

Assessment Unit PAP02

| Criteria | Susceptibility |
|---|--|
| Natural Factors | <p>Natural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Simple landscape pattern of irregular medium to very large arable fields with occasional ditches <p>Natural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Open, gently undulating landform forming part of a wider plateau rising to approximately 70-80m Generally sparsely vegetated, however trees along roads, shelterbelts associated with farms and occasional small woodlands, or clumps of trees provide some structure Scattered ponds associated with fishing lakes and farms |
| Cultural Factors | <p>Cultural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Highway infrastructure includes the A1198 Ermine Street Roman Road Papworth Business Park on the southern edge of Papworth Everard comprises large scale development softened by trees but visible in the wider landscape Relatively recent residential development is visible on the southern edge of Papworth Everard A disused car park formerly used by Papworth Hospital is conspicuous on the edge of Papworth Large scale farm buildings at North East Farm <p>Cultural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Generally unsettled rural landscape between villages, with built development limited to isolated farms and a hotel Residential development on the eastern edge of Papworth Everard is well integrated into the landscape by woodland |
| Perceptual and Aesthetic Factors | <p>Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Limited sense of tranquillity in proximity to highways, the village edge and Papworth Business Park Limited scenic value associated with the largely featureless open, arable landscape |
| Landscape Quality/Condition | <p>Landscape quality/condition factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Field boundaries have often been removed through field enlargement to create some very large fields and the remaining fragmented hedgerow network is limited |

| Criteria | Susceptibility |
|---------------------------------|--|
| | <ul style="list-style-type: none"> Rural character is eroded by Papworth Business Park on the south of Papworth Everard, and limited vegetation |
| Views and Visual Context | <p>Views and visual context that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Skylines are broken by pylons, a communication mast, lines of poles associated with the telecommunications network, occasional large barns and industrial units at Papworth Business Park <p>Views and visual context that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Generally open views across undulating arable fields that are contained by landform or woodland Residential receptors on the edge of Papworth Everard Recreational receptors limited to the Pathfinder Long Distance Walk on the north eastern boundary and PROW north of Crow's Nest Farm |
| Landscape Value | <p>Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Limited rural character associated with large scale, intensively farmed, open arable fields Limited time depth or historic continuity Limited natural value <p>Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Gently undulating landform Recreational value of the Pathfinder Long Distance Walk and PROW north of Crow's Nest Farm Locally valued views from the eastern edge of Papworth Everard into the countryside |
| Mitigation Potential | <p>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 Papworth Everard Village Design Guide (2020) where appropriate.</p> <p>There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed</p> |

| Criteria | Susceptibility |
|----------|--|
| | <p>to be compatible with the characteristics of the wider landscape.</p> <p>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.</p> |

3.3.14 In summary, the simple, large scale arable field pattern, limited vegetation, highway network, large industrial development on the southern edge of Papworth Everard and interrupted skylines are less susceptible to the development scenario. The well screened edges of Papworth Everard and open views are more susceptible to the development scenario. Overall, this Assessment Unit is assessed as being of medium to low sensitivity to the development scenario.

| Sensitivity Level | Definition |
|----------------------|--|
| Medium to low | <p>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.</p> |

3.3.15 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 PAP03

| Criteria | Susceptibility |
|---|--|
| Natural Factors | <p>Natural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Simple landscape pattern of irregular medium to very large arable fields with occasional ditches <p>Natural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Strongly undulating landform forming part of a wider plateau rising to approximately 70-80m and containing shallow valleys associated with streams Scattered blocks of woodland and tree belts provide structure |
| Cultural Factors | <p>Cultural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Highway infrastructure includes the A1198 Ermine Street Roman Road and bypass around eastern side of the settlement which is well screened by trees Development includes a sewage works north of Papworth Everard <p>Cultural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> A largely unsettled landscape north west of Papworth Everard with scattered built development limited to cottages and isolated farms Residential development on the western edge of Papworth Everard is well integrated into the landscape by the undulating landform, woodland and tree belts including vegetation associated with the bypass. Well vegetated southern edge of Papworth St Agnes |
| Perceptual and Aesthetic Factors | <p>Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Limited sense of tranquillity in proximity to highways and the village edge <p>Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Some scenic value associated with the undulating landscape and scattered blocks of woodland |
| Landscape Quality/Condition | <p>Landscape quality/condition factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Field boundaries have often been removed through field enlargement to create some very large fields and the remaining hedgerow network is limited <p>Landscape quality/condition factors that make the landscape more susceptible to the development scenario:</p> |

| Criteria | Susceptibility |
|---------------------------------|--|
| | <ul style="list-style-type: none"> Strong rural character associated with the undulating landform and blocks of woodland, notably trees and hedgerows around Fir Tree Farm and Papworth House which creates a strong sense of intimacy immediately west of Papworth Everard |
| Views and Visual Context | <p>Views and visual context that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Localised visual enclosure due to woodland and tree belts close to Papworth Everard and Papworth St Agnes Skylines to the west are broken by pylons at Cotton Farm Wind Farm, west of Graveley <p>Views and visual context that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Generally framed views across rolling arable fields are contained by landform or trees Skylines are largely undeveloped, and the spire of St Peter's Church is a landmark, but they are occasionally also broken by lines of poles associated with the telecommunications network Residential receptors on the edges of Papworth Everard and Papworth St Agnes Recreational receptors using the PROW network which includes the Pathfinder Long Distance Walk |
| Landscape Value | <p>Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Strongly undulating arable fields and scattered woodland have a strong rural character Strong intimate wooded character close to the villages which is relatively rare in Cambridge Historic landscape value associated with Ermine Street Roman Road on the north-eastern boundary and remnant parkland associated with Papworth Hall west of Papworth Everard Natural value associated with woodland and tree belts Recreational value of the PROW network Locally valued views from the western edge of Papworth Everard into the countryside, and towards the edge of the village and St Peter's Church from PROW north-east of the A1198 |
| Mitigation Potential | <p>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 Papworth Everard Village Design Guide (2020) where appropriate.</p> |

| Criteria | Susceptibility |
|----------|---|
| | <p>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.</p> <p>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.</p> |

3.3.17 In summary, this arable landscape has a strong rural character due to the rolling landform and vegetation pattern. Features which are more susceptible to the development scenario include a strong sense of intimacy in proximity to the villages, historic landscape value associated with Ermine Street Roman Road and remnant parkland west of Papworth Everard, natural value associated with trees and woodland, and locally valued views. Features which are less susceptible to the development scenario include the highway network, and very large arable fields. Overall, this Assessment Unit is assessed as being of medium to high sensitivity to the development scenario.

| Sensitivity Level | Definition |
|-----------------------|--|
| Medium to high | <p>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.</p> |

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

Summary

3.3.19 The key findings of the Landscape Sensitivity Assessment of the fringes of Papworth Everard are summarised in the table below.

| Assessment Unit | Landscape Sensitivity |
|------------------------|------------------------------|
| PAP01 | Medium |
| PAP02 | Medium to low |
| PAP03 | Medium to high |

Lower, Great and Upper Cambourne Landscape Sensitivity Assessment

Assessment Units

3.3.20 The Assessment Units identified within the study area around the villages of Lower, Great and Upper Cambourne are shown on **Figure 3.13** along with their unique reference codes.

Wider Landscape Context

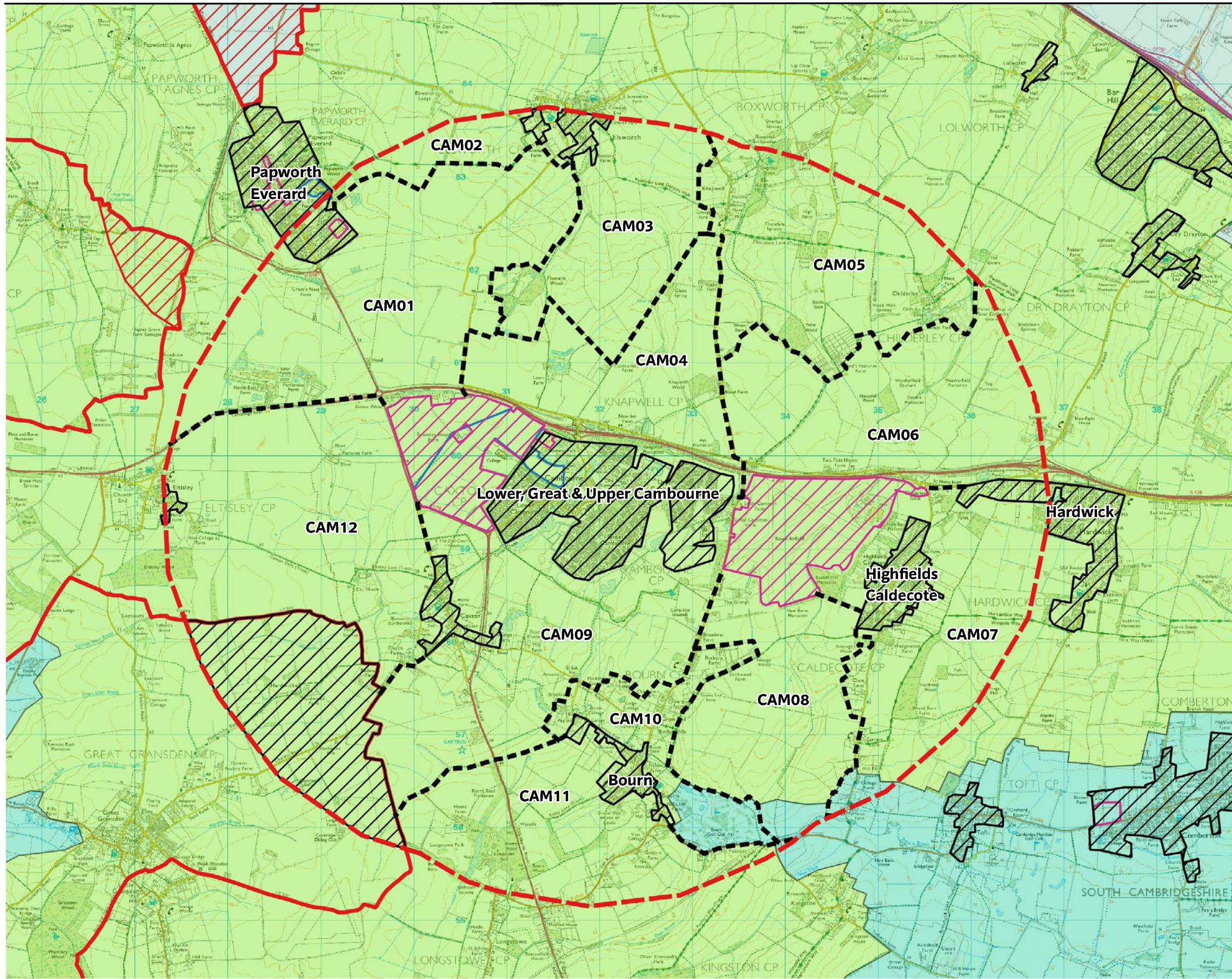
3.3.21 The wider landscape context for the villages of Lower, Great and Upper Cambourne is provided by the following Landscape Character Types and Landscape Character Areas¹⁷:

| Landscape Character Types | Landscape Character Areas |
|---------------------------|---|
| 3: Lowland Farmlands | 3B: Bourn Tributaries Lowland Farmlands |
| 4: Wooded Claylands | 4A: Croxton to Conington Wooded Claylands 4B: Lolworth to Longstowe Wooded Claylands |

