

Assessment Unit FUL02

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Largely flat, indistinct landform • Small to medium scale, regimented, rectilinear arable field pattern enclosed by a mixture of ditches and hedgerows Natural factors that make the landscape more susceptible to the development scenario: • Small scale fields south of the railway include wetlands, ditches and trees • Wetlands associated with Little Wilbraham River, ditches, trees, scrub and a pond add diversity 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: • Transport infrastructure includes a railway line in the south Cultural factors that make the landscape more susceptible to the development scenario: • A largely unsettled landscape with a cluster of scattered residential and commercial developments north of Fulbourn • The well vegetated railway, paddocks, trees and woodland provide a strong northern edge to Fulbourn which is well integrated into the countryside
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Generally strong sense of tranquillity • High scenic value associated with the small scale, flat, fen landscape
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • The hedgerow network is fragmented • Historic field pattern eroded by field enlargement Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • A generally strong rural character with features including hedgerows and trees in generally good condition, which contributes to the rural context of Cambridge, which is part of the supporting character of the city • Part of Little Wilbraham River has been designated as a County Wildlife Site, and Great Wilbraham Common is

Criteria	Susceptibility
	designated as a SSSI, indicative of natural value which is part of the supporting character of Cambridge
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Localised visual enclosure provided by trees, hedges and scrub vegetation south of the railway • Skylines are broken in the west by electricity pylons and occasional telecommunications poles which provide a strong contrast to the flat landscape Views and visual context that make the landscape more susceptible to the development scenario: • In the north, generally open, expansive views across arable fields filtered by trees • Distinctive, open fen landscape has a strong sense of place • Visual receptors on the Harcamlow Way
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Flat, arable landscape is relatively commonplace in Greater Cambridge • Limited geological or topographical value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Strong rural character that contributes to the rural context of Cambridge, part of the defining character of the city • Natural value associated with the Great Wilbraham Common SSSI, Little Wilbraham River County Wildlife Site • Time depth associated with historic field patterns • Recreational value of the Harcamlow Way, contributing to the supporting character of Cambridge • Locally valued views from the northern edge of Fulbourn and from the Harcamlow 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 Fulbourn Village Design Guide SPD (2020) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed

Criteria	Susceptibility
	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.

3.5.5 This is an open, arable, fen landscape with a strong rural character that contributes to the defining character of Cambridge, high scenic value and a generally strong sense of tranquillity, recreational value of the Harcamlow Way, natural value associated with Little Wilbraham River County Wildlife Site and Great Wilbraham Common SSSI, as well as time depth associated with historic field patterns. These features are more susceptible to the development scenario. Features which are less susceptible to the development scenario are pylons breaking the skyline and a fragmented hedgerow network. Overall this Assessment Unit is assessed as being of **medium 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.

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

Assessment Unit FUL03

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

Criteria	Susceptibility
	• Localised visual enclosure by trees and hedgerows south of the railway • A ribbon of commercial development along Station Road/Wilbraham Road to the east is prominent in some views detracting from rural character • The skyline is occasionally broken by large buildings and telecommunication poles • Limited access to the landscape Views and visual context that make the landscape more susceptible to the development scenario: • A generally open landscape with long views across arable fields due to limited visual enclosure north of the railway • Long, framed views from the edge of Fulbourn across arable fields towards vegetation associated with the railway • Distant, largely flat skylines to the north, south and west are generally treed and undeveloped
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • A commonplace landscape comprising very large open arable fields with a generally indistinct character • Large commercial developments north of Fulbourn locally erode sense of tranquillity, rural character and break skylines • Limited geological or topographical value • Limited natural value north of the railway • Limited time depth, and recreational value • No public access to the landscape Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Generally strong rural character contributes to the rural context of Cambridge, part of the defining character of the city • Natural value associated with trees and tree belts south of the railway, which contributes to the supporting character of Cambridge • Locally valued views into arable fields from the edge of Fulbourn

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

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

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

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

Assessment Unit FUL04

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • A largely flat, indistinct landform Natural factors that make the landscape more susceptible to the development scenario: • Small to medium arable fields are generally enclosed by robust hedgerows, lines of boundary trees and occasionally drainage ditches, with fields becoming larger and more open in the east • Paddocks south of Fulbourn, and parkland, meadows and woodland east of Fulbourn add diversity to the landcover
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Commercial development on the north eastern edge of Fulbourn • The railway line fragments the landscape Cultural factors that make the landscape more susceptible to the development scenario: • A sparsely settled landscape east of Fulbourn with some well vegetated residential development east of Fulbourn Manor in the south • The eastern edge of Fulbourn is well integrated into the landscape by small scale pastoral fields, long back gardens, green space including sports facilities and a cemetery, hedge and tree boundaries and shelterbelts, creating a soft rural edge
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Despite the proximity of the urban edge of Fulbourn and the railway there is a strong sense of tranquillity. • Parkland east of Fulbourn and meadows and woodland at Fulbourn Fen Nature Reserve are of high scenic value
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • In the east fields have been enlarged and hedgerow boundaries removed Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Fulbourn Fen Nature Reserve comprises meadows and woodland and is designated as a SSSI • Generally, hedgerows and tree boundaries are well maintained and worthy of conservation

Criteria	Susceptibility
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Localised visual enclosure by woodland, trees and hedgerows • A ribbon of commercial development along Station Road/Wilbraham Road on the edge of Fulbourn to the west is visible in some views and the skyline is occasionally broken by large buildings and telecommunication poles • In open views from the east, skylines are broken by pylons and the distant Wadlow Windfarm Views and visual context that make the landscape more susceptible to the development scenario: • Views in the east are more open, across arable fields towards treed horizons, and south towards the rising Chalk Hills and • Skylines are generally treed and undeveloped • Recreational users of Fulbourn Fen Nature Reserve, the Harcamlow Way long distance footpath and limited network of PROW
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: • An intimate landscape with a distinctive, wooded character • Fulbourn Fen Nature Reserve is designated a SSSI, indicative of natural value, as well as hedgerows and trees throughout • Time depth associated with parkland east of Fulbourn • Fulbourn Fen Nature Reserve, the Harcamlow Way and limited PROW network have recreational value • Locally valued views from Fulbourn into the countryside
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) and Fulbourn Village Design Guide SPD (2020) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers/strengthening existing hedgerows and tree belts south of the railway) where carefully

Criteria	Susceptibility
	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.

3.5.9 Overall, the strong rural character associated with small scale, intricate land cover, including woodland and parkland, and the natural and recreational value of Fulbourn Fen SSSI and Nature Reserve make this Assessment Unit more susceptible in landscape and visual terms. The railway line and commercial development on the northern edge of Fulbourn reduce this in part. The overall landscape sensitivity of this Assessment Unit to the development scenario is assessed as **medium to high**.

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

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

Assessment Unit FUL05

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

Criteria	Susceptibility
	• Skylines are generally undeveloped treed, and Fulbourn Windmill is a prominent landmark feature to the north • Recreational receptors using the Harcamlow Way and limited PROW network in the east • Residential receptors on the southern edge of Fulbourn
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • A simple, commonplace landscape comprising large scale open arable fields • Limited geological or topographical value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Strong rural character which contributes to the rural context of Cambridge, one of the defining characteristics of the city • Natural value associated with roadside trees • Time depth associated with a small portion of the Fleam Dyke in the east • Recreational value associated with the Harcamlow Way and limited PROW network in the east • Locally valued views from the edge of Fulbourn into gently undulating landscape
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) and Fulbourn Village Design Guide SPD (2020) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

3.5.11 Overall, a landscape with strong rural character which contributes to the rural context of Cambridge, part of the defining character of the city. Features which are more susceptible to the development scenario are the open views, Harcamlow Way, roadside trees and locally valued views from the edge of Fulbourn. Features which are less susceptible to the development scenario are the large arable fields with limited structure and limited scenic quality. 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.

3.5.12 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 FUL06

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Arable fields are generally rectilinear and regular, with occasional, fragmented hedges Natural factors that make the landscape more susceptible to the development scenario: • A gently undulating landform, part of the Gog Magog Hills. a series of low, rounded Chalk Hills that are locally prominent • Scattered shelterbelts and a block of woodland add diversity to the otherwise simple landscape and contribute to the supporting character of Cambridge
Cultural Factors	Cultural factors that make the landscape more susceptible to the development scenario: • Built development is limited to scattered farms
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Harsh southern edge of Fulbourn and poor landscape structure erodes sense of tranquillity • Limited scenic quality associated with the open, generally unstructured landscape
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Poor hedgerow structure associated with field enlargement Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • The gently undulating open countryside provides Cambridge with a strong rural context, which is a defining characteristic of Cambridge • The low hills and views towards Cambridge provide a strong sense of place • Shelterbelts are in generally good condition
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Limited access to the landscape Views and visual context that make the landscape more susceptible to the development scenario: • Generally open views across arable fields • Views of Cambridge in a wooded context in the distance, including expansive, panoramic views from Shelford Road towards the city skyline which contributes to the

Criteria	Susceptibility
	defining character of Cambridge, as well as views to and from Limepit Hill • Skylines to the east, south and west are largely wooded and undeveloped, with occasional vertical features breaking the horizon limited to communication masts, telegraph poles and the distant turbines at Wadlow Windfarm
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Large scale, simple arable field pattern is considered relatively commonplace within Greater Cambridge • Lack of time depth or historic continuity within the field pattern Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • The undulating landscape contributes to the rural context of Cambridge, part of the defining character of Cambridge • Generally strong sense of place due to its views of the distant city in a wooded context, locally prominent landform, and trees and woodland that are part of the supporting character of Cambridge • Distinctive landform considered relatively rare within Greater Cambridge • Locally valued views towards Cambridge from Shelford Road and to and from Limepit Hill
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) 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.

