivers are relatively rare, and the intimate character associated with the river floodplain is relatively rare within Greater Cambridge • Byron's Pool Local Nature Reserve is of natural value, as is the river itself which is designated as a Local Wildlife Site, and woodland throughout the area, contributing to the supporting character of the city • Small, historic field pattern has a strong, historic landscape character • The landscape is considered to be of value for its scenic and aesthetic, perceptual and experiential qualities • Distinctive locally valued views from Grantchester Meadows towards Cambridge are part of 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) and Great Shelford Conservation Area Appraisal (2007) 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.

2.4.20 In summary, this is a highly valued landscape with many characterises which contribute to the defining or supporting character of Cambridge and are more susceptible to the development scenario. These include the Cam River Corridor, the approach from Grantchester to Cambridge, the contribution the river corridor makes to the rural context of Cambridge, and sense of separation between Cambridge and Grantchester, locally valued views, habitats, woodland and trees and access to the countryside. Features considered less susceptible to the development scenario are the M11 and A10. On balance, the sensitivity of this Assessment Area to the development scenario is assessed as **high**.

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.

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

Assessment Unit CSF11

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Flat, floodplain landform Natural factors that make the landscape more susceptible to the development scenario: • The River Cam contributes to the defining character of Cambridge • A line of riparian trees follows the river, which alongside tree belts, scattered areas of woodland and occasional scattered trees contribute to the supporting character of Cambridge. • Landcover is small scale, complex and intricate, comprising meadows and small pastoral fields. Fields are irregular, with a mixture of straight and sinuous edges.
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • The A1134 crosses the river corridor in the north Cultural factors that make the landscape more susceptible to the development scenario: • The Cam River Green Corridor, a key contributor to the defining character of Cambridge, provides a sense of separation between the built edges of Cambridge which further contributes to the defining character of the city • Built form is limited, but the Assessment Unit has a close relationship with the western edge of Cambridge to the north-west and south-east • The edges of Cambridge are relatively well integrated by trees, long back gardens and small scale meadows within the river corridor, 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: • Eroded sense of tranquillity close to the A1134 Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • The rural character of the river corridor contributes to the setting of a key approach to Cambridge for pedestrians, cyclists and people punting, part of the defining character of Cambridge • The meadows, shelterbelts and areas of woodland combine with the river to create scenic quality • The open green space in the north contributes to the defining character of Cambridge

Criteria	Susceptibility
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • A strong sense of place associated with the Cam River Green Corridor which links farmlands south west of Cambridge to the fens in the north east. • Generally an intact landscape with robust hedgerows, shelterbelts and woodlands • Strong, positive character associated with the River Cam
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: • Views are locally distinct, and of attractive scenery, including across the tranquil riverine landscape towards the city and King's College • Skylines are generally undeveloped and treed, with occasional built form contributing to the defining character of Cambridge • Recreational receptors along the river including cyclists, pedestrians and people punting • Residential receptors on the edge of Cambridge
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: • The River Cam, a key part of the defining character of Cambridge • The contribution of the Cam River Corridor to the sense of separation within the eastern edge of Cambridge, and connection to the rural context of the city which is part of the defining character • The generally strong, positive character associated with the river, its meadows, woodland and shelterbelts that are worthy of conservation and support the character of Cambridge • Chalk rivers are relatively rare, and the intimate character associated with the river floodplain is relatively rare within Greater Cambridge • The E2 European Long Distance Route is of recreational value, as are other PROW and informal footpaths along

Criteria	Susceptibility
	the river, all of which contribute to the supporting character of Cambridge • Paradise Local Nature Reserve is of natural value, as is the river itself which is designated as a Local Wildlife Site, and woodland throughout the area, again contributing to the supporting character of Cambridge • The landscape is considered to be of value for its scenic and aesthetic, perceptual and experiential qualities, and the river corridor is one of the elements making up the defining character of Cambridge • Valued views include distinctive views towards 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.

2.4.22 In summary, this is a highly valued river valley landscape, with several characteristics which are identified as part of the defining and supporting character of Cambridge including its contribution to the Cam River Corridor, the River Cam itself, views of the city skyline, sense of separation within the city and connection to its rural context, treed edges, local open spaces, habitats, woodland and trees and countryside access. These characteristics are considered more susceptible to the development scenario. Overall, this Assessment 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.

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

2.5 Cambridge Western Fringe Landscape Sensitivity Assessment

Wider Landscape Context

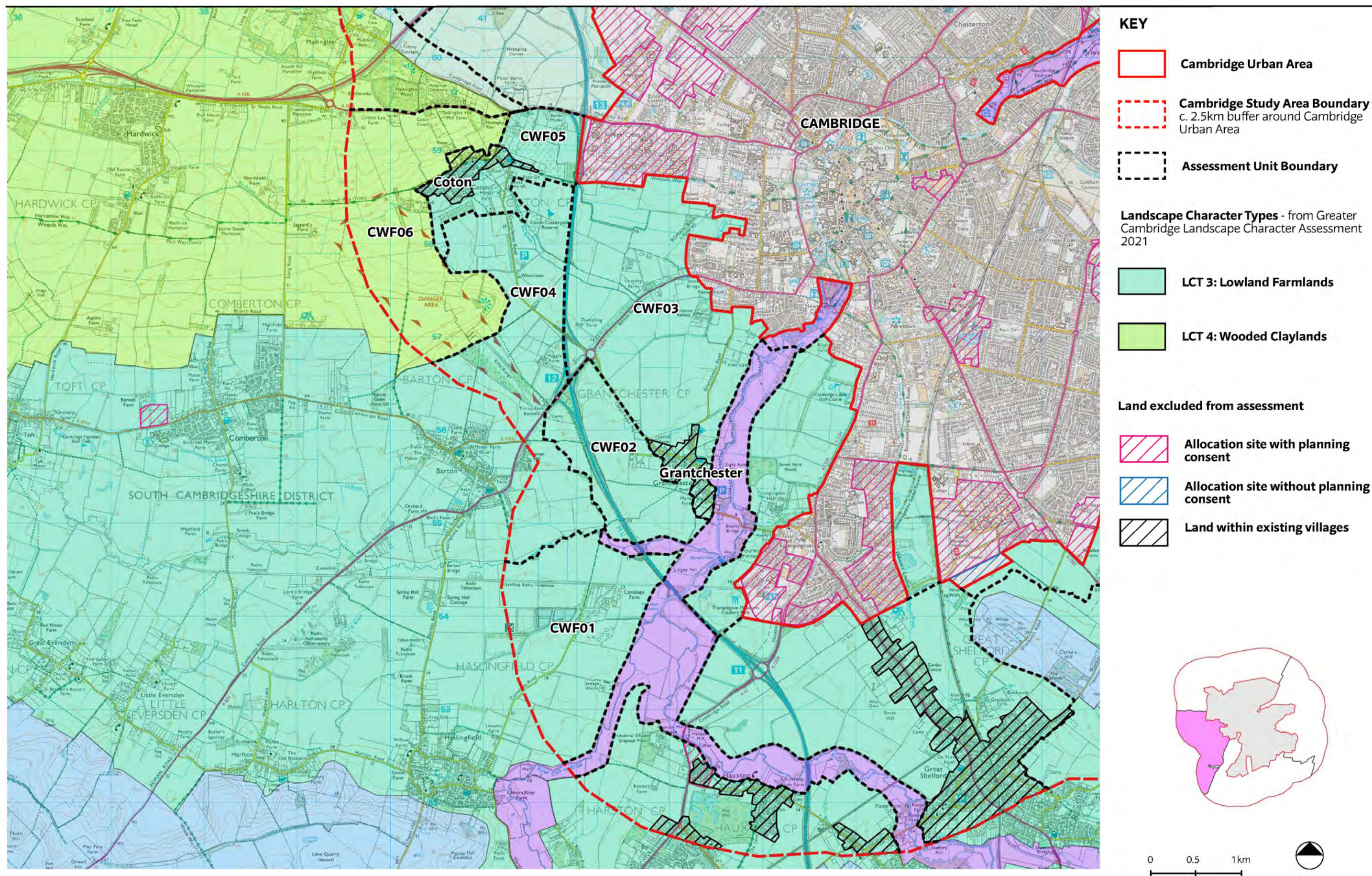
- 2.5.1 The wider landscape context for the Western Fringe of Cambridge is provided by the following Landscape Character Types and Landscape Character Areas⁴ as shown on **Figure 2.4**:

Landscape Character Types	Landscape Character Areas
LCT3: Lowland Farmlands	3B: Bourn Tributaries Lowland Farmlands
LCT 4: Wooded Claylands	4B: Lolworth to Longstowe Wooded Claylands

Assessment Unit CWF01

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Gently undulating indistinct landform • Simple land cover pattern comprising arable fields of medium to large size in a regular pattern Natural factors that make the landscape more susceptible to the development scenario: • The Bourn Brook contributes to the defining character of Cambridge • Vegetation is limited but includes shelterbelts associated with Cantelupe Farm, tree avenues along farm tracks and a line of trees along the Bourn Brook on the northern boundary
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Modern infrastructure includes a solar farm, sewage works, section of the M11 and the travelling radio telescope Cultural factors that make the landscape more susceptible to the development scenario: • A largely unsettled landscape with settlement limited to an isolated farm
Perceptual and	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario:

⁴ See Figure 4.1 in the Greater Cambridge Landscape Character Assessment (2021)



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Criteria	Susceptibility
Aesthetic Factors	- Eroded sense of tranquillity in proximity to the M11 - Limited scenic value associated with the open arable landscape which includes the M11, solar farm and sewage works
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: - Limited rural character associated with the open, arable landscape and scattered energy, water and transport infrastructure - Hedgerows have been removed through field enlargement Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Trees along the Bourn Brook which contribute to the defining character of Cambridge
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Treed skylines broken occasionally by lines of telecommunications poles and large farm buildings Views and visual context that make the landscape more susceptible to the development scenario: - Open views across arable fields are often filtered by layers of trees - Recreational users of the limited PROW network - Strong sense of place associated with distinctive radio telescopes on the skyline to the north west
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - A generally simple arable landscape comprising commonplace features within Greater Cambridgeshire - Limited geological value - Limited historic landscape value - Generally limited access to the landscape - Limited natural value associated with the sparse vegetation Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Good condition, high quality arable farmland - Recreational value of the limited PROW network - Locally valued views from the PROW towards the radio telescopes to the north-west

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) 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.

2.5.2 In summary, this is a relatively commonplace, arable landscape in Greater Cambridge. Features which are more susceptible to the development scenario are the contribution to the Cam River Green Corridor, open views across arable fields and locally valued views towards the radio telescopes to the north-west. Features which are less susceptible to the development scenario are the simple, arable landscape pattern and scattered power, water and highway infrastructure which erodes rural character. 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.

2.5.3 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 CWF02

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Gently undulating, indistinct landform • A simple landscape comprising arable fields of generally medium to very large size in an irregular pattern with occasional robust hedgerows • Vegetation is generally limited Natural factors that make the landscape more susceptible to the development scenario: • Trees along the Bourn Brook on the southern boundary are prominent
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • The M11 physically severs the landscape Cultural factors that make the landscape more susceptible to the development scenario: • A largely unsettled landscape with a cluster of cottages west of Grantchester • The western edge of Grantchester is softened by long back gardens, occasional small scale paddocks and groups of trees
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 M11 Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • A generally simple, open landscape, however strong cultural and historic associations with Rupert Brooke and the WWI poets contributes to the valued rural setting of the village
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Hedgerows have largely been removed due to field enlargement Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Strong rural character contributes to the context of Grantchester
Views and Visual Context	Views and visual context that make the landscape more susceptible to the development scenario:

Criteria	Susceptibility
	- Views across arable fields towards distant wooded horizons are generally open, often filtered by layers of trees - East-west views generally look across the top of the M11, which is in a cutting - Skylines are generally treed and undeveloped, with one distant communication mast breaking the skyline - Views north east include the distant Schlumberger Building, a landmark feature which contributes to the defining character of Cambridge - Recreational users of the PROW network - Residential receptors on the edge of Grantchester
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - A generally simple arable landscape comprising commonplace features within Greater Cambridgeshire - Limited geological value - Limited natural value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Historic landscape value of the village in its rural setting due to strong historic and cultural associations with Rupert Brooke and the WWI poets - Arable farmland in good condition - Recreational value of PROW network - Locally valued views from the edges of Grantchester into the countryside - Views towards the landmark Schlumberger building on the edge 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

Criteria	Susceptibility
	landscape would be beneficial for creating a well-integrated settlement edge.

