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 foreground of historic core landmarks in this view.

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 along with the chimney at the Cambridge Museum of technology are highly prominent in the landscape, commanding significant attention due to their size, despite the distance. The hangars for Cambridge Airport with their white hue and large mass appear conspicuously in the foreground of the city centre skyline.

Impact assessment:

Scenario A (19m):

negligible impact in this view with development partially hidden by tree cover.

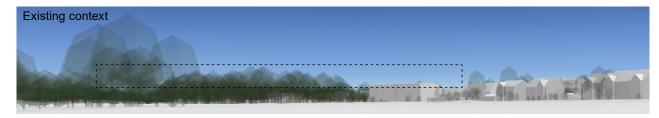
Scenario B (25.5m):

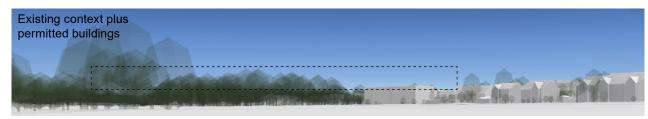
significant impact in parts of area

Scenario C (32m):

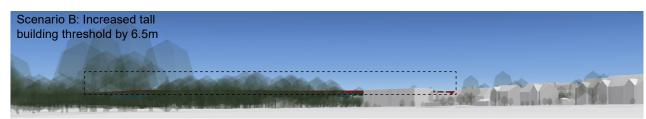
significant impact.

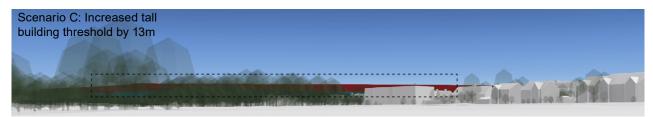
Dynamic View L - Ditton Meadows











Relation to the Area of Search:

View L is situated in Ditton Meadows, which is 1.4km to the northwest of the site. The Area of Search will be visible in the backdrop of an open landscape view and will rise above the existing treeline and roofscape.

Impact assessment:

Scenario A (19m):

negligible impact.

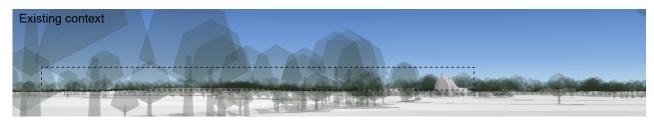
Scenario B (25.5m):

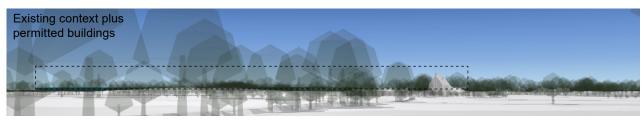
moderate impact in part of the area.

Scenario C (32m):

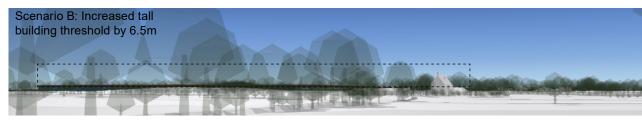
significant impact in part of the area.

Dynamic View N - Bates Bike Lock











Relation to the Area of Search:

View N is situated near Bates Bike Lock, which is 3km to the north of the site. The Area of Search may be visible in the backdrop of the open landscape view, however may be screened by trees in the foreground and midground.

Impact assessment:

Scenario A (19m):

moderate impact in parts of the area.

Scenario B (25.5m):

moderate impact in parts of area.

Scenario C (32m):

significant impact in parts of area.