3.5.13 Overall, this is a part of a locally distinctive open and elevated rolling landscape which has a number of characteristics that contribute to the defining and supporting character of Cambridge and are more susceptible to the development scenario including its contribution to the city's rural context, locally valued views of the distant city skyline scattered and shelterbelts and woodland. Features which make it less susceptible to the development scenario include the large scale, relatively common place arable fields, limited hedgerow network and lack of access to the landscape. On balance, this assessment unit is considered 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.

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

Assessment Unit FUL07

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

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

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

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

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

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

3.5.16 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

3.5.17 The key findings of the Landscape Sensitivity Assessment of the fringes of Fulbourn are summarised in the table below.

3.5.18

Assessment Unit	Landscape Sensitivity
FUL01	Medium
FUL02	Medium to high
FUL03	Medium to low
FUL04	Medium to high
FUL05	Medium
FUL06	Medium to high
FUL07	Medium

Great Shelford & Stapleford Landscape Sensitivity Assessment

Assessment Units

3.5.19 The Assessment Units identified within the study area around the villages of Great Shelford & Stapleford are shown on **Figure 3.18** along with their unique reference codes.

Wider Landscape Context

3.5.20 The wider landscape context for the villages of Great Shelford & Stapleford is provided by the following Landscape Character Types and Landscape Character Areas²²:

Landscape Character Types	Landscape Character Areas
LCT 3: Lowland Farmlands	3D: Cam & Granta Tributaries Lowland Farmlands
LCT 7: Fen Edge Claylands	7B: Gog Magog Chalk Hills
LCT 8: Lowland Chalklands	8A: Pampisford Lowland Chalklands
LCT9: River Valleys	9B: Cam River Valley 9D: Granta River Valley

Assessment Unit GSS01

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • The largely flat, low lying topography Natural factors that make the landscape more susceptible to the development scenario: • A suburban park with a relatively simple structure comprising grassland, several waterbodies and relatively young tree belts • Hobson's Conduit is considered part of the defining character of Cambridge

²² See Figure 4.1 in the Greater Cambridge Landscape Character Assessment (2021)

Criteria	Susceptibility
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Urban fringe landscape fragmented by a guided busway, a railway line follows the eastern boundary and Addenbrooke's Road bridge and embankment provides separation from farmland to the south • The strong suburban character of the landscape due to the urban edge of Cambridge including Cambridge Biomedical Campus to the east and recent development around Trumpington to the west • Future development of allocation sites with planning consent on the southern edge of Cambridge is likely to influence the character and sensitivity of this Assessment Unit to the development scenario Cultural factors that make the landscape more susceptible to the development scenario: • The relatively straight settlement edges on the east and west form a corridor which is part of the Vicar's Brook-Hobson's Brook Green Corridor and contributes to the defining character of Cambridge • Hobson's Park comprises open green space that contributes to the defining character of Cambridge
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • A limited sense of tranquillity due to the proximity of Cambridge, and movement of vehicles along transport corridors • The suburban character of the landscape fragmented by transport infrastructure and influenced by large scale development to the east is of limited scenic quality Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • The green approach to the city for pedestrians and cyclists provides a strong sense of place which is evocative for visitors and contributes to the defining character of Cambridge
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Limited rural character due to the proximity of the city • A relatively open landscape with limited hedgerow boundaries and clumps of relatively young trees Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • The sense of place derived from being part of the Vicar's Brook-Hobson's Brook Green Corridor, linking

Criteria	Susceptibility
	countryside to the south of Cambridge to the River Cam south of the historic core
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Generally visually contained by built form with limited outward views • Views across the park are suburban in nature, and generally include residential development to the west and large scale development associated with Cambridge Biomedical Campus to the east • Whilst views of the Cambridge skyline are generally considered part of the defining character of Cambridge, and Addenbrooke's Hospital itself is a landmark, skylines to the east and west feature buildings on the southern edge of Cambridge including residential development on the west and detracting large scale development including Cambridge Biomedical Campus on the east Views and visual context that make the landscape more susceptible to the development scenario: • Visual receptors at Hobson's Park and cyclists on the cycle routes into the city from Trumpington and Great Shelford • Residential receptors on the edge of Cambridge
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • The generally suburban character • Lack of rarity within the context of Greater Cambridge • Limited geological, topographical or geomorphological features • Generally limited time depth or historic continuity Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • The function of the landscape as part of Hobson's Brook Green Corridor on the edge of Cambridge provides the setting of a key approach to Cambridge for pedestrians and cyclists and contributes to the landscape context of the southern edge, both of which are defining characteristics of Cambridge • Hobson's Park is an open green space within the city that contributes to the defining character of Cambridge • Hobson's Conduit in the west is of historical landscape value • Hobson's Park is of local nature and recreational value, and contributes to the supporting character of Cambridge

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

3.5.21 In summary, this Assessment Unit largely comprises a relatively young suburban park. Characteristics which make it less susceptible to development scenario are that it is influenced by several transport corridors, views include large developments to the west which break the skyline and the landcover is relatively simple. However it has several characteristics which are part of the defining character of Cambridge and are more susceptible to the development scenario. These include its function as part of the Vicar's Brook-Hobson's Brook Green Corridor, as a green open space within the city, and a green approach from the south via cycle lanes. On balance, this Assessment Unit is assessed as being of **medium to high** sensitivity to the development scenario.

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

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

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

Assessment Unit GSS02

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

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

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

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

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

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

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

Assessment Unit GSS03

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

Criteria	Susceptibility
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Whilst views of the Cambridge skyline are generally considered part of the defining character of Cambridge, and Addenbrooke's Hospital itself is a landmark, the skyline to the north is broken by large, detracting developments at Cambridge Biomedical Campus Views and visual context that make the landscape more susceptible to the development scenario: • Distinctive views to and from White Hill and Clark's Hill to the west, and Magog Down and Wandlebury Country Park within the Gog Magog Hills to the south east provide scenic quality and contrast with the largely flat topography • Intervisibility with Magog Down and Wandlebury Country Park within the Gog Magog Hills, where there is extensive public access • Views towards residential development in the north east is generally framed by trees, contributing to the supporting character of Cambridge • Recreational users of the PROW used to access Nine Wells Local Nature Reserve • Residential receptors on the edges of Cambridge
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • A generally open landscape with large scale arable fields • The large scale and simple arable field pattern is considered relatively commonplace within Greater Cambridge • Limited geological, topographical or geomorphological value • Lack of time depth or historic continuity • Limited natural value • Views towards Cambridge are dominated by the suburban edge including Cambridge Biomedical Campus Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • The function of the landscape in forming the rural context of Cambridge's southern edge, part of the defining character of Cambridge • Good condition, high quality arable farmland • Worts' Causeway Roman Road is a distinctive linear feature with historic value • Access to the countryside within this Assessment Unit is generally limited, however a PROW used to access Nine

Criteria	Susceptibility
	Wells Local Nature Reserve, part of the supporting character of Cambridge - Locally valued views from the edge of Cambridge towards the distinctive Chalk Hills which provide the distinctive rural context for the southern fringe of Cambridge - Views from the publicly accessible Magog Down and Wandlebury Country Park to the south east, in which this Assessment Unit is seen as providing a rural context for the city, contributing to the defining character of Cambridge
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers/positioning development within the existing landscape structure) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

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

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

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

Assessment Unit GSS04

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

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

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

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

Assessment Unit is assessed to be of **high** sensitivity to the development scenario.

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

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

Assessment Unit GSS05

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape more susceptible to the development scenario: - Gently undulating landform, part of the Gog Magog Hills. a series of low, rounded Chalk Hills that are locally prominent - Landcover is primarily recreational, comprising Magog Down and the Gog Magog Golf Course - Woodland, associated with the golf course contributes to the supporting character of Cambridge and adds complexity to the chalk grassland
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: - Highway network includes the A1307 Cultural factors that make the landscape more susceptible to the development scenario: - Primarily a recreational landscape, with limited built development
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: - The A1307 locally erodes the sense of tranquillity Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: - Open countryside and woodland provide Cambridge with a strong rural context, which contributes to the defining character of Cambridge - Strong sense of arrival in Cambridge from the Chalk Hills, where there are expansive views towards the city, which is considered part of the defining character of Cambridge - High scenic quality associated with the locally distinctive rolling hills, combined with broadly intact hilltop woodlands
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Strong rural character and sense of place associated with the low hills, intact woodland and views towards Cambridge - A generally intact landscape with high nature conservation value with designations including Gog Magog Golf Course SSSI which contributes to the supporting character of Cambridge
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario:

Criteria	Susceptibility
	- Whilst views of the Cambridge skyline are generally considered part of the defining character of Cambridge, and Addenbrooke's Hospital itself is a landmark, skylines to the north include detracting large scale development within the urban area of Cambridge including the Cambridge Biomedical Campus Views and visual context that make the landscape more susceptible to the development scenario: - Strong intervisibility with Cambridge on higher ground, including views to and from Little Trees Hill on Magog Down which contributes to the defining character of Cambridge - Views within Wandlebury Golf Club are generally visually enclosed by woodland, with occasional long, open views across the wider countryside - Skylines to the east, south and west are largely wooded and undeveloped, with occasional vertical features breaking the horizon limited to communication masts and telegraph poles - The Gog Magog Hills have a strong sense of place, and are visually distinctive - Recreational users of Magog Down and the Gog Magog Golf Club - Residential receptors on the edges of Cambridge
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - Prominent large scale built form within views of Cambridge including the Cambridge Biomedical Campus Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Contribution to the rural context of Cambridge's southern edge, which contributes to the defining character of Cambridge - Generally strong rural character with features in good condition, due to its relationship with Cambridge, locally prominent landform, chalk grassland and mature woodland, which is part of the supporting character of Cambridge - The shape and scale of the landform is distinctive within Greater Cambridge, and considered relatively rare, as is chalk grassland - Recreational value of Magog Down and The Gog Magog Golf Course

Criteria	Susceptibility
	- Natural value associated with Gog Magog Golf Course SSSI which contributes to the supporting character of Cambridge - Panoramic views towards the historic city of Cambridge from Little Trees Hill and from the edge of Cambridge towards the Gog Magog Hills which provide the context for the southern fringe 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.