2.5.4 In summary, this is a relatively commonplace landscape within Greater Cambridge. Features which make it less susceptible to the development scenario include the M11 which fragments the arable landscape and detracts from perceptions of tranquillity, and the lack of historic, geological and topographical interest. Features which are more susceptible to the development scenario include high historic landscape value of the village in its rural setting due to cultural and historical associations with poets including Rupert Brooke, views towards the landmark Schlumberger building on the edge of Cambridge which contributes to the defining character of the city, the well-vegetated edge of Grantchester and the recreational value of the PROW network. 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.

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

Assessment Unit CWF03

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Largely flat and indistinct landform • Simple landscape comprising arable fields of generally medium to large size in an irregular pattern Natural factors that make the landscape more susceptible to the development scenario: • Trees along the course of the Bin Brook, which contributes to the defining character of Cambridge • Hedgerows and tree belts along roads and around sports grounds are dense and contribute to the supporting character of Cambridge
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Highway infrastructure including the M11 on the western boundary Cultural factors that make the landscape more susceptible to the development scenario: • A largely unsettled landscape west of Cambridge with settlement comprising isolated farms • The urban edge of Cambridge to the north and east abuts large arable fields, but is softened by long back gardens, occasional small scale fields, sports facilities, allotments and trees, making a positive contribution to the supporting character of Cambridge • Open countryside between Grantchester and Cambridge contributes to the context of Cambridge and is part of the defining character of the city • The northern edge of Grantchester is relatively well integrated into the landscape by paddocks, 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: • Limited scenic quality associated with the flat, arable landscape Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • A generally simple, flat, arable landscape, however strong cultural and historic associations with Rupert Brooke and the WWI poets contributes to the valued rural setting of the village • Generally tranquil, except along the M11 corridor with the well treed urban edge and dense trees along the A603 • Distinctive green approach to the city from the west

Criteria	Susceptibility
	Strong sense of separation between Cambridge and Grantchester
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Hedgerows and woodland are generally well maintained and intact - Meadows, lines of trees, tree belts and dense hedgerows contribute to the Western Cambridge Green Corridor which connects the countryside around Madingley Woods with the historic core of Cambridge and contributes to the defining character of the city - Strong rural character contributes to the context of Grantchester and 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: - Views across arable fields are generally visually enclosed by dense hedgerows and tree belts Views and visual context that make the landscape more susceptible to the development scenario: - Glimpsed views towards the western edge of Cambridge from the M11 include some landmark University buildings such as the Schlumberger building, which contributes to the defining character of Cambridge and provides a strong sense of place - Skylines to the north, east and south often feature glimpses of the city skyline including the University Library, contributing to the defining and supporting character of the city - Recreational users of the limited PROW network, including the Harcamlow Way and Wimpole Way along the northern boundary and University sports facilities - Recreational users of the Coton Countryside Reserve located in CWF04 and CWF06 to the west, with elevated viewpoints overlooking this Assessment Unit - Residential receptors on the edge of Cambridge and northern edge of Grantchester
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - A generally simple arable landscape comprising commonplace features within Greater Cambridgeshire - Limited geological value

Criteria	Susceptibility
	Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Historic landscape value of Grantchester village in its rural setting due to strong historic and cultural associations with Rupert Brooke and the WWI poets • Good condition arable farmland • Contribution to the rural context of the western edge of Cambridge, part of the defining character of the city, and Grantchester • Natural value associated with mature hedgerows, tree belts and occasional woodland • Recreational value associated with the limited PROW network including the Harcamlow Way and Wimpole Way, and University sports facilities • Well treed approach to the city along the A603 • Locally valued glimpsed views towards Cambridge and University buildings including the landmark Schlumberger building, as well as locally valued views to and from Grantchester, which are particularly special and evocative of Cambridge due to their rural and idyllic nature, contributing 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.

2.5.6 In summary, several features within this Assessment Unit are part of the defining and supporting character of Cambridge and are more susceptible to the development scenario. These include high historic value associated with the Grantchester in its rural setting thanks to associations with poets including

Rupert Brooke, its contribution to the rural context of Cambridge and Grantchester, separation between the two settlements and valued views between the two. There are glimpsed views of the city skyline and landmark University buildings, through the trees, tree belts and mature hedgerows that contribute to the Western Cambridge Green Corridor. The highway network and simple, visually enclosed arable landscape are less susceptible to the development scenario. 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.

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

Assessment Unit CWF04

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Gently undulating landform • Simple landscape comprising arable fields of generally medium to large size in an irregular pattern with generally sparse vegetation Natural factors that make the landscape more susceptible to the development scenario: • The tree lined Bin Brook and Bourn Brook contribute to the defining character of Cambridge • Lines of trees associated with the Bin Brook and Bourn Brook, grazing marsh, lowland meadow, an orchard south of the A603 and woodland associated with a rifle range add complexity and structure to the landscape
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Highway infrastructure including the M11 and A603 along the eastern and southern boundaries Cultural factors that make the landscape more susceptible to the development scenario: • A largely unsettled landscape with built form limited to isolated farms and buildings associated with a rifle range
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 M11, A603 and intermittent noise from the rifle range • Limited scenic quality associated with the flat, arable countryside
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Trees and hedgerows are generally well maintained and intact • Strong rural character associated with trees, hedges, wetland and meadows at Coton Countryside Reserve • Contribution of landscape features associated with Coton Countryside Reserve to the Cam River Green Corridor which contributes to the defining character of the city • Trees along the Bourn Brook contribute to the Cam River 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

Criteria	Susceptibility
Views and Visual Context	Views and visual context that make the landscape more susceptible to the development scenario: • Views across arable fields are open and expansive, often filtered by layers of trees • Views towards the western edge of Cambridge include some landmark University buildings such as the Schlumberger building, which contributes to the defining character of Cambridge and provides a strong sense of place • Undeveloped skylines are generally distant and treed • Recreational receptors associated with the limited PROW network and users of Coton Countryside Reserve, which provides access to the countryside and contributes to the supporting character of Cambridge • Views from an elevated viewpoint in Coton Countryside Reserve to the west look across this Assessment Unit towards Cambridge
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Limited geological value • Limited historic landscape value • Limited sense of tranquillity associated with the highway network and rifle range • 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: • Natural value associated with Barton Orchard County Wildlife Site, Coton Countryside Reserve and the Bourn Brook including mature hedgerows, trees and meadows, which contribute to the Cam River and Western Cambridge Green Corridors, part of the defining character of Cambridge • Good condition, high quality arable farmland • Rarity associated with orchard, grazing marsh and meadows • Coton Countryside Reserve and the limited PROW network are of recreational value, contributing to the supporting character of Cambridge • Locally valued views towards the Cambridge skyline, including landmark buildings such as the University Library and Schlumberger Building which contribute to the defining character of Cambridge

Criteria	Susceptibility
	Views from the viewpoint within Coton Countryside Reserve to the west which look across this landscape towards 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.

In summary, several features within this Assessment Unit contribute to the supporting and defining character of Cambridge and are more susceptible to the development scenario. These include its contribution to the Cam River and Western Cambridge Green Corridors, locally valued views towards the Cambridge skyline, and Coton Countryside Reserve which provides access to the countryside as well as natural value. 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.

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

Assessment Unit CWF05

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A largely flat and indistinct landform Natural factors that make the landscape more susceptible to the development scenario: • Small scale paddocks and a small scale, complex mixture of landcover including orchards, deciduous and mixed woodland, and dense hedgerows which contributes to the supporting character of Cambridge
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Highway infrastructure including the M11 and A1303 Cultural factors that make the landscape more susceptible to the development scenario: • A largely unsettled landscape between Coton and Cambridge with built development limited to isolated farms and a garden centre • The western fringe of Cambridge is clearly defined by the M11 and screened by the embankment and linear woodland • The eastern and southern edges of Coton are relatively well integrated into the landscape by orchards, mature hedgerows, clumps of trees, long back gardens, paddocks and a recreation ground
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 the M11 and A1303 Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • High scenic value associated with small scale, intimate landscape of well hedged paddocks, orchards and woodland
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Orchards, mature hedgerows, woodland and shelterbelts are generally intact and in good condition • Contribution to the Western Cambridge Green Corridor which provides a link through this Assessment Unit to connect the countryside around Madingley Woods with the historic core of Cambridge • Generally strong rural character

Criteria	Susceptibility
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Mature hedgerows, and shelterbelts combine to form a generally visually enclosed landscape Views and visual context that make the landscape more susceptible to the development scenario: • Skylines are largely flat, treed and undeveloped • Recreational receptors associated with limited PROW network which includes the routes of the Harcamlow Way and Wimpole Way, and Coton Countryside Reserve, which contributes to the supporting character of Cambridge • Residential receptors on the edge of Coton
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Open countryside between Cambridge and Coton is part of the defining character of the city which contributes to the rural context of the city, both considered defining characteristics of the city which have been weakened by the M11 which severs this Assessment Unit from the city • Limited geological or topographical value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • A small scale, intricate landscape with strong rural character and in good condition • High scenic value associated with the small scale, intimate landscape • The strong sense of enclosure is considered rare within Greater Cambridge • Historic landscape value associated with the relatively small scale field pattern • Natural value associated with Coton Countryside Reserve, orchards, mature hedgerows, woodland and tree belts which contribute to the Western Cambridge Green Corridor, part of the defining character of Cambridge • Coton Countryside Reserve and PROW including the Harcamlow Way and Wimpole Way are of recreational value and contribute to the supporting character of Cambridge • Locally valued views from the edge of Coton into the countryside

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) 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.

2.5.9 In summary, orchards, trees and woodlands contribute to the natural value of the Western Cambridge Green Corridor, and the countryside between Coton and Cambridge contributes to the rural context of Cambridge, albeit severed by the M11, contributing to the defining and supporting character of Cambridge. These features, as well as the recreational value of Coton Countryside Reserve and the Harcamlow Way, are more susceptible to the development scenario. The strong visual enclosure and highway network are less susceptible to the development scenario. Overall this Assessment Unit is considered 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.