VIEW ASSESSMENT - EAST CAMBRIDGE

Strategic View	Sensitivity	Scenario A (19m):	Scenario B (25.5m):	Scenario C (32m):
B - Strategic View	Highly Sensitive	no discernible impact.	no discernible impact due to long distance and tree cover.	no discernible impact due to long distance and tree cover.
H - Strategic View	Highly Sensitive	no discernible impact due to long distance and tree cover.	significant impact in parts of the area - development in the northern part of the area of search may have a significant impact on the backdrop to the historic centre and its landmarks. A large-scale conspicuous building may appear in the setting and detract from historic city landmarks. Specifically, it may interfere with the silhouette of King's College Chapel and Church of St. Mary the Great. In the southern part of the area of search, the impact of development is less problematic due to the distance and where it successfully breaks down the scale and blends into the background.	significant impact in parts of the area - development in the northern part of the area of search may have a significant impact on the backdrop to the historic centre and its landmarks. Development may appear of greater height than the Church of St. Mary the Great and interfere with/break the horizon line. Development will be conspicuous and may interfere with the silhouettes, detract from, and undermine the setting of historic city landmarks. In the southern part of the area of search, development may create a new height accent, interfere with the horizon line, and affect the composition of the skyline. Its impact will need to be carefully tested and managed to avoid crowding the background or fragmenting the skyline.
C - Strategic View	Sensitive	no discernible impact due to long distance and tree cover.	no discernible impact due to long distance and tree cover.	no discernible impact due to long distance and tree cover.
D - Strategic View	Sensitive	no discernible impact due to long distance and tree cover.	no discernible impact due to long distance and tree cover.	no discernible impact due to long distance and tree cover.
G - Strategic View	Sensitive	no discernible impact due to long distance and tree cover.	no discernible impact due to long distance and tree cover.	no discernible impact due to long distance and tree cover.
K - Strategic View	Sensitive	negligible impact in this view, with development partially hidden by tree cover.	significant impact in parts of the area - development may affect or partially obstruct the view to the Chimney of the Museum of Technology (in the northern part) and to the Church of Our Lady and the English Martyrs (in the southern part), which would harm the significance of this view. Development in all parts of the area may become prominently visible in the foreground and against the horizon line, alter the character of this view, and visually contrast with the predominantly rural environment.	significant impact - development may significantly detract or fully obstruct the view to the Chimney of the Museum of Technology (in the northern part) and to the Church of Our Lady and the English Martyrs (in the southern part), which would be highly damaging to the significance of this view. Development in all parts of the area may become domineering in the foreground and against the horizon line, transform the character of this view, and strongly contrast with the predominantly rural environment.

Strategic View	Sensitivity	Scenario A (19m):	Scenario B (25.5m):	Scenario C (32m):
L - Dynamic View	Sensitive	negligible impact - development in the northern part of the area may marginally rise above the roofscape and tree belt, potentially intruding into views from the open landscape. However, this impact is likely to be screened by trees in the middle ground.	moderate impact in parts of the area - development in the northern part of the area may rise notably above the roofscape and tree belt, potentially intruding into views from the open landscape. Subject to location, this impact in some areas may be screened by trees in the middle ground.	significant impact in parts of the area - development in the northern part of the area rises dominantly above the roofscape and tree belt and is likely to intrude into views from the open landscape. Whilst some of this effect may be screened by trees, there is likely to be an adverse effect on the landscape character.
N - Dynamic View	Sensitive	moderate impact in parts of the area - development in the northern part of the area may rise notably above the roofscape and tree belt, potentially intruding into views from the open landscape. Subject to location, this impact in some areas may be screened by trees in the middle ground.	moderate impact in parts of the area - development in the northern part of the area may rise notably above the roofscape and tree belt, potentially intruding into views from the open landscape. Subject to location, this impact in some areas may be screened by trees in the middle ground.	significant impact in parts of the area - development in the northern part of the area rises dominantly above the roofscape and tree belt and is likely to intrude into views from the open landscape. Whilst some of this effect may be screened by trees, there is likely to be an adverse effect on the landscape character.

SUMMARY AND RECOMMENDATIONS - EAST CAMBRIDGE

This Area of Search is located to the eastern edge of the city. In many strategic views tall development may appear in the distance behind landmarks in the historic core, a considerable distance away. As such the area is less sensitive to greater height.