3.5.29 In summary, area comprises distinctive rolling Chalk Hills mainly used for recreation that have several characteristics that contribute to the defining and supporting character of Cambridge and are more susceptible to the development scenario. These include the city's rural context, views of the city skyline, a sense of arrival on approach to the city, natural value associated with Gog Magog Golf Course SSSI, countryside access and woodland and trees. Features which are less susceptible to the development scenario include the A1307 and views towards large scale developments including Cambridge Biomedical Campus on the city skyline. Overall this Assessment Unit is considered to be of **high** sensitivity to the development proposal.

Sensitivity Level	Definition
High	Typically, a landscape containing unique/important components and/or is an area of particularly distinctive character and/or contains landscape components that are in

Sensitivity Level	Definition
	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.

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

Assessment Unit GSS06

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape more susceptible to the development scenario: - Simple landcover pattern of medium to scale regular arable fields with occasional hedgerows and mixed plantation woodland in the east Natural factors that make the landscape more susceptible to the development scenario: - Undulating landform which is part of the broad valley of the River Granta, rising towards the Chalk Hills to the north
Cultural Factors	Cultural factors that make the landscape more susceptible to the development scenario: - Rural landscape east of Stapleford with limited built form - The edge of Stapleford to the west is softened by long back gardens, mature hedgerows and trees
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 quality associated with the wooded Granta River Valley to the south and rising Chalk Hills to the east
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: - Hedgerows occasionally been removed to enlarge fields, Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Strong rural character associated with the undulating arable landscape, woodland to the south and distinctive Chalk Hills to the east
Views and Visual Context	Views and visual context that make the landscape more susceptible to the development scenario: - Views across arable fields are generally long and expansive, including the well treed eastern edge of Stapleford and the rising Chalk Hills to the east although trees within the Granta River Valley to the south visually contain views - Skylines are largely wooded and undeveloped - Residential receptors on the eastern edge of Stapleford - Recreational receptors using the PROW network
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario:

Criteria	Susceptibility
	Simple, arable landcover pattern considered commonplace in Greater Cambridge • Limited geological, topographical and geomorphological value • Limited natural value • Limited historic value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Locally valued views from the eastern edge of Stapleford into the countryside • Locally valued views towards the Chalk Hills and Granta River Valley • Recreational value of 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.

3.5.31 In summary, this is a gently undulating, commonplace arable landscape. Key characteristics which are more susceptible to the development scenario include locally valued views from the edge of Stapleford, and from PROW towards the Granta Valley and Chalk Hills, and the eastern edge of Stapleford which is well integrated by trees and long back gardens. Characteristics which are less susceptible to the development scenario include the simple arable farmland and large scale fields. Overall this Assessment Unit is 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.

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

Assessment Unit GSS07

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape more susceptible to the development scenario: • A narrow green corridor containing the floodplains of the meandering River Cam and River Granta • Landcover is generally small scale, complex and intricate, comprising meadows, small pastoral fields and occasional enlarged arable fields • Riparian trees follow the course of the rivers, which alongside tree belts, scattered areas of woodland, including linear woodland along a dismantled railway in the north and occasional scattered trees, add structure and diversity to the landscape
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Highway infrastructure includes the M11 Cultural factors that make the landscape more susceptible to the development scenario: • A largely unsettled floodplain south of Stapleford • Stapleford and Great Shelford have soft, intimate edges with much of the floodplain used for pasture, with some wooded areas and fields and paddocks enclosed by hedges and hedgerow trees
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Generally strong sense of tranquillity however this is eroded in proximity to the M11 • Scenic value associated with the small scale meadows, pasture shelterbelts and areas of woodland combined with the river to create a leafy, enclosed character • Strong sense of separation between Stapleford and Little Shelford
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Hedgerows have been removed to create some large fields south east of Stapleford Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Generally an intact landscape with robust hedgerows, shelterbelts and woodlands • Strong rural character associated with the River Cam, River Granta, small scale meadows and woodland

Criteria	Susceptibility
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, although there are some longer views across arable fields where fields have been enlarged south east of Stapleford - Skylines are generally undeveloped and treed, however they are occasionally interrupted by telecommunications poles and wires - Generally limited access to the landscape Views and visual context that make the landscape more susceptible to the development scenario: - Views are generally of high scenic quality - Residential receptors on the edges of Stapleford and Little Shelford
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - Limited recreational value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Generally strong, intimate rural character associated with the River Cam and River Granta which is relatively rare within Greater Cambridge - Generally high scenic value and strong sense of tranquillity - Natural value of the River Cam County Wildlife Site and River Granta County Wildlife Site, as well as woodland and floodplain grazing meadow - Small, historic field pattern has a strong, historic landscape character - Separation between Stapleford and Little Shelford - Locally valued views from village edges
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) and Great Shelford Conservation Area Appraisal (2007) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape.

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.

3.5.33 In summary, this is a wooded, intimate river floodplain landscape associated with the River Cam and River Granta which is relatively rare in Greater Cambridge. Key features which are more susceptible to the development scenario include the small scale, enclosed landcover pattern, natural value of the River Cam and River Granta County Wildlife Sites as well as woodland and floodplain grazing meadow and separation between villages with soft edges. Overall, this Assessment Unit is 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.

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

Assessment Unit GSS08

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • The gently undulating topography • The generally simple pattern of the landscape comprising predominantly large, open arable fields interspersed with woodland Natural factors that make the landscape more susceptible to the development scenario: • Woodland and localised hedgerows and hedgerow trees northwest of Sawston add complexity to the landscape
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Transport infrastructure includes a railway line, the A1301 and Cambridge Road • Settled rural landscape between Sawston and Stapleford with built development including a paper mill, sewage works, former landfill site and commercial development north east of Sawston • Commercial development north east of Sawston is softened by trees but can be seen in the wider landscape • Several large barns and Sawston Village College on the northern edge of Sawston are prominent in views across the open fields with only intermittent hedgerows from the north Cultural factors that make the landscape more susceptible to the development scenario: • Woodland around a former landfill site softens the north eastern edge of Sawston
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Limited sense of tranquillity due to transport infrastructure and the proximity of Sawston and Great Shelford • Limited scenic value in the landscape which has detracting features including prominent industrial development, a disused quarry, former landfill site and transport infrastructure Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Open countryside provides a strong sense of separation between Sawston and Great Shelford
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Rural character eroded by transport infrastructure and scattered industrial development

Criteria	Susceptibility
	- Limited field boundary vegetation, particularly in the north Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Woodland is in generally good condition
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Skylines are broken by pylons, a communication mast, large industrial buildings and telecommunications poles - Wide views towards the northern edge of Sawston across farmland, with notable industrial buildings Views and visual context that make the landscape more susceptible to the development scenario: - Generally open views across arable fields towards woodland within the Assessment Unit, and trees associated with the River Cam and Granta corridors to the north, south and west, and the distant Chalk Hills to the north - Recreational receptors using PROW and National Cycle Network Route 11 - Residential receptors on the northern edge of Sawston
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - Commonplace, open arable fields - Limited geological, topographical or geomorphological features - Limited scenic qualities - Limited time depth or historic continuity - Detracting features in views include the highway network, poles, communication masts, pylons and commercial development Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Sense of separation between Sawston and Stapleford - Natural value associated with Dernford Fen Grassland County Wildlife Site and Dernford Fen SSSI, as well as woodland - Recreational value of PROW and National Cycle Network 11 between Stapleford and Sawston - Visual relationship with the River Valleys to the north, south and west, and Chalk Hills to the north which provide visual enclosure

Criteria	Susceptibility
	Locally valued views from the north-eastern edge of Sawston across arable fields towards the wooded Granta Valley and Chalk Hills beyond
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), Sawston Village Design Guide (2020) and Sawston Conservation Area Appraisal (2007) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

3.5.35 In summary, this is an open, arable landscape with several detracting features including large scale industrial development, transport and power infrastructure which erode rural character, scenic value and tranquillity. These features are less susceptible to the development scenario. Key characteristics which are more susceptible to the development scenario include natural value associated with Dernford Fen Grassland County Wildlife Site and Dernford Fen SSSI, open views towards the wooded river valleys of the Cam and Granta and Chalk Hills to the north. In summary, this Assessment Unit is 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.

