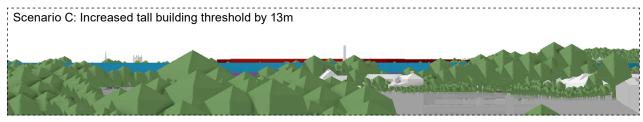
Magnified view onto the historic core











Relation to the historic core:

The Area of Search is situated in the backdrop of the historic city centre landmarks.

Description of visual sensitivity:

A largely obscured view, dominated by trees lining the A14. The skyline is very subtle from this viewpoint, with few buildings contrasting against the horizon. The spire of the Church of Our Lady and the English Martyrs and the Chimney at Cambridge Museum of Technology are highly prominent in the landscape, commanding significant attention due to its size, despite the distance.

Impact assessment:

Scenario A (19m):

no discernible impact

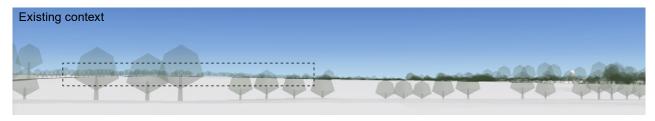
Scenario B (25.5m):

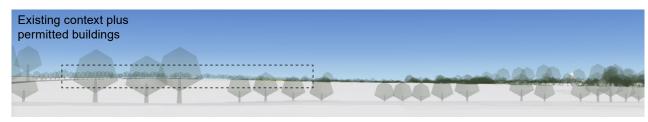
no discernible impact

Scenario C (32m):

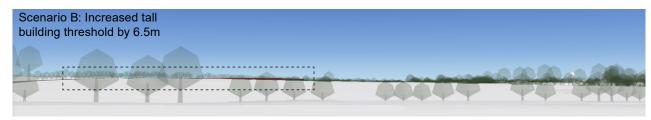
significant impact.

Dynamic View O - Granchester Common 1











Relation to the Area of Search:

View O is situated in Granchester Common, which is 3.1km to the southeast of the site. The Area of Search may be visible in the backdrop of the open landscape view, with trees providing some screening.

Impact assessment:

Scenario A (19m):

no discernable impact.

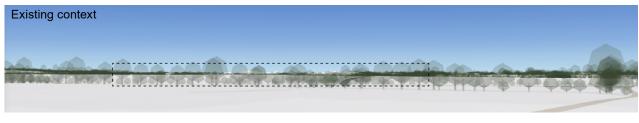
Scenario B (25.5m):

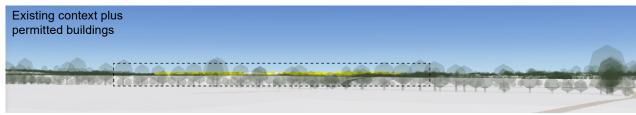
significant impact in part of the area.

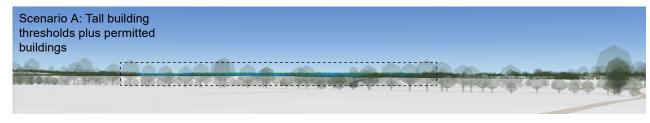
Scenario C (32m):

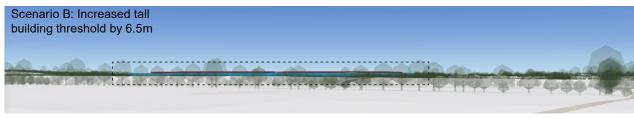
significant impact in part of the area.

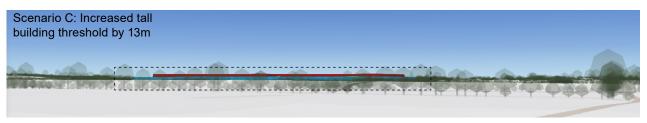
Dynamic View P - Granchester Meadow 2











Relation to the Area of Search:

View P is situated in Granchester Meadow, which is 3.4km to the southeast of the site. The Area of Search may be visible in the backdrop of the open landscape view through the trees and above the tree canopy in some areas.