Testing of relevant strategic views indicate the following impacts:

Scenario A (19m) - Minimal Impact

Strategic Views (Highly Sensitive):

 Views B, H experience no discernible impact, due to the long distance and tree cover.

Strategic Views (Sensitive):

- Views C, D, G report no discernible impact, as development remains largely hidden behind trees.
- View K notes negligible impact, with development partially screened by tree cover.

Dynamic Views (Sensitive):

- View L experiences negligible impact, as development marginally rises above the roofscape but is screened by trees.
- View N sees a moderate impact in the northern part, where development rises

above the roofscape and tree belt, though some screening mitigates the effect.

Location of Impact:

 Any visibility is minor and backgrounded, with trees and distance reducing urbanisation effects.

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

Strategic Views (Highly Sensitive):

- View B remains unaffected, with development fully obscured by distance and tree cover.
- View H faces significant impact in parts of the area, particularly in the northern section, where large-scale buildings may appear in the backdrop of the historic centre.
 - This could interfere with the silhouette of King's College Chapel and the Church of St. Mary the Great.
 - The southern part of the area has a less problematic impact, as development is more distant and blends into the background.

Strategic Views (Sensitive):

- Views C, D, G remain unaffected, with development hidden by distance and tree cover.
- View K sees a significant impact, as development may partially obstruct views of the Chimney of the Museum of Technology (north) and the Church of Our Lady and the English Martyrs (south).
 - Development also becomes more visible in the foreground, affecting the rural character of the view.

Dynamic Views (Sensitive):

- View L experiences moderate impact, as development rises above the roofscape and tree belt, becoming more visible from open landscapes.
- View N also faces a moderate impact, as development intrudes into views from the open landscape, though some screening remains.

Location of Impact:

 Northern parts experience stronger skyline changes, particularly where development aligns with historic landmarks.

Scenario C (32m) – Significant Impact

Strategic Views (Highly Sensitive):

- View B remains unaffected due to distance and tree cover.
- View H experiences a significant impact, particularly in the northern part, where development may:
 - Rise higher than the Church of St.
 Mary the Great, interfere with the horizon line, and crowd the skyline.
 - Obstruct or alter the silhouette of key historic landmarks, reducing their prominence.
 - The southern part of the area could still create a height accent, further fragmenting the skyline.

Strategic Views (Sensitive):

- Views C, D, G remain unaffected, with development hidden by trees and distance.
- View K sees a significant impact, as development may:
 - Fully obstruct views of the Chimney of the Museum of Technology and the Church of Our Lady and the English Martyrs.
 - Dominate the skyline, strongly contrasting with the rural character and altering the view's significance.

Dynamic Views (Sensitive):

- View L experiences a significant impact, with development rising dominantly above the roofscape and tree belt, intruding into open landscape views.
- View N also faces a significant impact, with development standing out on the horizon, altering the landscape character.

Location of Impact:

- The northern part of the area sees the greatest skyline disruption, affecting historic landmark silhouettes.
- Foreground elements become more dominant, urbanising previously rural and open views.