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

Assessment Unit CWF06

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A simple landscape comprising arable fields of medium to large size with occasional robust hedgerows and tree belts including trees along the Bin Brook Natural factors that make the landscape more susceptible to the development scenario: • An undulating landform rising either side of the Bin Brook to create a valley with relatively sharply rising sides that contrasts with the flat landform to the east • The well treed Bin Brook contributes to the defining character of Cambridge • A line of trees indicates the Bin Brook which provide structure in the landscape along with occasional tree belts
Cultural Factors	Cultural factors that make the landscape more susceptible to the development scenario: • Largely unsettled with built development limited to scattered farms • Residential development on the northern edge of Coton directly abuts arable fields in places but is relatively well integrated into the landscape by mature hedgerows, clumps of trees and long back gardens
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Sense of tranquillity eroded by the A1303 in the north and intermittent noise from the rifle range to the south, as well as noise from the M11 which is audible from Red Meadow Hill Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Scenic quality associated with the gently undulating landscape, combined with mature roadside hedgerows, and occasional lines of trees
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Hedgerows are often missing inside fields through field enlargement and some fields are very large Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Rural character associated with the gently rising landform and trees and shelterbelts which are in generally good condition

Criteria	Susceptibility
	Contribution to the Western Cambridge Green Corridor which connects the countryside around Madingley Woods with the historic core of Cambridge and is 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: - Undeveloped skylines are a combination of smooth and treed, broken by the church spire at Coton, and occasional telecommunications poles and a communication mast to the north - On higher ground, there is strong intervisibility with Cambridge, including panoramic views from an elevated viewpoint on Red meadow Hill at Coton Countryside Reserve marked on OS mapping which includes key landmark buildings including the University Library, contributing to the defining character of Cambridge, as well as development at Northstowe and Wadlow Windfarm in the distance - Recreational users of Coton Countryside Reserve and the limited PROW network which includes the routes of the Harcamlow Way and Wimpole Way - Residential receptors on the edge of Coton
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - A generally simple, commonplace arable landscape pattern - Limited historic landscape value - Limited sense of tranquillity due to the nearby rifle range A1303 and M11 to the east Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Coton Countryside Reserve, mature hedgerows, tree belts and occasional hedgerow trees are of natural value and contribute to the West Cambridge Green Corridor - Good condition, high quality arable farmland - Recreational value associated with Coton Countryside Reserve and PROW including the Harcamlow Way and Wimpole Way - Highly valued views include distinctive panoramic views towards Cambridge within its rural surroundings from high viewing points including a viewpoint marked on OS Mapping at Red Meadow Hill within Coton Countryside Reserve

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) 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.

2.5.11 In summary, this is an undulating arable landscape with a distinctively valley landform in the north with hedgerows and tree belts which contribute to the West Cambridge Green Corridor, part of the defining character of Cambridge. It has recreational value and natural associated with Coton Countryside Reserve and has highly valued panoramic views from high points including from Red Meadow Hill which look towards the city of Cambridge within its rural surroundings. These features are more susceptible to the development scenario. Features which are less susceptible are the simple, medium to large arable field pattern and limited sense of tranquillity. 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.

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

2.6 Summary

2.6.1 The key findings of the landscape sensitivity assessment of Assessment Units around the fringes of Cambridge are summarised in the table below:

Area	Assessment Unit	Landscape Sensitivity
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
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
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
Western Fringe	CWF01	Medium
	CWF02	Medium to high
	CWF03	Medium to high
	CWF04	Medium to high
	CWF05	High
	CWF06	Medium to high

3.0 VILLAGES

3.1 Introduction

Development Scenario

3.1.1 The following development scenario identified by the Councils has been tested by the Landscape Sensitivity Assessment of the study areas around the villages:

- Between 2-3 storeys for residential development
- Between 1-2 storeys for commercial development

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

3.2 Fen Edge Villages Landscape Sensitivity Assessment

Over Landscape Sensitivity Assessment

Assessment Units

- 3.2.1 The Assessment Units identified within the study area around the village of Over are shown on **Figure 3.1** along with their unique reference codes.

Wider Landscape Context

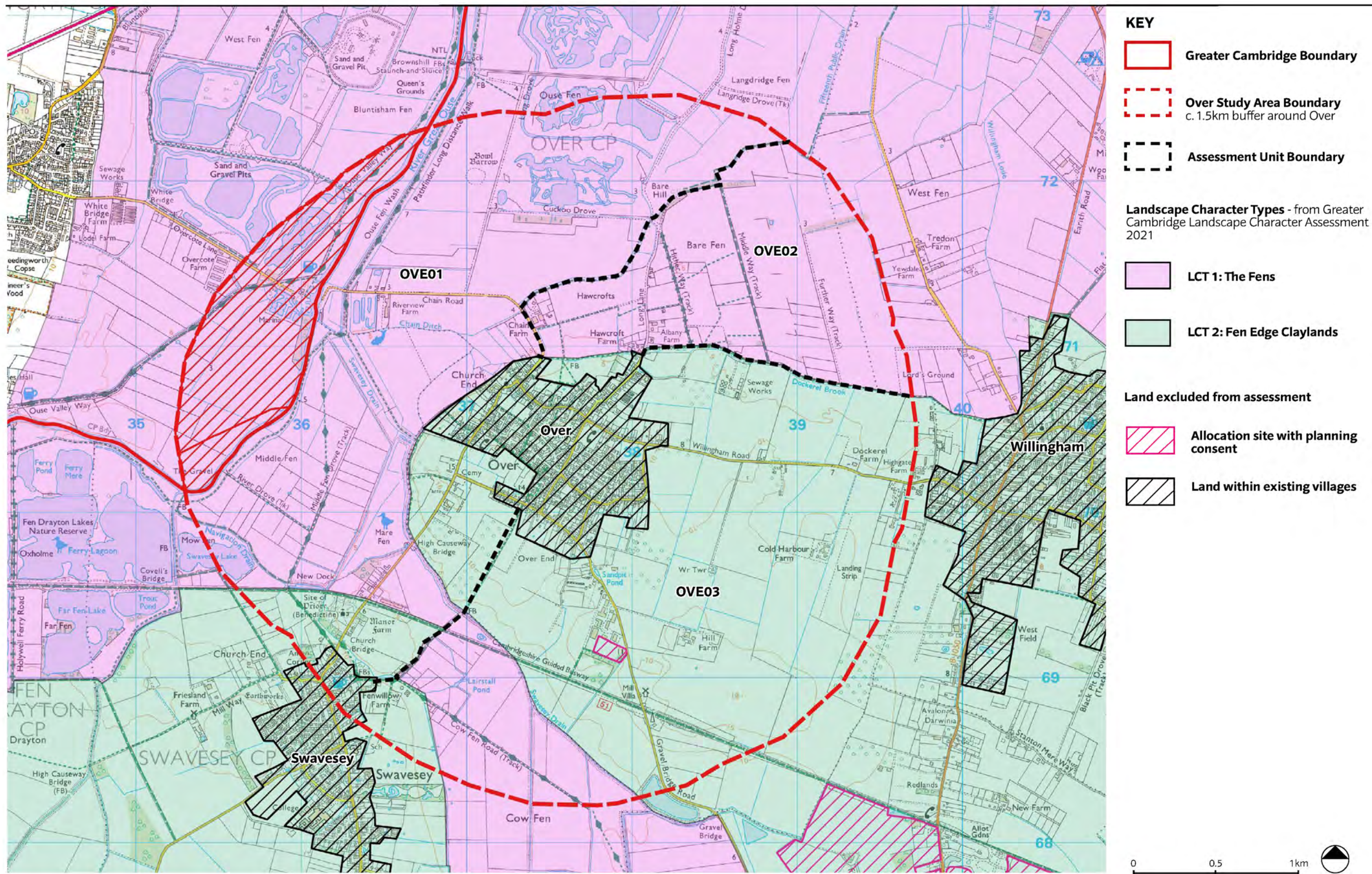
- 3.2.2 The wider landscape context for the village of Over is provided by the following Landscape Character Types and Landscape Character Areas⁵:

Landscape Character Types	Landscape Character Areas
1: The Fens	1A: Ouse Floodplain Fens 1B: Cow Fen 1C: Bare Fen to Fidwell Fen
2: Fen Edge Claylands	2A: Longstanton Fen Edge Claylands

Assessment Unit OVE01

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Broad, largely flat, floodplain landform that rises towards the edges of Over and Swavesey • Large scale, arable fields in the north Natural factors that make the landscape more susceptible to the development scenario: • Complex and intricate landscape pattern comprising small-scale rectilinear arable and pastoral fields in a regular pattern enclosed by a network of ditches and drains including Swavesey Drain and Chain Ditch • Mosaic of lakes, orchards, and meadows enclosed by tree belts • The well treed River Great Ouse forms the western boundary with raised flood banks or levees that are distinctive in the flat landscape

⁵ See Figure 4.1 in the Greater Cambridge Landscape Character Assessment (2021)



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Criteria	Susceptibility
Cultural Factors	Cultural factors that make the landscape more susceptible to the development scenario: • Largely unsettled landscape between Over and Swavesey and north of Over comprising occasional small, isolated farms and linear settlement extending between the two villages. • The western edge of Over is well integrated into the landscape by woodland, paddocks with hedges, long gardens and trees • The northern edge of Swavesey is well integrated into the landscape by a variety of small pastoral fields and tree clumps
Perceptual & Aesthetic Factors	Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Generally strong sense of tranquillity • High scenic quality associated with the open fen landscape and lakes in the west and north • Strong sense of separation between Swavesey and Over due to the well treed village edges and trees in the wider landscape
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: Some fields have been enlarged, particularly north of Over Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Generally intact field boundaries comprising robust hedgerows, generally in the south and ditches, generally in the north • Strong rural character associated with historic droveways, lanes and waterbodies which combine to create a distinctive sense of place
Views & Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Tree belts around the lakes in the west create localised visual enclosure Views and visual context that make the landscape more susceptible to the development scenario: • Long views across the flat, open arable landscape framed by hedgerows and lines of trees mainly alongside ditches and rivers • Views of the treed northern edge of Swavesey and western edge of Over which are well integrated into the wider landscape • Skylines are generally undeveloped and treed, with the spires of St Mary's Church spire in Over and St Andrew's Church in Swavesey providing key landmarks

Criteria	Susceptibility
	• Recreational users of PROW including the Pathfinder Long Distance Walk along historic droveways and lanes • Recreational users of the Fen Drayton Lakes Nature Reserve, Mare Fen Local Nature Reserve and Over Recreation Ground • Recreational value of National Cycle Network Route 51 which follows the route of Cambridgeshire Guided Busway • Visitors to the cemetery south of Over • Residential receptors on the edges of Swavesey and Over
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: • Strong rural character • Lakes and orchards considered to be rare within the Greater Cambridge context • Distinctive fen characteristics including drains and dark peaty soils that combine to create an area of distinctive landscape character • Strong sense of time depth associated with historic tracks, ditches, distinctive bowl barrows in the north and an historic field pattern • Natural value associated with Mare Fen Local Nature Reserve, Fen Drayton Lakes Nature Reserve, River Great Ouse County Wildlife Site Middle Fen County Wildlife Site, Fen Drayton County Wildlife Site, orchards, floodplain grazing marsh and semi improved grassland • Recreational value associated with Fen Drayton Lakes Nature Reserve and Mare Fen Nature Reserve, Over Recreation Ground and PROW including the Pathfinder Long Distance Walk • Recreational value of National Cycle Network Route 51 which follows the route of Cambridgeshire Guided Busway, and a link between Over and Swavesey • Locally valued views into the countryside from the edges of Over and Swavesey • Valued views from the Pathfinder Long Distance Walk towards church spires on the skyline
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by

Criteria	Susceptibility
	following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021), Over Village Design Guide SPD (2020) and Over Conservation Area Appraisal (1999) 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 and consideration of opportunities for re-planting hedgerows where these have been lost/become fragmented would be beneficial for creating a well-integrated settlement edge.

3.2.3 Overall, the intricate mosaic of landcover features including the River Great Ouse, lakes, orchards, floodplain grazing marsh, ditches and hedgerows, as well as the sense of time depth, natural value of three County Wildlife Sites, recreational value of the Pathfinder Long Distance Walk, National Cycle Network Route 51 and nature reserves at Fen Drayton and Mare Fen, as well as the strong rural qualities of the landscape make this area particularly susceptible in landscape and visual terms to the development scenario. The overall landscape sensitivity of this Assessment Unit is assessed as **high**.

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.

