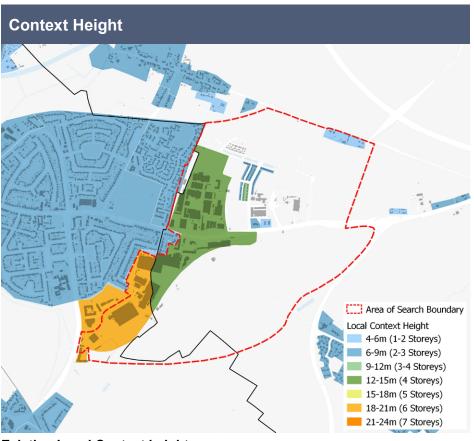


Existing Building Height

The area features a range of building heights, with the majority being industrial shed structures. Heights vary from 1 storey (2-7m) to 7-8 storeys (22-28m).

Newer and upcoming developments north of the Areas of Search, are generally

quite modest, with building heights ranging from 2 storeys (7-10m) to 3 storeys (10-13m). To the west, the site consists of low-rise residential areas, with buildings primarily ranging from 2-3 storeys (7-13m).

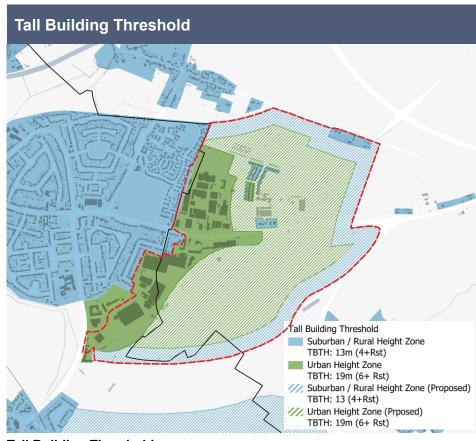


Existing Local Context height

Existing industrial areas are in the context height brackets 12-15m and 18-21m (air craft hangars). Context height of the delivered Marleigh development is in brackets 6-9m and 9-12m (2-4 storeys).

In the areas surrounding the Area of Search, the context

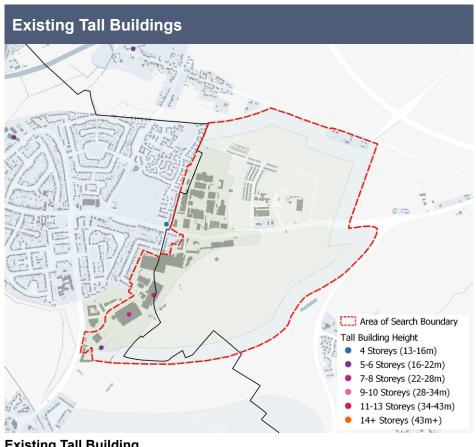
height is in the bracket of 6-9m (2-3 storeys).



Tall Building Threshold

The industrial part of the Area of Search is classified as Urban Rural Height Zone with a Tall Building Threshold of 19m. As a main growth area that will establish its own character through a masterplan approach, this designation is extended into the remainder of the area of search, safe of

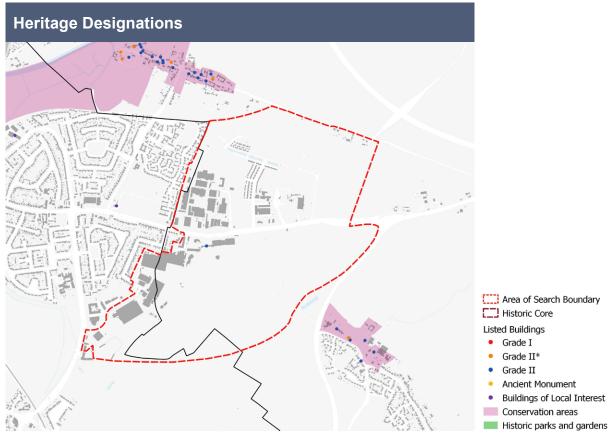
a 100m buffer along the rural edge, which is designated as a Suburban / Rural Height Zone, with a Tall Building Threshold of 13m.



