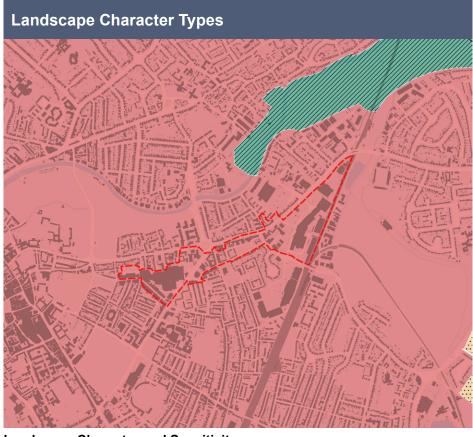


### Airport Public Safety and Air Safeguarding Zones

The area is near Cambridge Airport and falls within a safeguarding zone, where any development exceeding 15m in height must be consulted with the airport operator and the Ministry of Defence. The airport is expected to relocate to Cranfield Airport before 2030, which will negate this requirement in the future.

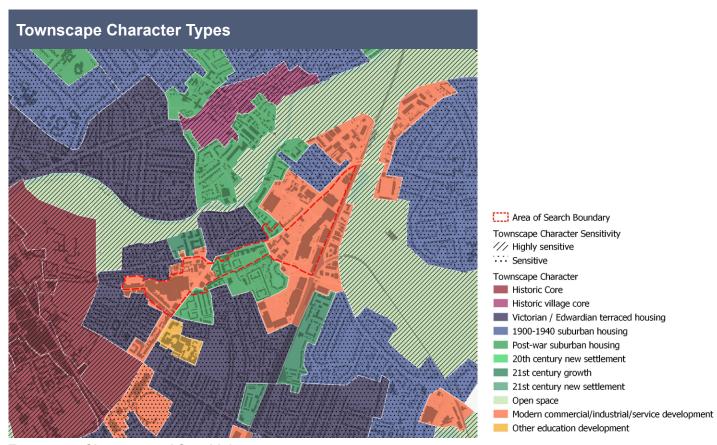




### **Landscape Character and Sensitivity**

The Area of Search is situated in the Cambridge Urban Area Landscape Character Area and is in close proximity to River Valleys to the north which is categorised under highly sensitive Landscape Character.





### **Townscape Character and Sensitivity**

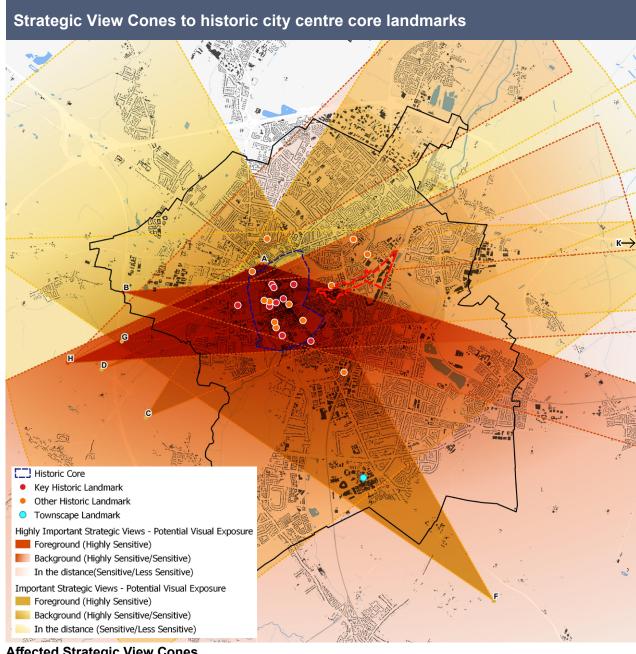
The Area of Search contains and adjoins the following character areas which are not sensitive to change:

- Modern commercial/industrial/ service development
- · Post-war suburban housing
- · Other education development
- 21st century growth

The area borders a number of townscape areas that are sensitive or highly sensitive to change:

- Victorian / Edwardian terraced housing to the north and south (sensitive)
- 1900 1940 suburban housing to the north (sensitive)

Open space to the east (highly sensitive)



The site is in the *foreground* of following strategic view cones to the historic city centre:

### **Sensitive Views**

· View K: Very long range glimpsed view from Little Wilbraham Road over A14

The site is in the *backdrop* of strategic view cones to historic city centre:

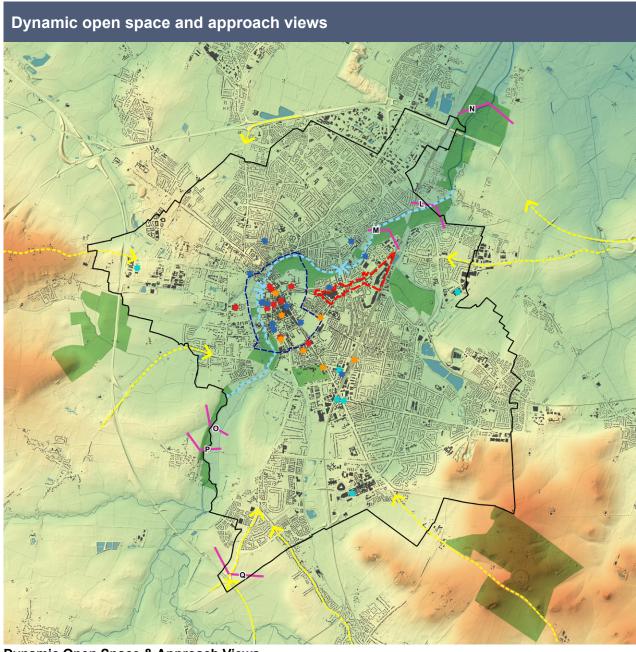
### **Highly Sensitive Views**

- View A: Short range panoramic view from Castle Mound.
- View B: Mid-range glimpsed view from Coton Footpath over the M11.
- View H: Long range panoramic views from Redmeadow Hill

### **Sensitive Views**

- · View C: Very long range panoramic view from Coton Road.
- · View D: Long range panoramic view from Grantchester Road.
- · View F: Very long range panoramic view from Little Trees Hill, Magog Down.
- View G: Mid-range panoramic view from M11 between junctions 12 and 13.

**Affected Strategic View Cones** 



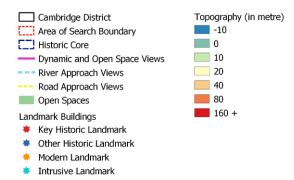
**Dynamic Open Space & Approach Views** 

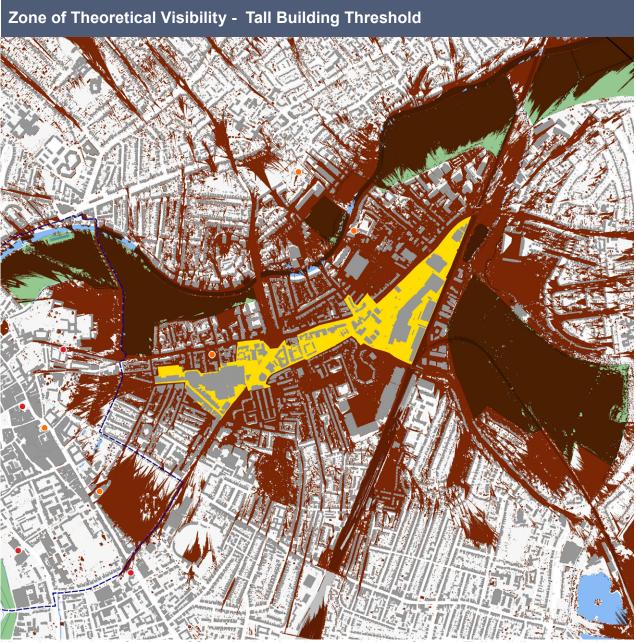
The Area of Search may be visible from certain River Approach Views from the north and the west. Specifically Views L (from Ditton Meadows) and View M (from Stourbridge Common) may be affected and should be tested.