Assessment Unit CAM01

| Criteria | Susceptibility |
|------------------------|---|
| Natural Factors | <p>Natural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none">Simple landscape pattern of irregular medium to very large arable fields with occasional ditches <p>Natural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none">Open, gently undulating landform forming part of a wider plateau rising to approximately 70-80mGenerally sparsely vegetated, however the southern edge of Papworth Wood SSSI, occasional boundary trees, trees along the A1198 Ermine Street Roman Road and shelterbelts associated with farms provide some structure |

¹⁷ See Figure 4.1 in the Greater Cambridge Landscape Character Assessment (2021)



KEY

- Greater Cambridge Boundary** (Solid red line)
- Lower, Great & Upper Cambourne Study Area Boundary** (Dashed red line, c. 3.5km buffer around Lower, Great & Upper Cambourne)
- Assessment Unit Boundary** (Dashed black line)
- Landscape Character Types** - from Greater Cambridge Landscape Character Assessment 2021
 - LCT 3: Lowland Farmlands** (Light green)
 - LCT 4:伍ded Claylands** (Darker green)
- Land excluded from assessment** (White)
- Allocation site with planning consent** (Pink hatched)
- Allocation site without planning consent** (Blue hatched)
- Land within existing villages** (Black hatched)
- Land outside Greater Cambridge Study Area** (Red hatched)

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| Criteria | Susceptibility |
|---|--|
| | <ul style="list-style-type: none"> Scattered ponds associated with farms |
| Cultural Factors | <p>Cultural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Highway infrastructure includes the A1198 Ermine Street Roman Road and A428 Papworth Business Park on the southern edge of Papworth Everard comprises large scale development softened by trees but visible in the wider landscape Relatively recent residential development is visible on the southern edge of Papworth Everard A disused car park formerly used by Royal Papworth Hospital is conspicuous on the edge of Papworth Large scale farm buildings at North East Farm <p>Cultural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Generally unsettled rural landscape between villages, with built development limited to isolated farms and a hotel Residential development on the eastern edge of Papworth Everard is well screened by woodland Residential development on the western edge of Elsworth is generally well integrated into the landscape by hedged paddocks, trees and tree belts |
| Perceptual and Aesthetic Factors | <p>Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Limited sense of tranquillity in proximity to highways, the southern edge of Papworth Everard Limited scenic value associated with the largely featureless open, arable landscape |
| Landscape Quality/Condition | <p>Landscape quality/condition factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Field boundaries have often been removed through field enlargement to create some very large fields and the remaining fragmented hedgerow network is limited Rural character is eroded by Papworth Business Park and highways and traffic |
| Views and Visual Context | <p>Views and visual context that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Skylines are broken by pylons, a communication mast, lines of poles associated with the telecommunications network, occasional large barns and industrial units at Papworth Business Park <p>Views and visual context that make the landscape more susceptible to the development scenario:</p> |

| Criteria | Susceptibility |
|----------------------|--|
| | <ul style="list-style-type: none"> Generally expansive, open views across arable fields that are contained by landform or woodland Recreational users of the Pathfinder Long Distance Walk on the north eastern boundary and PROW north of Crow's Nest Farm |
| Landscape Value | <p>Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Limited rural character associated with the commonplace large scale, intensively farmed, open arable fields Limited time depth or historic continuity <p>Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Gently undulating landform Recreational value of the Pathfinder Long Distance Walk, PROW north of Crow's Nest Farm and Papworth Wood SSSI Locally valued views from the eastern edge of Papworth Everard into the countryside |
| Mitigation Potential | <p>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 Papworth Everard Village Design Guide (2020) where appropriate.</p> <p>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.</p> <p>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.</p> |

3.3.22 In summary, the simple, large scale arable field pattern, limited vegetation, highway network, large industrial development on the southern edge of Papworth Everard and interrupted skylines are less susceptible to the development scenario. The well screened edges of Papworth Everard and

open views are more susceptible to the development scenario. Overall, this Assessment Unit is assessed as being of **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. |

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

Assessment Unit CAM02

| Criteria | Susceptibility |
|---|---|
| Natural Factors | <p>Natural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Simple landscape pattern of irregular medium to large arable fields enclosed by occasional ditches <p>Natural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Open, undulating landform forming part of a wider plateau rising to approximately 70-80m Generally sparsely vegetated arable fields, however Papworth Wood SSSI, trees along Rogues Lane, occasional fragmented hedgerows, tree belts and scattered boundary trees provide some structure |
| Cultural Factors | <p>Cultural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Generally unsettled rural landscape between Papworth Everard and Elsworth The eastern edge of Papworth Everard is softened by woodland including Papworth Wood SSSI The western edge of Elsworth is well integrated into the landscape by paddocks, long gardens and trees |
| Perceptual and Aesthetic Factors | <p>Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Limited scenic value associated with the open, arable landscape <p>Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Strong sense of separation between Papworth Everard and Elsworth due to woodland and trees at village edges and in the wider landscape Generally strong sense of tranquillity, particularly away from the village edge |
| Landscape Quality/Condition | <p>Landscape quality/condition factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Field boundaries have been removed through field enlargement and the remaining hedgerow network is limited Eroded rural character associated with the large scale arable fields and fragmented hedgerow network Papworth Wood SSSI and ancient woodland has limited connectivity with the wider landscape |
| Views and Visual Context | <p>Views and visual context that make the landscape less susceptible to the development scenario:</p> |

| Criteria | Susceptibility |
|-----------------------------|---|
| | <ul style="list-style-type: none"> • Skylines are broken by lines of poles associated with the telecommunications network and distant turbines north of the A14 <p>Views and visual context that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Generally expansive, long, open views across arable fields • Recreational receptors using the Pathfinder Long Distance Walk |
| Landscape Value | <p>Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Eroded rural character associated with large scale, intensively farmed, open arable fields • Lack of rarity within the context of Greater Cambridge • Limited time depth or historic continuity <p>Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Gently undulating landform • Open landscape with expansive views across arable fields to the north • Nature conservation value associated with Papworth Wood SSSI and ancient woodland • Recreational value associated with Papworth Wood and the Pathfinder Long Distance Walk • Locally valued views from the PROW network and from the edge of Papworth Everard into the countryside |
| Mitigation Potential | <p>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 Papworth Everard Village Design Guide (2020) where appropriate.</p> <p>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.</p> <p>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</p> |

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

3.3.24 In summary, this is a simple, commonplace arable landscape with generally sparse vegetation. Features which are more susceptible to the development scenario include open views to the north, nature conservation value associated with Papworth Wood SSSI, the generally soft eastern edge of Papworth Everard and strong sense of separation between Papworth Everard and Elsworth. 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. |

3.3.25 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 CAM03

| Criteria | Susceptibility |
|---|---|
| Natural Factors | <p>Natural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Simple landscape pattern of irregular medium to large arable fields with occasional ditches <p>Natural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Open, undulating landform forming part of a wider plateau rising to approximately 70-80m Several shallow valleys associated with small brooks Generally sparse vegetation, however trees associated with a minor stream and Elsworth Wood provide structure Ponds within Elsworth Wood |
| Cultural Factors | <p>Cultural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Generally unsettled rural landscape between the villages of Knapwell and Elsworth Residential development on the edges of Elsworth is generally well integrated into the landscape by long back gardens, paddocks, tree belts, woodland and trees Residential development on the western edge of Knapwell is generally well integrated into the landscape by trees |
| Perceptual and Aesthetic Factors | <p>Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Limited scenic value associated with the open, arable landscape <p>Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Relatively strong sense of tranquillity, particularly in the north Strong sense of separation between Knapwell and Elsworth due to the well treed village edges |
| Landscape Quality/Condition | <p>Landscape quality/condition factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Field boundaries have often been removed through field enlargement and the remaining hedgerow network fragmented <p>Landscape quality/condition factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Generally strong rural character Elsworth Wood SSSI and ancient woodland has some connectivity with the wider landscape including the |

| Criteria | Susceptibility |
|---------------------------------|---|
| | <p>County Wildlife Site at RSPB Hope Farm due to trees along an unnamed stream</p> |
| Views and Visual Context | <p>Views and visual context that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Skylines are broken by pylons <p>Views and visual context that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Generally open views across undulating arable fields towards distant wooded horizons • Recreational users of the Pathfinder Long Distance Walk and limited PROW network |
| Landscape Value | <p>Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Lack of rarity within the context of Greater Cambridge • Limited time depth or historic continuity <p>Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Rural character associated with the undulating arable fields, Elsworth Wood and scattered trees • Nature conservation value associated with Elsworth Wood SSSI and ancient woodland and RSPB Hope Farm County Wildlife Site • Relatively strong sense of tranquillity • Recreational value of the Pathfinder Long Distance Walk and limited PROW network • Locally valued views from the Pathfinder Long Distance Walk and from Knapwell into the countryside to the west |
| Mitigation Potential | <p>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.</p> <p>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.</p> <p>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</p> |

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

3.3.26 In summary the undulating landform, rural character, nature conservation value of Elsworth Wood, the relatively strong sense of tranquillity and strong sense of separation between Elsworth and Knapwell are more susceptible to the development scenario. The simple field pattern and pylons on the skyline are less susceptible to the development scenario. 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. |

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

Assessment Unit CAM04

| Criteria | Susceptibility |
|---|---|
| Natural Factors | <p>Natural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Simple landscape pattern of irregular medium to large arable fields with occasional ditches and <p>Natural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Open, undulating plateau forming part of a wider plateau rising to approximately 70-80m Shallow valley associated with a stream Several small, scattered woodlands, farm shelterbelts, trees associated with field boundaries and a minor stream provide structure Scattered ponds associated with farms |
| Cultural Factors | <p>Cultural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Highways including the A428 and St Neots Road along the southern boundary <p>Cultural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Generally unsettled rural landscape north of Cambourne and Upper Cambourne with built development limited to scattered farms Trees and woodland along the southern edge, alongside the A428 corridor, help screen traffic and the northern edge of Cambourne to the south |
| Perceptual and Aesthetic Factors | <p>Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Limited scenic value associated with the open, arable landscape Eroded sense of tranquillity, particularly in the south in proximity to the A428 |
| Landscape Quality/Condition | <p>Landscape quality/condition factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Field boundaries have often been removed through field enlargement and the remaining fragmented hedgerow network is limited Rural character is eroded by the highway network and northern edge of Cambourne <p>Landscape quality/condition factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Knapwell Wood and a roadside verge along the road east of the wood are designated as County Wildlife Sites. Field |

| Criteria | Susceptibility |
|---------------------------------|---|
| | boundary trees and fragmented hedgerows provide some connectivity with the wider landscape |
| Views and Visual Context | <p>Views and visual context that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Generally long, open views across undulating arable fields towards distant wooded horizons • Skylines are generally undeveloped, distant and treed • Recreational users of the PROW network |
| Landscape Value | <p>Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Lack of rarity within the context of Greater Cambridge • Limited time depth or historic continuity • Eroded rural character due to the presence of Cambourne and the highway network in the south <p>Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Open, undulating plateau landform • Natural value of scattered woodland, in particular nature conservation value associated with Knapwell Wood ancient woodland and a roadside verge, both designated as County Wildlife Sites • Recreational value of the PROW network • Locally valued views from the PROW network |
| Mitigation Potential | <p>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.</p> <p>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.</p> <p>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.</p> |