Existing Tall Building

Currently, there are three tall structures in the area that exceed the designated tall building threshold, with the tallest being one of the aircraft hangars, which stands at 27.8 meters. The developments surrounding the Areas of Search are relatively modest, with no structures significantly

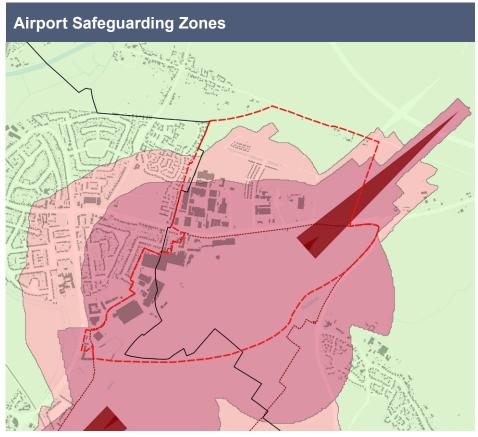
exceeding the designated tall building threshold.



Heritage Designations

The site does not contain or border any conservation areas or registered parks and gardens. However, the area includes one Grade II Listed Building within the site. The site is located in close proximity to the Fen Ditton and Taversham conservation areas. Additionally, it is near one

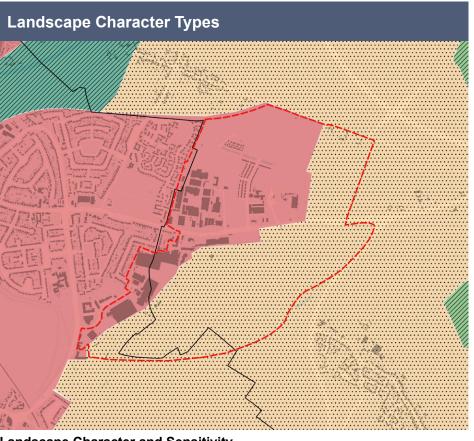
Grade II* Listed Building and five Grade II Listed Buildings, situated to the east of the airport in Teversham. To the northwest, there are six Grade II* and eighteen Grade II Listed Buildings along Fen Ditton High Street, Church Street, and High Ditch Road.



Airport Public Safety and Air Safeguarding Zones

Majority of the area lies within the existing Cambridge Airport Zone and falls within the safeguarding zone, where all development must be consulted with the airport operator and the Ministry of Defence. The airport is expected to relocate to Cranfield Airport before 2030, which is likely to negate this requirement in the future.

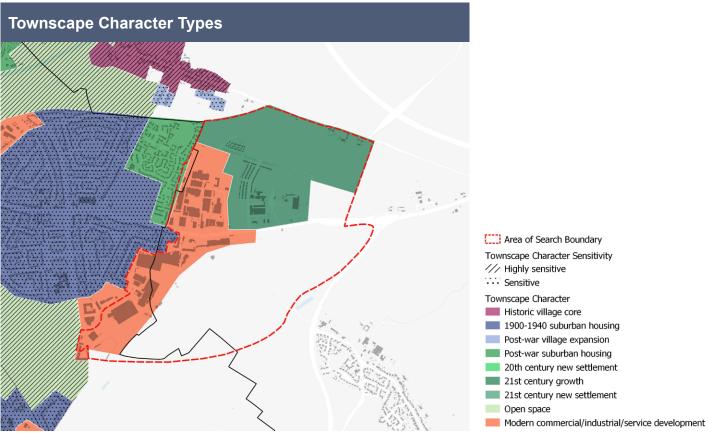




Landscape Character and Sensitivity

The majority of the Area of Search to the east is located within the Fen Edge Chalklands Landscape Character Area, which is recognised for its sensitive landscape character. The eastern part of the site, however, lies within the Cambridge Urban Area.