Impact assessment:

Scenario A (19m):

moderate impact in parts of the area.

Scenario B (25.5m):

significant impact in parts of area.

Scenario C (32m):

significant impact in parts of area.

VIEW ASSESSMENT - WEST CAMBRIDGE

| Strategic View | Sensitivity | Scenario A (19m): | Scenario B (25.5m): | Scenario C (32m): |
|-----------------------|---------------------|---|---|--|
| B - Strategic View | Highly Sensitive | significant impact in parts of the area - development in close proximity to the southern area boundary may be visible between or above the tree belt and have a strongly urbanising effect on the rural character of this view. | significant impact in parts of the area - development in close proximity to the southern area boundary may be visible between or above the tree belt and have a strongly urbanising effect on the rural character of this view. Tall buildings remain below the horizon line but, with their massing and due to close proximity, may compete and detract from the modest-scale historic landmarks in the city centre. | significant impact in parts of the area - development in close proximity to the southern area boundary will appear over the screening trees, urbanise the view, contrast with the rural environment, and detract from the setting of the historic landmarks in the city centre. Tall buildings rise above the horizon line and compete and detract from the modest-scale historic landmarks in the city centre. |
| H - Strategic View | Highly Sensitive | significant impact in parts of the area - developments in the southeastern part of the area may appear over the screening trees, urbanise the view, contrast with the rural environment, and detract from the setting of the historic landmarks in the city centre. | significant impact in parts of the area - developments in the southeastern part of the area may appear over the screening trees, urbanise the view, contrast with the rural environment, and detract from the setting of the historic landmarks in the city centre. Tall buildings remain below the horizon line but, with their massing and due to close proximity, may compete and detract from the modest-scale historic landmarks in the city centre. | significant impact in parts of the area - developments in the southeastern part of the area will appear over the screening trees, urbanise the view, contrast with the rural environment, and detract from the setting of the historic landmarks in the city centre. Tall buildings rise above the horizon line and compete and detract from the modest-scale historic landmarks in the city centre. |
| J - Strategic View | Highly Sensitive | negligible impact - development remains within the realm of heights of existing buildings, and its impact will be negligible if it avoids conspicuous design with large uniform massing or bright or reflective surfaces at the top. | significant impact in parts of the area - developments in the northeastern part of the area may appear behind or near the tower of the University Library, have an urbanising effect on its backdrop, and affect the legibility and setting of this historic landmark building. Development in other parts of the area may block out the rural backdrop of the city and affect the wider setting of Cambridge city centre. | significant impact - developments in the northeastern part of the area may appear behind or near the tower of the University Library, compete and strongly detract from this historic landmark building and its setting. Development in other parts of the area may conspicuously dominate the backdrop of this view, compete with the modest-height historic landmark buildings in the city centre, and erode the rural landscape setting of Cambridge city centre. |