3.5.36 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 GSS09

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: - Large arable fields with occasional hedgerows and boundary trees Natural factors that make the landscape more susceptible to the development scenario: - Gently rolling landform, rising to a high point of c. 31m AOD at Cockle Hill in the north - Shelterbelts and blocks of woodland add structure and diversity to the landscape
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: - Highways include the M11 in the west Cultural factors that make the landscape more susceptible to the development scenario: - Sparsely settled rural landscape south of Little Shelford - The southern edge of Little Shelford is well integrated into the landscape by trees, woodland and long back gardens
Perceptual & Aesthetic Factors	Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: - Generally strong sense of tranquillity, eroded by the M11 - Generally high scenic value associated with the undulating arable fields and woodland
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: - Arable fields have been enlarged and hedgerows are limited Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Strong rural character associated with the open Chalk Hills and occasional woodland in generally good condition, locally eroded by the M11
Views & Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Wooded skylines are occasionally interrupted by poles and wires associated with the telecommunications network Views and visual context that make the landscape more susceptible to the development scenario: - Views are generally long and open, across arable fields towards wooded horizons

Criteria	Susceptibility
	• Intervisibility with views from the obelisk at St Margaret's Mount to the west • Recreational users of the PROW network • Residential receptors on the southern edge of Little Shelford
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Commonplace arable field pattern within Greater Cambridge • Limited time depth Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Generally strong rural character associated with the rolling farmland and woodland • Natural value associated with woodland and shelterbelts • Recreational value of the PROW network, • Locally valued long, open views and intervisibility with the Obelisk at St Margaret's Mount to the north • Locally valued views from the southern edge of Little Shelford 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 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.

3.5.37 In summary, this is a rolling landscape of arable farmland and woodland considered relatively commonplace in Greater Cambridge. Key characteristics which are more susceptible to the development scenario include long, open views, generally strong rural character associated with woodland, natural value of woodland and shelterbelts and relatively soft village edge of Little Shelford.

Characteristics which are less susceptible to the development scenario include the M11 which locally reduces perceptions of tranquillity and erodes rural character. Overall, this Assessment Unit is of **medium to high** sensitivity to the development scenario.

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

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

Assessment Unit GSS10

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • The gently undulating, low lying topography • Fragmented land cover pattern comprising small to large scale arable fields Natural factors that make the landscape more susceptible to the development scenario: • Localised small scale field pattern west of Little Shelford • Occasional tree belts, including along the railway and M11 contribute to the supporting character of Cambridge
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Highway and rail infrastructure including the M11 fragment the landscape • A settled area between Hauxton and Little Shelford with scattered residential development west of Little Shelford Cultural factors that make the landscape more susceptible to the development scenario: • The edges of Hauxton and Little Shelford are generally well treed and appear well integrated into the landscape trees and occasional small scale fields
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Weak sense of tranquillity due to the proximity of existing settlement, the M11, and rail links Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Scenic quality associated with tree belts, mature hedgerows and woodland which give an overall relatively enclosed character and screen views towards settlements and transport corridors • Physical separation between Little Shelford and Hauxton created by the M11 and railway
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Hedgerows have been removed in places due to field enlargement • The rural character of the landscape has been eroded by the presence of urban development and highway network. Landscape quality/condition factors that make the landscape more susceptible to the development scenario:

Criteria	Susceptibility
	Woodland and tree belts are generally in good condition
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - A generally visually contained landscape by virtue of tree cover and mature hedgerows - Limited access to the landscape Views and visual context that make the landscape more susceptible to the development scenario: - Views across fields towards the relatively well-integrated village edges - Skylines are generally undeveloped and treed - Residential receptors on the edges of Hauxton and Little Shelford
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - A generally indistinct landscape character which does not have a strong sense of place - Limited geological, topographical or geomorphological value - Limited time depth - Limited recreational value - Views towards villages and Cambridge are screened by trees - Weak sense of tranquillity associated with the M11, railway and villages edges Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Good condition, high quality arable farmland - Woodland blocks and trees are of natural value and contribute to the supporting character of Cambridge - The sense of separation between villages
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers/locating developments within the existing landscape structure) where carefully

Criteria	Susceptibility
	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.

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

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

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

Assessment Unit GSS11

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

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

Criteria	Susceptibility
	• Function of the landscape in providing the southern edge of Cambridge with a rural context, which is a defining character of Cambridge • Locally valued views from the edge of Cambridge and Great Shelford into the countryside which provides the context of the city and contributes to the defining character of the city
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) and Great Shelford Conservation Area Appraisal (2007) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

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

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

Assessment Unit GSS12

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

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

Criteria	Susceptibility
	grassland, woodland and shelterbelts that are worthy of conservation and contribute to the supporting character of Cambridge • The relatively complex landcover is considered relatively rare in Greater Cambridge, and the woodland, trees and habitats contribute to the supporting character of Cambridge • Historic parkland at Trumpington Hall contributes to the defining character of the city • Trumpington Meadows is of recreational value, contributing to the supporting character of Cambridge • The landscape is generally of value for its scenic and aesthetic, perceptual and experiential qualities, particularly in relation to Trumpington Meadows
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

3.5.43 In summary, this assessment unit comprises many features which are part of the defining and supporting character of Cambridge and more susceptible to the development scenario. These include its contribution to the rural context of the city, the recreational and natural value of Trumpington Meadows and historic value of parkland at Trumpington Hall. In the south, the M11 and the edge of new development at Trumpington are strong features which are less susceptible to the development scenario. On balance, this landscape is assessed as being of **high** sensitivity to the development scenario.

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

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

Summary

3.5.45 The key findings of the Landscape Sensitivity Assessment of the fringes of Great Shelford & Stapleford are summarised in the table below.

Assessment Unit	Landscape Sensitivity
GSS01	Medium to high
GSS02	Medium to high
GSS03	Medium to high
GSS04	High
GSS05	High
GSS06	Medium
GSS07	High
GSS08	Medium
GSS09	Medium to high
GSS10	Medium
GSS11	Medium
GSS12	High

Sawston Landscape Sensitivity Assessment

Assessment Units

- 3.5.46 The Assessment Units identified within the study area around the village of Great Shelford & Stapleford are shown on **Figure 3.19** along with their unique reference codes.

Wider Landscape Context

- 3.5.47 The wider landscape context for the village of Sawston is provided by the following Landscape Character Types and Landscape Character Areas²³:

Landscape Character Types	Landscape Character Areas
LCT 3: Lowland Farmlands	3D: Cam & Granta Tributaries Lowland Farmlands
LCT 8: Lowland Chalklands	8A: Pampisford Lowland Chalklands
LCT9: River Valleys	9B: Cam River Valley 9D: Granta River Valley

Assessment Unit SAW01

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape more susceptible to the development scenario: - Simple landcover pattern of medium to scale regular arable fields with occasional hedgerows and mixed plantation woodland in the east Natural factors that make the landscape more susceptible to the development scenario: - Undulating landform which is part of the broad valley of the River Granta, rising towards the Chalk Hills to the north
Cultural Factors	Cultural factors that make the landscape more susceptible to the development scenario: Rural landscape east of Stapleford with limited built form

²³ See Figure 4.1 in the Greater Cambridge Landscape Character Assessment (2021)

Criteria	Susceptibility
	- The Babraham Institute at Babraham Hall in the east is well integrated into the landscape by trees and parkland - The edge of Stapleford to the west is softened by long back gardens, mature hedgerows and trees
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 quality associated with the wooded Granta River Valley to the south and rising Chalk Hills to the east
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: - Hedgerows occasionally been removed to enlarge fields, particularly in the west Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Strong rural character associated with the undulating arable landscape, woodland to the south and distinctive Chalk Hills to the east
Views and Visual Context	Views and visual context that make the landscape more susceptible to the development scenario: - Views across arable fields are generally long and expansive, including the well treed eastern edge of Stapleford and the rising Chalk Hills to the east although trees within the Granta River Valley to the south contain views - Skylines are largely wooded and undeveloped - Residential receptors on the eastern edge of Stapleford - Recreational receptors using the PROW network
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: Simple, arable landcover pattern considered commonplace in Greater Cambridge - Limited geological, topographical and geomorphological value - Limited natural value - Limited historic value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Locally valued views from the eastern edge of Stapleford into the countryside - Locally valued views towards the Chalk Hills and Granta River Valley

Criteria	Susceptibility
	Recreational value of 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.

3.5.48 In summary, this is a gently undulating, commonplace arable landscape. Key characteristics which are more susceptible to the development scenario include locally valued views from the edge of Stapleford, and from PROW towards the Granta Valley and Chalk Hills, and the eastern edge of Stapleford which is well integrated by trees and long back gardens. Characteristics which are less susceptible to the development scenario include the simple arable farmland and large scale fields. Overall this Assessment Unit is 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.