3.3.28 In summary, the simple landcover pattern of open arable fields and highway network are less susceptible to the development scenario. Scattered blocks of woodland, including Knapwell Wood County Wildlife Site and long, open views are more susceptible to the development scenario. 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. |

3.3.29 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 CAM05

| Criteria | Susceptibility |
|---|--|
| Natural Factors | <p>Natural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Open, undulating landform, forming part of a wider plateau rising to approximately 70-80m • Shallow valley in the west associated with a stream • Diverse landcover pattern providing structure and diversity - comprising small to medium arable fields with occasional ditches, parkland at Childerley, pasture at Bird's Pastures Farm, woodlands, shelterbelts, and trees on field boundaries |
| Cultural Factors | <p>Cultural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Rural landscape with scattered small scale development including the linear village of Knapwell, farms and Childerley estate • Residential development at Knapwell is generally well integrated into the landscape by trees and pasture, and is particularly well integrated into the landscape on the east by shelterbelts and Overhall Grove |
| Perceptual and Aesthetic Factors | <p>Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Limited scenic value associated with the open, arable landscape <p>Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Strong sense of tranquillity |
| Landscape Quality/Condition | <p>Landscape quality/condition factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Field boundaries have often been removed through field enlargement and the remaining hedgerow network is fragmented <p>Landscape quality/condition factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Generally strong rural character with localised pockets of intimate, wooded character • Overhall Grove SSSI and ancient woodland has some connectivity with the wider landscape via field boundary trees and shelterbelts |
| Views and Visual Context | <p>Views and visual context that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Skylines are broken by pylons and poles associated with the telecommunications network |

| Criteria | Susceptibility |
|-----------------------------|---|
| | <p>Views and visual context that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Generally long, open views across undulating arable fields towards distant wooded horizons • Recreational users of the PROW network which includes the Pathfinder Long Distance Walk |
| Landscape Value | <p>Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Undulating landform including a shallow valley • Parkland is considered rare within Greater Cambridge • Natural value of scattered woodland, in particular nature conservation value associated with Overhall Grove SSSI and ancient woodland • Historic landscape value associated with parkland at Childerley, earthworks and the Medieval Village of Great Childerley • Recreational value of the PROW network including the Pathfinder Long Distance Walk • Locally valued views from the PROW network, and from the main street in Knapwell into the countryside to the east and west |
| Mitigation Potential | <p>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.</p> <p>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.</p> <p>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.</p> |

3.3.30 In summary, time depth associated with Childerley parkland, scattered woodland, undulating landform in the west, a strong sense of tranquillity, recreational value associated with the Pathfinder Long Distance Walk and natural value associated with Overhall Grove SSSI are more susceptible to the

development scenario. Enlarged fields and the fragmented hedgerow network are less susceptible to the development scenario. In summary, 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. |

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

Assessment Unit CAM06

| Criteria | Susceptibility |
|---|---|
| Natural Factors | <p>Natural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Simple landcover pattern of medium to large arable fields largely divided by hedgerows and hedgerow trees <p>Natural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Open, gently undulating landform forming part of a wider plateau rising to approximately 70-80m An orchard, occasional boundary trees, and a relatively robust tree belt along the parish boundary between Childerley and Dry Drayton add structure and diversity to the landscape |
| Cultural Factors | <p>Cultural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Highways include the A428 and St Neots Road on the southern edge of the Assessment Unit <p>Cultural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> A generally unsettled rural landscape north of Hardwick with development limited to occasional farms The northern edge of Hardwick is defined by St Neots Road which is generally softened by tree belts |
| Perceptual and Aesthetic Factors | <p>Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Sense of tranquillity eroded by the A428 and presence of Hardwick to the south Limited scenic value associated with the open, arable landscape |
| Landscape Quality/Condition | <p>Landscape quality/condition factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Field boundaries have often been removed through field enlargement and the remaining hedgerow network is fragmented Eroded rural character due to visual and audible presence of traffic on the A428 across much of the assessment unit <p>Landscape quality/condition factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Trees, woodland and orchards are in generally good condition |
| Views and Visual Context | <p>Views and visual context that make the landscape less susceptible to the development scenario:</p> <p>Generally limited access to the countryside</p> |

| Criteria | Susceptibility |
|-----------------------------|---|
| | <p>Views and visual context that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Generally long, open views across undulating arable fields towards distant wooded horizons • Skylines are generally distant and wooded • Recreational users of the limited PROW network |
| Landscape Value | <p>Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • A simple, arable landscape considered commonplace in Greater Cambridge • Limited natural value • Limited historic landscape value <p>Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Gently undulating landform, part of a wider plateau • Natural value of an orchard, woodland, scattered trees, and robust tree belt along the parish boundary • Recreational value of limited PROW network |
| Mitigation Potential | <p>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.</p> <p>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.</p> <p>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.</p> |

3.3.32 This is a commonplace, open arable landscape with influences from the highway network that erode rural character and sense of tranquillity and are less susceptible to the development scenario. Scattered trees, woodland and a tree belt along the parish boundary have natural value, and one PROW has recreational value. These features are more susceptible to the development

scenario. 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. |

3.3.33 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 CAM07

| Criteria | Susceptibility |
|---|--|
| Natural Factors | <p>Natural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • A generally simple landscape comprising arable fields of medium to large size, occasional fragmented hedgerows or lines of boundary trees <p>Natural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • A gently undulating landform forming part of a wider plateau rising to approximately 70-80m • Lowland meadows, scattered woodland and shelterbelts add structure to the landscape • Distinctive linear field pattern east of Caldecote from 20th century plotland development |
| Cultural Factors | <p>Cultural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Highways include St Neots Road on the northern boundary <p>Cultural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Rural landscape surrounded by residential development on three sides including the western edge of Hardwick, linear settlement along St Neots Road and the village of Caldecote which comprises the village of Highfields Caldecote and smaller linear settlement Caldecote • The edge of Hardwick is generally well integrated in to the landscape, being softened by trees and occasional woodland • The edges of Highfields Caldecote are generally well integrated into the landscape by long gardens, small scale, hedged paddocks, meadows and woodland • Development of the allocated development site with planning permission at Bourn Airfield is likely to influence the character and sensitivity of the western edge of Highfields Caldecote to the development scenario |
| Perceptual and Aesthetic Factors | <p>Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Limited scenic value associated with the open, arable landscape <p>Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Generally strong sense of tranquillity, particularly in the south • Strong sense of separation between Hardwick and Highfields Caldecote and the two parts of Caldecote |

| Criteria | Susceptibility |
|------------------------------------|--|
| | village due to the well treed village edges and trees within the wider landscape |
| Landscape Quality/Condition | <p>Landscape quality/condition factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Hedgerows are often missing inside fields through field enlargement <p>Landscape quality/condition factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Generally strong rural character • Hardwick Wood SSSI and ancient woodland and Caldecote Meadows SSSI are in generally good condition • Lines of boundary trees and grassland designated as a County Wildlife Site provide some connectivity between the two, and with the wider landscape |
| Views and Visual Context | <p>Views and visual context that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Localised visual enclosure due to woodlands and tree belts close to villages <p>Views and visual context that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Generally open views across arable fields to treed horizons • Skylines are generally undeveloped and treed, broken occasionally by telecommunications poles • Recreational users of the limited PROW network which includes the Harcamlow and Wimpole Way |
| Landscape Value | <p>Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Simple, gently undulating arable landscape supplemented with woodland, grassland, meadows and lines of boundary trees to create diversity • Strong sense of separation between Hardwick and Caldecote due to the well treed village edges and trees within the wider landscape • Natural value associated with occasional blocks of woodland including Hardwick Wood SSSI, Caldecote Meadows SSSI, four County Wildlife Sites comprising grassland and meadows and boundary trees • Recreational value associated with the limited PROW network which includes the Harcamlow Way and Wimpole Way • Locally valued views from the edges of Hardwick and Highfields Caldecote |

| Criteria | Susceptibility |
|-----------------------------|---|
| Mitigation Potential | <p>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 Caldecote Village Design Guide (2020) where appropriate.</p> <p>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.</p> <p>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.</p> |

3.3.34 In summary, this is a relatively diverse landscape with natural conservation value associated with County Wildlife Sites, Hardwick Wood SSSI and Caldecote Meadows SSSI, recreational value due to the Harcamlow Way and Wimpole Way and a strong sense of separation between Hardwick and Caldecote. These features are more susceptible to the development scenario. Features which are less susceptible to the development scenario include the fragmented hedgerow network, and the influence from St Neots Road in the north which erodes the sense of tranquillity. Overall, this Assessment Unit is assessed as being of **medium to high** sensitivity to the development scenario.

| Sensitivity Level | Definition |
|-----------------------|--|
| Medium to high | <p>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.</p> |

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

Assessment Unit CAM08

| Criteria | Susceptibility |
|---|--|
| Natural Factors | <p>Natural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • A generally simple landscape comprising arable fields of medium to very large size, <p>Natural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • A gently undulating landform forming part of a wider plateau rising to approximately 70-80m • Shallow valley of a stream • Shelterbelts and small pastoral fields associated with a farm in the north and a row of boundary trees along a minor stream following the parish boundary |
| Cultural Factors | <p>Cultural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Rural landscape between the villages of Bourn and Caldecote with built development limited to The Grange farm in the north • The south western edge of Highfields Caldecote directly abuts arable fields, but is softened by trees • Development of the allocated development site with planning permission at Bourn Airfield is likely to influence the character and sensitivity of this Assessment Unit to the development scenario |
| Perceptual and Aesthetic Factors | <p>Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Sense of tranquillity eroded by the presence of Bourn and Caldecote • Limited scenic value associated with the open, arable landscape <p>Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Strong sense of separation between Bourn and Caldecote due to a valley containing a well treed stream |
| Landscape Quality/Condition | <p>Landscape quality/condition factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Hedgerows are often missing inside fields through field enlargement, and one field is very large • Limited rural character associated with the large scale arable landscape |
| Views and Visual Context | <p>Views and visual context that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Generally open, panoramic views across arable fields to treed horizons |

| Criteria | Susceptibility |
|-----------------------------|---|
| | <ul style="list-style-type: none"> • Skylines are generally undeveloped and treed, broken occasionally by telecommunications poles • Recreational users of the limited PROW network |
| Landscape Value | <p>Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Simple, commonplace arable landscape with occasional lines of boundary trees • Limited historic value <p>Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Gently undulating landform forming part of a wider plateau • Strong sense of separation between Bourn and Caldecote • Natural value associated with occasional lines of boundary trees • Recreational value associated with the limited PROW network • Locally valued views from the western edge of Caldecote |
| Mitigation Potential | <p>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 Caldecote Village Design Guide (2020) where appropriate.</p> <p>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.</p> <p>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.</p> |