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

Assessment Unit OVE02

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Largely flat floodplain landform Natural factors that make the landscape more susceptible to the development scenario: • Complex landcover pattern of small to large scale regular, rectilinear arable and pastoral fields defined by tracks, occasional drains and trees with occasional pockets of floodplain grazing marsh and a small amount of woodland in the north • Boundary trees and tree belts are prominent features that combine to create a well treed appearance • Dockerel Brook along the southern boundary is well treed • Small scale, hedged fields and orchards close to Over
Cultural Factors	Cultural factors that make the landscape more susceptible to the development scenario: • Settled rural landscape with scattered farms and cottages north of the village of Over • The northern edge of Over is well integrated into the landscape by virtue of hedged paddocks, long gardens and mature boundary trees
Perceptual & 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 a water tower and communication mast to the south • Generally high scenic quality associated with the well treed fen landscape
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Field boundary hedgerows, ditches, trees and tree belts are generally maintained in good condition, although fields have been enlarged in the east and hedgerows removed • Strong rural character associated with the well treed fen landscape
Views & Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Large, dramatic skies are often interrupted by poles and wires associated with the communications network and a communication mast and water tower to the south • Pockets of visual enclosure where hedgerows, trees and tree belts combine to filter views across flat, arable fields

Criteria	Susceptibility
	Views and visual context that make the landscape more susceptible to the development scenario: • Open views across arable fields with few trees or hedge, particularly in the east • Strong rural character associated with the well treed fen landscape • St Mary's Church spire in Over is a key landmark on skylines • Recreational users of PROW along tracks • Residential receptors on the northern edge of Over
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: • Strong rural character and high scenic value associated with the well treed flat fenland and network of straight tracks • Rarity associated with the well treed, flat fen landscape • Time depth associated with historic straight tracks • Natural value associated with at The Pound County Wildlife Site, and floodplain grazing marsh • Recreational value of PROW • Generally strong sense of tranquillity • Locally valued views from PROW and the northern edge of the village
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), Over Village Design Guide SPD (2020) and Over Conservation Area Appraisal (1999) 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 and consideration of opportunities for re-planting hedgerows where these have been lost/become fragmented would be beneficial for creating a well-integrated settlement edge.

- 3.2.5 In summary, this settled rural landscape has strong rural character and high scenic value associated with the well treed fen landscape. The church spire in Over is a key landmark on the skyline and straight tracks provide time depth and recreational value. These features are all more susceptible to the development scenario. Features which are less susceptible to the development scenario are a communication mast and nearby windmill, water tower and telephone poles which break the skyline. Overall, this Assessment Unit is 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.

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

Assessment Unit OVE03

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Gently undulating low lying landform increasing in elevation around Hill Farm in the south east, reaching a high point of c. 18m AOD • Simple, large scale, arable fields enclosed by linear drains and ditches with some hedgerows and occasional hedgerow trees. Natural factors that make the landscape more susceptible to the development scenario: • Scattered pockets of small scale, more intimate pasture with hedgerows, woodland and orchards, generally close to Over in the west and Willingham in the east • Dockerel Brook along the northern boundary is well treed
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Settled rural landscape between Over and Willingham with several scattered farms and associated prominent barns, commercial development south of Over, a water tower, a sewage works, and a communication mast and nearby windmill on higher ground which is especially prominent in the south • The eastern edge of Over directly abuts arable fields, and is quite hard in places, notably on Mill Road where there are few trees and no hedgerows to integrate development into the countryside • Commercial development west of Willingham associated with Highgate Farm is prominent in the open landscape Cultural factors that make the landscape more susceptible to the development scenario: • The Cambridgeshire Guided Busway is a distinctive but well integrated linear feature crossing through the area • Residential development on the western edge of Willingham is generally softened by trees and mature hedgerows, although farm buildings on the village edge are less well integrated into the landscape • The eastern edge of Swavesey and southern edge of Over are well integrated into the landscape by virtue of small pastoral fields, long gardens, mature trees and hedgerows • A windmill and communications mast are distinctive features in the south

Criteria	Susceptibility
Perceptual & Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: - Scenic quality eroded by manmade structures including commercial development, a water tower, sewage works and the harsh eastern edge of Over, as well as ongoing development in Northstowe which is visible to the south east Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: - Distinct sense of separation between Willingham and Over due to the open fields in between - Generally strong sense of tranquillity, despite the presence of the water tower, communication mast and other development
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: - Rural character eroded by built form including the communication mast and water tower and urban influences from the villages including the hard edge on Mill Road - Hedgerows are limited away from the villages Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Close to the village edges, ditches, mature hedgerows and tree belts are generally maintained in good condition
Views & Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Detracting features include commercial development, a communication mast and a water tower which break skylines, with the communication mast being especially prominent in the south Views and visual context that make the landscape more susceptible to the development scenario: - Generally open and uninterrupted views across the gently undulating landscape - Occasional views framed by vegetation associated with farms, hedges and well-integrated village edges - Landmark features on the skyline include the spire of St Mary's Church and a windmill, as well as the communication mast which is prominent across much of the wider area - Recreational users of PROW including the Pathfinder Long Distance Walk which offer access to the landscape along historic droveways and lanes

Criteria	Susceptibility
	Residential receptors on the edges of Swavesey and Over
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - Eroded rural character due to the influence of tall features including a water tower and communication mast - Relatively commonplace arable landscape - Limited geological, topographical or geomorphological value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Time depth associated with historic straight Cow Fen Road track and historic drainage pattern - Natural value associated with The Pound County Wildlife Site, orchards, hedgerows and mature trees close to villages - Recreational value associated with PROW including the Pathfinder Long Distance Walk - Recreational value of National Cycle Network Route 51 which follows the route of Cambridgeshire Guided Busway - Strong sense of separation between the historic villages of Swavesey and Over - Locally valued views between Over and Willingham, including from the village edges
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), Over Village Design Guide SPD (2020) and Over Conservation Area Appraisal (1999) 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 and consideration of opportunities for re-planting hedgerows where these have been lost/become fragmented would be beneficial for creating a well-integrated settlement edge.

3.2.7 Overall, this is a simple, commonplace arable landscape with distinctive scattered orchards. Features which are more susceptible to the development scenario include the strong sense of separation between Willingham and Over, time depth associated with tracks such as Cow Fen Road and the drainage network, and the largely well-integrated southern edge of Over and western edge of Willingham. Scattered development including large commercial buildings, a communication mast, water tower, large scale arable fields and a harsh eastern edge to Over on Mill Road, are less susceptible to the development scenario. The overall landscape sensitivity of this Assessment Unit is assessed as **medium**.

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.

3.2.8 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.

Summary

3.2.9 The key findings of the Landscape Sensitivity Assessment of the fringes of Over are summarised in the table below.

Assessment Unit	Landscape Sensitivity
OVE01	High
OVE02	Medium to high
OVE03	Medium

Willingham Landscape Sensitivity Assessment

Assessment Units

- 3.2.10 The Assessment Units identified within the study area around the village of Willingham are shown on **Figure 3.2** along with their unique reference codes.

Wider Landscape Context

- 3.2.11 The wider landscape context for the village of Willingham is provided by the following Landscape Character Types and Landscape Character Areas⁶:

Landscape Character Types	Landscape Character Areas
1: The Fens	1A: Ouse Floodplain Fens 1C: Bare Fen to Fidwell Fen
2: Fen Edge Claylands	2A: Longstanton Fen Edge Claylands

Assessment Unit WIL01

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Largely flat floodplain landform Natural factors that make the landscape more susceptible to the development scenario: • Small to medium scale regular, rectilinear arable and pastoral fields defined by drains, tracks and lodes with occasional pockets of floodplain grazing marsh and woodland • Sparse vegetation, but occasional hedgerows, isolated trees and occasional shelterbelts are prominent features • Dockerel Brook along the southern boundary is well treed
Cultural Factors	Cultural factors that make the landscape more susceptible to the development scenario: • Settled rural landscape with scattered farms and cottages north of the village of Willingham • The northern edge of Willingham is well integrated into the landscape by virtue of hedged paddocks, orchard, long gardens, woodland and mature boundary trees

⁶ See Figure 4.1 in the Greater Cambridge Landscape Character Assessment (2021)

Criteria	Susceptibility
Perceptual & 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 a water tower and communication mast to the south • Generally strong scenic quality associated with the regular, well treed fen landscape
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Where there are hedgerows, they are often fragmented, and fields have been enlarged in the west and hedgerows removed Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Field boundary ditches, trees and tree belts are generally maintained in good condition, • Strong rural character with a strong sense of place associated with the treed fen landscape
Views & Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Large, dramatic skies are often interrupted by communications poles and wires, a water tower and communication mast to the south which are prominent in the west and a wind turbine north east of Willingham Views and visual context that make the landscape more susceptible to the development scenario: • Expansive, open views to distant horizons are filtered by trees along field boundaries • Strong rural character associated with the distinctive fen landscape • The church spire in Willingham is a key landmark on skylines • Recreational users of PROW • Residential receptors on the northern edge of Willingham
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: • Distinctive fen landscape • Strong rural character and scenic value associated with the well treed flat fenland

Criteria	Susceptibility
	• Historic straight tracks and the historic drainage pattern including Willingham Lode and Cottenham Engine Drain add time depth • Natural value associated with floodplain grazing marsh, woodland and shelterbelts • Recreational value of limited PROW network • Generally strong sense of tranquillity • Locally valued views from the northern edge of the village and from PROW
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 Willingham Conservation Area Appraisal (1999) 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 and consideration of opportunities for re-planting hedgerows where these have been lost/become fragmented would be beneficial for creating a well-integrated settlement edge.

3.2.12 In summary, this settled rural landscape has a strong sense of tranquillity, strong rural character and scenic value associated with the flat fen landscape, historic drainage ditch pattern and field boundary vegetation. Views are open but filtered by trees and the church spire in Willingham is a key landmark on the skyline. These features are all more susceptible to the development scenario. Features which are less susceptible to the development scenario are occasional vertical features breaking the skyline. Overall, this Assessment Unit is 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

Sensitivity Level	Definition
	assessed. Considerable care would be needed in locating and designing change within the landscape.

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

Assessment Unit WIL02

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Largely flat fen landform • Simple landscape pattern of small to medium scale arable and pastoral fields defined by drains and occasional hedgerows and boundary trees Natural factors that make the landscape more susceptible to the development scenario: • Generally sparse vegetation but woodland associated with Mistletoe Farm adds and hedged paddocks and orchards on the edge of Willingham add structure to the landscape
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Settled rural landscape south and east of the village of Willingham with scattered farms and cottages and almost continuous residential development along the road between Northstowe and Willingham • Ongoing residential development at Northstowe in the south 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 eastern edge of Willingham is well integrated into the landscape by virtue of hedged paddocks, long gardens, woodland and mature boundary trees • The Cambridgeshire Guided Busway is a distinctive but well integrated linear feature crossing through the area
Perceptual & Aesthetic Factors	Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Generally strong sense of tranquillity, despite ongoing development at Northstowe in the south • Generally high scenic quality associated with the open fen edge landscape and network of ditches and drains • Strong sense of separation between Willingham and Rampton due to open countryside between the well vegetated village edges
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Hedgerows are generally limited in the open landscape Landscape quality/condition factors that make the landscape more susceptible to the development scenario:

Criteria	Susceptibility
	Strong rural character with a strong sense of place associated with the open fen edge landscape and network of ditches and drains
Views & Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Large, dramatic skies are often interrupted by communications poles and wires - Pockets of visual enclosure due to hedged paddocks close to Willingham - Views towards ongoing development at Northstowe to the south Views and visual context that make the landscape more susceptible to the development scenario: - Long, open views to distant horizons - Strong rural character associated with the distinctive open fen edge landscape - The church spire in Willingham is a key landmark on skylines - Recreational users of PROW which offer access to the landscape along historic droveways and lanes - Residential receptors on the eastern and southern edges of Willingham
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 - Relatively commonplace arable landscape and limited vegetation Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Strong rural character and scenic value associated with the open, flat fen edge and historic drainage ditches - Historic straight tracks and the historic drainage pattern add time depth - Natural value associated with orchard, woodland and occasional hedges - Recreational value of PROW and of National Cycle Network Route 51 which follows the route of Cambridgeshire Guided Busway - Strong sense of separation between fen edge villages - Locally valued views on the eastern and southern edges of the village

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), Rampton Conservation Area Appraisal (2005) and Willingham Conservation Area Appraisal (1999) 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 and consideration of opportunities for re-planting hedgerows where these have been lost/become fragmented would be beneficial for creating a well-integrated settlement edge.

