

Waterbeach Landscape Sensitivity Assessment

Assessment Units

3.2.53 The Assessment Units identified within the study area around the village of Waterbeach are shown on **Figure 3.6** along with their unique reference codes.

Wider Landscape Context

3.2.54 The wider landscape context for the village of Waterbeach is provided by the following Landscape Character Types and Landscape Character Areas¹⁰:

Landscape Character Types	Landscape Character Areas
1: The Fens	1C: Bare Fen to Fildwell Fen 1D: North Fen to Milton Fen
2: Fen Edge Claylands	2B: Cottenham Fen Edge Claylands

Assessment Unit WAT01

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Indistinct, largely flat landform • Simple landscape of generally medium to large scale arable fields Natural factors that make the landscape more susceptible to the development scenario: • Trees and floodplain grazing march associated with Denny Abbey Farm add variety to the otherwise sparsely vegetated landscape
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • The largely well treed A10 forms the western boundary • Ongoing development of Waterbeach Barracks and airfield is likely to influence the character and sensitivity of this Assessment Unit to the development scenario

¹⁰ See Figure 4.1 in the Greater Cambridge Landscape Character Assessment (2021)



Criteria	Susceptibility
	Cultural factors that make the landscape more susceptible to the development scenario: • A largely unsettled landscape north of Waterbeach barracks • Cambridge Research Park to the west is largely screened by vegetation associated with the A10, although there are occasional glimpses of large buildings
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 A10 corridor Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Generally high scenic value associated with the open, fen edge landscape
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Generally limited hedgerows and enlarged field pattern, particularly in the north Landscape quality/condition factors that make the landscape more susceptible to the development scenario: Generally strong rural character away from the A10 corridor
Views and Visual Context	Views and visual context that make the landscape more susceptible to the development scenario: • A generally open landscape with long views to wooded horizons • Flat, distant skylines are generally wooded • Strong fen edge character comprising regular small scale field patterns, ditches and trees along boundaries • Visual receptors at the remains of Denny Abbey and the Farmland Museum
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Limited geological or topographical value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • A landscape with a strong fen edge character and in good condition that is relatively rare within Greater Cambridge • The A10 Roman Road and earthworks associated with Denny Abbey provide time depth • Natural value associated trees and floodplain grazing marsh

Criteria	Susceptibility
	- Recreational value associated with Denny Abbey and the Farmland Museum - Locally valued views from Denny Abbey and the Farmland Museum
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 Waterbeach 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, 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.

3.2.55 In summary, this is a flat fen edge landscape with time depth associated with the A10 which follows the route of a Roman Road and Denny Abbey. The Abbey also has recreational value and natural value associated with trees and floodplain grazing marsh. These features are more susceptible to the development scenario. Features which are less susceptible to the development scenario include the A10 which erodes rural character and tranquillity, particularly in the west 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.

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

Assessment Unit WAT02

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: - Indistinct, largely flat landform within the floodplain of the River Cam Natural factors that make the landscape more susceptible to the development scenario: - The River Cam forms the eastern boundary - A generally small to medium scale, arable field pattern defined by a network of straight ditches and drains, with limited hedgerows and occasional boundary trees - Cow Hollow Wood is distinctive in the open landscape, and contributes to diversity within the landscape alongside floodplain grazing marsh
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: - Ongoing development of Waterbeach Barracks 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 landscape with scattered farms and infrastructure limited to a railway line - The edges of Waterbeach to the west are occasionally visible but generally softened by long back gardens, trees and woodland
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: - Generally strong sense of tranquillity, despite the presence of ongoing development at Waterbeach Barracks - Generally high scenic value associated with the open, fen landscape and the River Cam
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: A strong rural character associated with the open fenland and River Cam Few hedges in the wider landscape but small to medium scale fields are largely intact and ditches are well maintained
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: Occasional telecommunications poles break the skyline

Criteria	Susceptibility
	Views and visual context that make the landscape more susceptible to the development scenario: • A generally open landscape with long, views to wooded horizons • Strong fen character comprising regular small scale field patterns, ditches and trees along boundaries • Residential value of PROW including the Fen Rivers Way Path along the River Cam • Residential receptors on the eastern edge of Waterbeach
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Limited geological or topographical value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • A landscape with a strong fen character and in good condition that is relatively rare within Greater Cambridge and contributes to the rural context of the city, part of the defining character of Cambridge • Historic field patterns give the landscape time depth • Natural value of the River Cam County Wildlife Site, woodland at Cow Hollow Wood, and floodplain grazing marsh • Recreational value of Cow Hollow Wood, PROW including the Fen Rivers Way, and National Cycle Network Route 11 • Locally valued views from the edge of Waterbeach and from the PROW network, including along the banks of the River Cam
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 Waterbeach 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, 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.

3.2.57 This is a distinctive, small scale open fen landscape with strong rural character. Several features that are more susceptible to the development scenario including the River Cam, River Cam County Wildlife Site, recreational value of the Fen Rivers Way along the river, high scenic value and a strong sense of tranquillity. Overall, this Assessment Unit is assessed as being of **high** sensitivity to the development scenario.

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

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

Assessment Unit WAT03

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: - Indistinct, largely flat landform within the floodplain of the River Cam Natural factors that make the landscape more susceptible to the development scenario: - A simple, small scale, regular arable field pattern defined by a network of straight ditches and drains, with occasional boundary trees prominent in the flat, open landscape - Tree belts and lines of willows along the River Cam which forms the western boundary add structure to the landscape - The River Cam is considered part of the defining character of Cambridge and its riverside trees contribute to the supporting character of Cambridge
Cultural Factors	Cultural factors that make the landscape more susceptible to the development scenario: Largely unsettled landscape south west of Waterbeach with built development limited to scattered farms
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 tree lined river and small scale fen landscape pattern
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: Limited hedgerows as fields are largely bound by ditches Landscape quality/condition factors that make the landscape more susceptible to the development scenario: Strong rural character associated with small to medium scale arable fields and trees and tree belts along the River Cam
Views and Visual Context	Views and visual context that make the landscape more susceptible to the development scenario: - Generally open landscape with long, filtered views to wooded horizons, including Wadlow Windfarm located in the Chalk Hills - Distinctive sense of place associated with the River Cam - Flat, distant skylines are generally wooded and undeveloped - Visual receptors on the Fen Rivers Way long distance footpath

Criteria	Susceptibility
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: - High scenic quality, rarity and a strong sense of place associated with the tree lined River Cam - Time depth associated with historic field patterns and ditches - Natural value associated with the Cam River County Wildlife Site along the western boundary - Recreational value associated with the Fen Rivers Way which contributes to the supporting character of Cambridge by providing access to the countryside - Locally valued views from the Fen Rivers Way
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) and Waterbeach 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, 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.

3.2.59 This landscape contains several features which contribute to the defining and supporting character of Cambridge. Most notably, the River Cam which has scenic value and contributes to rural character in the small to medium scale open fenland. It has recreational and natural value and provides a strong sense of place. 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.

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

Assessment Unit WAT04

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A mostly flat, low lying and indistinct landform • A simple, medium scale field pattern comprising mainly arable fields largely defined by straight ditches or mature boundary trees and organised in a broadly regular pattern • Car Dyke is a well treed, providing structure in the landscape
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • A sparsely settled rural landscape with scattered development including residential development along the A10 and a footgolf course • Highway infrastructure includes the A10 along the western boundary Cultural factors that make the landscape more susceptible to the development scenario: • Generally well-integrated southern edges of Waterbeach by virtue of trees, tree belts and long back gardens
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Eroded sense of tranquillity in proximity to the A10 corridor Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Generally high scenic quality away from the A10 associated with arable fields and tree boundaries • The open countryside contributes to a distinct sense of separation between Milton and Waterbeach
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Hedgerows are often missing or fragmented • Eroded rural character due to noise and views of traffic on the A10
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • An indistinct and relatively commonplace landscape within Greater Cambridge • Views across arable fields are generally visually contained by mature boundary trees • Limited access to the countryside

Criteria	Susceptibility
	Views and visual context that make the landscape more susceptible to the development scenario: • Skylines are generally wooded and undeveloped • Recreational receptors using Milton Park Footgolf • Residential receptors on the southern edge of Waterbeach
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Relatively commonplace arable field pattern within Greater Cambridge • Limited geological or topographical value • Limited natural value • Limited recreational value due to limited PROW network Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Recreational value of Milton Footgolf • Time depth associated with historic Car Dyke
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 Waterbeach 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, 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.