3.3.36 In summary, this is a simple, large scale arable landscape with limited hedgerows and some very large fields. These features are less susceptible to the development scenario. Occasional lines of boundary trees, and the strong

sense of separation between Bourn and Caldecote are more susceptible to the development scenario. 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. |

3.3.37 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 CAM09

| Criteria | Susceptibility |
|---|---|
| Natural Factors | <p>Natural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Generally simple arable landscape comprising arable fields of medium to very large size <p>Natural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> A gently undulating landform forming part of a wider plateau rising to approximately 70-80m Shallow valley associated with the Bourn Brook Scattered blocks of woodland and occasional boundary trees add structure to the landscape In the north, Cambourne Nature Reserve includes woodland, meadows and wetlands Bourn Brook, and several ponds add diversity to the landscape |
| Cultural Factors | <p>Cultural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Highways include the A1198 Ermine Street Roman Road Scattered development includes a lorry depot and a solar farm <p>Cultural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Rural landscape between the villages of Cambourne and Caxton with built development limited to The Grange farm in the north The edge of Cambourne is integrated into the landscape by wetland and woodland associated with Cambourne Nature Reserve The eastern edge of Caxton is softened by small hedged paddocks, woodland and trees Bourn Windmill is a distinctive feature |
| Perceptual and Aesthetic Factors | <p>Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Sense of tranquillity eroded by the A1198 and presence of Cambourne and Caxton Limited scenic value associated with the open, arable landscape <p>Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Strong sense of separation between Cambourne, Bourn and Caxton due to well treed village edges |

| Criteria | Susceptibility |
|------------------------------------|--|
| Landscape Quality/Condition | <p>Landscape quality/condition factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Hedgerows are often missing inside fields through field enlargement, and several fields are very large • Limited rural character associated with the large scale arable landscape |
| Views and Visual Context | <p>Views and visual context that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Pylons and poles associated with the telecommunications network break the skyline • Strong sense of visual enclosure within Cambourne Nature Reserve <p>Views and visual context that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Generally long, open views across arable fields to treed horizons • Bourn Windmill is a distinctive landmark on the skyline • Recreational users of the PROW network and Cambourne Nature Reserve |
| Landscape Value | <p>Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Simple, commonplace arable landscape with occasional lines of boundary trees • Limited historic value <p>Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Gently undulating landform forming part of a wider plateau • Strong sense of enclosure in Cambourne Nature Reserve • Strong sense of separation between Cambourne, Bourn and Caxton • Natural value associated with occasional lines of boundary trees and Cambourne Nature Reserve • Recreational value associated with the PROW network • Locally valued views from the western edge of Caxton |
| Mitigation Potential | <p>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.</p> <p>There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed</p> |

| Criteria | Susceptibility |
|----------|--|
| | <p>to be compatible with the characteristics of the wider landscape.</p> <p>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.</p> |

3.3.38 Overall, this is a simple arable landscape with several features which are less susceptible to the development scenario including some very large fields, pylons breaking the skyline, and the highway network. The PROW network, recreational and natural value of Cambourne Nature Reserve, sense of separation between Cambourne and Caxton and distinctive landmark of Bourn Windmill are all more susceptible to the development scenario. Overall this Assessment Unit is assessed as being of **medium** sensitivity to the development scenario.

| Sensitivity Level | Definition |
|-------------------|--|
| Medium | <p>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.</p> |

3.3.39 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 CAM10

| Criteria | Susceptibility |
|---|--|
| Natural Factors | <p>Natural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • A gently undulating landform forming part of a wider plateau rising to approximately 70-80m • Shallow valley associated with the Bourn Brook • Small scale, complex landcover pattern of pastoral fields with occasional small woodland, mature, generally robust hedgerows or lines of boundary trees and occasional scattered parkland style trees • The Bourn Brook, several ponds and floodplain grazing marsh add diversity to the landscape • Tree belts at Bourn Golf Club have a distinctive landcover pattern |
| Cultural Factors | <p>Cultural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Well settled rural landscape with development comprising several scattered farms • The edge of Caxton is integrated into the landscape by small scale paddocks with trees and mature hedgerows |
| Perceptual and Aesthetic Factors | <p>Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Strong scenic value associated with the intimate, pastoral landscape • Generally strong sense of tranquillity |
| Landscape Quality/Condition | <p>Landscape quality/condition factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Strong rural character associated with small scale paddocks, hedgerows, and woodland which give an enclosed and intimate feel to the landscape • Hedgerows and tree boundaries are generally robust |
| Views and Visual Context | <p>Views and visual context that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Generally strong sense of visual enclosure <p>Views and visual context that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Skylines are generally treed and undeveloped, occasionally broken by poles associated with the telecommunications network break the skyline • Generally framed views contained by trees and hedgerows • Recreational users of the PROW network |

| Criteria | Susceptibility |
|-----------------------------|---|
| Landscape Value | <p>Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Gently undulating landform forming part of a wider plateau • Small scale, intimate landcover pattern with strong rural character that is rare in Greater Cambridge • Time depth associated with the small scale field pattern • Natural value associated with grazing marsh, generally robust hedgerows, scattered trees and rows of boundary trees • Recreational value associated with the PROW network • Locally valued views from the eastern edge of Caxton |
| Mitigation Potential | <p>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.</p> <p>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.</p> <p>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.</p> |

3.3.40 Overall, this is a small scale, intimate landscape which is relatively rare in Greater Cambridge. Features which are more susceptible to the development scenario include the field pattern, strong rural character, strong sense of tranquillity, time depth, natural value and recreational value associated with the small scale paddocks. Overall, this Assessment Unit 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 |

| 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. |

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

Assessment Unit CAM11

| Criteria | Susceptibility |
|---|---|
| Natural Factors | <p>Natural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • An undulating landform forming part of a wider plateau rising to approximately 70-80m • Medium scale, landcover pattern of small to medium scale arable fields with occasional tree belts and a small number of very fragmented hedgerows interspersed with woodland and parkland at Longstowe Park and Bourn Hall • A lake at Longstowe Park and small number of ponds add diversity to the landscape |
| Cultural Factors | <p>Cultural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Development comprises the Longstowe Park estate and scattered farms and cottages along Fox Road • The edge of Bourn is integrated into the landscape by small scale paddocks with trees and mature hedgerows |
| Perceptual and Aesthetic Factors | <p>Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Relatively strong sense of tranquillity • Strong scenic value associated with the parkland |
| Landscape Quality/Condition | <p>Landscape quality/condition factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Hedgerows have been removed, particularly in arable fields in the north, and fields enlarged <p>Landscape quality/condition factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Strong rural character associated with the intimate, wooded landscape • Strong network of woodlands connected by hedgerows |
| Views and Visual Context | <p>Views and visual context that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Localised visual enclosure <p>Views and visual context that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Generally framed, intimate views contained by trees and hedgerows • Distinctive parkland at Longstowe Park and Bourn Hall • In the north, views are typically across open, arable fields • Skylines are generally treed and undeveloped • Recreational users of the PROW network |

| Criteria | Susceptibility |
|-----------------------------|---|
| Landscape Value | <p>Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Undulating landform forming part of a wider plateau • Generally strong rural character and in good condition • Parkland is relatively rare in Greater Cambridge • Time depth associated with parkland at Longstowe Park and Bourn Hall • Natural value associated with trees and woodland, notably Home Wood and Bourn Wood which are ancient woodland and designated as County Wildlife Sites • Natural value associated with grassland along the dismantled railway which is also designated as a County Wildlife Site • Recreational value associated with the PROW network • Locally valued views from the western edge of Caxton |
| Mitigation Potential | <p>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.</p> <p>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.</p> <p>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.</p> |

3.3.42 Overall, this is a distinctive landscape due to the presence of parkland. The parkland at Longstowe Park and Bourn Hall has scenic value, a strong sense of tranquillity, natural value and time depth. Ancient woodland and County Wildlife Sites are also indicative of nature conservation value, and the PROW network has recreational value. These features are all more susceptible to the development scenario. Overall, this Assessment Unit 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. |

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

Assessment Unit CAM12

| Criteria | Susceptibility |
|---|---|
| Natural Factors | <p>Natural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Simple landscape pattern of irregular medium to very large arable fields with occasional ditches <p>Natural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Gently undulating landform forming part of a wider plateau rising to approximately 70-80m Shallow valley associated with Eastern Brook Generally sparse vegetation, however occasional woodland, lines of field boundary trees and occasional shelterbelts add structure to the landscape |
| Cultural Factors | <p>Cultural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Highways include the A1198 Ermine Street Roman Road on the eastern edge <p>Cultural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Generally unsettled rural landscape Caxton and Eltisley with development limited to scattered farms Residential development on the western edge of Caxton is well screened by trees Residential development on the eastern edge of Eltisley is generally well integrated into the landscape by small tree lined paddocks, and woodland |
| Perceptual and Aesthetic Factors | <p>Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Limited sense of tranquillity in proximity to the A1198 Limited scenic value associated with the open arable landscape and sparse vegetation |
| Landscape Quality/Condition | <p>Landscape quality/condition factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Field boundaries have often been removed through field enlargement to create some very large fields and the remaining fragmented hedgerow network is limited <p>Landscape quality/condition factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Eltisley Wood is ancient woodland in generally good condition that is designated as a County Wildlife Site, and there is a second County Wildlife Site at The Moats however they have limited connectivity with each other and the wider landscape |

| Criteria | Susceptibility |
|---------------------------------|---|
| Views and Visual Context | <p>Views and visual context that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Localised visual enclosure at the village edges <p>Views and visual context that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Generally expansive, open views across arable fields towards distant wooded horizons • Skylines are generally undeveloped • Recreational users of the PROW network |
| Landscape Value | <p>Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Limited rural character associated with the large scale, intensively farmed, open arable fields • Lack of rarity within the context of Greater Cambridge • Limited time depth or historic continuity <p>Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Gently undulating landform incorporating a shallow valley • Natural conservation value associated with County Wildlife Sites including The Moats and Eltisley Wood which is also ancient woodland • Historic value associated with historic earthwork and moat landscape patterns west of Caxton • Recreational value of the PROW network • Locally valued views from the western edge of Caxton and eastern edge of Eltisley into the countryside |
| Mitigation Potential | <p>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.</p> <p>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.</p> <p>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.</p> |

3.3.44 In summary, this is a simple, arable landscape with small scale, more intimate areas close to village edges. Features which are more susceptible to the development scenario include the natural conservation value associated with County Wildlife Sites and ancient woodland and historic landscape value. Features which are less susceptible to the development scenario include the very large arable fields with limited hedgerows. 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. |

3.3.45 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

3.3.46 The key findings of the Landscape Sensitivity Assessment of the fringes of Lower, Great and Upper Cambourne are summarised in the table below.

| Assessment Unit | Landscape Sensitivity |
|-----------------|-----------------------|
| CAM01 | Medium to low |
| CAM02 | Medium |
| CAM03 | Medium to high |
| CAM04 | Medium |
| CAM05 | High |
| CAM06 | Medium |
| CAM07 | Medium to high |
| CAM08 | Medium |
| CAM09 | Medium |
| CAM10 | High |
| CAM11 | High |
| CAM12 | Medium |

Hardwick Landscape Sensitivity Assessment

Assessment Units

3.3.47 The Assessment Units identified within the study area around the village of Hardwick are shown on **Figure 3.14** along with their unique reference codes.