| Strategic View | Sensitivity | Scenario A (19m): | Scenario B (25.5m): | Scenario C (32m): |
|-----------------------|-------------|---|--|--|
| E - Strategic View | Sensitive | negligible impact - development blends in with the existing context. | moderate impact - development across the area will interfere with/break the horizon line and have an urbanising effect on the backdrop of the view to the city centre, yet without interfering or detracting from historic landmarks. | significant impact - development across the area will notably break the horizon line and establish a new height accent. Individual development in the northern and eastern parts of the area will compete and detract from the tower of the University Library. The cumulative effect of multiple developments of this height would fragment the skyline and dominate the backdrop of the city, degrading the significance of this view further. |
| F - Strategic View | Sensitive | negligible impact - development blends in with the existing context. | moderate impact - development appears in the backdrop to the Addenbrooke's campus and urbanises its backdrop, thereby affecting the setting of Cambridge as a city nested in the landscape. Development would stay clear of interfering with the skyline of the historic city centre or breaking the horizon line. | significant impact - development appears dominant in the backdrop to the Addenbrooke's campus, urbanises the backdrop of the view, and affects the setting of the city as nested in the landscape. Development would stay clear of interfering with the skyline of the historic city centre, but development in the northeastern area may compete with the tower of the University Library. |
| I - Strategic View | Sensitive | negligible impact - development blends in with the existing context. | significant impact in parts of the area - developments in the eastern part of the area may urbanise and dominate the backdrop of the historic centre landmarks and affect their setting, specifically the University Library tower, the Church of Our Lady and English Martyrs, and King's College Chapel. Development in the western part may have lesser or no impact on this view as it would be situated away from city centre landmarks and blend in with development of greater height at the station. | significant impact - developments in the eastern part of the area will rise above the horizon line, dominate the backdrop, and detract from historic centre landmarks and their rural setting, specifically the University Library tower, the Church of Our Lady and English Martyrs, and King's College Chapel. Development in the western part also interferes with the horizon line and urbanises the backdrop of the city centre, weakening the significance of historic city centre landmarks in this view. |
| K - Strategic View | Sensitive | no discernible impact. | no discernible impact. | moderate impact - development may slightly reach above the treeline, yet its impact is likely mitigated by the distance and atmospheric effects. |

| Strategic View | Sensitivity | Scenario A (19m): | Scenario B (25.5m): | Scenario C (32m): |
|---------------------|-------------|--|---|--|
| O - Dynamic View | Sensitive | no discernible impact. | significant impact in parts of the area - Development in the southeastern part of the area marginally rises above the ridgeline and introduces modern development into the open landscape. This impact may be partially mitigated by existing trees. | significant impact in parts of the area - Development in the southeastern part of the area rises notably above the ridgeline and introduces modern development into the open landscape, which detracts from the rural character. Subject to location, existing vegetation may not be able to screen this impact. |
| P - Dynamic View | Sensitive | moderate impact - development consolidates existing development already visible across the open landscape and has an urbanising effect on the backdrop of this view, albeit partly mitigated by existing trees in the middle ground of the view. | significant impact in parts of the area - development in the southern half of the area consolidates existing development and creates notable height accents on the horizon line. It has a strongly urbanising effect on the backdrop of this view and detracts from the rural landscape character. This impact may only be partly mitigated by existing trees in the middle ground of the view. | significant impact - development creates dominant height accents on the horizon line. It has a strongly urbanising effect on the backdrop of this view and detracts from the rural landscape character. Existing trees will not be sufficient to mitigate this impact. |

SUMMARY AND RECOMMENDATIONS - WEST CAMBRIDGE

This Area of Search is located at some distance to the west in relation to the historic core. In many strategic views from the east tall development may appear in the backdrop of landmarks in the historic core. In views from the west, tall development may dominate the foreground of panoramic views, and detract from the view to the historic centre, yet without physically interfering with views to landmarks directly.

Testing of relevant strategic views indicate the following impacts:

Scenario A (19m) – Significant Impact in Parts of Area

Strategic Views (Highly Sensitive):

- Views B, H: Significant impact in some areas, as development may appear between or above the tree belt, introducing urbanisation into the rural character of the view.
- View J: Negligible impact, provided that development avoids conspicuous designs (e.g., large massing, bright/ reflective surfaces).

Strategic Views (Sensitive):

 Views E, F, I: Negligible impact, as development blends with the existing context.

- View K: No discernible impact.
 Dynamic Views (Sensitive):
- · View O: No discernible impact.
- View P: Moderate impact, as development consolidates existing structures and urbanises the backdrop, but trees provide partial mitigation.

Location of Impact:

- Minor visibility of development in southern and southeastern areas.
- Background urbanisation effects are present but largely screened by trees.

Scenario B (25.5m) – Significant Impact in Parts of Area

Strategic Views (Highly Sensitive):

- Views B, H: Significant impact, with tall buildings remaining below the horizon line but still competing with historic landmarks due to mass and proximity.
- View J: Significant impact, as development may appear near/behind the University Library tower, urbanising its backdrop and affecting the setting of the city centre.