3.2.61 In summary, this is a commonplace arable landscape. Waterbeach is well integrated into the countryside by trees, and boundary trees provide some structure within the landscape and provide visual enclosure. The Car Dyke has historic value, and there is some recreational value associated with Milton Footgolf. These features are more susceptible to the development scenario.

However, the A10 reduces perceptions of tranquillity and rural character, which alongside largely flat arable fields, the limited PROW network, and limited natural value are less susceptible to the development scenario. 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.

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

Assessment Unit WAT05

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A mostly flat, low lying and indistinct landform • Simple field pattern comprising mainly medium to large scale geometric arable fields largely defined by straight ditches and organised in an irregular pattern Natural factors that make the landscape more susceptible to the development scenario: • Trees along Akeman Street add structure and to the landscape, and woodland and good quality semi improved grassland west of Landbeach add diversity
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Highway infrastructure includes the A10 along the eastern boundary • Linear residential development north of Waterbeach Road has a harsh boundary with the open countryside to the south Cultural factors that make the landscape more susceptible to the development scenario: • Largely unsettled rural landscape surrounding Landbeach with built development limited to occasional farms • The edges of Landbeach are generally well integrated into the landscape by virtue of paddocks, long gardens and trees which soften the village edges
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Perceptions of tranquillity are eroded by the A10 on the eastern edge of the assessment unit. • Limited scenic quality associated with the large scale, open landscape
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: Fields have been enlarged, particularly in the east and hedgerows are often missing or fragmented • The quality of the rural landscape is eroded in the east in proximity to the A10 and where houses on Landbeach Road are prominent in the landscape
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Skylines are occasionally broken by telecommunications poles

Criteria	Susceptibility
	• A relatively commonplace landscape within Greater Cambridge that is not distinctive • Generally limited access to the countryside Views and visual context that make the landscape more susceptible to the development scenario: • A generally open landscape with long views to distant horizons • Residential receptors on the edges of Waterbeach
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Enlarged arable field pattern considered relatively commonplace within Greater Cambridge • 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: • Natural value associated with Worts Meadow Local Nature Reserve • Historic value of the Roman Road which once linked Cambridge with Ely • Key views over open countryside from the edges of Landbeach
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 Waterbeach 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, 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.

3.2.63 In summary, this is a relatively commonplace arable landscape within Greater Cambridge. Elsewhere, the landscape is open, although trees on the edge of Landbeach soften the edge of the village. There is natural value associated with Worts Meadow Local Nature Reserve and historic value associated with the Roman Road along Akeman Street. These features are more susceptible to the development scenario. Features which are less susceptible to the development scenario are the A10, enlarged arable fields and linear development along Waterbeach Road which is prominent in views. Overall this is assessed as a landscape of **medium** sensitivity to the development scenario.

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

3.2.64 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 WAT06

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A mostly flat, low lying floodplain landform Natural factors that make the landscape more susceptible to the development scenario: • Pattern of lakes in the north and south east • Small to medium scale arable and pastoral fields with floodplain grazing marsh in the south and occasional woodland • Distinctive pattern of droves and ditches including Beach Ditch define regimented field patterns
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Cambridge Research Park can occasionally be seen in the wider landscape however it is softened by wetlands and trees • Highways include the A10 along the eastern boundary • Linear residential development along Waterbeach Road and along the A10 to the north • Development at Waterbeach Barracks to the west 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: • Settled rural landscape west of Waterbeach and north of Landbeach • The north-western edge of Landbeach is well integrated into the landscape by trees and hedged paddocks • Waterbeach is defined by the A10 to the east, and largely softened by trees and woodland alongside the road
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Eroded sense of tranquillity due to commercial development and the A10 • Eroded sense of separation between Waterbeach and Landbeach due to residential development along Waterbeach Road Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Generally high scenic quality associated with the flat, open rural landscape with distinctive pattern of lakes

Criteria	Susceptibility
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: Fields have occasionally been enlarged and hedgerows removed Urban influences include the A10 and Cambridge Business Park which erode rural character
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Visual enclosure due to trees associated with the A10, on the northern edge of Landbeach and Cambridge Research Park - Skylines are occasionally punctuated by telecommunications poles - Eroded rural character due to urban influences from Cambridge Research Park and the A10 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 - Residential receptors on the edge of Landbeach
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - Limited rural character due to urban influences - Limited geological or topographical value# Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Distinctive pattern of lakes - Time depth associated with the historic field pattern, droves and ditches - Recreational value of the PROW network - Natural value of Landbeach Pits Willow Wood County Wildlife Site and Beach Ditch and Engine Drain County Wildlife Site as well as floodplain grazing marsh and occasional woodland - Locally valued views from the edges of Landbeach
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 Waterbeach Conservation Area Appraisal (1999) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape

Criteria	Susceptibility
	(such as structural planting/buffers) 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.

3.2.65 In summary, this is a fen edge landscape with pockets of natural value including County Wildlife Sites and a distinctive pattern of lakes and time depth associated with the historic field pattern, droves and drains. Views across the flat landscape are open and expansive., and the northern edge of Landbeach is well integrated into the landscape. These features are more susceptible to the development scenario. Features which are less susceptible to the development scenario include eroded rural character and sense of tranquillity due to the A10 and Cambridge Research Park, and development along Waterbeach Road which erodes the sense of separation between Waterbeach and Landbeach. Overall, this Assessment Unit is judged 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.

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

Summary

3.2.67 The key findings of the Landscape Sensitivity Assessment of the fringes of Waterbeach are summarised in the table below.

Assessment Unit	Landscape Sensitivity
WAT01	Medium
WAT02	High
WAT03	Medium to high
WAT04	Medium
WAT05	Medium
WAT06	Medium

Oakington Landscape Sensitivity Assessment

Assessment Units

3.2.68 The Assessment Units identified within the study area around the village of Oakington are shown on **Figure 3.7** along with their unique reference codes.

Wider Landscape Context

3.2.69 The wider landscape context for the village of Oakington is provided by the following Landscape Character Types and Landscape Character Areas¹¹:

Landscape Character Types	Landscape Character Areas
2: Fen Edge Claylands	2A: Longstanton Fen Edge Claylands 2B: Cottenham Fen Edge Claylands

Assessment Unit OAK01

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 with occasional hedgerows and boundary trees Natural factors that make the landscape more susceptible to the development scenario: • Generally sparse vegetation however there is a small pocket of floodplain grazing marsh associated with the well treed Beck Brook
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Ongoing residential development at Northstowe in the west 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:

¹¹ See Figure 4.1 in the Greater Cambridge Landscape Character Assessment (2021)



Criteria	Susceptibility
	- Settled rural landscape north east of Oakington with scattered farms - The well-integrated Cambridgeshire Guided Busway provides separation between this Assessment Unit and Oakington
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 - Generally high scenic quality associated with the open fen edge landscape
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: - Generally fields are open with few hedgerows or fragmented hedgerows Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Strong rural character associated with the open fen edge landscape
Views & Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Views towards ongoing development at Northstowe to the west 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 - Skylines are generally treed and undeveloped - Recreational users of PROW which offer access to the landscape along historic tracks
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 sparse 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 - Historic tracks add time depth

Criteria	Susceptibility
	- Natural value associated with floodplain grazing marsh and trees along Beck Brook - Recreational value of PROW and National Cycle Route 51 which runs along the 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 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.

3.2.70 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 strong sense of separation between Willingham, Rampton and Northstowe, 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.

3.2.71 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 OAK02

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 woodland, orchard and parkland at Westwick Hall 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: • Generally long, open views to distant horizons, including the elevated Wooded Claylands to the south

Criteria	Susceptibility
	• Strong rural character associated with the open arable fields, woodland and parkland • 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.

3.2.72 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.

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

Assessment Unit OAK03

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A mostly flat, low lying indistinct landform • Generally simple field pattern comprising small to medium scale rectangular arable fields defined by a mixture of hedgerows and straight ditches and organised in a broadly regular pattern Natural factors that make the landscape more susceptible to the development scenario: • Occasional woodland and floodplain grazing marsh associated with streams contribute to the supporting character of Cambridge • Clusters of scattered small-scale, regular fields associated with farms • The golf course north of Girton adds contrast and Lombardy Poplars are prominent in the landscape
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Scattered linear settlement along Oakington Road north of Girton has a hard edge with the wider landscape and erodes the sense of separation between Girton and Oakington Cultural factors that make the landscape more susceptible to the development scenario: • The edges of Girton and Histon and Impington are generally well integrated into the landscape by mature hedges, hedgerow trees, paddocks and woodland which soften the village edges • The guided busway provides a strong, generally well vegetated western edge to Histon • The southern and eastern edge of Oakington is generally well integrated into the landscape by trees, hedgerows and long back gardens
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Generally strong sense of tranquillity, despite the presence of scattered residential development • Distinct sense of separation between the villages of Girton, Oakington and Histon and Impington • 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:

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

Criteria	Susceptibility
	• A distinct sense of separation between the necklace villages of Girton and Histon and Impington • Locally valued views from the edges of Girton, Oakington and Histon and Impington into the countryside
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) 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.