3.2.14 In summary, this is a sparsely settled fen edge landscape which has several features that are more susceptible to the development scenario including long, open views, a soft edge to Willingham, pockets of orchard and woodland. Overall, this landscape 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.

3.2.15 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 WIL03

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: - Gently undulating low lying landscape increasing in elevation around Hill Farm in the west, reaching a high point of c. 18m AOD - Simple medium to large scale, arable fields enclosed by linear drains and ditches with some hedgerows and occasional hedgerow trees. Natural factors that make the landscape more susceptible to the development scenario: - Scattered pockets of small scale, more intimate pasture with hedgerows, woodland and orchard, generally close to Over in the west and Willingham in the east - Dockerel Brook along the northern boundary is well treed
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: - Settled rural landscape between Willingham, Over and Northstowe with linear development between several scattered farms and associated prominent barns, a water tower and a sewage works - Commercial development west of Willingham associated with Highgate Farm is prominent in the open landscape - Continuous residential development along the road between Northstowe and Willingham - The eastern edge of Over directly abuts arable fields, and is quite hard in places, notably on Mill Road where there are few trees and no hedgerows to integrate development into the wider countryside - Ongoing residential development at Northstowe in the south 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 Cambridgeshire Guided Busway is a distinctive but well integrated linear feature crossing through the area - Residential development on the western edge of Willingham is generally softened by trees and mature hedgerows, although farm buildings on the village edge are less well integrated into the landscape
Perceptual & Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: Generally eroded scenic value due to scattered residential and commercial development, and a

Criteria	Susceptibility
	communication mast and water tower to the south west that are prominent features in the landscape Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Distinct sense of separation between Willingham and Over due to the open fields in between • Generally strong sense of tranquillity, despite the presence of the water tower, communication mast and other development
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Rural character eroded by built form including the communication mast and water tower to the south west and urban influences from the villages including commercial buildings associated with Highgate Farm west of Willingham • Hedgerows are limited away from the villages Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Close to the village edges, ditches, mature hedgerows and tree belts are generally maintained in good condition
Views & Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Detracting features include commercial development and scattered residential development south of Willingham and the open eastern edge of Over • Skylines are broken by telecommunications poles and wires, as well as a communication mast and a water tower to the south west, with the communication mast being especially prominent in the west • Views towards ongoing development at Northstowe to the south Views and visual context that make the landscape more susceptible to the development scenario: • Generally open and uninterrupted views across the gently undulating landscape • Occasional views framed by vegetation associated with farms, hedges and well-integrated village edges • The church spires in Over and Willingham are key landmarks on skylines • Landmark features on the skyline also include a windmill to the south west, as well as the water tower and communication mast which are prominent across much of the wider area • Recreational users of PROW

Criteria	Susceptibility
	Residential receptors on the western edge of Willingham
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 - Relatively commonplace arable landscape - Eroded rural character due to the influence of scattered tall features including a water tower and communication mast in the wider landscape Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Historic drainage pattern adds time depth - Natural value associated with Over Railway Cutting County Wildlife Site and orchard - Recreational value of National Cycle Network Route 51 which follows the route of Cambridgeshire Guided Busway - Strong sense of separation between the historic villages of Willingham and Over - Locally valued views between Over and Willingham, including from the village edges
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 Willingham Conservation Area Appraisal (1999) 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 and consideration of opportunities for re-planting hedgerows where these have been lost/become fragmented would be beneficial for creating a well-integrated settlement edge.

3.2.16 Overall, this is a simple, commonplace arable landscape with distinctive scattered orchards. Features which are more susceptible to the development scenario include the strong sense of separation between Willingham and Over,

time depth associated with the drainage network, and the largely well-integrated western edge of Willingham. Scattered development including large commercial buildings, a communication mast, water tower, large scale arable fields and a harsh eastern edge to Over on Mill Road, are less susceptible to the development scenario. The overall landscape sensitivity of this Assessment Unit is assessed as **medium**.

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.

- 3.2.17 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.

Summary

- 3.2.18 The key findings of the Landscape Sensitivity Assessment of the fringes of Willingham are summarised in the table below.

Assessment Unit	Landscape Sensitivity
WIL01	Medium to high
WIL02	Medium
WIL03	Medium

Swavesey Landscape Sensitivity Assessment

Assessment Units

3.2.19 The Assessment Units identified within the study area around the village of Swavesey are shown on **Figure 3.3** along with their unique reference codes.

Wider Landscape Context

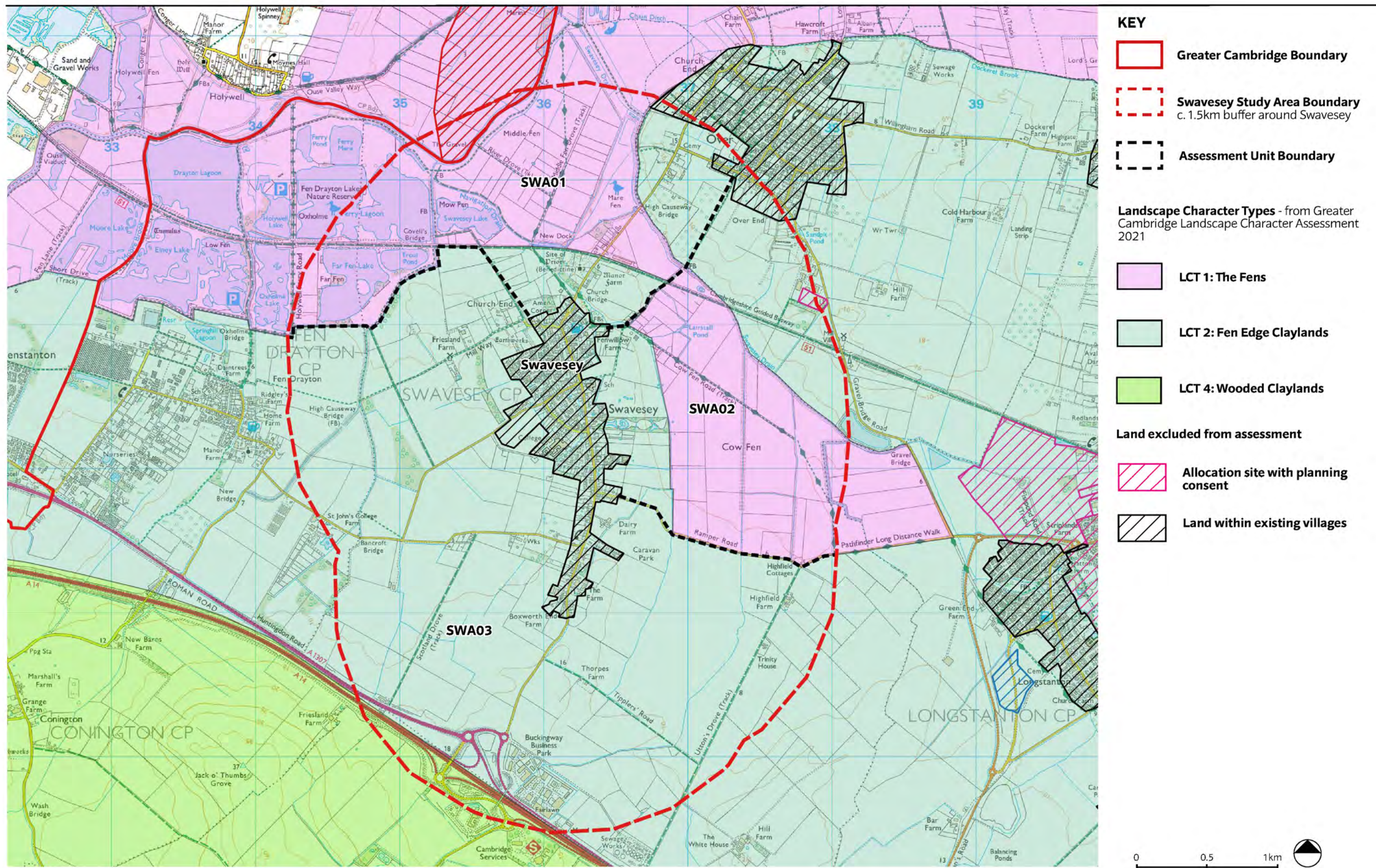
3.2.20 The wider landscape context for the village of Swavesey is provided by the following Landscape Character Types and Landscape Character Areas⁷:

Landscape Character Types	Landscape Character Areas
1: The Fens	1A: Ouse Floodplain Fens 1B: Cow Fen
2: Fen Edge Claylands	2A: Longstanton Fen Edge Claylands
4: Wooded Claylands	4A: Croxton to Conington Wooded Claylands 4B: Lolwoth to Longstowe Wooded Claylands

Assessment Unit SWA01

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A broad, largely flat, floodplain landform that rises in the east on the edge of Over and in the south on the edge of Swavesey Natural factors that make the landscape more susceptible to the development scenario: • The complex and intricate landscape pattern comprising small-scale rectilinear arable and pastoral fields in a regular pattern enclosed by a network of ditches and drains including Swavesey Drain and Chain Ditch, and larger, irregular arable fields in the north • Mosaic of lakes, meadows, orchards and reedbeds enclosed by tree belts.

⁷ See Figure 4.1 in the Greater Cambridge Landscape Character Assessment (2021)



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Criteria	Susceptibility
	The well treed River Great Ouse forms the western boundary with raised flood banks or levees that are distinctive in the flat landscape
Cultural Factors	Cultural factors that make the landscape more susceptible to the development scenario: - Largely unsettled landscape between Over and Swavesey comprising occasional small, isolated farms and linear settlement extending between the two villages. - The northern edge of Swavesey that is well integrated into the landscape by a variety of small pastoral fields and tree clumps
Perceptual & Aesthetic Factors	Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: - Generally strong sense of tranquillity - High scenic quality associated with the open fen landscape and lakes in the west and north - Strong sense of separation between Swavesey and Over due to the well treed village edges and trees in the wider landscape
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Generally intact field boundaries comprising robust hedgerows and ditches - Strong rural character associated with historic droveways, lanes and waterbodies which combine to create a distinctive sense of place
Views & Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Tree belts around the gravel lakes in the west create localised visual enclosure. Views and visual context that make the landscape more susceptible to the development scenario: - Long views across the flat, open landscape framed by hedgerows and lines of trees - Views of the northern edge of Swavesey and southwestern edge of Over which are well integrated into the wider landscape. - Skylines are generally undeveloped and treed, with the spires of St Mary's Church spire in Over and St Andrew's Church in Swavesey key landmarks that indicate the historic fen edge villages to the south. - Views encompassing landscapes of strong character with a strong sense of place - Recreational users of PROW including the Pathfinder Long Distance Walk along historic droveways and lanes

Criteria	Susceptibility
	• Recreational users of the Fen Drayton Lakes Nature Reserve and Mare Fen Local Nature Reserve • Residential receptors on the edges of Swavesey and Over
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: • Strong, rural character • Lakes and orchards that are considered to be rare features within the context of the Greater Cambridge landscape • Distinctive fen characteristics including drains and dark peaty soils that combine to create an area of distinctive and valued landscape character • Strong sense of time depth with historic tracks, ditches and an historic field pattern • Natural value associated with Mare Fen Local Nature Reserve, Fen Drayton Lakes Nature Reserve, several County Wildlife Sites, orchards, floodplain grazing marsh and semi improved grassland • Recreational value of Mare Fen Local Nature Reserve, Fen Drayton Lakes Nature Reserve, and National Cycle Network Route 51 which follows the route of Cambridgeshire Guided Busway and a link between Over and Swavesey • Locally valued views into the countryside from the northern edge of Swavesey and from the Pathfinder Long Distance Walk towards prominent church spires on the skyline
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, Swavesey Village Design Guide SPD (2020) and Swavesey Conservation Area Appraisal (2006). 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 and consideration of opportunities for re-planting hedgerows where these have been lost/become fragmented would be beneficial for creating a well-integrated settlement edge.