Overall Summary

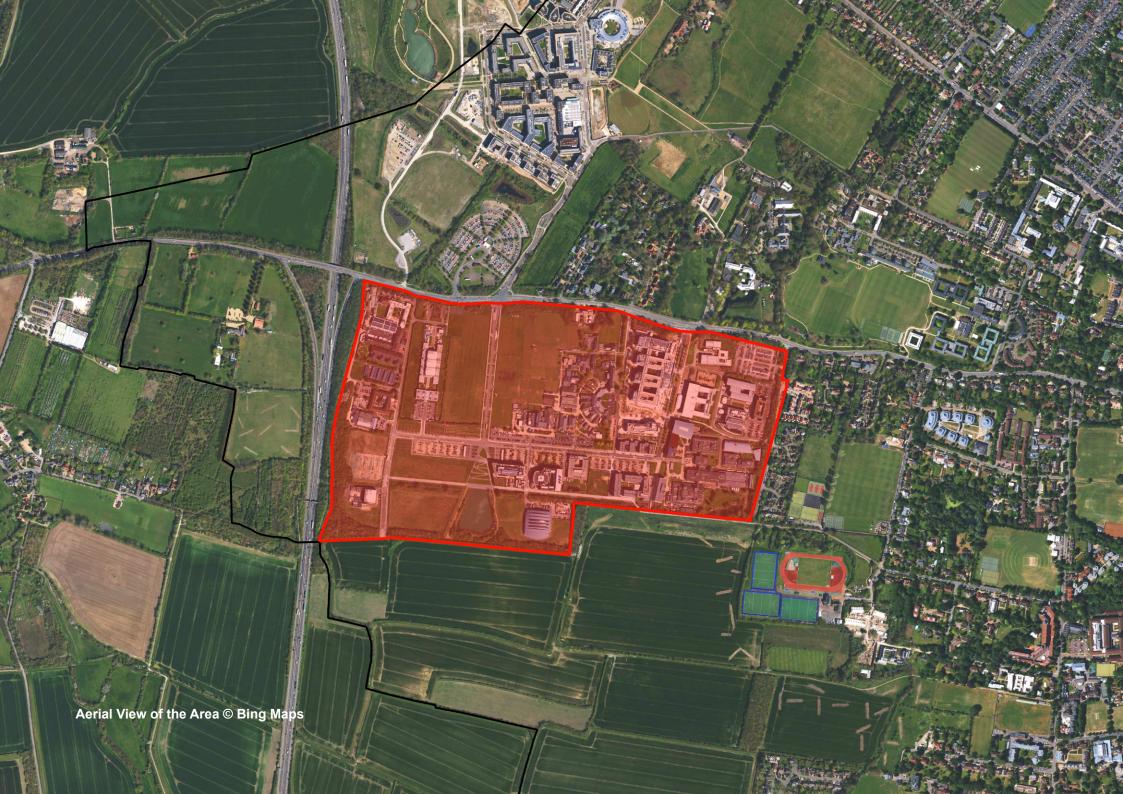
Scenario A (19m): Minimal impact, with development largely hidden by tree cover and distance.

Scenario B (25.5m): Significant impact in the northern part of the area, where development may appear in the backdrop of the historic core landmarks (view H) and potentially intrude into dynamic views from the river corridor (View L and N). In view K, development would urbanise the rural landscape context and in the northern and southern extent has an adverse impact on views to key landmarks.

Scenario C (32m): Significant impact in the northern part of the area, where development may appear in the backdrop of the historic core landmarks (view H) and potentially intrude into dynamic views from the river corridor (View L and N). In view K, development could be domineering in the foreground and urbanise the rural landscape context, and detract or obstruct the view to key landmarks.

Recommendations

- No tall buildings in the northern part of the site, where it would become visible behind or in the immediate setting of the landmarks in the historic city centre.
- No tall buildings to block views to the Chimney of the Museum of Technology and the Church of Our Lady in View K.
- Potential opportunity for carefully managed clusters of taller buildings to create a new distinct skyline feature in the central/southern part of the area of search, marking East Cambridge on the skyline and serving as a locally meaningful centre for the emerging neighbourhood.
- Top heights should not exceed 32m to avoid over-dominating the skyline, and the majority of taller buildings should be well below this height.
- General height should step down towards the open landscape interface of the area (north, east and south), and tall buildings should be situated behind a buffer of a minimum of 100m from the edge of the area.



2.5 Area of Search - West Cambridge | Institute of Manufacturing | Schlumberger Research Institute

THE AREA

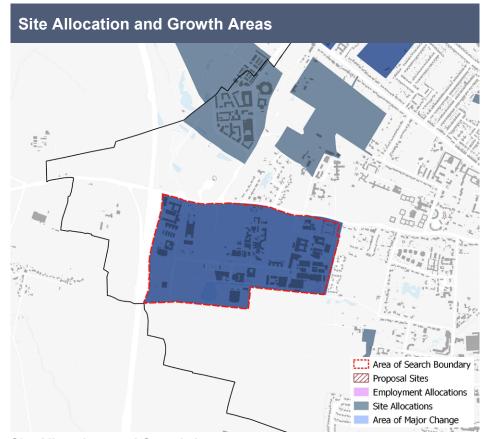
The Area of Search encompasses the West Cambridge site, which spans 66 hectares of University land. The site is bounded by Madingley Road to the north, Clerk Maxwell Road to the east, the Coton Footpath to the south, and the M11 to the west.