Wider Landscape Context

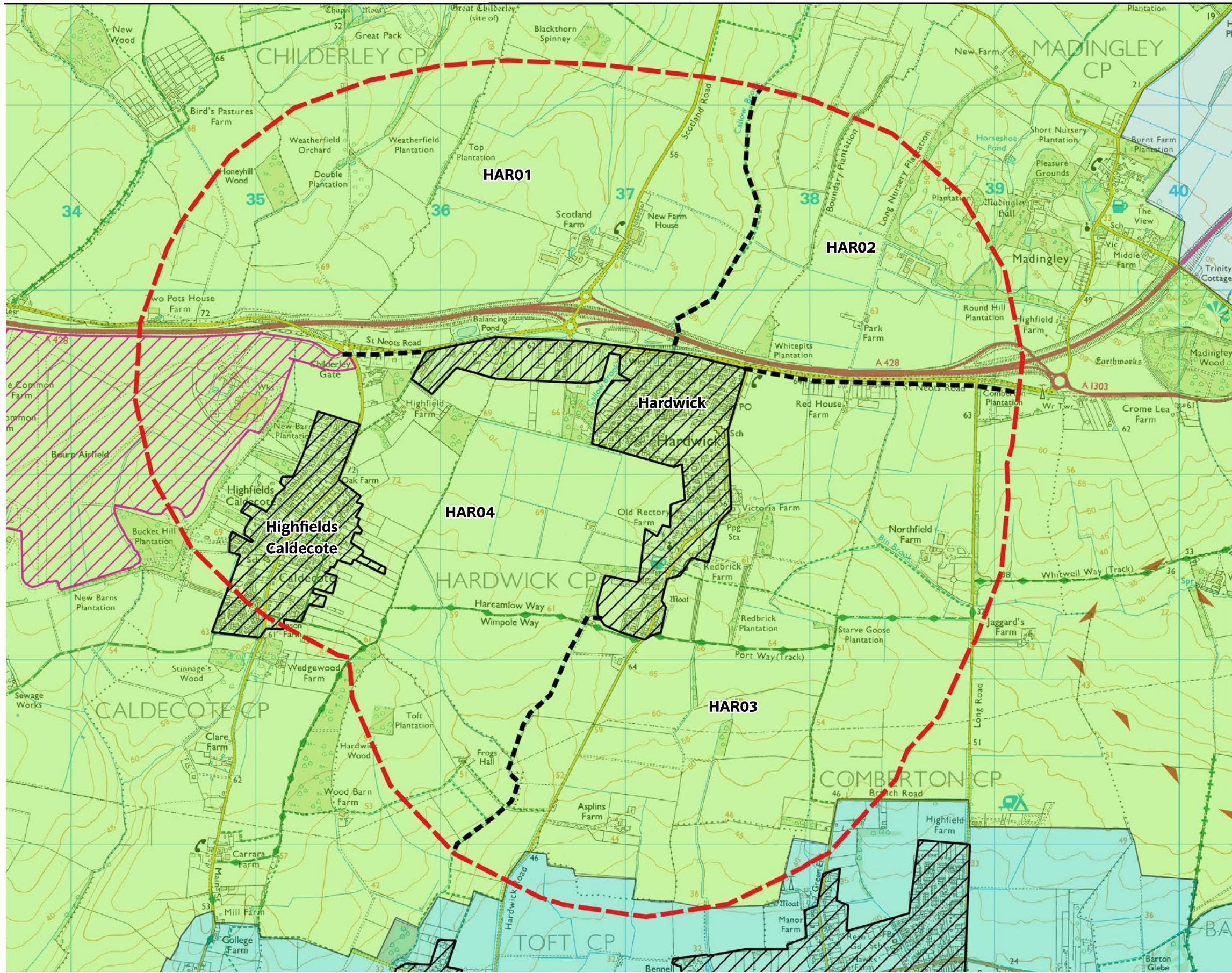
3.3.48 The wider landscape context for the village of Hardwick is provided by the following Landscape Character Types and Landscape Character Areas¹⁸:

| Landscape Character Types | Landscape Character Areas |
|---------------------------|--|
| 3: Lowland Farmlands | 3B: Bourn Tributaries Lowland Farmlands |
| 4: Wooded Claylands | 4B: Lolworth to Longstowe Wooded Claylands |

Assessment Unit HAR01

| Criteria | Susceptibility |
|-------------------------|--|
| Natural Factors | <p>Natural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none">Simple landcover pattern of medium to large arable fields largely divided by hedgerows and hedgerow trees <p>Natural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none">Open, gently undulating landform forming part of a wider plateau rising to approximately 70-80mShallow valley slope associated with Callow Brook in the eastAn orchard, occasional boundary trees, and a relatively robust tree belt along the parish boundary between Childerley and Dry Drayton add structure and diversity to the landscape |
| Cultural Factors | <p>Cultural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none">Highways include the A428 and St Neots Road on the southern edge of the Assessment Unit |

¹⁸ See Figure 4.1 in the Greater Cambridge Landscape Character Assessment (2021)



KEY

Hardwick Study Area Boundary
c. 1.5km buffer around Hardwick

Assessment Unit Boundary

Landscape Character Types - from Greater Cambridge Landscape Character Assessment 2021

LCT 2: Fen Edge Claylands

LCT 3: Lowland Farmlands

LCT 4: Wooded Claylands

Land excluded from assessment

Allocation site with planning consent

Land within existing villages

0 0.5 1km

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| Criteria | Susceptibility |
|---|---|
| | <p>Cultural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • A generally unsettled rural landscape north of Hardwick with development limited to occasional farms • The northern edge of Hardwick is defined by St Neots Road which and is softened by tree belts |
| Perceptual and Aesthetic Factors | <p>Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Sense of tranquillity eroded by the A428 • Limited scenic value associated with the open, arable landscape |
| Landscape Quality/Condition | <p>Landscape quality/condition factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Field boundaries have often been removed through field enlargement and the remaining hedgerow network is fragmented • Eroded rural character due to visual and audible presence of traffic on the A428 across much of the assessment unit <p>Landscape quality/condition factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Trees, woodland and orchards are in generally good condition |
| Views and Visual Context | <p>Views and visual context that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Limited access to the countryside • Skylines are broken by pylons to the north <p>Views and visual context that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Generally long, open views across undulating arable fields towards distant wooded horizons • Skylines are generally distant and wooded |
| Landscape Value | <p>Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • A simple, arable landscape considered commonplace in Greater Cambridge • Limited natural value • Limited historic landscape value <p>Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Gently undulating landform |

| Criteria | Susceptibility |
|----------------------|---|
| | <ul style="list-style-type: none"> • Natural value of an orchard, woodland, scattered trees, and robust tree belt along the parish boundary • Strong rural character |
| 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. |
| | <p>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.</p> |
| | <p>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.</p> |

3.3.49 This is a commonplace, open arable landscape with influences from the highway network that erode rural character and sense of tranquillity and are less susceptible to the development scenario. Scattered trees, woodland, orchard and a tree belt along the parish boundary have natural value. These features are more susceptible to the development scenario. Overall, this Assessment Unit is assessed as being of **medium** sensitivity to the development scenario.

| Sensitivity Level | Definition |
|-------------------|--|
| Medium | <p>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.</p> |

3.3.50 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 HAR02

| Criteria | Susceptibility |
|---|---|
| Natural Factors | <p>Natural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • A generally simple landscape comprising arable fields of medium to large size with fragmented hedges and lines of boundary trees <p>Natural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Open, gently undulating landform forming part of a wider plateau rising to approximately 70-80m • Shallow valley slope associated with Callow Brook in the west • Parkland associated with Madingley Hall, occasional small blocks of woodland and shelterbelts add structure and diversity to the landscape |
| Cultural Factors | <p>Cultural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Highway infrastructure includes the A428 and St Neots Road in the south <p>Cultural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Rural landscape northeast of the village of Hardwick development limited to a farm • The northern edge of Hardwick is defined by St Neots Road which and is softened by trees |
| Perceptual and Aesthetic Factors | <p>Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Sense of tranquillity eroded by the A428 • Limited scenic value associated with the open, arable landscape <p>Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Localised scenic value associated with woodland and mature trees at Madingley Park |
| Landscape Quality/Condition | <p>Landscape quality/condition factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Hedgerows are often missing inside fields through field enlargement and the remaining network is fragmented <p>Landscape quality/condition factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Parkland features associated with Madingley Hall, as well as scattered woodland in the wider landscape is in generally good condition |

| Criteria | Susceptibility |
|---------------------------------|---|
| | <ul style="list-style-type: none"> Generally strong rural character, but this is weakened by the A428 |
| Views and Visual Context | <p>Views and visual context that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Skylines are broken by pylons to the north Localised visual enclosure by woodland and trees within parkland at Madingley Generally limited access to the PROW network <p>Views and visual context that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Views across arable fields are generally long and framed by trees Recreational users of the limited PROW network |
| Landscape Value | <p>Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> A largely simple, commonplace arable landscape <p>Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Gently undulating landform forming part of a wider plateau Distinctive parkland character associated with Madingley Hall Natural value associated with parkland, woodland, boundary trees and a roadside verge designated as a County Wildlife Site in the east Historic landscape value associated with parkland at Madingley Hall Recreational value associated with the PROW east of Callow Brook |
| Mitigation Potential | <p>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.</p> <p>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.</p> <p>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</p> |

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

3.3.51 In summary, this is an arable landscape with woodland and parkland features of natural value that combine to form generally strong rural character which is more susceptible to the development scenario. There is localised historic landscape value associated with Madingley Parkland which has a localised higher sensitivity to the development scenario than the rest of the Assessment Unit. Features which are less susceptible are the A428 and 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. |