- Strategic Views (Sensitive):
- View E: Moderate impact, as development interferes with the horizon line and has an urbanising effect, but does not affect historic landmarks.
- View F: Moderate impact, with urbanisation behind Addenbrooke's campus, affecting Cambridge's nestledin-the-landscape character.
- View I: Significant impact, with eastern developments affecting the backdrop of key landmarks (University Library, Church of Our Lady, King's College Chapel). The western part of the area has less impact.
- View K: No discernible impact.

Dynamic Views (Sensitive):

- View O: Significant impact in southeastern areas, where development marginally rises above the ridgeline, introducing modern structures into the landscape. Some tree screening mitigates the effect.
- View P: Significant impact in the southern area, where development creates notable height accents and urbanises the rural character. Trees partly mitigate this effect.

Location of Impact:

- Northern and eastern developments impact historic landmarks.
- Southern and southeastern developments alter rural and open landscape settings.

Scenario C (32m) - Significant Impact

Strategic Views (Highly Sensitive):

- Views B, H: Significant impact, as buildings rise above the horizon line, competing with and detracting from historic landmarks.
- View J: Significant impact, as development dominates the backdrop of the University Library, competes with modest-height historic buildings, and erodes the rural setting of Cambridge.

Strategic Views (Sensitive):

- View E: Significant impact, with development breaking the horizon line, introducing height accents, and fragmenting the skyline.
- View F: Significant impact, as development dominates the backdrop of Addenbrooke's campus, urbanising the city's landscape setting. Development in

- the northeastern area may also compete with the University Library tower.
- View I: Significant impact, as developments in eastern areas rise above the horizon, dominate the backdrop, and detract from historic landmarks (University Library, Church of Our Lady, King's College Chapel). Even the western areas interfere with the horizon line, urbanising the city's backdrop.
- View K: Moderate impact, as development may slightly rise above the treeline, but distance and atmospheric effects mitigate this.

Dynamic Views (Sensitive):

- View O: Significant impact, as development rises above the ridgeline, introducing modern urbanisation into open rural landscapes. Existing vegetation may not be sufficient to screen this.
- View P: Significant impact, as development creates dominant height accents on the horizon, strongly urbanising the view and overpowering rural landscapes. Trees will not be sufficient to mitigate this effect.

Location of Impact:

- City centre landmarks increasingly obscured or dominated.
- Rural landscapes urbanised, horizon line broken, and city's historic setting disrupted.

Overall Summary

Scenario A (19m): Significant impact along the southern boundary and in the south eastern corner of the site (Views B and H), where development may detract from the setting of the city centre and the rural character of this view. In other parts of the area of search the impact is negligible.

Scenario B (25.5m): Significant impact along the southern boundary and on the eastern side of the area of search (views B, H, J, I, O and P), where development my affect the landscape character or detract from the setting of the historic city centre landmarks. A moderate impact of development is noted for other parts of the area, where development may affect the wider setting of the city in the landscape.

Scenario C (32m): Significant impact across the entire area (views B, H, J, E, F, I, O and P), where development may detract from historic landmarks, dominate the backdrop to the city, interfere with the horizon line and erode the rural setting of the city.

Recommendations

- Heights up to the 19m tall building threshold may be acceptable in the area of search with the exception to the south eastern corner of the area of search.
- No tall buildings should be promoted within 100m of the boundary of the Area of Search with the open landscape.
- No tall buildings (above 19m) should be promoted in the eastern half of the site.
- In the western half, buildings should not exceed 25.5m, subject to testing in views.
- Heights should generally step down towards the edge of the Area of Search with the countryside and not exceed 13m on the edge.