Currently, the West Cambridge site hosts a number of prominent academic research facilities, including the Cavendish Laboratory, the Whittle Laboratory, and the Department of Veterinary Medicine. Additionally, the western portion of the site is home to a variety of commercial research organisations and research institutes, such as Schlumberger, Aveva, and the British Antarctic Survey.

The area is proposed to be allocated within the emerging Greater Cambridge Local Plan. In July 2021, outline planning permission was granted, for a long-term vision and strategy for the comprehensive development of the site and the establishment of the West Cambridge Innovation District. This initiative presents substantial opportunities for both academic and commercial research, alongside various other supporting facilities.



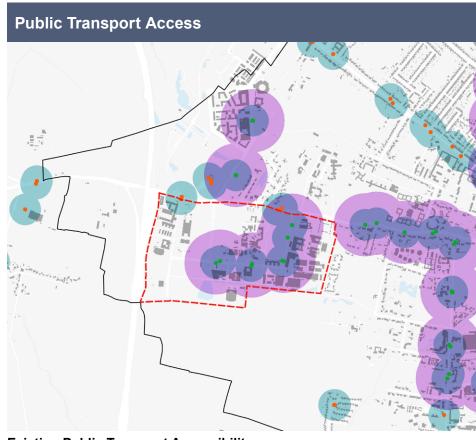
Birds eye View of the Area © Google Earth



Site Allocations and Growth Areas

The site is located within the West Cambridge Area of Major Change (S/AMC/Policy 19) as outlined in the Local Plan 2018. Additionally, it is proposed for allocation under Policy S/WC, which supports the site's development to meet the University's needs. This includes uses related to education,

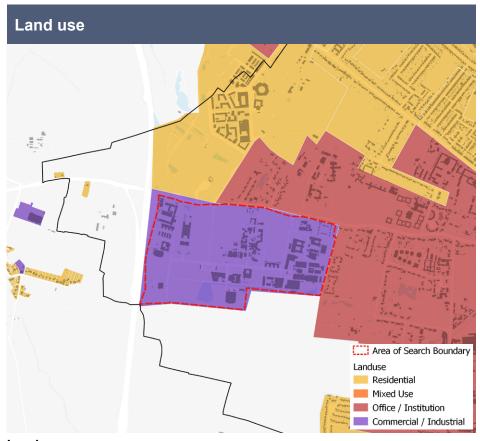
academic research, commercial research, and the development of products or processes. The planned development aims to facilitate knowledge transfer and/ or open innovation, contributing to the broader Cambridgeshire and UK economy.



Existing Public Transport Accessibility

The Area of Search located at the western edge of the current city boundary, however offers good public transport accessibility with local bus services, and access to the guided bus service along the northern edge of the area.

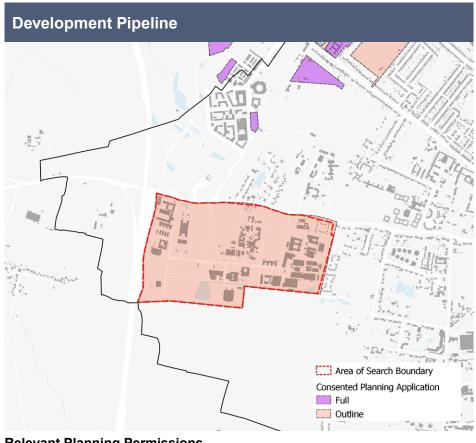




Land use

The Area of Search lies within the West Cambridge site, a part of the University of Cambridge, situated to the west of the city centre. At present, the West Cambridge site hosts a number of distinguished academic research facilities with industrial applications, including the Cavendish Laboratory, the

Whittle Laboratory, and the Department of Veterinary Medicine.