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

Assessment Unit HAR03

| Criteria | Susceptibility |
|---|---|
| Natural Factors | <p>Natural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Simple landscape pattern comprising arable fields of medium to large size <p>Natural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Undulating landform forming part of a wider plateau rising to approximately 70-80m Shallow valley associated with Bin Brook Occasional woodland and shelterbelts add diversity to the landscape |
| Cultural Factors | <p>Cultural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> A428 north of the northern boundary <p>Cultural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Rural landscape east of the village of Hardwick with scattered built development including farms, and a row of cottages The western edge of Hardwick is defined largely by a road which is softened by a mature hedgerow and hedgerow trees and the southern edge is softened by trees |
| Perceptual and Aesthetic Factors | <p>Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Sense of tranquillity eroded by the presence of Comberton and Hardwick, the A428 and the rifle range to the east Limited scenic value associated with the open, arable landscape <p>Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Strong sense of separation between Hardwick and Comberton due to trees within the landscape |
| Landscape Quality/Condition | <p>Landscape quality/condition factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Hedgerows are often missing inside fields through field enlargement <p>Landscape quality/condition factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Generally strong rural character associated with the arable fields and occasional woodlands |

| Criteria | Susceptibility |
|--------------------------|--|
| Views and Visual Context | <p>Views and visual context that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Skylines are broken by pylons, occasional telecommunications poles and a communication mast to the north • Localised visual enclosure by landform or woodland <p>Views and visual context that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Views across arable fields are generally long and open • Glimpsed views of the Wimpole Chalk Hills to the south • Recreational users of the limited PROW network which includes the routes of the Harcamlow Way and Wimpole Way • Residential receptors on the edges of Comberton and Hardwick |
| Landscape Value | <p>Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • A generally simple, commonplace arable landscape • Limited historic landscape value <p>Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Undulating landform • Strong sense of separation between Comberton and Hardwick due to trees within the landscape • Natural value associated with woodland, boundary trees and shelterbelt, as well as Frog's Hall Drift County Wildlife Site • Recreational value associated with PROW including the Harcamlow Way and Wimpole Way • Locally valued views from the northern edge of Comberton and western edge of Hardwick |
| Mitigation Potential | <p>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.</p> <p>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.</p> <p>The management and enhancement of existing hedgerows, re-planting hedgerows where these have been lost/become</p> |

| Criteria | Susceptibility |
|----------|--|
| | 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. |

3.3.53 In summary this is a relatively commonplace arable landscape. Features which are more susceptible to the development scenario include the strong sense of separation between Hardwick and Comberton, long, open views, scattered woodland, the well screened edge of Hardwick and the undulating landform. Features which are less susceptible to the development scenario include the simple landscape pattern and limited sense of tranquillity. 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. |

3.3.54 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 HAR04

| Criteria | Susceptibility |
|---|--|
| Natural Factors | <p>Natural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • A generally simple landscape comprising arable fields of medium to large size, occasional fragmented hedgerows, or lines of boundary trees <p>Natural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Gently undulating landform forming part of a wider plateau rising to approximately 70-80m • Shallow valley slope associated with a stream • Scattered woodland, shelterbelts and meadow add diversity to the landscape • Distinctive linear field pattern east of Caldecote from 20th century plotland development |
| Cultural Factors | <p>Cultural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Highway infrastructure includes St Neots Road on the northern boundary <p>Cultural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Rural landscape between the villages of Highfields Caldecote and Hardwick • The edge of Hardwick is softened by trees and occasional blocks of woodland • The edges of Highfields Caldecote have substantial green buffers which include long gardens, small scale, hedged paddocks, meadows and small blocks of woodland • Development of the allocated development site with planning permission at Bourn Airfield will change the landscape |
| Perceptual and Aesthetic Factors | <p>Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Sense of tranquillity eroded by the road network and presence of Hardwick and Caldecote • Limited scenic value associated with the open, arable landscape <p>Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Generally strong sense of tranquillity, particularly in the south • Strong sense of separation between Hardwick and Highfields Caldecote |

| Criteria | Susceptibility |
|------------------------------------|---|
| Landscape Quality/Condition | <p>Landscape quality/condition factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Hedgerows are often missing inside fields through field enlargement and the remaining network is fragmented <p>Landscape quality/condition factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Generally strong rural character • Hardwick Wood SSSI and ancient woodland has connectivity to the wider landscape via lines of boundary trees and grassland designated as a County Wildlife Site |
| Views and Visual Context | <p>Views and visual context that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Localised visual enclosure due to woodlands and tree belts close to villages <p>Views and visual context that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Generally open views across arable fields to treed horizons • Skylines are generally undeveloped and treed, broken occasionally by telecommunications poles • Recreational users of the limited PROW network which includes the Harcamlow and Wimpole Way |
| Landscape Value | <p>Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Simple, gently undulating arable landscape supplemented with woodland, grassland, meadows and lines of boundary trees to create diversity • Strong sense of separation between Hardwick and Highfields Caldecote due to the well treed village edges and trees within the wider landscape • Natural value associated with occasional blocks of woodland including Hardwick Wood SSSI, three County Wildlife Sites and boundary trees • Recreational value associated with the limited PROW network which includes the Harcamlow Way and Wimpole Way • Locally valued views from the edges of Hardwick and Highfields Caldecote |
| Mitigation Potential | <p>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 Caldecote Village Design Guide (2020) where appropriate.</p> |

| Criteria | Susceptibility |
|----------|---|
| | <p>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.</p> <p>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.</p> |

3.3.55 In summary, this is a relatively diverse landscape with natural conservation value associated with County Wildlife Sites and Hardwick Wood SSSI, recreational value due to the Harcamlow Way and Wimpole Way and a strong sense of separation between Hardwick and Caldecote. These features are more susceptible to the development scenario. Features which are less susceptible to the development scenario include the fragmented hedgerow network, and the influence from St Neots Road in the north which erodes the sense of tranquillity. Overall, this Assessment Unit is assessed as being of **medium to high** sensitivity to the development scenario.

| Sensitivity Level | Definition |
|-----------------------|--|
| Medium to high | <p>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.</p> |

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

Summary

3.3.57 The key findings of the Landscape Sensitivity Assessment of the fringes of Hardwick are summarised in the table below.

| Assessment Unit | Landscape Sensitivity |
|------------------------|------------------------------|
| HAR01 | Medium |
| HAR02 | Medium to high |
| HAR03 | Medium |
| HAR04 | Medium to high |

Comberton Landscape Sensitivity Assessment

Assessment Units

3.3.58 The Assessment Units identified within the study area around the village of Comberton are shown on **Figure 3.15** along with their unique reference codes.

Wider Landscape Context

3.3.59 The wider landscape context for the village of Comberton is provided by the following Landscape Character Types and Landscape Character Areas¹⁹:

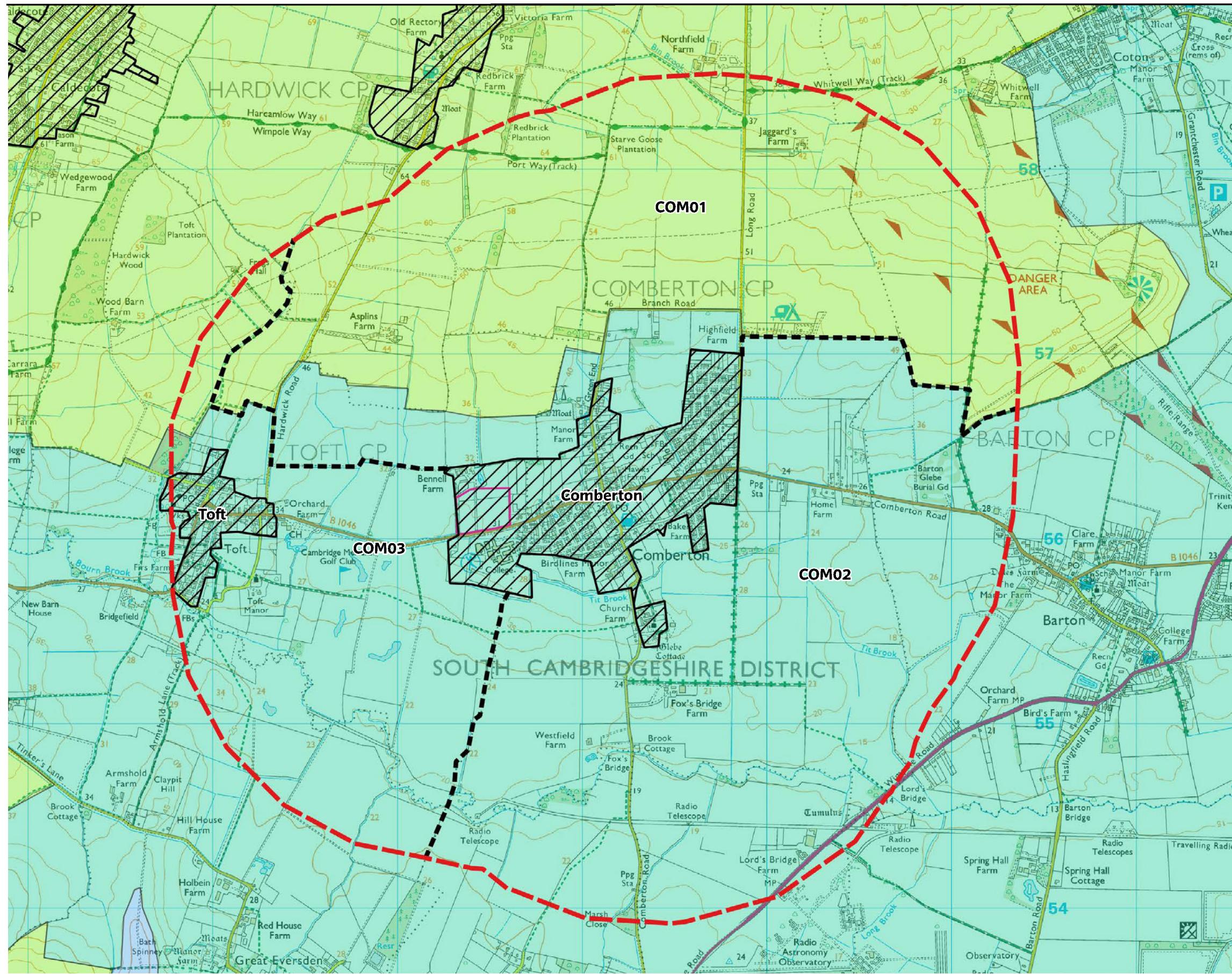
3.3.60

| Landscape Character Types | Landscape Character Areas |
|---------------------------|--|
| 3: Lowland Farmlands | 3B: Bourn Tributaries Lowland Farmlands |
| 4: Wooded Claylands | 4B: Lolworth to Longstowe Wooded Claylands |

Assessment Unit COM01

| Criteria | Susceptibility |
|-------------------------|--|
| Natural Factors | <p>Natural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none">Simple landscape pattern comprising arable fields of medium to large size <p>Natural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none">Undulating landform forming part of a wider plateau rising to approximately 70-80mShallow valley slope associated with a stream in the westOccasional woodland and shelterbelts add diversity to the landscape |
| Cultural Factors | <p>Cultural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none">A largely unsettled rural landscape between the villages of Comberton and Hardwick with built development limited to scattered farms |

¹⁹ See Figure 4.1 in the Greater Cambridge Landscape Character Assessment (2021)