3.2.21 Overall, the intricate mosaic of landcover features including gravel lakes, orchards, ditches and hedgerows, as well as the sense of time depth, natural value and rural qualities of the landscape make this area particularly susceptible in landscape and visual terms to the development scenario. The overall landscape sensitivity of this Assessment Unit is assessed as **high**.

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.

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

Assessment Unit SWA02

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Pocket of low-lying, largely flat, fen floodplain landform rising gently in the east and west towards the fen edge villages of Swavesey and Over • Simple, large scale, arable field pattern enclosed by linear drains and ditches with some hedgerows and occasional hedgerow trees Natural factors that make the landscape more susceptible to the development scenario: • Pockets of small scale, more intimate pasture towards the edges of the area in the north, east and west, and floodplain grazing marsh
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Scattered isolated development includes a windmill and communication mast just beyond the Assessment Unit Boundary, and a water tower south east of Over is also visible Cultural factors that make the landscape more susceptible to the development scenario: • Largely unsettled landscape with limited built development • The Cambridgeshire Guided Busway is a distinctive linear feature crossing through the area • Built form is limited to that on the southwestern edge of Over and eastern edge of Swavesey, and • The eastern edge of Swavesey and southern edge of Over are well integrated into the landscape by virtue of small pastoral fields, long gardens, mature trees and hedgerows.
Perceptual & Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Scenic quality eroded by the edge of the new development in Northstowe which is apparent to the southeast, as well as the guided busway and occasional manmade structures including a water tower, windmill and communication mast Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Distinct sense of separation between the villages of Swavesey and Over due to the well vegetated village edges

Criteria	Susceptibility
	Strong sense of tranquillity, despite the presence of scattered development
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: - Rural character eroded by occasional built form and urban influences including the communication mast and water tower to the east Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Ditches, mature hedgerows and narrow tree belts which are visually coherent and generally maintained in good condition
Views & Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Several detracting vertical structures including communication masts and a water tower Views and visual context that make the landscape more susceptible to the development scenario: - Generally uninterrupted views across the flat, open landscape - Occasional views framed by well screened individual farms, field hedges and the well-integrated edges of Swavesey and Over on the rising ground of the fen edge landscape. - Skylines on the distinctive, flat horizon that are generally undeveloped and treed, with occasional landmark features including church spires and a windmill - Recreational users of the limited PROW which include the Pathfinder Long Distance Walk and a bridleway along the Cambridgeshire Guided Busway - Residential receptors on the edges of Swavesey and Over
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - Relatively commonplace arable fen edge landscape - Limited geological, topographical or geomorphological value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Time depth associated with the historic straight Cow Fen Road track and historic drainage pattern

Criteria	Susceptibility
	• Natural value associated with floodplain grazing marsh, semi natural hedgerows and mature trees • Recreational value associated with the Pathfinder Long Distance Walk • Recreational value of National Cycle Network Route 51 which follows the route of Cambridgeshire Guided Busway • Strong sense of separation between the historic villages of Swavesey and Over • Locally valued views between Swavesey and Over, including from the village edges
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, Swavesey Village Design Guide SPD (2020) and Swavesey Conservation Area Appraisal (2006). 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 and consideration of opportunities for re-planting hedgerows where these have been lost/become fragmented would be beneficial for creating a well-integrated settlement edge.

3.2.23 Overall, this is a simple landscape with few distinctive characteristics. There is a strong sense of separation between Swavesey and Over, and the well-integrated eastern edge of Swavesey and southern edge of Over are important components which are more susceptible in landscape and visual terms to the development scenario. The overall landscape sensitivity of this Assessment Unit is assessed as **medium**.

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.

Sensitivity Level	Definition
	Considerable care may be needed in locating and designing change within the landscape.

3.2.24 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 SWA03

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Gently undulating, low-lying landform rising slightly towards the edge of Swavesey. • Simple land cover comprising arable fields of generally medium size defined by a mixture of straight historic drainage ditches, droveways and occasional fragmented hedgerows. Natural factors that make the landscape more susceptible to the development scenario: • More complex and intricate landscape pattern on the edge of Swavesey including mature trees and some woodland, an orchard and hedgerows around small-pastoral fields • Smaller scale field pattern with low hedgerows in the east where the Assessment Unit overlaps with LON05
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • The A14 dual carriageway • Built development includes Buckingway Business Park and Cambridge Services at the junction of the A14 • Significant mid-20th century residential expansion on Swavesey's western side that is not well integrated into the landscape Cultural factors that make the landscape more susceptible to the development scenario: • A largely undeveloped rural landscape south of Swavesey, with pockets of built development including occasional isolated farms and cottages in the north • The slightly elevated southern edge of the historic village of Swavesey is a well-integrated and distinctive feature which makes a positive contribution to the fen edge landscape • Swavesey Windmill is a distinctive feature within the landscape
Perceptual & Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • The A14 dual carriageway detracts locally from the sense of tranquillity • Limited scenic qualities associated with large scale arable fields
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Limited hedgerows

Criteria	Susceptibility
	Rural landscape character eroded by the A14 and modern built development
Views & Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Skylines occasionally punctuated by built form and vertical features including communications communication masts that are detracting features Views and visual context that make the landscape more susceptible to the development scenario: - Views across the relatively flat landscape are long and open - Recreational users of the limited number of PROW along straight tracks which link settlement - Views associated with residential receptors on the edges of Swavesey
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - An open rural landscape with few distinctive features - Large scale arable fields that are a relatively commonplace within Greater Cambridge - Limited geological, topographical or geomorphological value - Limited scenic value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Historic value associated with droves and tracks on the edge of the fen - Natural value associated with small pockets of semi natural habitat including woodland and orchards on the edge of Swavesey. - Recreational users of PROW - Locally valued views on the southern and western edges of the village including views of Swavesey Windmill
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) Swavesey Village Design Guide SPD (2020) and Swavesey Conservation Area Appraisal (2006). where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as strengthening the existing shelterbelt west of

Criteria	Susceptibility
	Swavesey to provide visual screening) 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, the conservation and enhancement of existing orchard and hedged paddocks 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.

3.2.25 Overall, this is a rural landscape with few important components and a relatively indistinct character. Open views and the small scale and intricate landscape pattern on the edges of Swavesey, and a smaller scale field pattern in the east make it more susceptible in landscape and visual terms to the development scenario. The occasional harsh settlement edges and existing shelterbelts west of Swavesey offer the potential for development to enhance this edge and be contained by the existing vegetation structure. The overall landscape sensitivity of this Assessment Unit is assessed as **medium to low** however there is a small area in the east which overlaps with LON05 where the sensitivity is slightly higher.

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.

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

Summary

3.2.27 The key findings of the Landscape Sensitivity Assessment of the fringes of Swavesey are summarised in the table below.

Assessment Unit	Landscape Sensitivity
SWA01	High
SWA02	Medium
SWA03	Medium to low

Longstanton & Northstowe Landscape Sensitivity Assessment

Assessment Units

3.2.29 The Assessment Units identified within the study area around the villages of Longstanton & Northstowe are shown on **Figure 3.4** along with their unique reference codes.

Wider Landscape Context

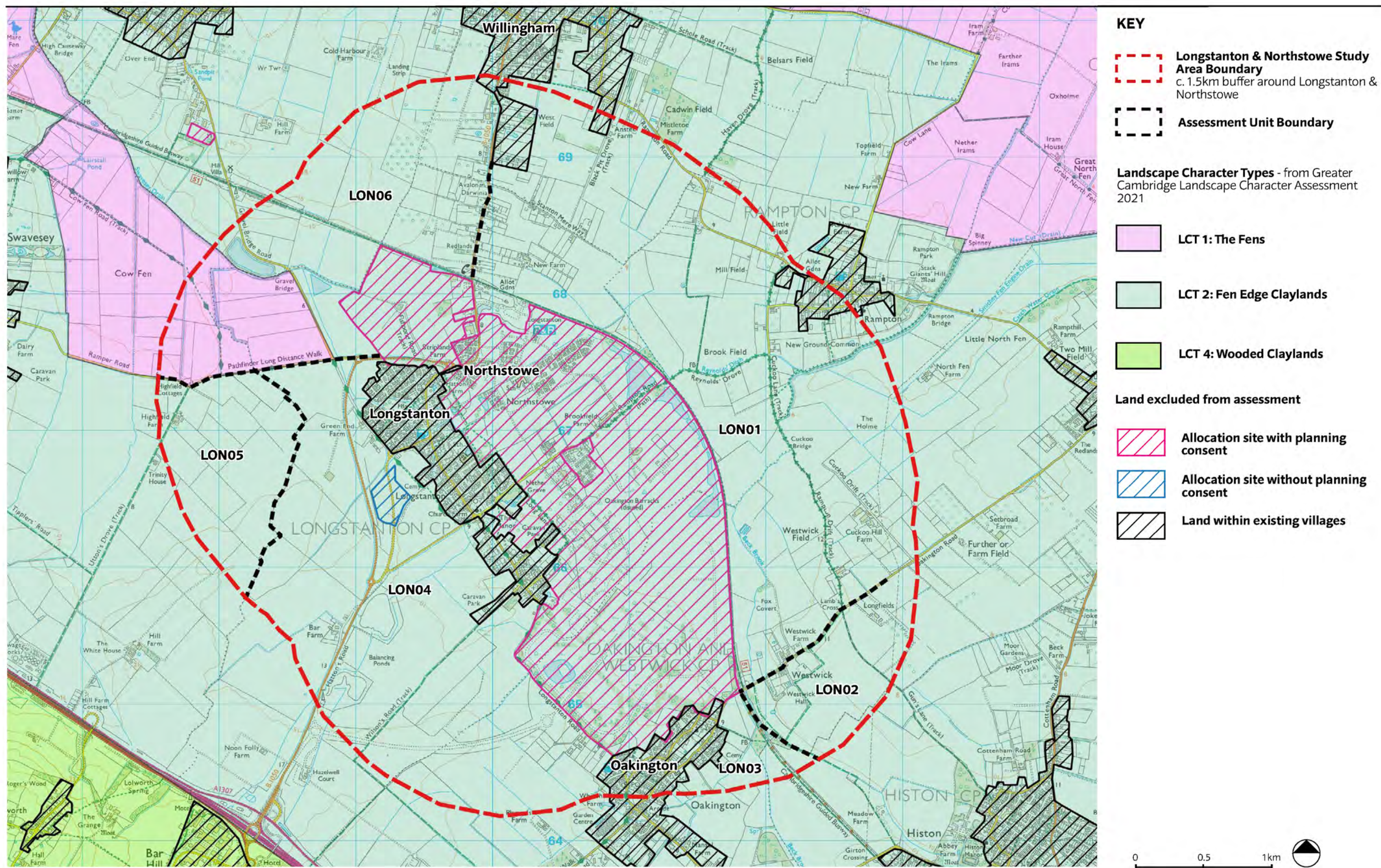
3.2.30 The wider landscape context for the villages of Longstanton & Northstowe is provided by the following Landscape Character Types and Landscape Character Areas⁸:

Landscape Character Types	Landscape Character Areas
1: The Fens	1B: Cow Fen
2: Fen Edge Claylands	2A: Longstanton Fen Edge Claylands 2B: Cottenham Fen Edge Claylands

Assessment Unit LON01

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Largely flat floodplain landform • Simple landscape pattern of small to medium scale arable and pastoral fields defined by drains and ditches including Reynold's Ditch and occasional hedgerows and boundary trees Natural factors that make the landscape more susceptible to the development scenario: • Generally sparse vegetation however there are occasional pockets of orchard and woodland and trees associated with Beck Brook

⁸ See Figure 4.1 in the Greater Cambridge Landscape Character Assessment (2021)



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Criteria	Susceptibility
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Settled rural landscape south and east of the village of Willingham with scattered farms and cottages and almost continuous residential development along the road between Northstowe and Willingham in the north • Ongoing residential development at Northstowe in the south 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 Cambridgeshire Guided Busway is a distinctive but well integrated linear feature which forms much of the south western boundary • Linear residential development between Willingham and Northstowe is well integrated into the landscape by virtue of hedged paddocks, long gardens, and mature boundary trees • The southern edge of Willingham is well integrated into the landscape by virtue of hedged paddocks, long gardens, woodland and mature boundary trees • The southern edge of Rampton is generally well integrated into the landscape by virtue of hedged paddocks, long gardens, orchard and mature boundary trees
Perceptual & Aesthetic Factors	Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Generally strong sense of tranquillity, despite ongoing development at Northstowe in the south • Generally high scenic quality associated with the open fen edge landscape and network of ditches and drains • Strong sense of separation between Rampton and Willingham due to open fields in between well vegetated village edges
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Hedgerows are generally limited in the open landscape Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Strong rural character with a strong sense of place associated with the open fen edge landscape and network of ditches and drains
Views & Visual Context	Views and visual context that make the landscape less susceptible to the development scenario:

Criteria	Susceptibility
	• Large, dramatic skies are often interrupted by communications poles and wires • Pockets of visual enclosure due to well hedged paddocks close to Willingham • Views towards ongoing development at Northstowe to the south Views and visual context that make the landscape more susceptible to the development scenario: • Long, open views to distant horizons • Strong rural character associated with the distinctive open fen edge landscape • Church spires in Willingham and Northstowe are key landmarks on skylines • Recreational users of PROW which offer access to the landscape along historic droveways and lanes • Residential receptors on the eastern edge of Rampton and southern edge of Willingham
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 • Relatively commonplace arable landscape and limited vegetation Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Strong rural character and scenic value associated with the open, flat fen edge and historic drainage ditches • Historic straight tracks and the historic drainage pattern add time depth • Natural value associated with orchard and occasional hedges • Recreational value of PROW and of National Cycle Network Route 51 which follows the route of Cambridgeshire Guided Busway • Strong sense of separation between Rampton and Willingham • Locally valued views on the eastern edge of Rampton and southern edge of Willingham
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), Westwick Conservation Area Appraisal (2005),

Criteria	Susceptibility
	Rampton Conservation Area Appraisal (2005) and Willingham Conservation Area Appraisal (1999) 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 and consideration of opportunities for re-planting hedgerows where these have been lost/become fragmented would be beneficial for creating a well-integrated settlement edge.

3.2.31 In summary, this is a settled fen edge landscape which has several features that are more susceptible to the development scenario including long, open views, a strong sense of separation between Willingham and Rampton, pockets of orchard and time depth associated with historic tracks and drainage patterns. Overall, this landscape 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.

3.2.32 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 LON02

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 large scale rectangular arable fields defined by a mixture of hedgerows and hedgerow trees Natural factors that make the landscape more susceptible to the development scenario: • Occasional small blocks of woodland, orchard and parkland add variety and structure to the landscape
Cultural Factors	Cultural factors that make the landscape more susceptible to the development scenario: • Settled rural landscape north east of Oakington with a cluster of residential development at Westwick and a farm • Westwick is generally well integrated into the landscape by long back gardens, trees and parkland • The guided busway provides a strong, generally well vegetated western edge to this Assessment Unit, providing separation from Oakington
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Generally strong sense of tranquillity • Scenic quality associated with parkland associated with Westwick Hall and the open fen edge landscape
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Hedgerows are limited in the open landscape, and several have been removed to create one large field south of Westwick Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Strong rural character associated with the woodland and parkland • Woodland is generally intact and in good condition
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Localised visual enclosure by trees, woodland and parkland in the west Views and visual context that make the landscape more susceptible to the development scenario: • Strong rural character associated with the open arable fields, woodland and parkland

Criteria	Susceptibility
	• Largely flat, distant skylines are wooded and undeveloped • Visual receptors using PROW • Residential receptors at Westwick
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: • Strong rural character associated with woodland and parkland • Time depth associated with parkland • Natural value of parkland, orchard, woodland and trees • The recreational value of PROW and of National Cycle Network Route 51 which follows the route of Cambridgeshire Guided Busway
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), Westwick Conservation Area Appraisal (2005) and Oakington Conservation Area Appraisal (2005) 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.

3.2.33 In summary, this sparsely settled area has a strong rural character associated with woodland and parkland, long views across open arable farmland and a strong sense of tranquillity. These qualities are more susceptible to the development scenario. Features which are less susceptible to the development scenario are the relatively flat landform and large arable fields.

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.

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

Assessment Unit LON03

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A mostly flat, low lying indistinct landform Natural factors that make the landscape more susceptible to the development scenario: • Beck Brook and another small stream • One small block of woodland and floodplain grazing marsh associated with small streams contribute to the supporting character of Cambridge • Small scale regular shaped paddocks, often bordered by mature hedgerows and trees associated with a stream, with larger arable fields in the south
Cultural Factors	Cultural factors that make the landscape more susceptible to the development scenario: • The guided busway is a strong, generally well vegetated feature • Hedgerows and paddocks integrate the village edge into the wider more open landscape to the south east
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Generally strong sense of tranquillity • Scenic quality associated with the well vegetated rural landscape
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 • Strong rural character associated with the paddocks and hedgerows
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Generally landscape at the village edge is visually enclosed by woodland, hedgerows, and hedgerow trees • Largely flat, distant wooded skylines are broken by telecommunications poles Views and visual context that make the landscape more susceptible to the development scenario: • Strong rural character associated with woodland and mature hedgerows • Recreational users of the limited PROW network and visitors to the cemetery

Criteria	Susceptibility
	Residential receptors on the edges of Oakington
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - Limited geological or topographical value - Limited time depth 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 - Natural value of woodland and mature, occasionally gappy hedgerows - The recreational value of 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 - Locally valued views from the edges of Oakington 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. 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.

3.2.35 In summary, this area has a strong rural character comprising paddocks, streams, mature hedgerows and woodland which combine to soften the edge of Oakington and are more susceptible to the development scenario. 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.

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

Assessment Unit LON04

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: - Gently undulating landform that appears largely flat - Generally simple landcover pattern of large arable fields with minimal hedgerows and occasional tree belts south west of Longstanton
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: - Highway infrastructure includes the B1050 and a recently constructed access road to ongoing development at Northstowe - Ongoing residential development at Northstowe in the east 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: - Sparsely settled rural landscape south of Longstanton with scattered built development limited to isolated farms - Trees, tree belts and the recreation ground help to soften the village edge
Perceptual & Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: - Limited sense of tranquillity in proximity to the edge of Northstowe and the A14 to the south - Limited scenic value associated with the flat, open arable landscape and recently constructed roads to Northstowe
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: - Hedgerows have been removed for field enlargement and the remaining hedgerow and wider vegetation network is very sparse - Limited rural character associated with the sparse vegetation and open landscape with a dominant highway network to the south
Views & Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Localised visual enclosure due to tree belts south west of Longstanton - Whilst not in the Assessment Unit, there are views towards traffic on the A14, the elevated intersection and pedestrian bridge, although recent planting associated with the A14 improvement scheme will provide screening in the future

Criteria	Susceptibility
	• Skylines are broken in the south by pylons, and elsewhere by communication masts, telecommunication poles and lighting columns associated with the A14 Views and visual context that make the landscape more susceptible to the development scenario: • Generally open views across arable fields towards distant horizons including the rising landform of the Wooded Claylands to the south • The spire of All Saint's Church is a key landmark • Recreational receptors using the Pathfinder Long Distance Walk and wider limited PROW network
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Discordant urban influences including transport infrastructure erode rural character • Commonplace, open arable fields which are not considered rare in Greater Cambridge • Limited geological, topographical or geomorphological features • Limited historic value • Limited natural value • Limited scenic quality due to the open landscape with limited vegetation characterised by highways, power and telecommunications infrastructure Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Recreational value associated with the Pathfinder Long Distance Walk and the limited PROW network • Valued views from the edge of Longstanton across arable fields
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 Longstanton Conservation Area Appraisal (2005) 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

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.

3.2.37 In summary, this is an open, landscape with large arable fields and limited vegetation that is dominated in the south by the A14. These features are less susceptible to the development scenario. The soft southern edge of Longstowe, views towards the rising landform of the wooded Claylands, and the landmark church tower on skylines are more susceptible to the development scenario. Overall, this Assessment Unit is assessed as being 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.

3.2.38 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 LON05

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: - Gently undulating, low-lying landform - Simple, medium scale open arable fields with low hedgerows
Cultural Factors	Cultural factors that make the landscape more susceptible to the development scenario: Largely unsettled landscape between Longstanton and Swavesey with built development limited to a farm
Perceptual & Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: - Edge of the new development in Northstowe is apparent to the northeast, as well as a communication mast that detracts from scenic quality - Urban influences including the A14 to the south and the edge of Northstowe erode tranquillity
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: - Eroded rural character due to the open arable fields with low hedgerows and occasional trees, and views towards Northstowe - Hedgerows are present but they are low and the landscape is open
Views & Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Detracting features include a prominent communication mast to the north and views towards Northstowe - The skyline to the north is broken by the communication mast Views and visual context that make the landscape more susceptible to the development scenario: - Generally uninterrupted views across the flat , open landscape - Landmark features on the skyline include a windmill to the north, as well as the water tower and communication mast which are prominent across much of the wider area - Recreational users of PROW including the Pathfinder Long Distance Walk along the northern boundary
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: Limited rural character associated with sparsely vegetated open arable fields

Criteria	Susceptibility
	• Commonplace arable landscape • Limited geological, topographical or geomorphological value • Limited natural value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Time depth associated with Utton's Drove Track • The Pathfinder Long Distance Walk is of recreational value
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, Swavesey Village Design Guide SPD (2020) and Swavesey Conservation Area Appraisal (2006). 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 and consideration of opportunities for re-planting hedgerows where these have been lost/become fragmented would be beneficial for creating a well-integrated settlement edge.

3.2.39 Overall, this is a simple, open arable landscape with few distinctive characteristics. Hedgerows are largely very low, and there is little of natural value or scenic quality. Views to the north include a communication mast which breaks the skyline in long views. These features are less susceptible to the development scenario. The land is however largely unsettled, low hedges create some structure, and the Pathfinder Long Distance Walk along the northern boundary has recreational value. The overall landscape sensitivity of this Assessment Unit is assessed as **medium**.

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.