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

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

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

Assessment Unit OAK04

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 occasional fragmented hedgerows and tree belts along field boundaries
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Highway infrastructure includes a recently constructed access road to ongoing development at Northstowe • The A14 corridor is within the southern boundary • Ongoing residential development at Northstowe in the north 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 west of Oakington with scattered built development including farms and a business park • The southern edge of Oakington is generally well integrated into the landscape by hedged paddocks and trees
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 A14 corridor • 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 fields fragmented to build the new road in the west and the remaining hedgerow and wider vegetation network is 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 of Oakington • Whilst not in the Assessment Unit, there are views towards moving traffic on the A14, although recent

Criteria	Susceptibility
	planting associated with the A14 improvement scheme will provide screening in the future • 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 • 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 scenic quality due to the open landscape with limited vegetation which is characterised by highway, power and telecommunications infrastructure Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Natural value associated with occasional tree belts • Recreational value associated with the Pathfinder Long Distance Walk and the limited PROW network
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021), Longstanton 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

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.

3.2.76 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 Oakington, views towards the distant rising landform of the Wooded Claylands, and recreational value of the Pathfinder Long Distance Walk 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.

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

Summary

3.2.78 The key findings of the Landscape Sensitivity Assessment of the fringes of Oakington are summarised in the table below.

Assessment Unit	Landscape Sensitivity
OAK01	Medium
OAK02	Medium to high
OAK03	Medium to high
OAK04	Medium to low

Girton Landscape Sensitivity Assessment

Assessment Units

3.2.79 The Assessment Units identified within the study area around the village of Girton are shown on **Figure 3.8** along with their unique reference codes.

Wider Landscape Context

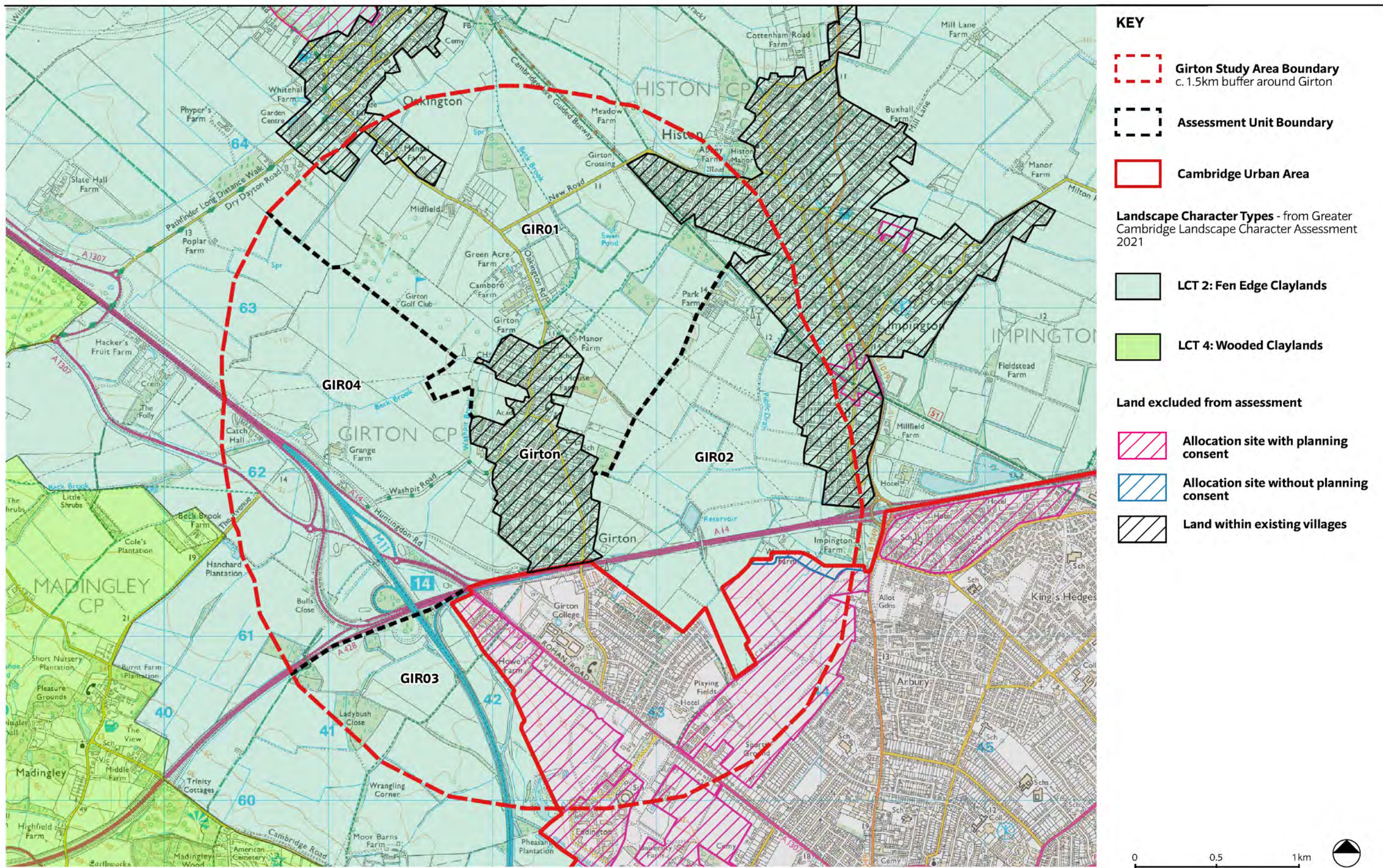
3.2.80 The wider landscape context for the village of Girton is provided by the following Landscape Character Types and Landscape Character Areas¹²:

Landscape Character Types	Landscape Character Areas
2: Fen Edge Claylands	2B: Cottenham Fen Edge Claylands

Assessment Unit GIR01

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A mostly flat, low lying indistinct landform • Generally simple field pattern comprising small to medium scale rectangular arable fields defined by a mixture of hedgerows and straight ditches and organised in a broadly regular pattern Natural factors that make the landscape more susceptible to the development scenario: • Occasional small blocks of woodland contribute to the supporting character of Cambridge • Beck Brook, which contributes to the defining character of Cambridge • Clusters of scattered small-scale, regular fields associated with farms • The golf course north of Girton adds contrast and Lombardy Poplars are prominent in the landscape
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario:

¹² See Figure 4.1 in the Greater Cambridge Landscape Character Assessment (2021)



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Criteria	Susceptibility
	- Linear settlement along Oakington Road north of Girton has a hard edge with the wider landscape Cultural factors that make the landscape more susceptible to the development scenario: - The edges of Girton and Histon and Impington are generally well integrated into the landscape by mature hedges, hedgerow trees, paddocks and small blocks of woodland which soften the village edges The guided busway provides a strong, generally well vegetated western edge to Histon
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: - Generally strong sense of tranquillity, despite the presence of scattered residential development - Distinct sense of separation between the villages of Girton and Histon and Impington - 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 woodland and hedgerows
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Generally strong visual enclosure at village edges by woodland, hedgerows, and hedgerow trees - Skylines are broken by pylons, telecommunications poles, a communication mast, and chimneys associated with the factory on the edge of Histon and Impington which is especially prominent away from the village edges where the landscape is more open Views and visual context that make the landscape more susceptible to the development scenario: - Long views across arable fields away from village edges - Strong rural character associated with woodland blocks and mature hedgerows - Recreational users of the limited PROW network and golfers at Girton Golf Club - Residential receptors on the edges of Girton and Histon and Impington