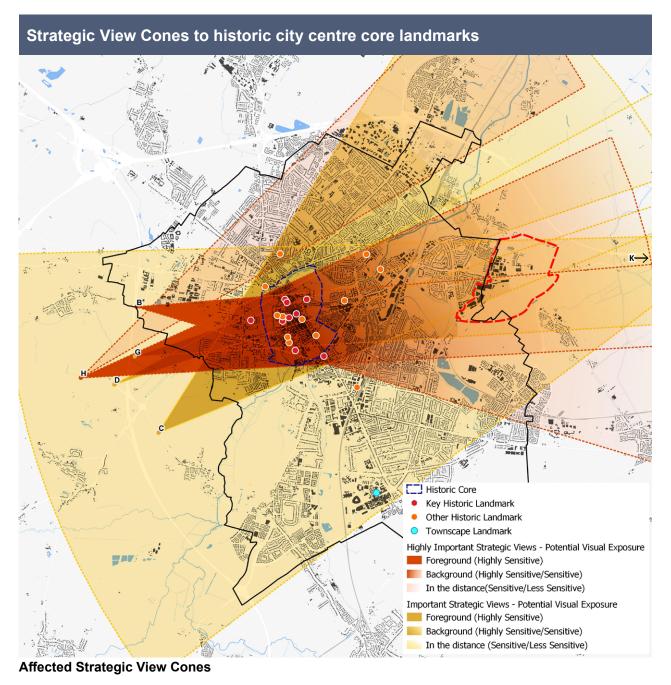
Townscape Character and Sensitivity

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

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

The area adjoins the following townscape areas that are sensitive or highly sensitive to change:

- 1900-1940 suburban housing to the east (sensitive)
- Post-war village expansion (sensitive)
- Open space (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:

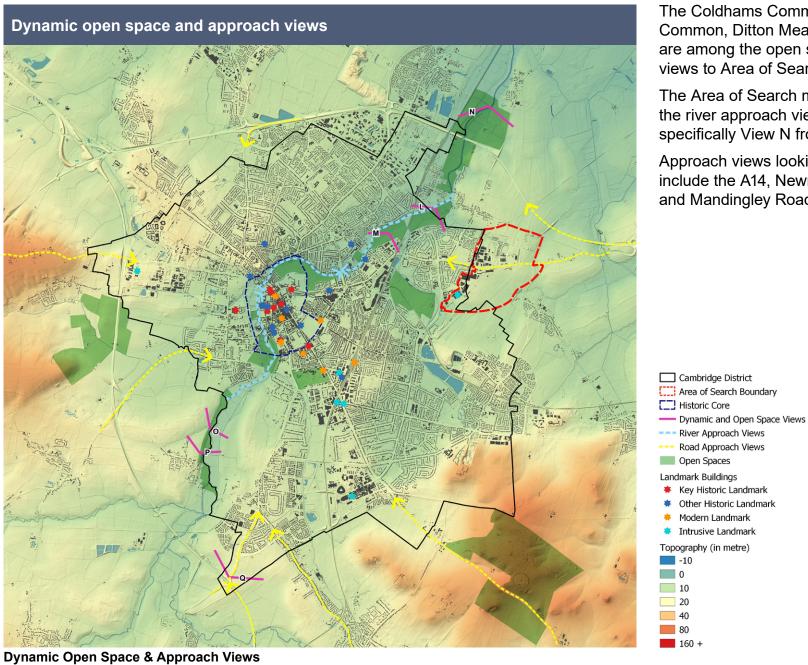
Highly Sensitive Views

- View B: Mid-range glimpsed views from Coton Footpath over the M11.
- View H: Long range panoramic view 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 G: Mid-range panoramic view from M11 between junction 12 and 13.

The Area of Search situated at the eastern edge of the city, is located a considerable distance from the key landmark buildings.