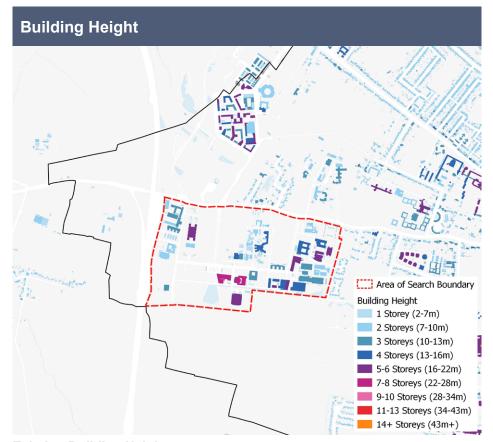


Relevant Planning Permissions

Emerging - Consented:

Outline planning permission for 383,300 sq.m of development comprising upto 370,000 sq.m of academic floorspace including 170,000 sq.m of commercial floorspace. up to 2,500sq.m nursery floorspace, up to 4,000

sq.m of retail/food and drink floorspace, up to 4,100sq.m assembly and leisure floorspace, up to 5,700sq.m of sui generis uses, including **Energy Centre and Data** Centre, and other associated infrastructure (16/1134/OUT).

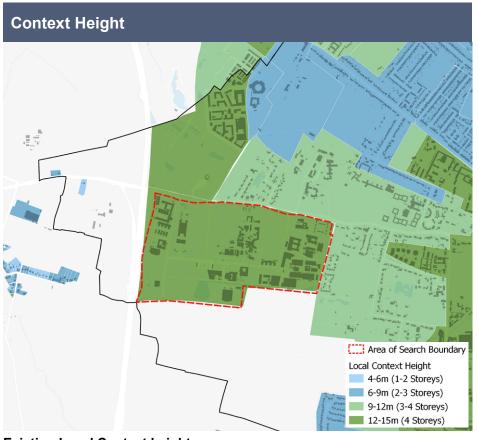


Existing Building Heights

The area features a range of building heights, with heights varying from 1 storey (2-7m) to 7-8 storeys (22-28m).

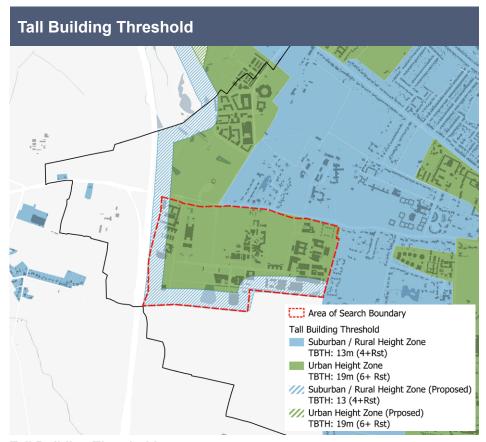
The immediate surrounding of the site is characterised by low-rise residential areas, with buildings generally ranging between 2-3 storeys (7-13m).

The emerging new urban district at Eddington to the north of the area comprises heights ranging from 2 storeys to 6 storeys (2m-22m).



Existing Local Context height

The area is characterised by local context heights, with the majority of buildings ranging between 12 and 15 meters (4 storeys). To the east of the area of interest, building heights are lower, ranging between 9 and 12 meters (3-4 storeys).

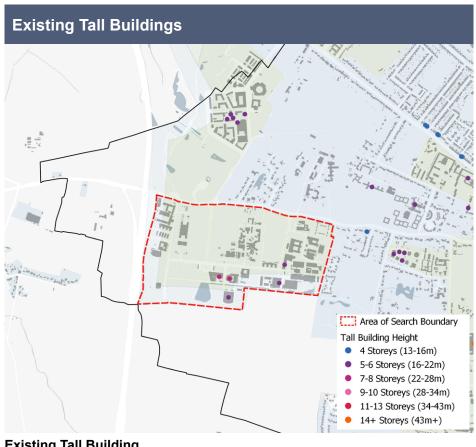


Tall Building Threshold

The Area of Search has been majorly identified as part of the Urban Height Zone. The tall building threshold for which is 19m.