Criteria	Susceptibility
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Limited geological or topographical value • Prominent power and telecommunications infrastructure Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Strong rural character associated with woodland and mature hedgerows • Time depth associated with the pattern of historic ditch boundaries • Natural value of scattered woodland and mature, occasionally gappy hedgerows • Recreational value of Girton Golf Club and a small number of PROW providing access to the countryside which contributes to the supporting character of Cambridge • Recreational value of National Cycle Network Route 51 which follows the route of Cambridgeshire Guided Busway in the east, and National Cycle Network Route 24 linking Oakington and Cambridge • Distinct sense of separation between the necklace villages of Girton and Histon and Impington • Locally valued views from the edges of Girton and Histon and Impington into the countryside
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate and the Histon and Impington Village Design Guide SPD 2020. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows, and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

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

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

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

Assessment Unit GIR02

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

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

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

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

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

3.2.84 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 GIR03

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Medium to large scale arable fields organised in an irregular pattern Natural factors that make the landscape more susceptible to the development scenario: • Broad, shallow valley of the Washpit Brook, on the eastern boundary, which gently rises to the south west, towards Madingley Rise within the Wooded Claylands • Scattered woodland and tree belts contribute to the supporting character of Cambridge
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Highway infrastructure includes the M11 and A428 • A site with planning permission for development on the 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: • Generally un-populated rural landscape west of Cambridge, with limited built form
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Sense of tranquillity is eroded by the highway network, and views towards ongoing development at Eddington Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Away from transport infrastructure, the gently rolling arable fields, occasional blocks of woodland and the rising landform of Madingley Rise have scenic quality
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Historic field pattern has been fragmented by the M11 and A428 in the east of the area. Hedgerows are often missing, or fragmented Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Woodland and shelterbelts are generally intact, and contribute to rural character

Criteria	Susceptibility
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Open views across the landscape include traffic on the A14 and M11 approaching the grade separated interchange, although recent planting associated with the A14 improvement scheme will provide future screening Views and visual context that make the landscape more susceptible to the development scenario: • Generally open views across arable fields to the north, punctuated by blocks of woodland and trees • Rising landform associated with Madingley Rise dominates views to the south • Broad views over the Assessment Unit providing glimpsed views of the edge of the city • Intervisibility with the American Cemetery located within the gently rising landform of the Wooded Claylands to the south • Distant skylines are generally undeveloped and treed • Recreational users of the limited PROW network, visitors to the American Cemetery and viewpoint north of Madingley Wood which overlook this Assessment Unit, and residential receptors on the western edge of Cambridge
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Arable field pattern considered relatively commonplace within Greater Cambridge • Limited geological or topographical value • Limited historic landscape value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Contribution to the rural context of Cambridge, however this is weakened by the M11 which physically severs this Assessment Unit from the city • Natural value associated with mature woodland and trees which are in good condition and contribute to the supporting character of Cambridge • Intervisibility between this Assessment Unit and the gently rising landform of the Wooded Claylands including the American Cemetery and viewpoint marked on OS mapping north of Madingley Wood • This Assessment Unit forms the setting of American Cemetery, which has been designed to benefit from the rural views to the north-west

Criteria	Susceptibility
	• PROW network offers access to the countryside, contributing to the supporting character of Cambridge • Valued views from the edge of Cambridge across arable fields which provide the rural context of the city and contribute 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.

3.2.85 In summary, features which are more susceptible to the development scenario are the contribution it makes to the rural context of western Cambridge and intervisibility with the rising landform of the Wooded Claylands, with the landscape playing a key part in the setting of the American Cemetery. The highway infrastructure, commonplace arable field pattern and fragmented hedgerow network are less susceptible to the development scenario. Overall, this Assessment Unit is assessed to be of **medium to high** sensitivity to the development scenario.

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

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

Assessment Unit GIR04

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

Criteria	Susceptibility
	• Skylines are regularly broken by pylons, telecommunications poles and occasional large buildings which are prominent features Views and visual context that make the landscape more susceptible to the development scenario: • Generally open views across arable fields, including towards the locally distinctive prominent landform of Madingley Rise to the south • Recreational users of the limited PROW network • Residential receptors on the western edge of Girton
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Rural character eroded by highway network and large arable fields • Relatively commonplace arable field pattern within Greater Cambridge • Limited geological or topographical value • Limited historic landscape value • Limited scenic quality due to the landscape being open with prominent highway, power and telecommunications infrastructure • The rural context of Cambridge, considered a defining characteristic of the city, has been weakened by the A14 which largely severs this Assessment Unit from the city Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • The limited recreational value of a small number of PROW which provide access to the countryside and contributes 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

Criteria	Susceptibility
	benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

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

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

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

Summary

3.2.89 The key findings of the Landscape Sensitivity Assessment of the fringes of Girton are summarised in the table below.

Assessment Unit	Landscape Sensitivity
GIR01	Medium to high
GIR02	Medium
GIR03	Medium to high
GIR04	Medium to low

Histon & Impington Landscape Sensitivity Assessment

Assessment Units

3.2.90 The Assessment Units identified within the study area around the villages of Histon & Impington are shown on **Figure 3.9** along with their unique reference codes.

Wider Landscape Context

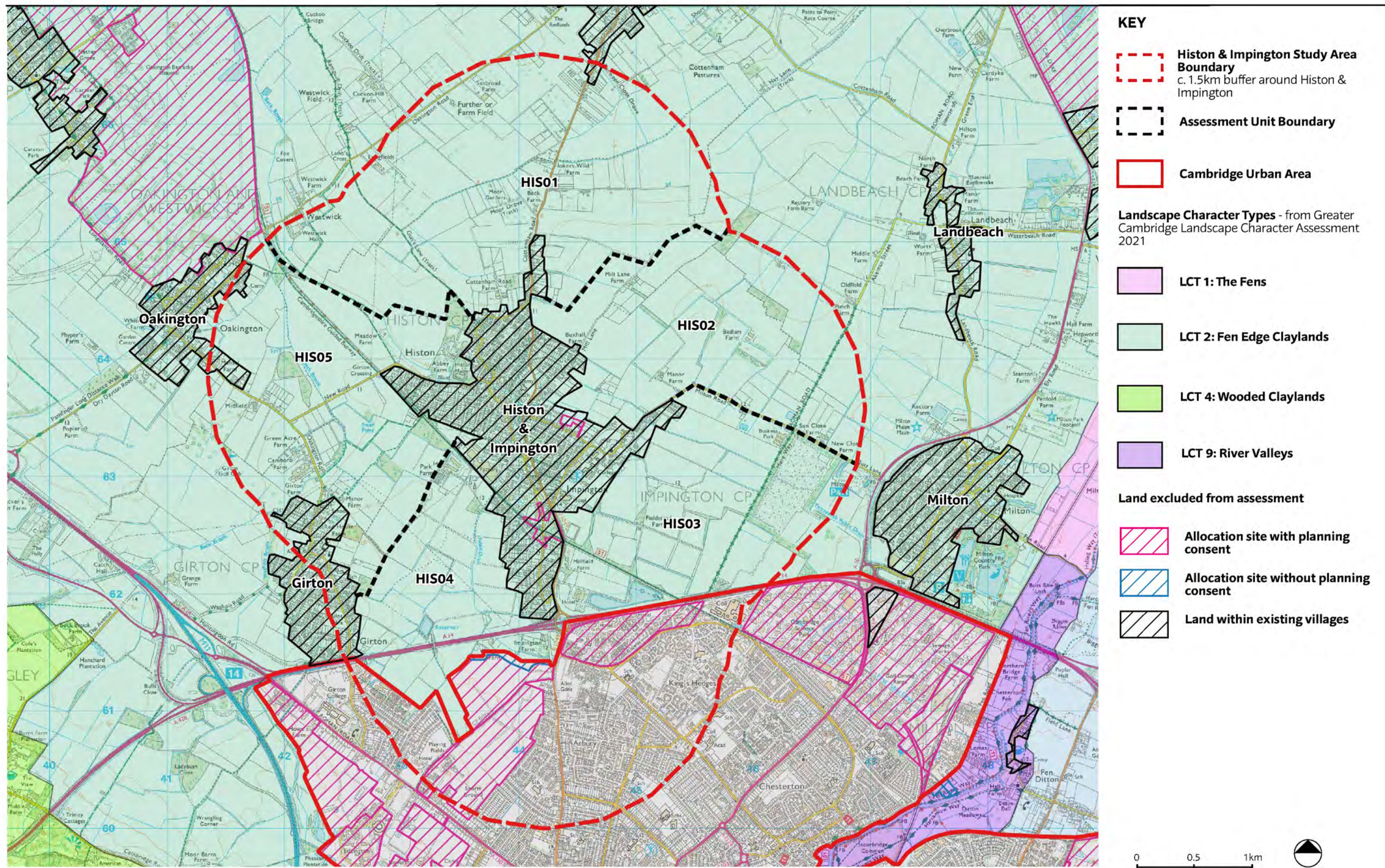
3.2.91 The wider landscape context for the villages of Histon & Impington is provided by the following Landscape Character Types and Landscape Character Areas¹³:

Landscape Character Types	Landscape Character Areas
2: Fen Edge Claylands	2B: Cottenham Fen Edge Claylands

Assessment Unit HIS01

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: • Small to medium scale arable and pastoral fields with a distinctive pattern of orchards with occasional floodplain grazing march and woodland • Drovers, tracks and ditches define field boundaries with occasional hedgerows and hedgerow trees
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Settled rural landscape north of Histon with scattered farms and linear residential development extending to the north along Cottenham Road Cultural factors that make the landscape more susceptible to the development scenario:

¹³ See Figure 4.1 in the Greater Cambridge Landscape Character Assessment (2021)



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Criteria	Susceptibility
	- The northern edge of Histon is generally well integrated the landscape by trees, hedged paddocks and small blocks of woodland which soften the village edges - Ribbon development along Cottenham Road is generally softened by mature trees and long back gardens - 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, despite the presence of occasional development - High scenic quality associated with the flat, open rural landscape with distinctive pattern of small scale fields and orchards and parkland at Westwick Hall
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 large fields in the west and in the east Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Strong rural character associated with orchards, trees and parkland which are 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 and by hedged paddocks north of Histon Views and visual context that make the landscape more susceptible to the development scenario: - Largely flat, distant skylines are wooded and undeveloped - Strong rural character associated with orchards, parkland and long open views - Generally open, expansive views across arable fields with few hedgerows to distant horizons - Residential receptors on the edges of Cottenham and Histon & Impington - Recreational users of PROW in the west

Criteria	Susceptibility
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 orchards, long open views and parkland - Time depth associated with the historic field pattern close to Histon, parkland in the west, droves and ditches - Natural value of orchards, floodplain grazing marsh and woodland - Recreational value of PROW in the west - Locally valued views from the edges of Histon and 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 Westwick 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.

3.2.92 In summary, this is a fen edge landscape with long, open views, a distinctive pattern of orchards and time depth associated with droves, drains and parkland. 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 enlarged fields and ribbon development between Cottenham and Histon. 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.

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

Assessment Unit HIS02

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A mostly flat, low lying and indistinct landform • Simple field pattern comprising mainly medium to large scale geometric arable fields largely defined by straight ditches and organised in an irregular pattern Natural factors that make the landscape more susceptible to the development scenario: • Scattered blocks of woodland and rows of trees add structure and complexity to the landscape and contribute to the supporting character of Cambridge
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • A large cluster of polytunnels in the south-east Cultural factors that make the landscape more susceptible to the development scenario: • Largely unsettled landscape with the occasional farm • The edges of Histon and Impington are generally well integrated into the landscape by virtue of paddocks, mature hedgerows and trees which soften the village edges
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Perceptions of tranquillity are eroded by the A10 beyond the eastern edge of the assessment unit. • Large areas of polytunnels in the southeast detract from the areas otherwise scenic quality
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: Fields have been enlarged and hedgerows are often missing or fragmented • Scenic quality is eroded in the east in proximity to polytunnels but is strong in the west due to the well vegetated edge of Histon Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Moderately strong rural character associated with scattered blocks of woodland • The Mere Way Green Corridor, follows a distinctive narrow 'green lane', a Roman Road bound by ancient hedgerows and linear woodland features along Mere Way, contributing to the defining character of Cambridge,

Criteria	Susceptibility
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Skylines are occasionally broken by telecommunications poles and infrequent large buildings • A relatively commonplace landscape within Greater Cambridge that is not distinctive and does not have a strong sense of place • Generally limited access to the countryside Views and visual context that make the landscape more susceptible to the development scenario: • A generally open landscape with long views to wooded horizons • Skylines are largely flat, distant wooded skylines • Visual and recreational receptors using the Mere Way • Residential receptors on the edges of Histon and Impington
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Enlarged arable field pattern considered relatively commonplace within Greater Cambridge • Limited geological or topographical value • Generally limited recreational value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Natural, recreational and historic landscape value associated with the Mere Way • Historic value of the Roman Road which once linked Cambridge with Ely • Scattered blocks of woodland and gappy, mature hedgerows have natural value • Key views over open countryside from the eastern edge of Histon and Impington
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate and the Histon and Impington Village Design Guide SPD 2020. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape.

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

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

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

3.2.94 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 HIS03

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

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

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

Criteria	Susceptibility
	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.

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

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

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

Assessment Unit HIS04

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

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

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

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

Sensitivity Level	Definition
	change can potentially be accommodated, care would still be needed in locating and designing such change within the landscape.

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

Assessment Unit HIS05

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A mostly flat, low lying indistinct landform • Generally simple field pattern comprising small to medium scale rectangular arable fields defined by a mixture of hedgerows and straight ditches and organised in a broadly regular pattern Natural factors that make the landscape more susceptible to the development scenario: • Occasional small blocks of woodland contribute to the supporting character of Cambridge • Clusters of scattered small-scale, regular fields associated with farms • The golf course north of Girton adds contrast and Lombardy Poplars are prominent in the landscape
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Scattered linear settlement along Oakington Road north of Girton has a hard edge with the wider landscape Cultural factors that make the landscape more susceptible to the development scenario: • The edges of Girton and Histon and Impington are generally well integrated into the landscape by mature hedges, hedgerow trees, paddocks and small blocks of woodland which soften the village edges • The guided busway provides a strong, generally well vegetated western edge to Histon • The southern edge of Oakington is generally well integrated into the landscape by trees and long back gardens
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Generally strong sense of tranquillity, despite the presence of scattered residential development • Distinct sense of separation between the villages of Girton, Oakington and Histon and Impington • 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

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

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

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

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

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

Summary

3.2.102 The key findings of the Landscape Sensitivity Assessment of the fringes of Histon & Impington are summarised in the table below.

Assessment Unit	Landscape Sensitivity
HIS01	Medium to high
HIS02	Medium
HIS03	Medium to low
HIS04	Medium to low
HIS05	Medium to high

Milton Landscape Sensitivity Assessment

Assessment Units

3.2.103 The Assessment Units identified within the study area around the village of Milton are shown on **Figure 3.10** along with their unique reference codes.

Wider Landscape Context

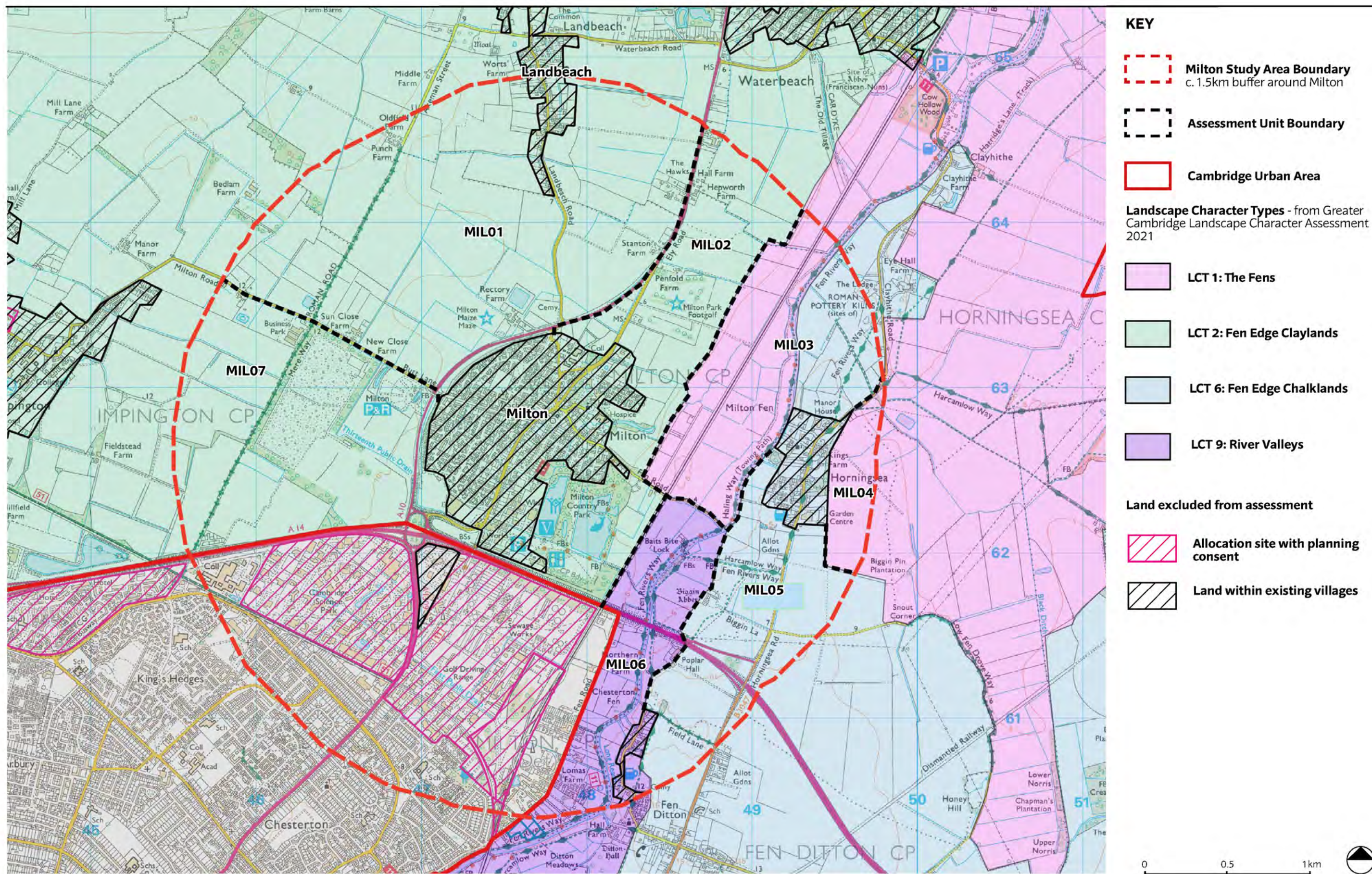
3.2.104 The wider landscape context for the village of Milton is provided by the following Landscape Character Types and Landscape Character Areas¹⁴:

Landscape Character Types	Landscape Character Areas
1: The Fens	1D: North Fen to Milton Fen
2: Fen Edge Claylands	2B: Cottenham Fen Edge Claylands
9: River Valleys	9A: Cam River Valley - Cambridge

Assessment Unit MIL01

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A mostly flat, low lying and indistinct landform • Simple field pattern comprising mainly medium to large scale geometric arable fields largely defined by straight ditches and organised in an irregular pattern Natural factors that make the landscape more susceptible to the development scenario: • Scattered blocks of woodland and rows of trees add structure and complexity to the landscape and contribute to the supporting character of Cambridge
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Highway infrastructure includes the A10 along the eastern boundary • A large cluster of polytunnels in the south Cultural factors that make the landscape more susceptible to the development scenario:

¹⁴ See Figure 4.1 in the Greater Cambridge Landscape Character Assessment (2021)



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Criteria	Susceptibility
	- Despite the ribbon development along Landbeach Road in the east of the area, the landscape is largely unsettled with the occasional farm - The edges of Histon and Impington are generally well integrated into the landscape by virtue of paddocks, mature hedgerows and trees which soften the village edges - The northern edge of Milton is well treed as a result of highway planting alongside the A10, screening the settlement edge
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: - Perceptions of tranquillity are eroded by the A10 on the eastern edge of the assessment unit. - Large areas of polytunnels in the south detract from the areas otherwise scenic quality
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: Fields have been enlarged and hedgerows are often missing or fragmented - The quality of the rural landscape is eroded in the east in proximity to the A10 Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Moderately strong rural character associated with scattered blocks of woodland - The Mere Way Green Corridor, follows a distinctive narrow 'green lane', a Roman Road bound by ancient hedgerows and linear woodland features along Mere Way, contributing to the defining character of Cambridge,
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Skylines are occasionally broken by telecommunications poles and infrequent large buildings - A relatively commonplace landscape within Greater Cambridge that is not distinctive and does not have a strong sense of place - Generally limited access to the countryside Views and visual context that make the landscape more susceptible to the development scenario: - A generally open landscape with long views to wooded horizons - Skylines are largely flat, distant wooded skylines - Visual and recreational receptors using the Mere Way

Criteria	Susceptibility
	Residential receptors on the edges of Histon and Impington
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - Weak sense of place associated with an enlarged arable field pattern considered relatively commonplace within Greater Cambridge - Limited geological or topographical value - Limited recreational value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Natural, recreational and historic landscape value associated with the Mere Way - Historic value of the Roman Road which once linked Cambridge with Ely - Scattered blocks of woodland and gappy, mature hedgerows have natural value - Key views over open countryside from the eastern edge of Histon and Impington
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate and the Histon and Impington Village Design Guide SPD 2020. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) 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.

3.2.105 In summary, this is a relatively commonplace arable landscape within Greater Cambridge. The Mere Way Green Corridor provides structure and has natural, recreational and historic value. Elsewhere, the landscape is open, with scattered woodland and the edges of Histon and Impington and Milton are relatively well integrated into the wider landscape. These features are more

susceptible to the development scenario. Features which are less susceptible to the development scenario are the A10, enlarged arable fields and generally limited historic, recreational and natural value away from the Mere Way. Overall this is assessed as a landscape of **medium** sensitivity to the development scenario.

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

3.2.106 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 MIL02

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

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

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.

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

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

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

Assessment Unit MIL03

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Indistinct, largely flat landform within the floodplain of the River Cam Natural factors that make the landscape more susceptible to the development scenario: • A simple, small scale, regular arable field pattern defined by a network of straight ditches and drains, with occasional boundary trees prominent in the flat, open landscape • Tree belts and lines of willows along the River Cam add structure to the landscape • The River Cam is considered part of the defining character of Cambridge and its riverside trees contribute to the supporting character of Cambridge
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Rail infrastructure fragments the landscape Cultural factors that make the landscape more susceptible to the development scenario: • Largely unsettled landscape between Milton and Horningsea • The northern and western edges of Horningsea are generally well integrated into the landscape by virtue of long back gardens, small scale paddocks, trees and tree belts • The eastern edge of Milton is largely screened by tree belts or softened by trees
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Eroded sense of tranquillity in proximity to Fen Road in the south and the railway Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • High scenic quality associated with the tree lined river and intimate character • Visual and physical separation between Milton and Horningsea
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: Limited hedgerows as fields are largely bound by ditches Landscape quality/condition factors that make the landscape more susceptible to the development scenario:

Criteria	Susceptibility
	• Trees and tree belts along the River Cam and east of Milton are in generally good condition • Strong sense of place associated with the Cam River Green Corridor which contributes to the setting of a key approach to Cambridge for pedestrians, cyclists and provides a green, rural context for the city, both of which are part of the defining character of Cambridge
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Generally limited access to the countryside beyond the riverside path Views and visual context that make the landscape more susceptible to the development scenario: • Generally open landscape with long, filtered views to wooded horizons • Distinctive sense of place associated with the River Cam • Flat, distant skylines are generally wooded and undeveloped • Visual receptors on the Fen Rivers Way long distance footpath which provides access along the River Cam, National Cycle Network Route 11 and the link to National Cycle Network Route 51, contributing to the supporting character of Cambridge • Residential receptors on the edges of Milton and Horningsea
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Limited geological or topographical value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Contribution to the Cam River Green Corridor, connecting the city with its rural context, part of the defining character of Cambridge • High scenic quality, rarity and a strong sense of place associated with the tree lined River Cam • Time depth associated with historic field patterns • Natural value associated with the Cam River Green Corridor which connects habitats including woodland and grassland, and the river itself is designated as a Local Wildlife Site • Recreational value associated with the Fen Rivers Way which contributes to the supporting character of Cambridge by providing access to the countryside

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

3.2.109 This landscape contains several features which contribute to the defining and supporting character of Cambridge. Most notably, the River Cam and Cam River Green Corridor contribute to the rural context of Cambridge. In addition, there are locally valued views, access to the countryside, woodland and trees. The river corridor provides a strong sense of place, and the landscape provides separation between Milton and Horningsea. Features which are less susceptible to the development scenario include rail infrastructure. Overall, this Assessment Unit is assessed as being of **high** sensitivity to the development scenario.

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

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

Assessment Unit MIL04

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

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

3.2.111 This is a distinctive, open fen landscape with strong rural character which has several features that are more susceptible to the development scenario and contribute to the defining and supporting character of Cambridge including the rural context of the city, natural value associated with vegetation on the dismantled railway, and PROW in the north that are of recreational value.