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

Assessment Unit SAW02

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape more susceptible to the development scenario: - Narrow, valley floor of the River Granta, a well treed chalk stream - Complex, small scale landcover pattern associated with the River Granta floodplain and valley sides including floodplain grazing marsh, woodland and a mixture of irregular pastoral and arable fields of varying scales enclosed by hedgerows, shelterbelts and boundary trees
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: - Large scale commercial developments including Granta Park, the Babraham Institute and Linton College which include large areas of car parking, as well as scattered smaller scale industrial developments including a factory, mills and a sewage works Cultural factors that make the landscape more susceptible to the development scenario: - Built development is limited to scattered low density residential development at Babraham - The Babraham Institute to the east is well integrated into the landscape by parkland and not visible in the wider landscape
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 river, enclosed fields and woodland
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: - Hedgerows have been removed to create some large fields in the west Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Field boundary hedgerows and trees are generally intact in the east - Strong rural character associated with the river and small scale fields, woodland and pasture
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario:

Criteria	Susceptibility
	- Views are generally short and contained by vegetation, although there are some longer views across arable fields where fields have been enlarged in the west Views and visual context that make the landscape more susceptible to the development scenario: - Occasional framed long views across pastoral fields towards the distinctive Chalk Hills to the south and north - Skylines are largely wooded and undeveloped - Distinctive wooded character of the small scale landscape associated with the River Granta - Recreational receptors using PROW - Residential receptors on the eastern edge of Stapleford
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Distinctive, intimate, small scale landscape incorporating the River Granta, tree groups, enclosed fields and woodland which is considered rare in Greater Cambridge - Natural value associated with the River Granta County Wildlife Site, woodland and floodplain grazing meadow - High, scenic value associated with the River Granta, small scale, well treed fields and woodland - Historic landscape value associated with the historic route into Cambridge and small scale, historic field patterns in the east - Recreational value of PROW - Locally valued views from PROW - Locally valued views towards the river valley from the eastern edge of Stapleford
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural

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

3.5.50 In summary, this is generally an intimate, small scale landscape associated with the River Granta. There is natural value associated with the River Granta County Wildlife Site, woodland and floodplain grazing marsh, historic value associated with the historic route into Cambridge, a strong sense of tranquillity and high scenic value. These key characteristics are more susceptible to the development scenario. Less susceptible to the development are the large scale arable fields in the west where hedgerows have been removed. Overall, this Assessment Unit is 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.

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

Assessment Unit SAW03

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • The gently undulating topography • The generally simple pattern of the landscape comprising predominantly large, open arable fields interspersed with woodland Natural factors that make the landscape more susceptible to the development scenario: • Woodland and localised hedgerows and hedgerow trees northwest of Sawston add complexity to the landscape
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Transport infrastructure includes a railway line, the A1301 and Cambridge Road • Settled rural landscape between Sawston and Stapleford with built development including a paper mill, sewage works, former landfill site and commercial development north east of Sawston • Commercial development north east of Sawston is softened by trees but can be seen in the wider landscape • Several large barns and Sawston Village College on the northern edge of Sawston are prominent in views across the open fields with only intermittent hedgerows from the north Cultural factors that make the landscape more susceptible to the development scenario: • Woodland around a former landfill site softens the north eastern edge of Sawston
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: • Limited sense of tranquillity due to transport infrastructure and the proximity of Sawston and Great Shelford • Limited scenic value in the landscape which has detracting features including prominent industrial development, a disused quarry, former landfill site and transport infrastructure Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Open countryside provides a strong sense of separation between Sawston and Great Shelford and Stapleford

Criteria	Susceptibility
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Rural character eroded by transport infrastructure and scattered industrial development • Limited field boundary vegetation, particularly in the north Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Woodland is in generally good condition
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Skylines are broken by pylons, a communication mast, large industrial buildings and telecommunications poles • Wide views towards the northern edge of Sawston across farmland, with notable industrial buildings Views and visual context that make the landscape more susceptible to the development scenario: • Generally open views across arable fields towards woodland within the Assessment Unit, and trees associated with the River Cam and Granta corridors to the north, south and west, and the distant Chalk Hills to the north • Recreational receptors using PROW and National Cycle Network Route 11 • Residential receptors on the northern edge of Sawston
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Commonplace, open arable fields • Limited geological, topographical or geomorphological features • Limited scenic qualities • Limited time depth or historic continuity • Detracting features in views include the highway network, poles, communication masts, pylons and commercial development Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Sense of separation between Sawston and Stapleford • Natural value associated with Dernford Fen Grassland County Wildlife Site and Dernford Fen SSSI, as well as woodland • Recreational value of PROW and National Cycle Network 11 between Stapleford and Sawston

Criteria	Susceptibility
	• Visual relationship with the River Valleys to the north, south and west, and Chalk Hills to the north which provide visual enclosure • Locally valued views from the north-eastern edge of Sawston across arable fields towards the wooded Granta Valley and Chalk Hills beyond
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), Sawston Village Design Guide (2020) and Sawston Conservation Area Appraisal (2007) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and manage key views across the rural landscape would be beneficial for creating a well-integrated settlement edge.

3.5.52 In summary, this is an open, arable landscape with several detracting features including large scale industrial development, transport and power infrastructure which erode rural character, scenic value and tranquillity. These features are less susceptible to the development scenario. Key characteristics which are more susceptible to the development scenario include natural value associated with Dernford Fen Grassland County Wildlife Site and Dernford Fen SSSI, open views towards the wooded river valleys of the Cam and Granta and Chalk Hills to the north. In summary, this Assessment Unit is 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.

3.5.53 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 SAW04

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Simple landcover pattern of medium scale regular arable fields with occasional fragmented hedgerows Natural factors that make the landscape more susceptible to the development scenario: • Gently undulating landform which is part of the broad valley sides of the River Granta, rising towards the Chalk Hills to the south • Parkland on the edge of Pampisford Hall and tree belts at Hinxton Grange add diversity to the otherwise simple landcover pattern
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Highways include the A505 and A1301 • Recent residential development on the east side of Sawston is prominent in views approaching the village • Commercial development south of Sawston is softened by hedgerows and trees, but visible in the wider landscape • The development of land south of Babraham Road, Sawston 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: • Largely unsettled rural landscape south east of Sawston with settlement limited to the small village of Pampisford and farms • Pampisford is generally well integrated into the landscape by mature trees • The eastern edge of Sawston directly abuts arable fields and is visible in the wider landscape but is generally softened by trees
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Generally strong sense of tranquillity, although this is locally eroded by the A505 and A1301 • Some scenic quality associated with the open, arable landscape, woodland associated with Pampisford Hall and the wooded Granta River Valley to the north, and views towards the distant Chalk Hills

Criteria	Susceptibility
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Low field boundary hedgerows are largely fragmented, or have been removed Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Strong rural character associated with the undulating arable landscape, occasional tree belt or woodland, and distant Chalk Hills
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Distant skylines are largely wooded, however occasional telegraph poles disrupt the skyline Views and visual context that make the landscape more susceptible to the development scenario: • Long views across gently undulating arable fields towards woodland at Pampisford Hall, the wooded Granta Valley and distant Chalk Hills • Recreational receptors using a PROW in the north however there is generally limited access to the countryside • Residential receptors on the eastern edge of Sawston and on the edges of Pampisford
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: Simple, arable landcover pattern considered commonplace in Greater Cambridge • Limited geological, topographical and geomorphological value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Strong character and scenic value associated with views across open arable fields towards the wooded Granta Valley and distant Chalk Hills • Natural value associated with parkland at Pampisford Hall • Historic value associated with parkland at Pampisford Hall • Recreational value of the limited PROW network and of National Cycle Network Route 11, including the link with Sawston • Locally valued views from PROW • Locally valued views from the eastern edge of Sawston and from the edges of Pampisford

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.

3.5.54 In summary, commonplace, arable landcover with limited vegetation and the eastern edge of Sawston being visible in the wider landscape are both features which are less susceptible to the development scenario. However, linear woodland and parkland at Pampisford Hall have natural value, and alongside the wooded Granta Valley to the north east and distant Chalk Hills, add scenic value to long, open views. This is more susceptible to the development scenario. Overall, this Assessment Unit is of **medium to high** sensitivity to the development scenario.

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

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

Assessment Unit SAW05

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: - The gently undulating, indistinct topography Natural factors that make the landscape more susceptible to the development scenario: - Complex landcover pattern comprising medium to large arable fields, often with dense tree boundaries, parkland associated with Sawston Hall and woodland
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: - Highway infrastructure includes the A1301 in the south and the A505 which lies just beyond the southern boundary of the assessment unit - Settled rural landscape south east of Sawston and north of Pampisford with built development including farms, Sawston Hall and linear development between Pampisford and Sawston - Occasionally the eastern edge of Sawston directly abuts arable fields, and residential development can be seen in the wider landscape, however it is largely softened by trees - The development of land south of Babraham Road, Sawston 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 southern edge of Sawston is largely well integrated into the landscape by woodland associated with Sawston Hall which creates a soft enclosed edge to the historic core and a strongly wooded edge to the village - The northern edge of Pampisford is well integrated into the landscape by trees and parkland
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 A1301 and proximity of the A505 - High scenic value associated with the gently undulating farmland, parkland and woodland
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Generally intact field boundaries including hedgerows and tree belts - Generally strong rural character associated with woodland and parkland in good condition

Criteria	Susceptibility
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Generally intimate views across open arable fields visually contained by woodland • Skylines are largely wooded and undeveloped, but occasionally are broken by telecommunications poles and wires Views and visual context that make the landscape more susceptible to the development scenario: • Recreational receptors using the limited PROW network • Residential receptors on the eastern edge of Sawston
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Limited geological, topographical or geomorphological features Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Complex landcover pattern of woodland, parkland and arable fields that is rare in Greater Cambridge • High scenic quality associated with the undulating arable fields, parkland and woodland • Time depth associated with parkland • Natural value associated with Sawston Hall Meadows SSSI, as well as parkland and woodland • Recreational value of limited PROW network and link to National Cycle Network Route 11 • Locally valued views from the eastern edge of Sawston across arable fields towards the wooded Granta Valley and Chalk Hills beyond
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), Sawston Village Design Guide (2020) and Sawston Conservation Area Appraisal (2007) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become fragmented and consideration of opportunities to expand and link woodland, hedgerows and other semi-natural habitats to

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

3.5.56 In summary, this is a complex landscape of parkland, woodland and arable farmland. Key characteristics which are more susceptible to the development scenario include the landcover pattern, natural value of woodland and Sawston Hall Meadows SSSI, historic value of parkland, and the generally soft edge of Sawston. Features which are less susceptible to the development scenario include intimate views enclosed by woodland, and occasional views of residential development in the wider landscape, albeit softened by trees. Overall, this Assessment Unit is 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.