The Jesus Green, Midsummer Common, Logan's Meadow, Stourbridge Common, Ditton Meadows and Coldham's Common are among the open spaces that may offer views to Area of Search.

Approach views looking towards the area include the A14, Newmarket Road (A1134), Madingley Road (A1303), Barton Road (A603), Hauxton Road(A1309), and Babraham / Hills Road (A1307).

There are two Historic landmarks in close proximity of the site: Christ Church on Christchurch Street and the Chimney at Cambridge Museum of Technology.





Viewshed Analysis for Area of Search with development height of 25.5m (Tall building threshold + 6.5m (2 Storeys)

### **VIEWSHED ANALYSIS**

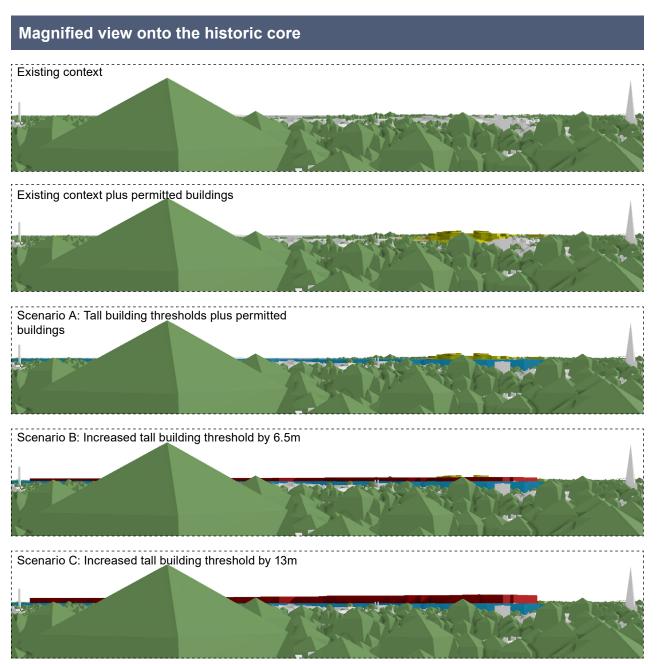
The View shed analysis shows potential visibility of buildings of 25.5m (8 Storeys) in the Area of Search from surrounding local context. It especially highlights the visual prominence of taller development in this Area of Search from open spaces and the river.

This can be used to establish local view points to test the visual impact of potential tall buildings in the area.



### STRATEGIC VIEW TESTING - NEWMARKET ROAD

### Short range panoramic view - Highly Sensitive Strategic View A - Castle Mound Existing context Existing context plus permitted buildings Scenario A: Tall building thresholds plus permitted buildings Scenario B: Increased tall building threshold by 6.5m Scenario C: Increased tall building threshold by 13m



### Relation to the historic core:

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

### **Description of visual sensitivity:**

This viewpoint from Castle Mound provides a historic vantage point overlooking the city, showcasing several heritage assets that define the Cambridge city skyline. The intrinsic value of this view is significant, as it not only captures the architectural richness of Cambridge's Historic Core but also reflects the city's connection with its surrounding parks and gardens. Therefore, any proposed alterations or modifications to this landscape should be undertaken with the utmost care and consideration, taking into account the preservation of the visual coherence and historical significance that define the area's unique character.

### **Impact assessment:**

Scenario A (19m):

negligible impact.

Scenario B (25.5m):

moderate impact.

Scenario C (32m):

significant impact.

# Magnified view onto the historic core **Existing context** Existing context plus permitted buildings Scenario A: Tall building thresholds plus permitted buildings Scenario B: Increased tall building threshold by 6.5m Scenario C: Increased tall building threshold by 13m

### Relation to the historic core:

Area of Search is situated in the backdrop of the view to the historic core and its landmarks

### **Description of visual sensitivity:**

Kings College Chapel, The Church of Our Lady and the English Martyrs, and University Library are the prominent silhouettes in the view.