As a main growth area that extends towards the surrounding open space to the west and south of the area of

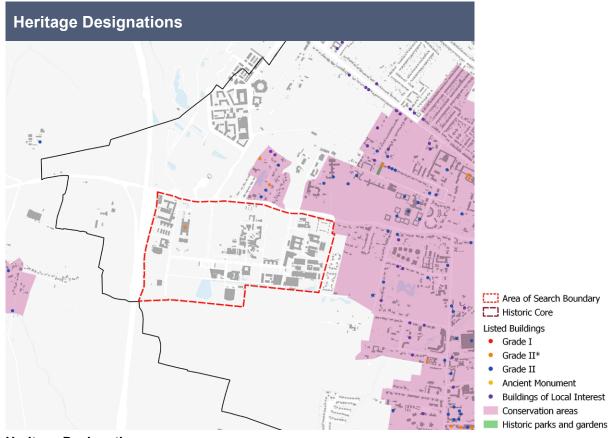
search, safe of a 100m buffer along the open landscape edge is designated as a Suburban / Rural Height Zone, with a Tall Building Threshold of 13m.



Existing Tall Building

Currently, there are five tall structures in the area exceeding the designated tall building threshold. The tallest of these is the Department of Chemical Engineering and Biotechnology building, standing at 25m. Other tall buildings within the area include Department

of Materials Science and Metallurgy(24.4m), Sports Centre(19.3m), Broers Building (21.4m) and Maxwell Centre (19.6m). A small concentration of taller buildings is situated central to Eddington and to the east at the Department of Applied Mathematics and Theoretical Physics (up to 22m).

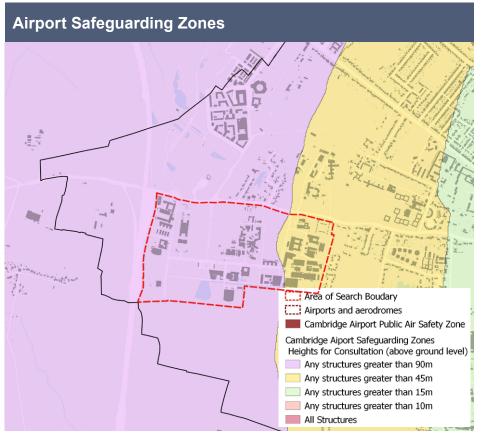


Heritage Designations

The site does not contain any conservation areas or registered parks and garden within the Area of Search. However, the area borders or is in close proximity to several conservation areas, including West Cambridge, Conduit Head Road, and Storey's Way conservation area. It is also in

close proximity to one Grade II Registered Park and Garden, the Garden of 48 Storey's Way.

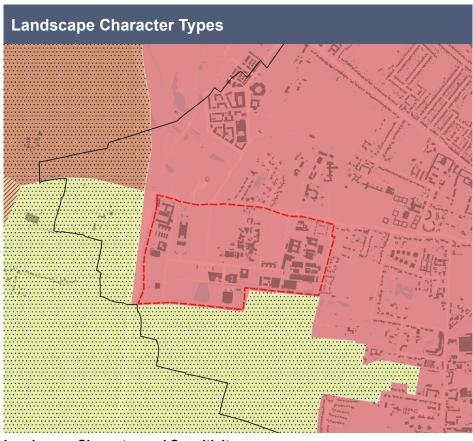
Heritage assets include one Grade II* Listed Building present within the west of the site, the 1985 Schlumberger Gould Research Centre. Additionally, there are 3 Grade II* listed buildings,18 Grade II* listed buildings and approximately 16 locally listed buildings in close proximity to the area focussed in the east and north.