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

Assessment Unit SAW06

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape more susceptible to the development scenario: • A narrow green corridor containing the floodplains of the meandering River Cam • Landcover is small scale, complex and intricate, comprising meadows, small pastoral fields and occasional arable fields • Riparian trees follows the course of the river, which alongside tree belts, scattered areas of woodland, including linear woodland along a dismantled railway in the north and occasional scattered trees, add structure and diversity to the landscape
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Several transport corridors including the A505, A1301 and a railway line Cultural factors that make the landscape more susceptible to the development scenario: • A largely unsettled floodplain west of Sawston providing separation between villages on higher ground • Sawston has a soft, intimate western edge with much of the floodplain used for pasture, with some wooded areas and fields and paddocks enclosed by hedges and hedgerow trees • Villages in adjacent Assessment Units generally have soft, well vegetated edges and are well screened by trees on the edges of the floodplain
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Generally strong sense of tranquillity however this is eroded in proximity to the A505 and A1301 • Scenic value associated with the small scale meadows, pasture shelterbelts and areas of woodland combined with the river to create a leafy, enclosed character • The river corridor provides separation between several villages on higher ground to the east and west, including Sawston and Whittlesford, and Duxford and Hinxton
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 • Strong rural character associated with the River Cam, small scale meadows and woodland

Criteria	Susceptibility
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 - Skylines are generally undeveloped and treed, however they are occasionally interrupted by telecommunications poles and wires Views and visual context that make the landscape more susceptible to the development scenario: - Views are generally of high scenic quality - Recreational receptors including cyclists and users of PROW - Residential receptors on the edges of Little Shelford, Sawston, Whittlesford, Whittlesford Bridge and Duxford
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: - Generally strong, intimate rural character associated with the River Cam which is relatively rare within Greater Cambridge - Generally high scenic value and strong sense of tranquillity - Natural value of the River Cam County Wildlife Site as well as woodland and floodplain grazing meadow - Small, historic field pattern has a strong, historic landscape character - Separation between villages - Recreational value of PROW and of National Cycle Network Route 11 between Sawston and Whittlesford - Locally valued views from village edges
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021), Sawston Village Design Guide (2020) and Sawston Conservation Area Appraisal (2007) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed

Criteria	Susceptibility
	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.

3.5.58 In summary, this is a wooded, intimate river floodplain landscape associated with the River Cam and River Granta which is relatively rare in Greater Cambridge. Key features which are more susceptible to the development scenario include the small scale, enclosed landcover pattern, natural value of the River Cam County Wildlife Sites as well as woodland and floodplain grazing meadow and separation between villages with soft edges. Overall, this Assessment Unit is 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.

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

Assessment Unit SAW07

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: - Large scale, simple landscape of predominantly medium to large arable fields in a regular pattern with occasional hedged field boundaries Natural factors that make the landscape more susceptible to the development scenario: - Undulating landform rising east of the River Cam
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: - Settled rural landscape between Whittlesford and Whittlesford Bridge, with linear residential development along Duxford Road eroding the gap between the two villages - Highways include the A505 Cultural factors that make the landscape more susceptible to the development scenario: - Whittlesford and Whittlesford Bridge generally abut arable fields but are largely softened by trees
Perceptual & Aesthetic Factors	Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario: - Development associated with the villages and linear development on Duxford Road can be seen and erodes tranquillity - Limited scenic quality associated due to urban influences associated with Whittlesford and Whittlesford Bridge
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: - Fields have been enlarged and hedgerows have been removed or are fragmented - Rural character eroded by built form associated with the villages
Views & Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Wooded skylines are occasionally broken by poles and wires associated with the telecommunications network Views and visual context that make the landscape more susceptible to the development scenario: - Expansive views generally long and open, including scattered small blocks of woodland, and well treed villages - Recreational users of PROW

Criteria	Susceptibility
	Residential receptors on the edges of Whittlesford and Whittlesford Bridge
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: - Relatively commonplace, large scale arable landscape - Rural character and scenic value eroded due to visible built form associated with the villages and linear residential development in between - Limited time depth - Limited natural value - Limited recreational value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Recreational value of National Cycle Network Route 11 - Locally valued views from village edges into arable farmland, towards distant Chalk Hills
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows 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.

3.5.60 In summary, this is a large scale, open arable landscape which is relatively commonplace in Greater Cambridge. Key characteristics which are more susceptible to the development scenario include expansive views across South Cambridge and locally valued views from the edges of Whittlesford and Whittlesford Bridge. Key characteristics which are less susceptible to the development scenario include the linear development along Duxford Road which erodes the sense of separation between Whittlesford and Whittlesford

Bridge and lower the sense of tranquillity and erode rural character. Overall, this landscape is 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.

3.5.61 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 SAW08

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Large arable fields with occasional hedgerows and boundary trees Natural factors that make the landscape more susceptible to the development scenario: • Gently rolling landform • Shelterbelts and blocks of woodland north of Whittlesford add structure and diversity to the landscape
Cultural Factors	Cultural factors that make the landscape more susceptible to the development scenario: • Sparsely settled rural landscape north west of Whittlesford • The northern and eastern edges of Whittlesford are well integrated into the landscape by large grounds of woodland, small scale fields and trees
Perceptual & Aesthetic Factors	Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Generally strong sense of tranquillity • Generally high scenic value associated with the undulating arable fields and woodland
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Hedgerows are fragmented Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Strong rural character associated with woodland in generally good condition
Views & Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Wooded skylines are occasionally interrupted by pylons, poles and wires associated with the telecommunications network • Localised visual enclosure by woodland in the south Views and visual context that make the landscape more susceptible to the development scenario: • Views are generally long and open, across arable fields towards wooded horizons • Recreational users of National Cycle Network Route 11 in the south east • Residential receptors on the northern edge of Whittlesford

Criteria	Susceptibility
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • Commonplace arable field pattern within Greater Cambridge • Limited time depth Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Generally strong rural character associated with the rolling farmland and woodland • Natural value associated with woodland • Recreational value of the National Cycle Network Route 11 in the east • Locally valued long, open views in the north
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape. The management and enhancement of existing hedgerows and consideration of opportunities for re-planting hedgerows where these have been lost/become fragmented would be beneficial for creating a well-integrated settlement edge.

3.5.62 In summary, this is a rolling landscape of arable farmland and woodland considered relatively commonplace in Greater Cambridge. Key characteristics which are more susceptible to the development scenario include long, open views, generally strong rural character, natural value of woodland and shelterbelts and the soft northern edge of Whittlesford. Characteristics which are less susceptible to the development scenario include power infrastructure, and localised visual enclosure by woodland in the south which locally reduces perceptions of tranquillity and erodes rural character. Overall, this Assessment Unit is of **medium to high** sensitivity to the development scenario.

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

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

Summary

3.5.64 The key findings of the Landscape Sensitivity Assessment of the fringes of Sawston are summarised in the table below.

Assessment Unit	Landscape Sensitivity
SAW01	Medium
SAW02	High
SAW03	Medium
SAW04	Medium to high
SAW05	High
SAW06	High
SAW07	Medium
SAW08	Medium to high

Great & Little Abington Landscape Sensitivity Assessment

Assessment Units

3.5.65 The Assessment Units identified within the study area around the villages of Great & Little Abington are shown on **Figure 3.20** along with their unique reference codes.