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FIGURE 3.15
COMBERTON ASSESSMENT UNITS

| Criteria | Susceptibility |
|---|---|
| | <ul style="list-style-type: none"> The eastern part of the northern edge of Comberton directly abuts arable fields, however it is softened by trees and long back gardens The western part of the northern edge of Comberton is relatively well integrated into the landscape by long back gardens, paddocks, woodland and trees |
| Perceptual and Aesthetic Factors | <p>Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Sense of tranquillity eroded by the presence of Comberton and Hardwick and the rifle range in the east Limited scenic value associated with the open, arable landscape <p>Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Strong sense of separation between Hardwick and Comberton due to the well treed village edges and trees within the wider landscape |
| Landscape Quality/Condition | <p>Landscape quality/condition factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Hedgerows are often missing inside fields through field enlargement <p>Landscape quality/condition factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Generally strong rural character associated with the arable fields and occasional woodland |
| Views and Visual Context | <p>Views and visual context that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Skylines are broken by pylons, occasional telecommunications poles and a communication mast to the north Localised visual enclosure by landform or woodland <p>Views and visual context that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Views across arable fields are generally long and open Glimpsed views of the Wimpole Chalk Hills to the south Recreational users of the limited PROW network which includes the routes of the Harcamlow Way and Wimpole Way Residential receptors on the edge of Comberton and Hardwick |
| Landscape Value | <p>Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> A generally simple, commonplace arable landscape |

| Criteria | Susceptibility |
|----------------------|---|
| | <ul style="list-style-type: none"> • Limited historic landscape value <p>Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Undulating landform • Strong sense of separation between Comberton and Hardwick due to the well treed village edges and trees within the wider landscape • Natural value associated with occasional blocks of woodland, boundary trees and shelterbelts north of Comberton as well as Frog's Hall Drift County Wildlife Site • Recreational value associated with PROW including the Harcamlow Way and Wimpole Way • Locally valued views from the northern edge of Comberton and southern edge of Hardwick |
| Mitigation Potential | |
| | <p>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.</p> <p>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.</p> <p>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.</p> |

3.3.61 In summary this is a relatively commonplace arable landscape. Features which are more susceptible to the development scenario include the strong sense of separation between Hardwick and Comberton, long, open views, scattered woodland, the generally well screened edge of Comberton and the undulating landform. Features which are less susceptible to the development scenario include the simple landscape pattern and limited sense of tranquillity. Overall, this Assessment Unit is of **medium** sensitivity to the development scenario.

| Sensitivity Level | Definition |
|-------------------|--|
| Medium | <p>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.</p> |

3.3.62 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 COM02

| Criteria | Susceptibility |
|---|---|
| Natural Factors | <p>Natural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • A simple landscape comprising arable fields of medium to large size in a generally regimented pattern with a fragmented network of hedgerows <p>Natural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • A gently undulating landform containing shallow valleys of the Bourn Brook and Tit Brook • Vegetation associated with the narrow floodplains of Bourn Brook and Tit Brook adds diversity to the landscape, alongside occasional small woodland blocks including at Barton Glebe Burial Ground |
| Cultural Factors | <p>Cultural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • A largely unsettled rural landscape between the villages of Comberton and Barton with built development including to scattered farms and radio telescopes, including the eastern section of the travelling radio telescope • The eastern edge of Comberton directly abuts arable fields, however it is softened by trees • The southern edge of Comberton is less harsh than the east, and small fields, vegetation associated with the Tit Brook, and trees associated with the church south of the village provide a soft transition to the wider countryside |
| Perceptual and Aesthetic Factors | <p>Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Sense of tranquillity eroded by the presence of Comberton and Barton, the radio telescopes on the horizon and the nearby rifle range to the north east • Limited scenic value associated with the open, arable landscape <p>Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Strong sense of separation between Comberton and Barton due to the well treed village edges and trees within the wider landscape |
| Landscape Quality/Condition | <p>Landscape quality/condition factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Hedgerows are often missing inside fields through field enlargement <p>Landscape quality/condition factors that make the landscape more susceptible to the development scenario:</p> |

| Criteria | Susceptibility |
|---------------------------------|---|
| | <ul style="list-style-type: none"> Strong sense of place associated with the distinctive radio telescopes |
| Views and Visual Context | <p>Views and visual context that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Views across arable fields are generally long and open Views toward the distinctive Walpole Chalk Hills to the south Skylines are broken by the radio telescopes, which are distinctive features on the horizon, as is the church spire at Comberton Recreational users of the limited PROW network Visitors to Barton Glebe Burial Ground Residential receptors on the edge of Comberton and Barton |
| Landscape Value | <p>Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> A generally simple arable landscape Limited historic landscape value Limited sense of tranquillity due to the nearby rifle range <p>Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Gently undulating landform containing two shallow valleys The radio telescopes are distinctive features on the horizon and contribute to a strong sense of place Strong sense of separation between Comberton and Barton due to the well treed village edges and trees within the wider landscape Natural value associated with occasional blocks of woodland, clumps of trees and boundary trees, and Bourn Brook and the route of the Travelling Radio Telescope are designated as County Wildlife Sites Recreational value associated with the limited PROW network and Barton Glebe Burial Ground Locally valued views from the southern edge of Comberton and western edge of Barton |
| Mitigation Potential | <p>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.</p> <p>There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers) where carefully designed</p> |

| Criteria | Susceptibility |
|----------|--|
| | <p>to be compatible with the characteristics of the wider landscape.</p> <p>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.</p> |

3.3.63 In summary, this is an arable landscape, however the vegetation associated with the Bourn Brook and distant views towards the radio telescopes and Wimpole Chalk Hills to the south are distinctive. These features, together with the strong sense of separation between Comberton and Barton and natural value are more susceptible to the development scenario. Features which are less susceptible include the arable field pattern, and fragmented hedgerow network. Overall this assessment unit is of **medium to high** sensitivity to the development scenario.

| Sensitivity Level | Definition |
|-----------------------|--|
| Medium to high | <p>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.</p> |

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

Assessment Unit COM03

| Criteria | Susceptibility |
|---|---|
| Natural Factors | <p>Natural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Simple arable fields of medium to large size organised in a generally regimented pattern with limited boundary vegetation <p>Natural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> A complex landcover pattern comprising medium to large arable fields, small scale paddocks. Woodland, tree belts and vegetation associated with the Bourn Brook including floodplain grazing marsh A gently undulating landform containing a shallow valley associated with the Bourn Brook Tree belts, ponds and grassland associated with Cambridge Meridian Golf Club are distinctive and add structure and diversity to the landscape |
| Cultural Factors | <p>Cultural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Comberton College is a large building on the wet of the village which can be glimpsed in the wider countryside <p>Cultural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> A largely unsettled rural landscape between the villages of Comberton and Toft with limited built development, however the golf course is a land use which has a strong influence on the landscape pattern The western edge of Comberton is softened by small hedged paddocks, school grounds and trees The northern and eastern edges of Toft are relatively well integrated into the landscape by small hedged paddocks, hedgerows and clumps of trees |
| Perceptual and Aesthetic Factors | <p>Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Sense of tranquillity eroded by the presence of Comberton and Toft Limited scenic value associated with the open, arable landscape Strong sense of enclosure, particularly east of Toft <p>Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Strong sense of separation between Comberton and Toft due to vegetation associated with Cambridge Meridian Golf Club |

| Criteria | Susceptibility |
|------------------------------------|---|
| Landscape Quality/Condition | <p>Landscape quality/condition factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Hedgerows are often missing inside fields through field enlargement <p>Landscape quality/condition factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Trees and hedgerows on the eastern edge of Toft, and associated with the golf course are generally in good condition |
| Views and Visual Context | <p>Views and visual context that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Localised visual enclosure by trees and tree belts <p>Views and visual context that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Views across arable fields are generally long and open Skylines are broken by the radio telescopes to the south east, which are distinctive features on the horizon Recreational users of the limited PROW network and golf club Residential receptors on the edge of Comberton and Toft |
| Landscape Value | <p>Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Limited historic landscape value <p>Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Strong sense of separation between Comberton and Toft due to vegetation associated with Cambridge Meridian Golf Club A gently undulating arable landscape with woodland and trees that creates diversity and pockets of intimacy that are rare in Greater Cambridge Natural value associated with tree belts, clumps of trees and boundary trees and the Bourn Brook which is designated as a County Wildlife Site Locally valued views from the western edge of Comberton and eastern edge of Toft |
| Mitigation Potential | <p>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.</p> |

| Criteria | Susceptibility |
|----------|---|
| | <p>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.</p> <p>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.</p> |

3.3.65 In summary, this is a varied landscape comprising arable fields, woodland, tree belts and floodplain grazing marsh. Pockets of visual intimacy, a strong sense of separation between Comberton and Toft, small scale paddocks east of Toft, and natural value associated with woodland and the river are more susceptible to the development scenario. Large arable fields and fragmented hedgerows are less 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 | <p>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.</p> |

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

Summary

3.3.67 The key findings of the Landscape Sensitivity Assessment of the fringes of Comberton are summarised in the table below.

| Assessment Unit | Landscape Sensitivity |
|------------------------|------------------------------|
| COM01 | Medium |
| COM02 | Medium to high |
| COM03 | Medium to high |

3.4 Western Greensand Village Landscape Sensitivity Assessment

Gamlingay Landscape Sensitivity Assessment

Assessment Units

3.4.1 The Assessment Units identified within the study area around the village of Gamlingay are shown on **Figure 3.16** along with their unique reference codes.