Features which are less susceptible to the development scenario include the pylons which break the skyline and occasional enlarged fields. Overall, this Assessment Unit is assessed as being of **medium to high** sensitivity to the development scenario.

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

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

Assessment Unit MIL05

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

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

Criteria	Susceptibility
	from these routes are valued. These paths contribute to the supporting character of Cambridge by providing access to the countryside Locally valued views from the edges of Fen Ditton and Horningsea
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.

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

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

3.2.114 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 MIL06

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

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

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

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

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

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

Assessment Unit MIL07

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

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

Criteria	Susceptibility
	• Rural character is eroded by the highway network, proximity of Cambridge and scattered urban fringe development • Limited geological or topographical value • Generally limited historical landscape value • Rural character is eroded by the road network and power and telecommunications infrastructure • The rural context of Cambridge, considered a defining characteristic of the city, has been weakened by the A14 which largely severs this Assessment Unit from the city Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Strong rural character associated with the Mere Way Green Corridor which follows a Roman Road and which contributes to the defining character of Cambridge • Natural, recreational and historic landscape value associated with Mere Way Green Corridor • Natural value associated with tree belts, scattered linear woodland and fragmented, mature hedgerows • Sense of separation between Histon and Impington and Milton • Key views over open countryside from the eastern edge of Histon and Impington
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate and the Histon and Impington Village Design Guide SPD 2020. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers or locating development within existing shelterbelts south east of Impington or west of Milton) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become 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.

3.2.117 In summary, this is a relatively commonplace arable landscape within Greater Cambridge. The Mere Way Green Corridor provides structure and has natural,

recreational and historic value. There is a strong sense of separation between Histon and Impington and Milton, and linear woodland and tree belts provide structure in the open landscape. These features are more susceptible to the development scenario. Features which are less susceptible to the development scenario are the highway network, limited access to the countryside, urban influences and scattered urban fringe development which erodes the rural character. Overall this is assessed as a landscape of **medium to low** sensitivity to the development scenario.

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

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

Summary

3.2.119 The key findings of the Landscape Sensitivity Assessment of the fringes of Milton are summarised in the table below.

Assessment Unit	Landscape Sensitivity
MIL01	Medium
MIL02	Medium
MIL03	High
MIL04	Medium to high
MIL05	Medium
MIL06	High
MIL07	Medium to low

3.3 Western Clayland Villages Landscape Sensitivity Assessment

Bar Hill & Dry Drayton Landscape Sensitivity Assessment

Assessment Units

- 3.3.1 The Assessment Units identified within the study area around the village of Bar Hill & Dry Drayton are shown on **Figure 3.11** along with their unique reference codes.

Wider Landscape Context

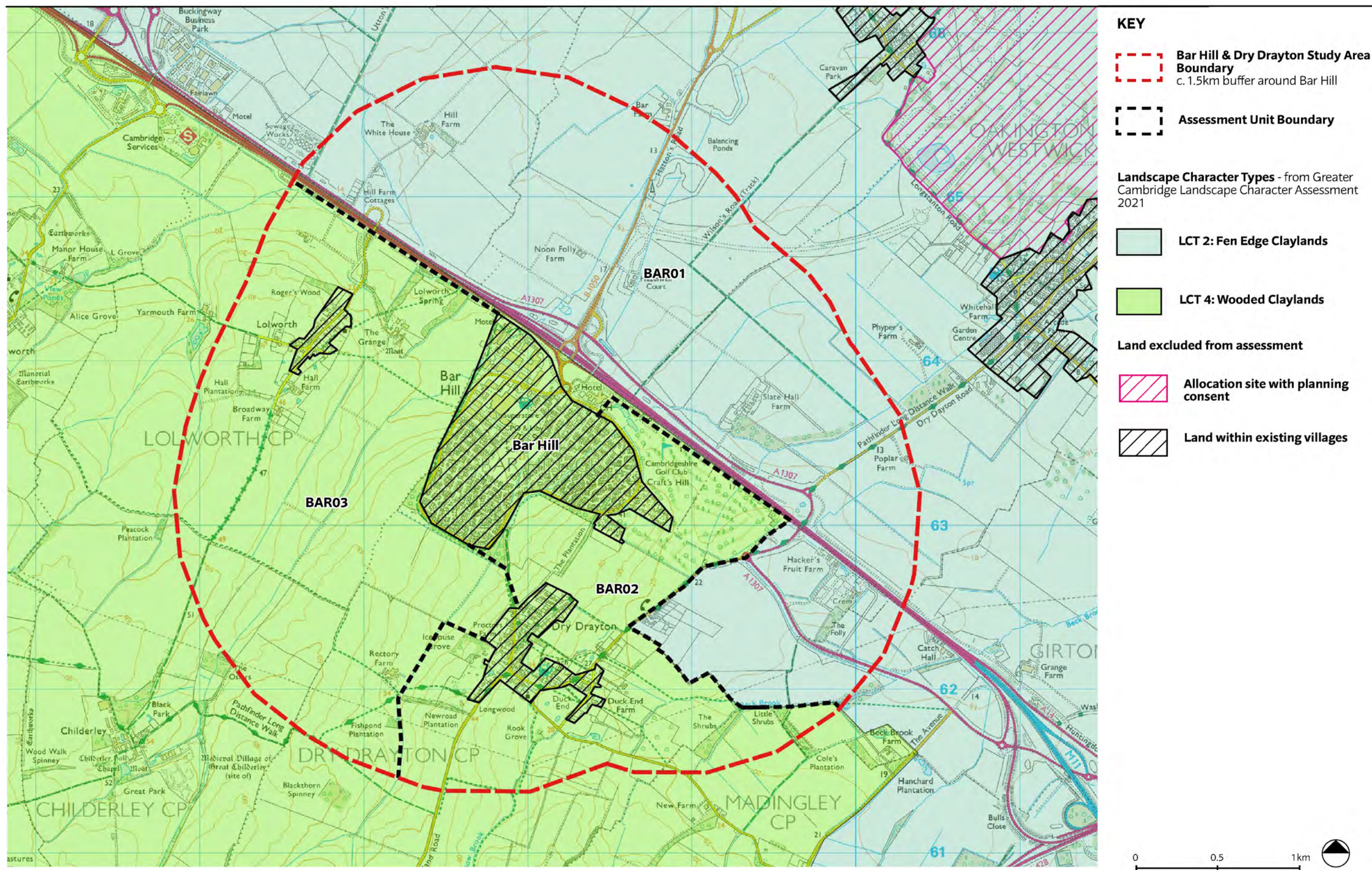
- 3.3.2 The wider landscape context for the village of Bar Hill & Dry Drayton is provided by the following Landscape Character Types and Landscape Character Areas¹⁵:

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

Assessment Unit BAR01

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Generally simple landcover pattern of large arable fields with sparse vegetation including minimal hedgerows and occasional tree belts • Gently undulating landform that appears largely flat
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Highway infrastructure includes the A14, associated gantries and its elevated junction with Bar Hill and the B1050, the A1307 and a recently constructed access road to ongoing development at Northstowe

¹⁵ See Figure 4.1 in the Greater Cambridge Landscape Character Assessment (2021)



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Criteria	Susceptibility
	- The A14 and Bar Hill to the south forms a harsh southern boundary to this Assessment Unit which is softened in places by trees - Industrial units on the northern boundary of Bar Hill can be seen above the trees Cultural factors that make the landscape more susceptible to the development scenario: - Sparsely settled rural landscape north-east and east of the village of Bar Hill with scattered built development including isolated farms, cottages and a crematorium south east of Bar Hill
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: - Limited sense of tranquillity in proximity to the A14 and other major roads - Limited scenic value associated with the flat, arable landscape and highway network
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 - Rural character eroded by modern agricultural practices and highway infrastructure.
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Views include 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 - Skylines are broken in the south by pylons, and elsewhere by communication masts, telecommunication poles, gantries and lighting columns associated with the A14 junction 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 - Visitors to the crematorium - 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:

Criteria	Susceptibility
	• Incongruous 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 natural value • Limited historic value • Limited scenic value due to the landscape appearing largely flat and open with limited vegetation, dominated by highway, 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
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.

3.3.3 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. Views towards the distant rising landform of the Wooded Claylands and recreational value of the Pathfinder Long Distance Walk 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.