Wider Landscape Context

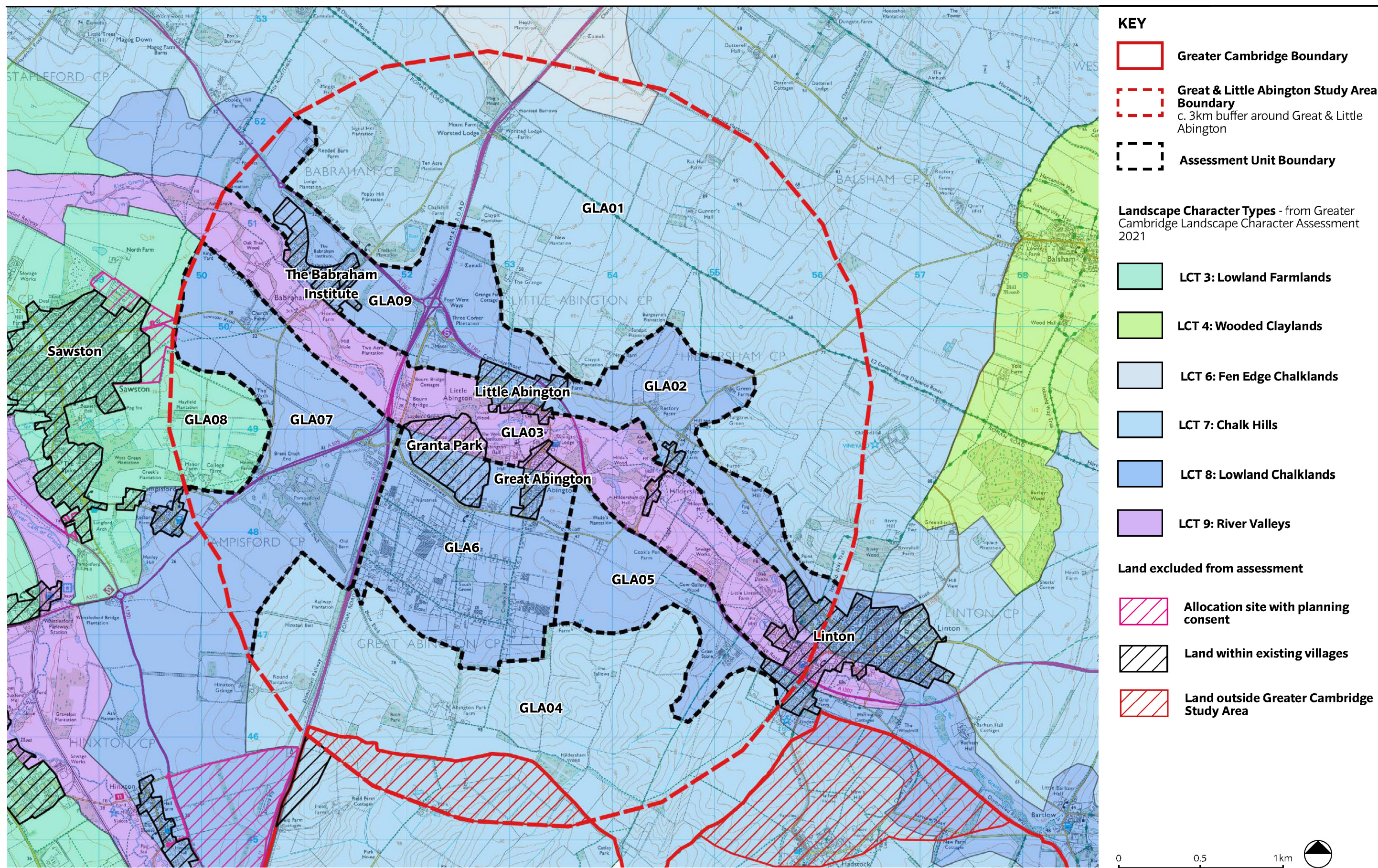
3.5.66 The wider landscape context for the villages of Great & Little Abington is provided by the following Landscape Character Types and Landscape Character Areas²⁴:

Landscape Character Types	Landscape Character Areas
LCT 3: Lowland Farmlands	3D: Cam & Granta Tributaries Lowland Farmlands
LCT 6: Fen Edge Chalklands	6B: Wilbraham Fen Edge Chalklands
LCT 7: Chalk Hills	7A: Eastern Chalk Hills 7B: Gog Magog Chalk Hills 7C: Linton Chalk Hills
LCT 8: Lowland Chalklands	8A: Pampisford Lowland Chalklands
LCT9: River Valleys	9D: Granta River Valley

Assessment Unit GLA01

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: • Simple landcover of medium to large rectilinear arable fields with mixed plantation woodland often located on higher ground Natural factors that make the landscape more susceptible to the development scenario: • Open, rolling Chalk Hills • Woodland and mature, occasionally fragmented field boundary hedges add complexity to the rolling landscape

²⁴ See Figure 4.1 in the Greater Cambridge Landscape Character Assessment (2021)



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Criteria	Susceptibility
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Highways include the A11 and A1307 along part of the north western boundary Cultural factors that make the landscape more susceptible to the development scenario: • Largely unsettled rural landscape with built development limited to occasional farms or isolated houses
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Generally strong sense of tranquillity, although this is locally eroded within the A11 and A1307 corridors • High scenic quality associated with the locally distinctive rolling hills and hilltop woodlands
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Field boundaries have been removed in places to enlarge arable fields Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Strong rural character associated with the rolling hills and woodland and lack of urban development. • Remaining low hedgerows enclosing fields are generally in good condition and are only occasionally fragmented
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • On lower ground views towards wooded horizons are visually enclosed, or framed by rolling landform and woodland • Skylines are largely wooded and undeveloped, with occasional lines of telegraph poles breaking the skyline, however in long views to the north east the turbines at Wadlow Windfarm and pylons are visible on the skyline Views and visual context that make the landscape more susceptible to the development scenario: • Long, open views from higher ground across the wooded Granta Valley towards the rising Chalk Hills to the south • The Chalk Hills have a strong sense of place, and are locally distinctive with high scenic value • Recreational receptors using the PROW including the E2 European Long Distance Route along the Roman Road which runs along the ridge and part of the Icknield Way Trail in the south east

Criteria	Susceptibility
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • The large scale and simple arable field pattern is considered relatively commonplace within Greater Cambridge Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Strong landscape character associated with the distinctive rolling hills and woodland • Natural value of Roman Road SSSI, Furze Hill SSSI, Signal Hill Plantation Grassland County Wildlife Site, Worsted Lodge Roadside Verge County Wildlife Site, Furze Hills Roadside Verge County Wildlife Site and woodland • Historic landscape value associated with the Roman Road • Scenic value associated with the locally prominent landform and mature woodland • Recreational value of the E2 European Long Distance Route and Icknield Way Trail • Locally valued views from PROW including from the E2 European long distance route
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.

3.5.67 In summary, rolling Chalk Hills and hilltop woodland are locally distinctive. Key characteristics which are more susceptible to the development scenario include the rolling landform and woodland, natural value of several SSSI,

County Wildlife Sites and woodland, high scenic value, strong rural character and valued expansive views across the Granta Valley, including from the elevated E2 European Long Distance Route. 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.

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

Assessment Unit GLA02

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape more susceptible to the development scenario: - Simple landcover pattern of medium scale regular arable fields enclosed by occasional mature hedgerows and hedgerow trees Natural factors that make the landscape more susceptible to the development scenario: - Rolling landform on the valley sides of the River Granta, rising towards the Chalk Hills to the north - Occasional shelterbelts and woodland, including linear woodland along the A1307 add diversity to the otherwise simple landcover pattern
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: - Highways include a small section of the A1307 east of Little Abington - Screening varies on the northern edge of Linton, and sometimes residential development has a harsh edge, including on Lonsdale, Balsham Road and Back Road so the village is prominent in views, however the rising topography screens the village when viewed from a distance Cultural factors that make the landscape more susceptible to the development scenario: - Sparsely settled rural landscape with small historic villages - North of Linton, in places houses have a well screened edge with trees, long back gardens and hedgerows - The northern edge of Little Abington is defined by Cambridge Road, and mature trees along the road create a wooded avenue character - The western edge of Little Abington directly abut arable fields but are softened by trees, and the eastern edge is softened by parkland and trees - The northern edge of Hildersham is well integrated into the countryside by 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 away from the A1307 - High scenic quality associated with the undulating arable landscape, views towards the Chalk Hills to the north and wooded Granta River Valley to the south

Criteria	Susceptibility
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: • Low field boundary hedgerows are often missing and occasionally fragmented Landscape quality/condition factors that make the landscape more susceptible to the development scenario: • Strong rural character associated with the undulating arable landscape and distinctive Chalk Hills to the south
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: • Views are generally short and enclosed by landform, woodland and trees • Skylines are often disrupted by telecommunications poles and wires, and pylons in the east Views and visual context that make the landscape more susceptible to the development scenario: • Occasional long, framed views across arable fields • Residential receptors on the eastern edge of Little Abington, and northern edges of Hildersham and Linton • Recreational users of the PROW network including a small section of the Icknield Way Trail
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: Simple, arable landcover pattern considered commonplace in Greater Cambridge • Limited historic value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Natural value associated with Alder Carr SSSI, Furze Hill SSSI, Furze Hills Roadside Verge County Wildlife Site and woodlands Scenic value and strong rural character associated with the rolling Chalk Hills • Recreational value of the PROW network including a small section of the Icknield Way Trail • Locally valued views from the edges of villages • Values views towards the Chalk Hills and Granta River Valley
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the

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

3.5.69 Overall, this is a landscape of rolling hills north between the Chalk Hills and Granta River Valley, with several small villages. Key characteristics which are more susceptible to the development scenario include the undulating landform, natural value of several SSSI and County Wildlife Sites and generally well-integrated village edges. Features which are less susceptible to the development scenario include the commonplace arable field pattern and occasional harsh northern edges of Linton. Overall, this Assessment Unit is of **medium to high** sensitivity to the development scenario.