3.2.40 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 LON06

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: - Gently undulating low lying landform increasing in elevation in the north west south of Hill Farm, reaching a high point of c. 18m AOD - Simple small to large scale arable fields enclosed by linear drains and ditches, including Swavesey Drain, with occasional hedgerows and hedgerow trees. Natural factors that make the landscape more susceptible to the development scenario: - Scattered pockets of small scale, more intimate pasture including floodplain grazing marsh with hedgerows and orchard, generally associated with linear development south of Willingham in the east
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: - Settled rural landscape with linear development between Willingham and Northstowe - Whilst outside this Assessment Unit, a water tower, communication mast and windmill to the north are prominent features - Ongoing residential development at Northstowe in the south 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 Cambridgeshire Guided Busway is a distinctive but well integrated linear feature crossing through the area - Continuous residential development along the road between Northstowe and Willingham is generally well integrated into the landscape by paddocks, trees and hedgerows - The northern edge of Longstanton is defined by a road and well screened by trees
Perceptual & Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: Generally eroded scenic value due to ribbon development between Willingham and Northstowe and the communication mast and water tower to the north that are prominent features in the landscape Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario:

Criteria	Susceptibility
	Generally strong sense of tranquillity, despite the presence of the water tower, communication mast and other development
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: - Rural character eroded by built form including ongoing development at Northstowe and the communication mast and water tower to the north Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - The hedgerow network is incomplete, but strong in places, including in the west and along the road connecting Willingham and Northstowe
Views & Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Detracting features include ribbon residential development south of Willingham, the water tower and communication mast - Skylines are broken by telecommunications poles and wires, as well as a communication mast and a water tower to the north, with the communication mast being especially prominent in the north west - Views towards ongoing development at Northstowe to the south east Views and visual context that make the landscape more susceptible to the development scenario: - Generally open and uninterrupted views across the gently undulating landscape - Landmark features on the skyline include a windmill to the north, as well as the water tower and communication mast which are prominent across much of the wider area - Recreational users of PROW including the Pathfinder Long Distance Walk along the southern boundary - Residential receptors on the southern edge of Willingham
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 - Relatively commonplace arable landscape - Eroded rural character due to the influence of tall features including a water tower and communication mast in the wider landscape

Criteria	Susceptibility
	Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Historic drainage pattern adds time depth • Natural value associated with Over Railway Cutting County Wildlife Sit, floodplain grazing marsh and orchard • Recreational value of National Cycle Network Route 51 which follows the route of Cambridgeshire Guided Busway • Locally valued views from the southern edge of Willingham
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 and consideration of opportunities for re-planting hedgerows where these have been lost/become fragmented would be beneficial for creating a well-integrated settlement edge.

3.2.41 Overall, this is a simple, commonplace arable landscape with distinctive scattered orchards. Features which are more susceptible to the development scenario include time depth associated with the drainage network, orchard and recreational value. Ribbon development between Willingham and Northstowe and occasional tall structures such as the water tower and communication mast, are less susceptible to the development scenario. The overall landscape sensitivity of this Assessment Unit is assessed as **medium**.

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.

Sensitivity Level	Definition
	Considerable care may be needed in locating and designing change within the landscape.

3.2.42 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.

Summary

3.2.43 The key findings of the Landscape Sensitivity Assessment of the fringes of Longstanton & Northstowe are summarised in the table below.

Assessment Unit	Landscape Sensitivity
LON01	Medium
LON02	Medium to high
LON03	Medium to high
LON04	Medium to low
LON05	Medium
LON06	Medium

Cottenham Landscape Sensitivity Assessment

Assessment Units

3.2.44 The Assessment Units identified within the study area around the village of Cottenham are shown on **Figure 3.5** along with their unique reference codes.

Wider Landscape Context

3.2.45 The wider landscape context for the village of Cottenham is provided by the following Landscape Character Types and Landscape Character Areas⁹:

Landscape Character Types	Landscape Character Areas
1: The Fens	1C: Bare Fen to Fildwell Fen
2: Fen Edge Claylands	2A: Longstanton Fen Edge Claylands 2B: Cottenham Fen Edge Claylands

Assessment Unit COT01

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Largely flat, low lying floodplain landform, rising at the village edge • Open arable landscape of small to large arable fields with occasional fragmented hedgerows Natural factors that make the landscape more susceptible to the development scenario: • Occasional pockets of floodplain grazing marsh and orchards • Distinctive network of drains and ditches divides fields • Cottenham Lode is a distinctive raised feature which forms a boundary between the wider landscape and more enclosed landscape around Cottenham
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Sparsely settled rural landscape north of the village of Cottenham with linear residential development along roads

⁹ See Figure 4.1 in the Greater Cambridge Landscape Character Assessment (2021)

Criteria	Susceptibility
	- Commercial development north of Twenty Pence Road and scattered residential development Cultural factors that make the landscape more susceptible to the development scenario: - The north-western edge of Cottenham is well integrated into the landscape by a well wooded edge including woodland, mature trees and long back gardens
Perceptual & 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 development - Generally strong scenic quality however this is locally eroded by commercial development north east of Cottenham
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: - The limited hedgerow network is fragmented Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Generally strong rural character however this is locally eroded by commercial development and ribbon development
Views & Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Localised visual enclosure due to trees and hedgerows on the edge of Cottenham - Large, dramatic skies are often interrupted by communications poles and wires, and occasionally by large commercial buildings Views and visual context that make the landscape more susceptible to the development scenario: - Open, panoramic views across arable fields with few hedges to distant horizons - Generally strong rural character associated with the distinctive open fen landscape and network of ditches - The tower of All Saints Church is a prominent landmark on skylines - Recreational users of PROW which offer access to the landscape along historic droveways and lanes - Residential receptors on the northern edge of Cottenham
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario:

Criteria	Susceptibility
	- Limited geological, topographical or geomorphological value - Detracting features include commercial development north of Twenty Pence Road Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Generally strong rural character and scenic value associated with the open, flat fen edge and historic drainage ditches - Historic straight tracks and the historic drainage pattern add time depth - Natural value associated with pockets of orchard, and floodplain grazing march - Recreational value of PROW - Generally strong sense of tranquillity - Locally valued views from the northern edge of Cottenham
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 and consideration of opportunities for re-planting hedgerows where these have been lost/become fragmented would be beneficial for creating a well-integrated settlement edge.

3.2.46 In summary, this is a settled fen landscape which has several features that are more susceptible to the development scenario including open, expansive views across the flat landscape, historic landscape value, natural value associated with orchards and floodplain grazing marsh, a generally strong sense of tranquillity scenic value and rural character. Overall, this landscape is assessed as being of **medium to high** sensitivity to the development scenario, however this is lower in proximity to commercial development on Twenty Pence Road.

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.

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

Assessment Unit COT02

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A mostly flat, low lying indistinct landform that rises at the village edge Natural factors that make the landscape more susceptible to the development scenario: • Small to medium scale arable and pastoral fields with frequent orchards, particularly on the eastern and southern edges of Cottenham, and occasional woodland • Distinctive pattern of droves and ditches including Beach Ditch define regimented field patterns, particularly in the north east and south west
Cultural Factors	Cultural factors that make the landscape more susceptible to the development scenario: • Settled rural landscape east and south of the village of Cottenham with well-integrated linear residential development along roads and scattered farms • Cottenham is generally well integrated the landscape by trees, and woodland which soften the edge of the village and help its integration into the wider more open landscape beyond
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Generally strong sense of tranquillity • High scenic quality associated with the flat, open rural landscape with distinctive pattern of small scale fields and orchards • Groups of trees and occasional hedgerows by the sides of roads provide a strong sense of arrival which contrasts with the sparsely vegetated wider landscape
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: Fields have occasionally been enlarged, particularly south of Beach Ditch • Hedgerow boundaries are limited in the open landscape Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Strong rural character associated with orchards and small to medium scale arable fields in generally good condition
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Generally limited access to the landscape

Criteria	Susceptibility
	Views and visual context that make the landscape more susceptible to the development scenario: • Generally open, expansive views across arable fields with few hedgerows to distant horizons • Skylines are occasionally punctuated by telecommunications poles and a communication mast east of Cottenham • Strong rural character associated with orchards and small to medium scale arable fields • The tower of All Saints Church is a prominent landmark on skylines • Residential receptors on the edges of Cottenham
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Limited geological or topographical value# • Limited recreational value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Strong rural character associated with orchards and small to medium scale arable fields • Time depth associated with the historic field pattern, droves and ditches • Natural value of orchards and Beach Ditch and Engine Drain County Wildlife Site • Locally valued views from the edges of Cottenham
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.

3.2.48 In summary, this is a fen edge landscape which has time depth associated with the historic field pattern, droves and drains. Views across the flat landscape are open and expansive, with the distinctive church spire particularly prominent on the horizon, and there is a strong rural character and sense of tranquillity. These features are more susceptible to the development scenario. Features which are less susceptible to the development scenario include limited access to the landscape and occasionally enlarged fields. 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.

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

Assessment Unit COT03

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Largely flat floodplain landform that rises at the village edge • Simple landscape pattern of small to medium scale arable and pastoral fields defined by drains and ditches including Smithy Fen Engine Drain and occasional hedgerows and boundary trees Natural factors that make the landscape more susceptible to the development scenario: • Generally sparse vegetation however there are occasional orchards and woodland on village edges
Cultural Factors	Cultural factors that make the landscape more susceptible to the development scenario: • Sparsely settled rural landscape between Cottenham and Rampton with occasional farms • The western edge of Cottenham is well integrated into the landscape by small hedged fields, woodland and mature boundary trees • The eastern edge of Rampton is generally well integrated into the landscape by remnant parkland, hedged paddocks, long gardens, orchard, woodland and mature boundary trees
Perceptual & Aesthetic Factors	Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Generally strong sense of tranquillity • Generally high scenic quality associated with the open fen edge landscape and network of ditches and drains • Strong sense of separation between Rampton and Cottenham due to open fields in between well vegetated village edges
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Hedgerows are generally limited in the open landscape Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Strong rural character with a strong sense of place associated with the open fen edge landscape and network of ditches and drains
Views & Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Large, dramatic skies are occasionally interrupted by pylons and communications poles and wires

Criteria	Susceptibility
	• Pockets of visual enclosure due to hedged paddocks close to village edges Views and visual context that make the landscape more susceptible to the development scenario: • Long, open views to distant horizons • Strong rural character associated with the distinctive open fen edge landscape • The church spire in Willingham is a key landmark on skylines • Recreational users of PROW which offer access to the landscape along historic droveways and lanes • Residential receptors on the western edge of Cottenham and eastern edge of Rampton
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 • Relatively commonplace arable landscape Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Strong rural character and scenic value associated with the open, flat fen edge and historic drainage ditches • Historic straight tracks and the historic drainage pattern add time depth • Natural value associated with orchard, woodland and good quality semi improved grassland north east of Rampton • Recreational value of PROW • Strong sense of separation between Rampton and Cottenham • Locally valued views on the eastern edge of Rampton and western edge of Cottenham
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 Rampton Conservation Area Appraisal (2005) 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 and consideration of opportunities for re-planting hedgerows where these have been lost/become fragmented would be beneficial for creating a well-integrated settlement edge.

3.2.50 In summary, this is a sparsely settled fen edge landscape between Cottenham and Rampton which has several features that are more susceptible to the development scenario including long, open views, a strong sense of separation between Cottenham and Rampton, pockets of orchard and woodland and time depth associated with historic tracks and drainage patterns. Overall, this landscape 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.

3.2.51 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.

Summary

3.2.52 The key findings of the Landscape Sensitivity Assessment of the fringes of Cottenham are summarised in the table below.

Assessment Unit	Landscape Sensitivity
COT01	Medium to high
COT02	Medium to high
COT03	Medium