The Coldhams Common, Stourbridge Common, Ditton Meadows and Fen Ditton are among the open spaces that may offer views to Area of Search.

The Area of Search may be visible from the river approach views from the north, specifically View N from Bates Bike Lock.

Approach views looking towards the area include the A14, Newmarket Road (A1303), and Mandingley Road (A1303).

Zone of Theoretical Visibility - Tall Building Threshold

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

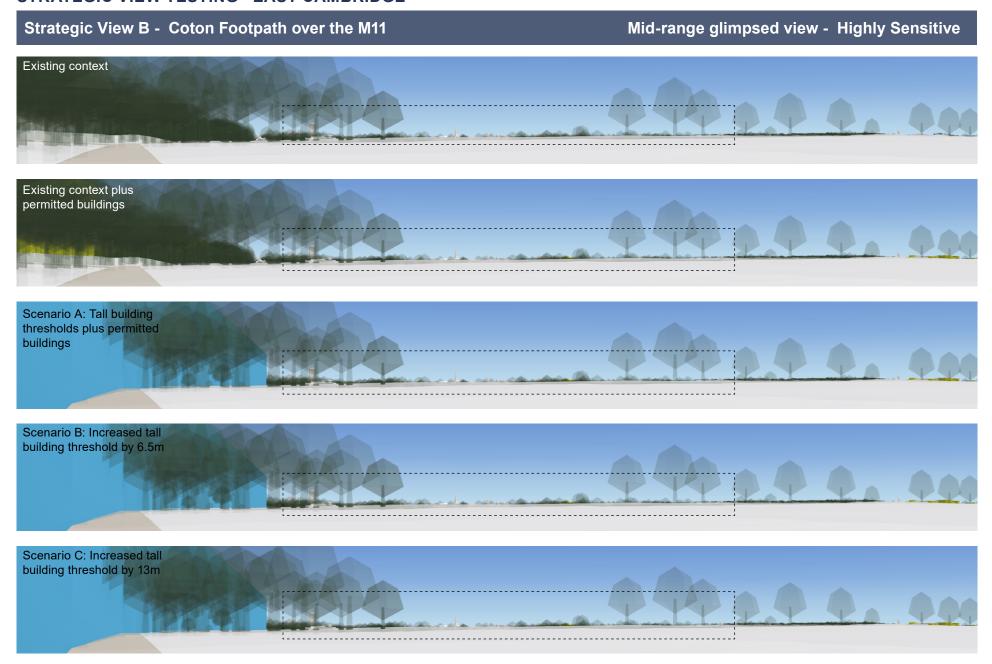
VIEWSHED ANALYSIS

The View shed analysis shows potential visibility of buildings of 25.5m (8 Storeys) in Area of Search from surrounding local context.

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



STRATEGIC VIEW TESTING - EAST CAMBRIDGE



Relation to the historic core:

Southern half of the Area of Search 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):

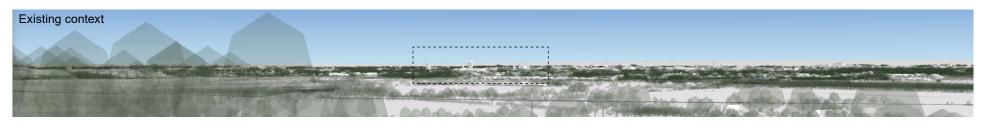
no discernible impact.

Scenario B (25.5m):

no discernible impact due to tree cover.

Scenario C (32m):

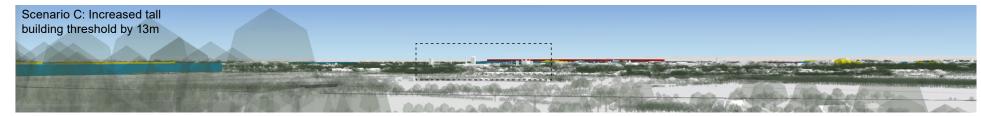
no discernible impact due to distance and tree cover.