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

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

Assessment Unit GLA03

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape more susceptible to the development scenario: • Narrow, valley floor of the River Granta, a well treed chalk stream • Complex, small scale landcover pattern associated with the River Granta floodplain and valley sides including floodplain grazing marsh, lowland meadow, woodland parkland and a mixture of small scale, irregular pastoral and arable fields enclosed by hedgerows, shelterbelts and boundary trees
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: • Highways include the A11 and A1307 • Large scale commercial developments including Granta Park, the Babraham Institute and Linton College which include large areas of car parking, as well as scattered smaller scale industrial developments including a factory, mills and a sewage works Cultural factors that make the landscape more susceptible to the development scenario: • Unsettled valley floor landscape with several small villages at the edges including Great and Little Abington, Hildersham and Linton • Great and Little Abington have a wooded edge and are generally well integrated into the landscape by enclosed fields, parkland, pasture, sports grounds and long back gardens • Granta Park, and the Babraham Institute are generally well integrated into the landscape by parkland and not visible in the wider landscape • Linton has a soft, enclosed north-western edge due to meadows associated with the River Granta, trees and hedgerows, however Linton Collage is visible in some views on the western edge • Babraham has a soft southern edge due to trees and parkland • Hildersham has a soft edge due to parkland, woodland and trees • A windmill south east of Hildersham is a distinctive feature
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: • Generally strong sense of tranquillity, although this is locally eroded by the A11 and A1307

Criteria	Susceptibility
	- High scenic quality associated with the river, parkland, enclosed fields, pasture, woods and long back gardens - The river Granta and it's valley floor which includes a cricket ground and recreation ground provide separation between Great Abington and Little Abington
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Field boundary hedgerows and trees are generally intact - Strong rural character associated with the river and small scale fields, woodland and pasture, although this is locally eroded by the A1307
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: Views are generally short and contained by vegetation - Skylines are largely wooded, however pylons in the east, occasional buildings and telegraph poles disrupt the skyline Views and visual context that make the landscape more susceptible to the development scenario: - Occasional framed long views across pastoral fields towards the distinctive Chalk Hills to the south and north - Distinctive wooded character of the small scale landscape associated with the River Granta - Recreational receptors using PROW, including a small part of the Icknield Way in the east
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - Distinctive, intimate, small scale landscape incorporating the River Granta, tree groups, enclosed fields and parkland which is considered rare in Greater Cambridge - Natural value associated with the River Granta County Wildlife Site, Alder Carr SSSI, woodland and floodplain grazing meadow - High, scenic value associated with the River Granta, small scale, well treed fields and woodland - Historic landscape value associated with the historic route into Cambridge, scattered with historic villages and designed parkland at Abington Hall and Hildersham Hall, as well as small scale, historic field patterns - Sense of separation between Great Abington and Little Abington - Recreational value of PROW - Locally valued views from PROW, including a small part of the Icknield Way in the east, and village edges

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.

3.5.71 In summary, this is an intimate, small scale landscape associated with the River Granta. There is natural value associated with the River Granta County Wildlife Site, Alder Carr SSSI, woodland and floodplain grazing marsh, historic value associated with parkland and the route into Cambridge, a strong sense of separation between Great and Little Abington and high scenic value. Village edges, and large scale commercial developments are generally well integrated into the landscape by trees, paddocks and parkland. These key characteristics are more susceptible to the development scenario. Overall, this Assessment Unit is 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.

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

Assessment Unit GLA04

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape less susceptible to the development scenario: - Simple landcover of medium to large rectilinear arable fields intermittently enclosed by mature hedgerows and occasional hedgerow trees Natural factors that make the landscape more susceptible to the development scenario: - Rolling Chalk Hills rising in elevation to the south - Small blocks of woodland, on high ground, including ancient woodland at Hildersham Wood and Bush Park, shelterbelts and occasional trimmed field boundary hedges add complexity to the rolling landscape
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: - Highways include the A11 in the west - Commercial development south of Linton and a large scale grain store to the north are occasionally visible Cultural factors that make the landscape more susceptible to the development scenario: - Largely unsettled rural landscape with built development limited to occasional farms
Perceptual and Aesthetic Factors	Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: - Generally strong sense of tranquillity, although this is locally eroded by the A11 - High scenic quality associated with the locally distinctive rolling hills and hilltop woodlands and views towards the wooded Granta Valley and Chalk Hills to the north
Landscape Quality/Condition	Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Low field boundary hedgerows are fragmented or have been removed Landscape quality/condition factors that make the landscape more susceptible to the development scenario: - Strong rural character associated with the rolling Chalk Hills, woodland in generally good condition, and views across the wooded Granta Valley to the north
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: Skylines are largely wooded however they are broken by telegraph poles, and pylons which are prominent in the east

Criteria	Susceptibility
	Views and visual context that make the landscape more susceptible to the development scenario: • Generally expansive views across arable fields towards the wooded Granta Valley with the backdrop of woodland on the Chalk Hills to the north • Rivey Hill Water Tower is a distinctive landmark on the horizon to the north • Strong rural character and high scenic value • Recreational receptors using PROW • Intervisibility with the Chalk Hills to the north, including the users of the Harcamlow Way/E2 European Long Distance Route which follows the Roman Road along the ridgeline north of Linton
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: • The large scale and simple arable field pattern is considered relatively commonplace within Greater Cambridge Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: • Strong landscape character associated with the distinctive rolling hills and woodland • Natural value associated with Hildersham Wood SSSI and ancient woodland, Bush Park County Wildlife Site and ancient woodland, and woodland • Historic value of Brent Ditch and the Roman Road along the route of the A11 • Scenic value associated with the locally prominent landform and mature woodland • Recreational value of PROW • Locally valued views from PROW and intervisibility with the elevated Harcamlow Way/E2 European Long Distance Route north of Linton
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape.

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

3.5.73 In summary, this is a distinctive landscape of rolling Chalk Hills. The simple landcover pattern of large scale arable fields has limited natural value, and along with the A11 which locally erodes tranquillity, is less susceptible to the development scenario. However, key characteristics which are more susceptible to the development scenario include the rolling landform, natural value associated with ancient woodland including Hildersham Wood SSSI and Bush Park County Wildlife Site, recreational value of the PROW network, expansive elevated views across the wooded Granta Valley to the north, high scenic value and strong rural character. Overall, this Assessment Unit is of **medium to high** sensitivity to the development scenario.

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

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

Assessment Unit GLA05

Criteria	Susceptibility
Natural Factors	Natural factors that make the landscape more susceptible to the development scenario: - Simple landcover pattern of medium scale regular arable fields intermittently enclosed by mature hedgerows and occasional hedgerow trees Natural factors that make the landscape more susceptible to the development scenario: - Gently undulating landform which is part of the broad valley of the River Granta, rising towards the Chalk Hills to the south - A linear belt of trees follows a dismantled railway, and Linton Zoo in the east has a dense pattern of hedgerows and trees that contrasts with the otherwise open, arable countryside
Cultural Factors	Cultural factors that make the landscape less susceptible to the development scenario: - A large scale grain store south of Cambridge Road and commercial development on the southern edge of Linton are occasionally glimpsed within the wider landscape but largely well integrated with trees - Relatively recent residential development on the eastern edge of Abington is not well integrated into the landscape and is prominent in views - Highways include the A1307 along the northern boundary Cultural factors that make the landscape more susceptible to the development scenario: - Largely unsettled rural landscape south west of Great Abington with limited built form
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 to Linton, Great Abington and the A1307 Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario: - High scenic quality associated with the undulating arable landscape and views towards the wooded Granta Valley and Chalk Hills to the north
Landscape Quality/ Condition	Landscape quality/condition factors that make the landscape less susceptible to the development scenario: Low field boundary hedgerows are fragmented or have been removed Landscape quality/condition factors that make the landscape more susceptible to the development scenario:

Criteria	Susceptibility
	Strong rural character associated with the undulating arable landscape, field boundary trees and distinctive Chalk Hills to the south
Views and Visual Context	Views and visual context that make the landscape less susceptible to the development scenario: - Views are occasionally short and enclosed by landform, woodland and shelterbelts - Skylines are largely wooded, however pylons and occasional telegraph poles disrupt the skyline - Views include prominent residential development east of Great Abington Views and visual context that make the landscape more susceptible to the development scenario: - Long, open views across arable fields towards the wooded Granta Valley with the backdrop of woodland on the Chalk Hills to the north - Recreational receptors using PROW
Landscape Value	Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario: Simple, arable landcover pattern considered commonplace in Greater Cambridge - Limited geological, topographical and geomorphological value Limited historic value Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario: - High scenic value associated with the undulating landform, backdrop of the Granta River Valley and Chalk Hills to the north - Natural value associated with Shelford – Haverhill Disused Railway (Great Abington) County Wildlife Site - Recreational value of the limited PROW network - Locally valued views from PROW
Mitigation Potential	There is potential to mitigate the type and scale of change associated with the development scenario in this area by following the relevant landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (2021) where appropriate. There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed to be compatible with the characteristics of the wider landscape.

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

In summary, this is a gently undulating, arable landscape with occasional fragmented hedgerows and linear woodland following a dismantled railway. Key characteristics which are susceptible to the development scenario include the gently undulating landform, the natural value of County Wildlife Sites along the disused railway, and open views across the Granta Valley to the Chalk Hills to the north. Key characteristics which are less susceptible include large scale commercial developments, the A1307, the harsh eastern edge of Great Abington and the simple, arable landcover pattern. In summary, this Assessment Unit is 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.

3.5.75 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.