Airport Public Safety and Air Safeguarding Zones

The area is located at a considerable distance from the current Cambridge Airport but falls within a safeguarding zone. In this zone, any development exceeding 45 meters in height across the eastern section of the site must be consulted with both the airport operator and the

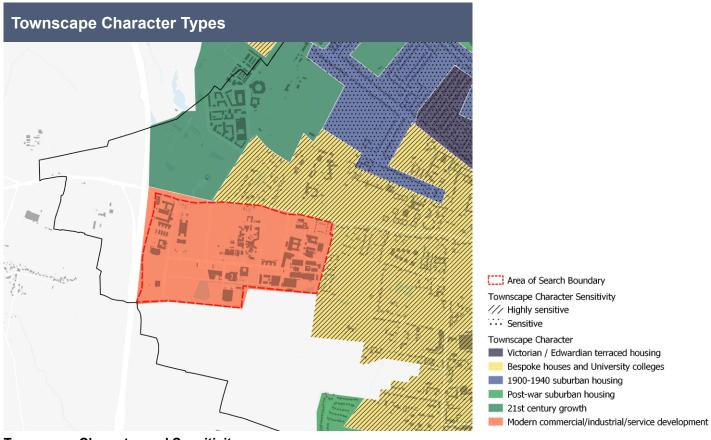
Ministry of Defence. However, for majority of the area, any development surpassing 90 meters in height only requires consultation. The airport is expected to relocate to Cranfield Airport before 2030, which is likely to render this requirement obsolete in the future.



Landscape Character and Sensitivity

The Area of Search lies within the Cambridge Urban Area, however to the west and south the area is in close proximity to the Lowland Farmlands and Fen Edge Claylands landscape character area, which are recognised for its sensitive landscape character.





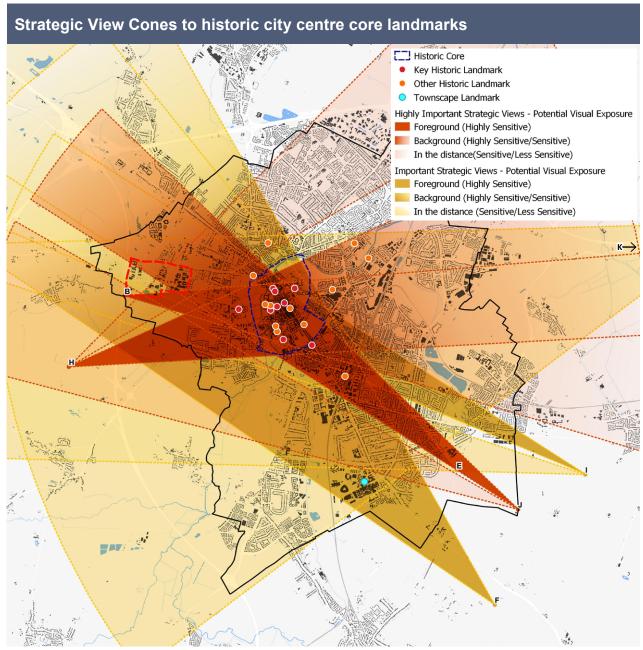
Townscape Character and Sensitivity

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

- Modern commercial/ industrial/service development
- 21st century growth

However, to the east and north of the area, it borders bespoke

houses and university colleges, areas that are characterised as highly sensitive to change.



Affected Strategic View Cones

The site is in the *foreground* of the following strategic view cones to the 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.

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

Highly Sensitive Views

 View J: Mid-range panoramic view from Worts' Causeway / Shelford Road.

The Area of Search is located west of the historic core which has a concentration of significant historical landmarks.

Sensitive Views

- View E: Very long range panoramic view from Limekiln Road.
- View F: Very long range panoramic view from Little Trees Hill, Magog Down.
- View I: Very long range panoramic view from Shelford Road below Limepit Hill.
- View K: Very long range glimpsed view from Little Wilbraham Road over A14.