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):

no discernible impact due to long distance and tree cover.

Scenario B (25.5m):

significant impact in parts of area.

Scenario C (32m):

significant impact in parts of area.

Relation to the historic core:

The northern part of the 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 due to long distance and tree cover.

Scenario B (25.5m):

no discernible impact due to long distance and tree cover.

Scenario C (32m):

no discernible impact due to long distance and tree cover.

Relation to the historic core:

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

Description of visual sensitivity:

Elements of the historic core are visible above the treed skyline, though several trees in the near midground block large portions of the view. The background to these views, and the foreground permitting, are highly sensitive to change. The spire of the Church of Our Lady and the English Martyrs is the only church that interrupts the skyline, although it is largely obscured by midground trees. Both the spire and the tower of the University Library are prominently visible from the western outskirts of Cambridge, indicating that they are among the most visually prominent structures from this vantage point. Views of these buildings are moderately sensitive to change.

Impact assessment:

Scenario A (19m):

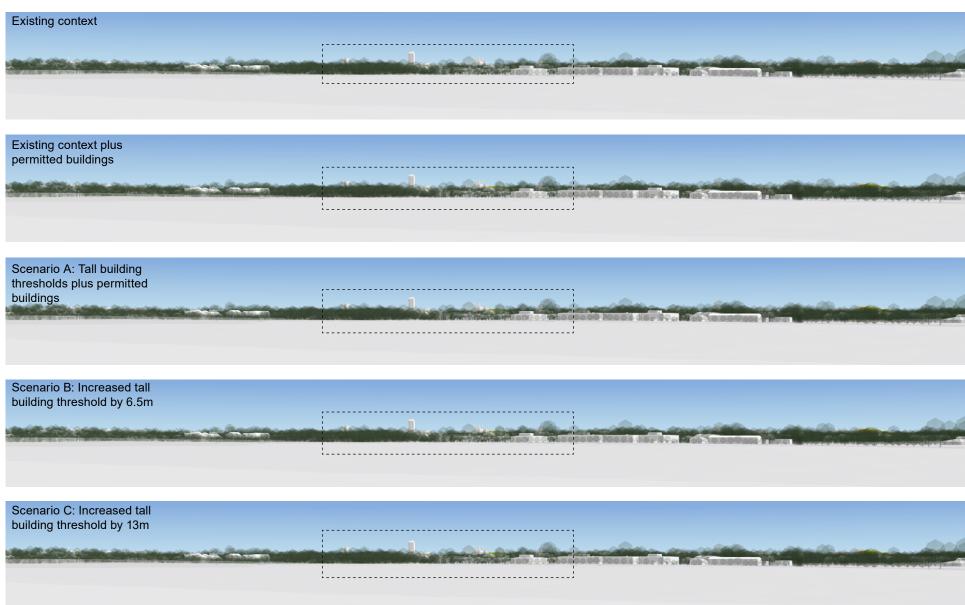
no discernible impact due to long distance and tree cover.

Scenario B (25.5m):

no discernible impact due to long distance and tree cover.

Scenario C (32m):

no discernible impact due to long distance and tree cover.



Relation to the historic core:

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

Description of visual sensitivity:

The view consists of a predominantly unbroken treed skyline, which conceals large portions of the view into Cambridge and its Historic Core, thereby contributing to a strong sense of rurality. As such, the view is moderately sensitive to development, especially tall buildings that may disrupt the skyline. The Cambridge University Library is the only tower within central Cambridge to break the skyline. Both the tower and the spire of the Church of Our Lady and the English Martyrs are among the most visually prominent structures from this view.

Impact assessment:

Scenario A (19m):

no discernible impact due to long distance and tree cover.

Scenario B (25.5m):

no discernible impact due to long distance and tree cover.

Scenario C (32m):

no discernible impact due to long distance and tree cover.