2.6 Area of Search - Addenbrooke's Hospital | Biomedical Campus | Cancer Research Institute

THE AREA

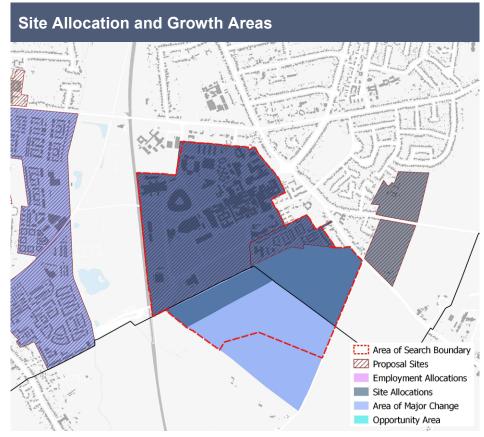
The Area of Search includes the clinical, research and development facilities at Cambridge University Hospital (Addenbrooke's Hospital) and the Cambridge Biomedical Campus, located in the south of Cambridge city. The area to the south of the existing campus has been designated for expansion of the Biomedical Campus.

The Cambridge Biomedical Campus is the largest centre for medical research and health sciences in Europe. Located at the southern end of Hills Road in Cambridge, England, the campus is anchored by Addenbrooke's Hospital, which consists of a series of low to mid-rise buildings, many of which date back to the 1960s.

The area is currently designated as a area of major change in the emerging Greater Cambridge Local Plan, having previously been allocated for expansion in the 2018 Local Plan. The Cambridge Biomedical Campus has now developed a 2050 Vision, outlining its aspirations for the future. This includes ongoing development within the existing campus site, as well as plans for further expansion.



Birds eye View of the Area © Google Earth

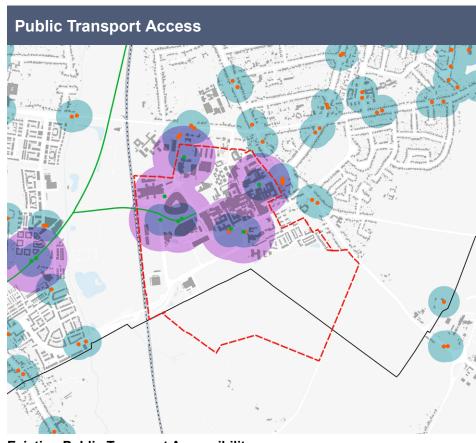


Site Allocations and Growth Areas

The majority of the site is situated within the Cambridge Biomedical Campus Area of Major Change (S/AMC/Policy 17) as outlined in the Local Plan 2018. This designation supports a range of developments aimed at meeting local, regional, and national healthcare needs, particularly in the fields of

biomedical and biotechnology research, alongside related higher education facilities.

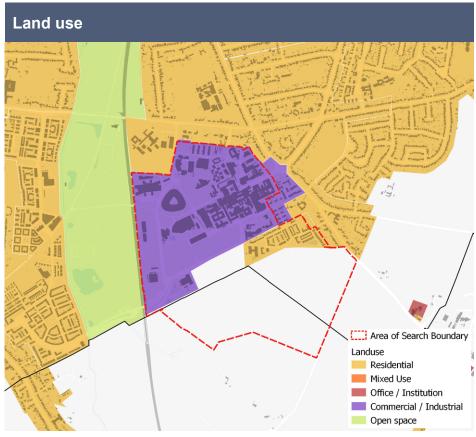
The area of interest also encompasses two sites allocated within the area: the Bell School Site (S/EOC/R42d) and the Addenbrooke's Hospital Site (S/CBC/M15).



Existing Public Transport Accessibility

The area to the north benefits from excellent public transport accessibility, including local bus services and a guided bus service. However, the area to the south, proposed for the expansion of the Biomedical Campus at the southern edge of the current city boundary, currently lacks public transport access.



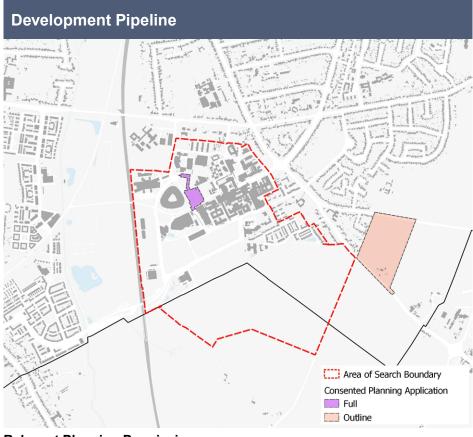


Land use

The Area of Search primarily consists of the Cambridge University Hospital and Biomedical Campus, featuring industrial, clinical, research, hotel, and lodging facilities. To the east, within the area, lies the Ninewells housing development.