There are limited views of the Cambridge University Library Tower, and, to a lesser extent, Kings College Chapel. The view showcases a largely obscured rural expanse, characterised by an agricultural landscape and undulating terrain. It only allows for a view of the spire of the Church of Our Lady and the English Martyrs.

### Impact assessment:

Scenario A (19m):

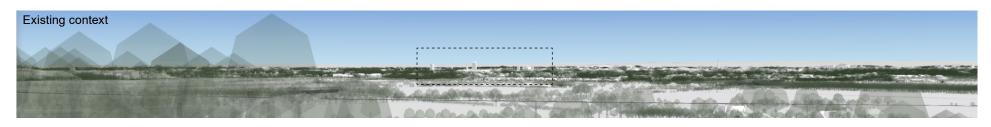
no discernible impact.

Scenario B (25.5m):

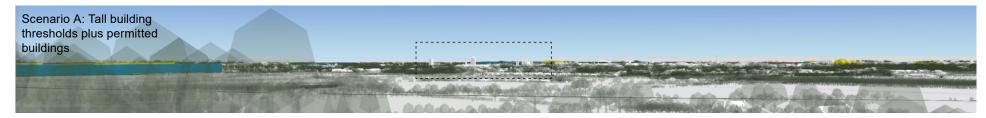
no discernible impact.

Scenario C (32m):

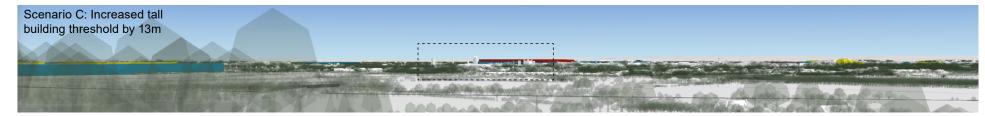
no discernible impact.











# Magnified view onto the historic core Existing context Existing context plus permitted buildings Scenario A: Tall building thresholds plus permitted buildings Scenario B: Increased tall building threshold by 6.5m Scenario C: Increased tall building threshold by 13m

### Relation to the historic core:

The Area of Search is situated in the background of the ensemble of landmarks in the historic core.

### **Description of visual sensitivity:**

A valuable panoramic view of Cambridge in its rural environment, with meadows in the foreground. The spires of All Saints Church, St. John's Chapel, The Church of St. Mary the Great, Our Lady and the English Martyrs, and Kings College Chapel stand out against the horizon. The University Library and Museum of Technology's chimney are notable landmarks that stands out. The foliage frames the view of the Historic Core, especially between King's and St John's Colleges. Due to its relative remoteness and capacity to offer stunning highland views of the historic core, the perspective is highly vulnerable to alteration.

### **Impact assessment:**

Scenario A (19m):

negligible impact.

Scenario B (25.5m):

significant impact in parts of area.

Scenario C (32m):

significant impact.

### Magnified view onto the historic core Existing context Existing context plus permitted buildings Scenario A: Tall building thresholds plus permitted buildings Scenario B: Increased tall building threshold by 6.5m Scenario C: Increased tall building threshold of Clifton Road AOS by 13m

### Relation to the historic core:

Area of Search is situated in the backdrop of historic core landmarks in this view.

### **Description of visual sensitivity:**

The Museum of Technology Chimney and King's College Chapel are visible on the horizon, along with other modern developments in South Cambridge over Grantchester Meadows. The viewpoint emphasises the importance of the King's College Chapel, which commands a strong visual presence to the east. The landscape is largely rural, with a somewhat higher distant backdrop. Although the region is less prone to emerging development, the flat topography may allow tall structures to dominate.

### Impact assessment:

Scenario A (19m):

no discernible impact.

Scenario B (25.5m):

moderate impact in parts of the area.

Scenario C (32m):

significant impact in parts of the area.