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

Assessment Unit BAR02

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape more susceptible to the development scenario: • Gently undulating landform with Dry Drayton located on a ridge that is part of a wider plateau rising to approximately 70-80m • Shallow valley south of Dry Drayton associated with Callow Brook • Relatively intricate landcover pattern of medium to large arable fields interspersed with woodland, tree belts, the Beck Brook, occasional ponds and a distinctive pattern of tree belts associated with Cambridgeshire Golf Club
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Settled, rural landscape, containing the village of Dry Drayton, and the eastern edge of Bar Hill • The A14 forms part of the north-eastern boundary of this assessment unit. Cultural factors that make the landscape more susceptible to the development scenario: • The north-eastern edge of Dry Drayton and eastern edges of Bar Hill are harsh, directly abutting arable fields but partially softened by trees • The eastern edge of Dry Drayton is relatively well integrated into the landscape by long back gardens, paddocks, trees and blocks of woodland
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Limited sense of tranquillity in proximity to the A14 and village edges Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Strong sense of separation between Bar Hill and Dry Drayton due to the well treed landscape
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Field boundaries have been removed in places through field enlargement • Rural character eroded by occasional visible settlement and pylons Landscape quality/condition factors that make the landscape more susceptible to the development scenario:

Criteria	Susceptibility
	- Trees and woodland are in generally good condition and contribute to strong rural character, particularly in the south - Relatively strong rural character associated with the gently undulating landform, boundary trees, tree belts and woodland
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Generally localised views across arable fields, enclosed by woodland and landform - Skylines are broken in the south by pylons Views and visual context that make the landscape more susceptible to the development scenario: - Residential receptors on the edges of Bar Hill and Dry Drayton - Recreational receptors using the Pathfinder Long Distance Walk, wider PROW network and Cambridgeshire Golf Club
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Gently undulating topography including a shallow valley - Despite the settlement edge location, there is a relatively strong rural character associated with the intimate, wooded landscape which is relatively rare in Greater Cambridge - Natural value associated with woodland and trees - Small scale field patterns east of Dry Drayton have historic landscape value - Recreational value associated with the Pathfinder Long Distance Walk and the limited PROW network - Locally valued views from the edge of Bar Hill and Dry Drayton 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

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.

- 3.3.5 In summary, this is a relatively intricate landscape comprising arable farmland and woodland with a generally strong sense of visual enclosure. Features which are more susceptible to the development scenario are the strong rural character, natural value associated with trees and woodland, strong sense of separation between Bar Hill and Dry Drayton and localised visual sense of enclosure. Features which are less susceptible to the development scenario are the highway network, skylines broken by pylons and occasional large fields. Overall, this assessment unit is assessed as being of **medium to high** sensitivity to the development scenario.

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

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

Assessment Unit BAR03

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: - Simple landscape pattern of broadly regular medium to large arable fields enclosed by ditches and occasional fragmented hedgerows Natural factors that make the landscape more susceptible to the development scenario: - Undulating landform that is part of a wider plateau rising to approximately 70-80m - Shallow valley landform associated with a stream - Generally sparsely vegetated however tree belts and small scale paddocks around Lolworth, boundary trees along the PROW south of Lolworth, fragmented hedgerows in the south and occasional tree groups add structure to the landscape
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: - Settled, rural landscape, containing the village of Lolworth, and the edges of Bar Hill and Dry Drayton - The A14 forms the north-eastern boundary Cultural factors that make the landscape more susceptible to the development scenario: - The western edge of Dry Drayton and southern and western edges of Bar Hill are softened by trees - Lolworth village edges which are well integrated into the wider countryside by virtue of tree groups, shelterbelts, hedges and paddocks
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: - Limited sense of tranquillity in proximity to the A14 and village edges - Limited scenic value associated with the open, arable landscape Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: - Strong sense of separation between Bar Hill and Lolworth due to the well treed village edges and undulating topography
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: Field boundaries have often been removed through field enlargement and the remaining hedgerow network is limited

Criteria	Susceptibility
	Eroded rural character due to large scale arable fields and sparse vegetation in the open landscape
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Skylines are broken in the south by pylons - Traffic on the A14 is occasionally visible Views and visual context that make the landscape more susceptible to the development scenario: - Generally expansive, open views across arable fields towards distant wooded horizons - Residential receptors on the edges of Lolworth, Bar Hill and Dry Drayton - Recreational receptors using the Pathfinder Long Distance Walk and wider PROW network - The tower of All Saints Church in Lolworth is a landmark feature on the skyline
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - Large scale, commonplace open arable fields - Limited natural value - Limited scenic value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Gently undulating topography - Time depth associated with small scale paddocks around Lolworth - Recreational value associated with the Pathfinder Long Distance Walk and the limited PROW network - Locally valued views from the edges of Lolworth and Dry Drayton 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

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.

3.3.7 In summary, this is an intensively farmed arable landscape. Features which are more susceptible to the development scenario include the gently rising valley landform, small scale, intimate landscape associated with Lolworth, and views of the church on the skyline, robust vegetation around Bar Hill, and open views. Features which are less susceptible include the A14, pylons on the skyline and generally limited vegetation associated with large arable fields. Overall, this Assessment Unit is assessed as being of **medium** susceptibility 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.

3.3.8 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

- 3.3.9 The key findings of the Landscape Sensitivity Assessment of the fringes of Bar Hill & Dry Drayton are summarised in the table below.

Assessment Unit	Landscape Sensitivity
BAR01	Medium to low
BAR02	Medium to high
BAR03	Medium

Papworth Everard Landscape Sensitivity Assessment

Assessment Units

- 3.3.10 The Assessment Units identified within the study area around the village of Papworth Everard are shown on **Figure 3.12** along with their unique reference codes.

Wider Landscape Context

- 3.3.11 The wider landscape context for the village of Papworth Everard is provided by the following Landscape Character Types and Landscape Character Areas¹⁶:

Landscape Character Types	Landscape Character Areas
4: Wooded Claylands	4A: Croxton to Conington Wooded Claylands

Assessment Unit PAP01

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Simple landscape pattern of irregular medium to large arable fields enclosed by occasional fragmented hedgerows and occasional ditches Natural factors that make the landscape more susceptible to the development scenario: • Open, undulating landform rising in the south to form part of a wider plateau rising to approximately 70-80m • Generally sparsely vegetated arable fields, however Papworth Wood SSSI, trees along Rogues Lane, occasional fragmented hedgerows, tree belts and scattered boundary trees provide some structure
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Occasional barns are prominent in the landscape

¹⁶ See Figure 4.1 in the Greater Cambridge Landscape Character Assessment (2021)

Criteria	Susceptibility
	Cultural factors that make the landscape more susceptible to the development scenario: • Generally unsettled rural landscape north of Papworth Everard, with built development limited to a cottage, farm and lodge • The eastern edge of Papworth Everard directly abuts arable fields, but is generally softened by dense tree belts and woodland including Papworth Wood SSSI
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Limited scenic value associated with the open, arable landscape Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Generally strong sense of tranquillity, particularly away from the village edge
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Field boundaries have been removed through field enlargement and the remaining hedgerow network is fragmented • Eroded rural character associated with the large scale arable fields and fragmented hedgerow network • Papworth Wood SSSI and ancient woodland has limited connectivity with the wider landscape
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Skylines are broken by lines of poles associated with the telecommunications network and distant turbines north of the A14 Views and visual context that make the landscape more susceptible to the development scenario: • Generally expansive, long, open views across arable fields include scattered buildings on edge of the village of Hilton and distant wooded horizons • Residential receptors on the edge of Papworth Everard • Recreational receptors using the Pathfinder Long Distance Walk and PROW connecting it to the north of Papworth Everard
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Eroded rural character associated with the large scale, intensively farmed, open arable fields • Lack of rarity within the context of Greater Cambridge

Criteria	Susceptibility
	- Limited time depth or historic continuity Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Undulating topography - Open landscape with expansive views across arable fields to the north - Nature conservation value associated with Papworth Wood SSSI and ancient woodland - Recreational value associated with Papworth Wood, the Pathfinder Long Distance Walk and the PROW connecting it to the north of Papworth Everard - Locally valued views from the PROW network and from the edge of Papworth Everard into the countryside
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) and Papworth Everard Village Design Guide (2020) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

3.3.12 In summary, this is a simple, commonplace arable landscape with generally sparse vegetation. Features which are more susceptible to the development scenario include expansive, open views to the north, nature conservation value associated with Papworth Wood SSSI and the generally soft eastern edge of Papworth Everard. 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.

3.3.13 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.