To the south, the area is

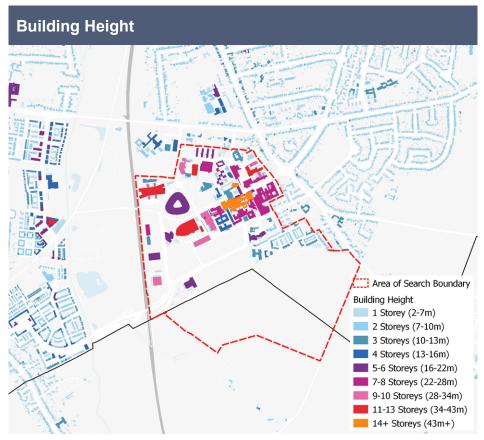
bordered by open countryside, while suburban residential developments surround it to the north and east. To the west, a nature reserve separates the area from further suburban development.



Relevant Planning Permissions

Emerging - Consented:

- Redevelopment of existing parking area to provide a new Cambridge Cancer Research Hospital building (C2 use), Cambridge Cancer Research Centre, Cambridge (23/00240/FUL).
- Outline application of non-residential floorspace car and cycle parking, infrastructure, other associated works. Land at Newbury Farm, Babraham Road, Cambridge (19/1168/ OUT).

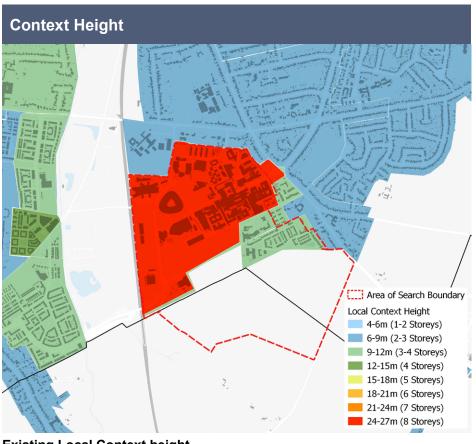


Existing Building Height

The area is characterised by a variety of building heights, ranging from single-storey structures (2-7m) to taller buildings exceeding 14 storeys (43m+).

The majority of buildings fall within the range of 7-8 (22-28m) and 9-10 storeys (28-34m).

To the north and east, the site adjoins low-rise residential areas, with buildings primarily ranging from 2 to 3 storeys (7-13m).

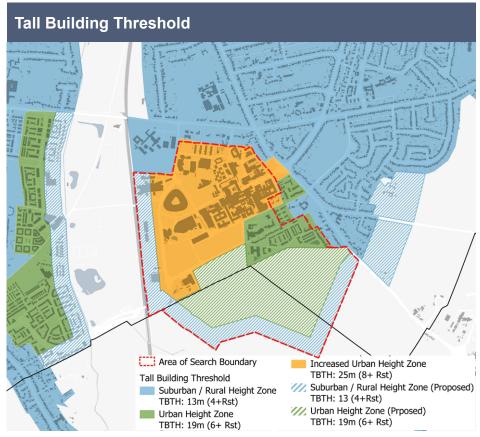


Existing Local Context height

The area features context heights that exceed those found in other parts of the city. The context height of this area falls in the 24m to 27m (approximately 8 storeys). A small area of residential development within the Area of Search has a context height in

the bracket of 9m and 12m (3-4 storeys).

To the north and east of the area of search, the context height is in the bracket of 6m to 9m (2-3 storeys).

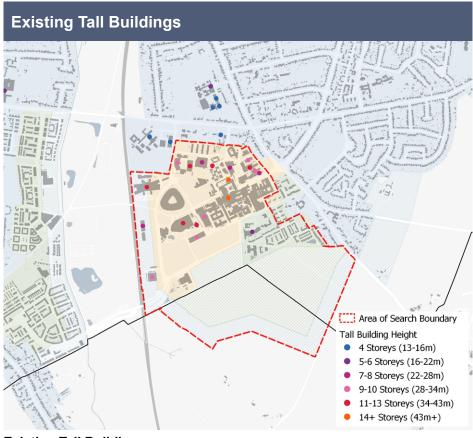


Tall Building Threshold

The Area of Search has been designated within both the Increased Urban Height Zone and the Urban Height Zone, with the existing building heights in the vicinity being generally higher.

Consequently, the tall building threshold for the Areas of Search is established at 25m and 19m respectively.

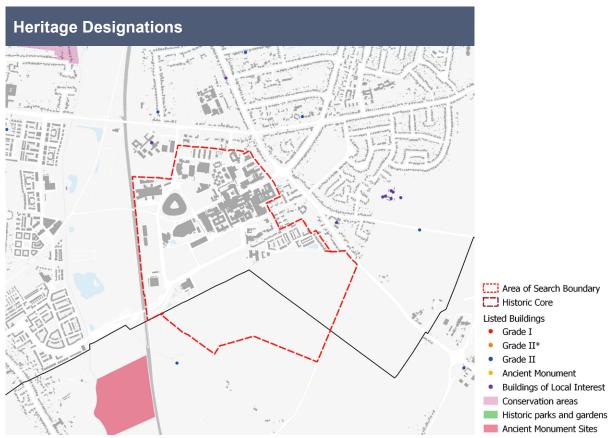
As a main growth area that will establish its own character through a masterplan approach to the south of the area of search, this designation is extended into the remainder of the area of search, safe of a 100m buffer along the open space, which is designated as a Suburban / Rural Height Zone, with a Tall Building Threshold of 13m.



Existing Tall Building

There are currently 19 tall buildings and structures in the area that exceed the designated tall building threshold. The tallest of these is the Addenbrooke's Chimney, which stands at 67m. In the north of the Areas of Search, there is an existing cluster of tall buildings, with heights

ranging from 7-8 storeys (22-28m) to 11-13 storeys (34-43m).



Heritage Designations

The site does not contain any conservation areas or heritage assets. Furthermore, it is not in close proximity to, nor does it border, any designated conservation areas or registered parks and gardens. However, an archaeological site is located to the southwest of the study area, situated within

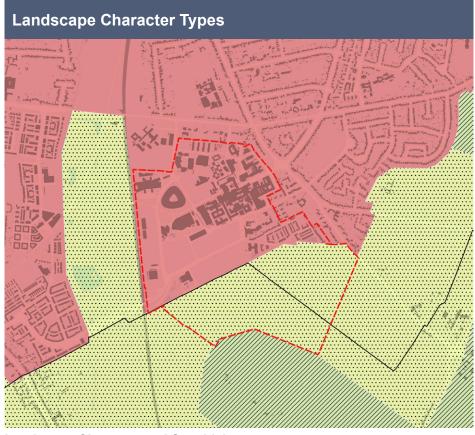
and surrounded by open fields to the south of the main urban area. Additionally, there are four Grade II Listed Buildings, separated from the site by townscape and treescape, and approximately three locally listed buildings in close proximity to the area.



Airport Public Safety and Air Safeguarding Zones

The area, while distant from Cambridge Airport, falls within a safeguarding zone requiring consultation for developments over 15m with the airport operator and Ministry of Defence. The airport is anticipated to relocate to Cranfield Airport before 2030, which is likely to render this requirement obsolete in the future.





Landscape Character and Sensitivity

The Area of Search is located to the south of the Cambridge Urban Area and encompasses the Lowland Farmlands landscape character to the south, which is recognised as sensitive. Additionally, it borders the highly sensitive Chalk Hills landscape character to the south.