Wider Landscape Context

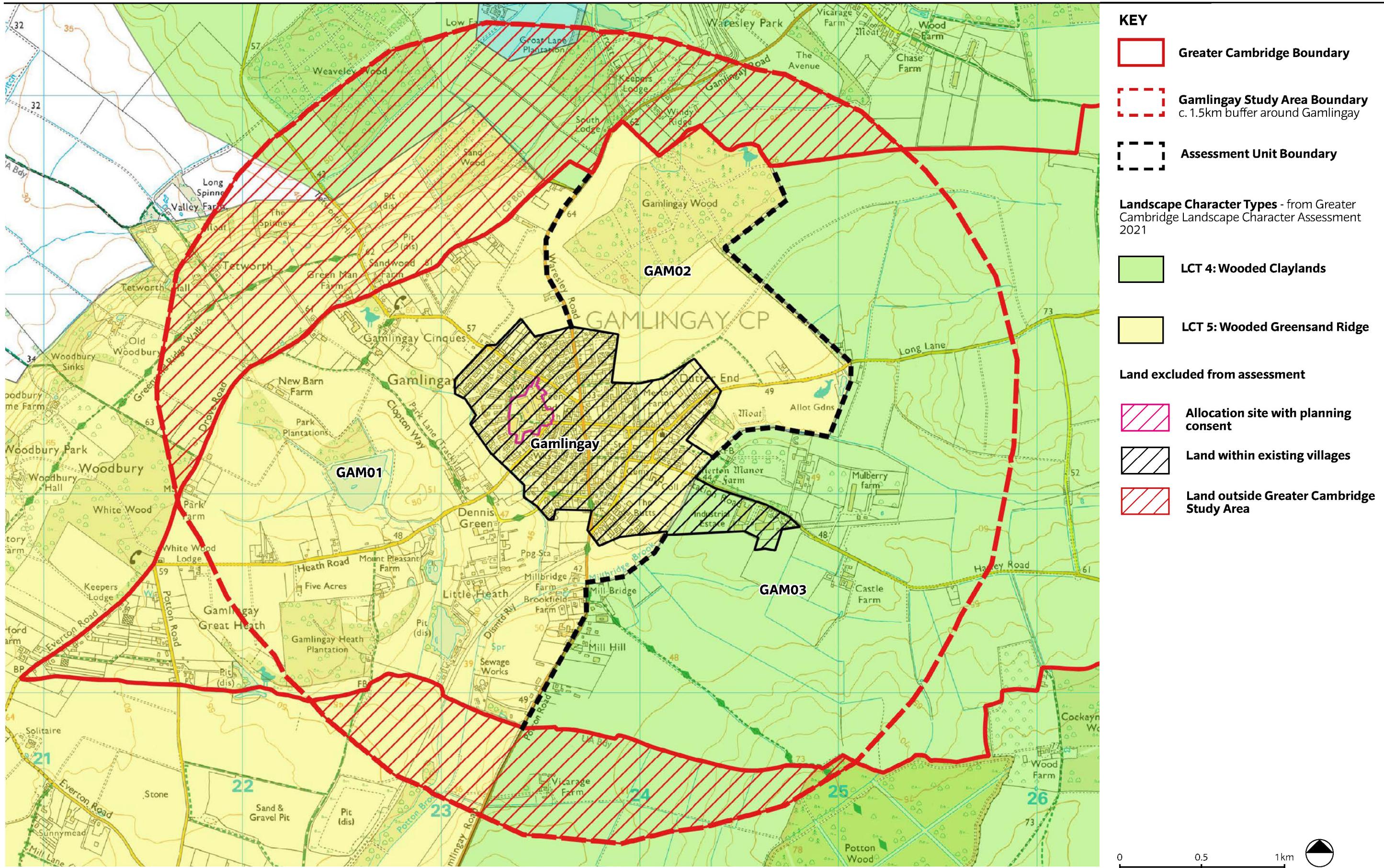
3.4.2 The wider landscape context for the village of Gamlingay is provided by the following Landscape Character Types and Landscape Character Areas²⁰:

| Landscape Character Types | Landscape Character Areas |
|---------------------------|--------------------------------------|
| 4: Wooded Claylands | 4C: Hatley Wooded Claylands |
| 5: Wooded Greensand Ridge | 5A: Gamlingay Wooded Greensand Ridge |

Assessment Unit GAM01

| Criteria | Susceptibility |
|-------------------------|--|
| Natural Factors | Natural factors that make the landscape more susceptible to the development scenario: <ul style="list-style-type: none">Landform is part of an undulating plateau rising to approximately 60mShallow valley associated with the Millbridge BrookDiverse landcover comprising woodland interspersed by remnant parkland, several ponds, heathland, arable and pastoral farmland |
| Cultural Factors | Cultural factors that make the landscape less susceptible to the development scenario: <ul style="list-style-type: none">Settled rural landscape with scattered commercial and residential development pattern including farmsteads and cottages along minor roads west of GamlingayResidential development on the edge of Gamlingay can be seen in the wider landscape, but this is generally |

²⁰ See Figure 4.1 in the Greater Cambridge Landscape Character Assessment (2021)



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| Criteria | Susceptibility |
|---|---|
| | softened by long back gardens, trees, paddocks and tree belts |
| Perceptual and Aesthetic Factors | <p>Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Limited sense of tranquillity due to the presence of settlement and edge of Gamlingay <p>Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Strong sense of enclosure • Some scenic value associated with the gently undulating landscape, remnant parkland and scattered woodland |
| Landscape Quality/Condition | <p>Landscape quality/condition factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Some hedgerows have been removed, notably in the north • Rural character is eroded by scattered commercial and residential development <p>Landscape quality/condition factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Woodland, mature hedgerows and tree belts are generally in good condition, including three County Wildlife Sites at Gamlingay Cinques Common, New Barn Grassland and Gamlingay Heath Plantation |
| Views and Visual Context | <p>Views and visual context that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Generally strong visual enclosure due to scattered woodland and tree belts • Skylines are occasionally broken by communication masts and poles associated with the communications network <p>Views and visual context that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Generally intimate, short views across pastoral and arable fields with occasional, framed open views • Residential receptors on the edge of Gamlingay • Recreational receptors using the limited PROW network which includes the Clopton Way |
| Landscape Value | <p>Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Undulating plateau landform • Intimate wooded character |

| Criteria | Susceptibility |
|----------------------|---|
| | <ul style="list-style-type: none"> Strong, intimate character associated with woodland, remnant parkland, and small scale pastoral and arable fields which is relatively rare in Greater Cambridge Historic landscape value associated with remnant parkland, woodland and the small scale field pattern Natural value associated with woodland and tree belts, including County Wildlife Sites at Gamlingay Cinques Common, New Barn Grassland and Gamlingay Heath Plantation Recreational value of the limited PROW network including the Clopton Way, and walking trails at Gamlingay Heath Plantation and Gamlingay Cinques Locally valued views from the western edge of Gamlingay into the countryside Key gateway views of Gamlingay set in woodland |
| Mitigation Potential | <p>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 Gamlingay Village Design Guide (2020) where appropriate.</p> <p>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.</p> <p>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.</p> |

3.4.3 In summary, this is a landscape with a complex landcover. Features which are more susceptible to the development scenario include the plateau location, intricate landcover pattern and intimate, wooded character and natural and historic value associated with woodland and remnant parkland. Features which are less susceptible to the development scenario include scattered residential and commercial development which erodes rural value, the fragmented hedgerow network and limited sense of tranquillity. 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. |

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

Assessment Unit GAM02

| Criteria | Susceptibility |
|---|--|
| Natural Factors | <p>Natural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Simple landcover pattern comprising open medium to large arable fields <p>Natural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Landform is part of an undulating plateau rising to approximately 60m Gamlingay Wood adds structure to the landscape, and allotments, trees associated with a large fishing pond and small amount of woodland south of Gamlingay add diversity |
| Cultural Factors | <p>Cultural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Residential development on the edge of Gamlingay can be seen in the wider landscape, but this is generally softened by long back gardens, trees, paddocks and tree belts <p>Cultural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Largely unsettled landscape east of Gamlingay |
| Perceptual and Aesthetic Factors | <p>Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Limited sense of tranquillity due to the edge of Gamlingay <p>Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Some scenic value associated with the gently undulating landscape, and woodland |
| Landscape Quality/Condition | <p>Landscape quality/condition factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> The open arable fields have been enlarged and have few hedgerows <p>Landscape quality/condition factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Rural character associated with the undulating landscape and Gamlingay Wood SSSI and ancient woodland |
| Views and Visual Context | <p>Views and visual context that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Skylines are occasionally broken by communication masts and poles associated with the communications network |

| Criteria | Susceptibility |
|-----------------------------|---|
| | <p>Views and visual context that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Generally long, open views across arable fields, with no hedgerows, with Gamlingay Wood a prominent feature • The church at Gamlingay is a key landmark on skylines • Residential receptors on the edge of Gamlingay • Recreational receptors using the limited PROW network |
| Landscape Value | <p>Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Simple, open, relatively commonplace arable landscape • Lack of rarity within the context of Greater Cambridge • Limited historic landscape value <p>Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Undulating plateau landform • Natural value associated with Gamlingay Wood SSSI and ancient woodland • Recreational value of the limited PROW network and Gamlingay Wood • Locally valued views from the eastern edge of Gamlingay • Key gateway views of Gamlingay set in woodland |
| Mitigation Potential | <p>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 Gamlingay Village Design Guide (2020) where appropriate.</p> <p>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.</p> <p>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.</p> |

3.4.5 In summary, this is an open, arable landscape. Features which are more susceptible to the development scenario include long, open views, views

towards the church spire in Gamlingay and natural conservation value and recreational value associated with Gamlingay Wood. Features which are less susceptible to the development scenario include the limited hedgerow network and large arable fields. Overall, this Assessment Unit is of **medium** sensitivity to the development scenario, however this is locally higher in the north due to Gamlingay Wood.

| 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. |

3.4.6 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 GAM03

| Criteria | Susceptibility |
|---|--|
| Natural Factors | <p>Natural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Relatively simple landcover pattern comprising small to large arable fields and occasional pastoral fields with limited boundary vegetation <p>Natural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Undulating landform that is part of a plateau rising to approximately 60m Shallow valley associated with Millbridge Brook in the east Remnant parkland and vegetation along a disused railway add diversity to the landscape |
| Cultural Factors | <p>Cultural factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Residential development has a harsh edge which can be seen in the wider landscape <p>Cultural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Largely unsettled landscape east of Gamlingay with scattered farms and ribbon development along Potton Road Tree belts and remnant parkland north of Station Road soften the industrial estate to the south and help to integrate the village edge into the wider landscape |
| Perceptual and Aesthetic Factors | <p>Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> Limited scenic value associated with the generally open, arable landscape <p>Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Generally strong sense of tranquillity, particularly in the east |
| Landscape Quality/Condition | <p>Landscape quality/condition factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> The open arable fields have few hedgerows, and have been enlarged, particularly in the north <p>Landscape quality/condition factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Generally strong rural character associated with the open, undulating landform |

| Criteria | Susceptibility |
|---------------------------------|---|
| Views and Visual Context | <p>Views and visual context that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Skylines are occasionally broken by communication masts and poles associated with the communications network and a wind turbine <p>Views and visual context that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Generally open views across arable fields towards wooded horizons, with no hedgerows, with Gamlingay Wood a prominent feature in the north • Residential receptors on the edge of Gamlingay • Recreational receptors using the Clopton Way |
| Landscape Value | <p>Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Simple, open, relatively commonplace arable landscape <p>Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Undulating plateau landform • Historic and natural value associated with remnant parkland at Merton Manor Farm • Recreational value of the Clopton Way • Locally valued views from the eastern edge of Gamlingay • Key gateway views towards Gamlingay on the approach from the east which is seen as a settlement within woodland on a raised plateau with a communication mast and turbine prominent on the skyline |
| Mitigation Potential | <p>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 Gamlingay Village Design Guide (2020) where appropriate.</p> <p>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.</p> <p>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</p> |

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

3.4.7 In summary, this is largely a commonplace, arable landscape. Features which are more susceptible to the development scenario include parkland east of Gamlingay with historic and natural value, open views towards the village, and a generally strong sense of tranquillity. 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. |

3.4.8 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

3.4.9 The key findings of the Landscape Sensitivity Assessment of the fringes of Gamlingay are summarised in the table below.

| Assessment Unit | Landscape Sensitivity |
|------------------------|------------------------------|
| GAM01 | Medium to high |
| GAM02 | Medium |
| GAM03 | Medium |

3.5 Chalkland Villages Landscape Sensitivity Assessment

Fulbourn Landscape Sensitivity Assessment

Assessment Units

3.5.1 The Assessment Units identified within the study area around the village of Fulbourn are shown on **Figure 3.17** along with their unique reference codes.

Wider Landscape Context

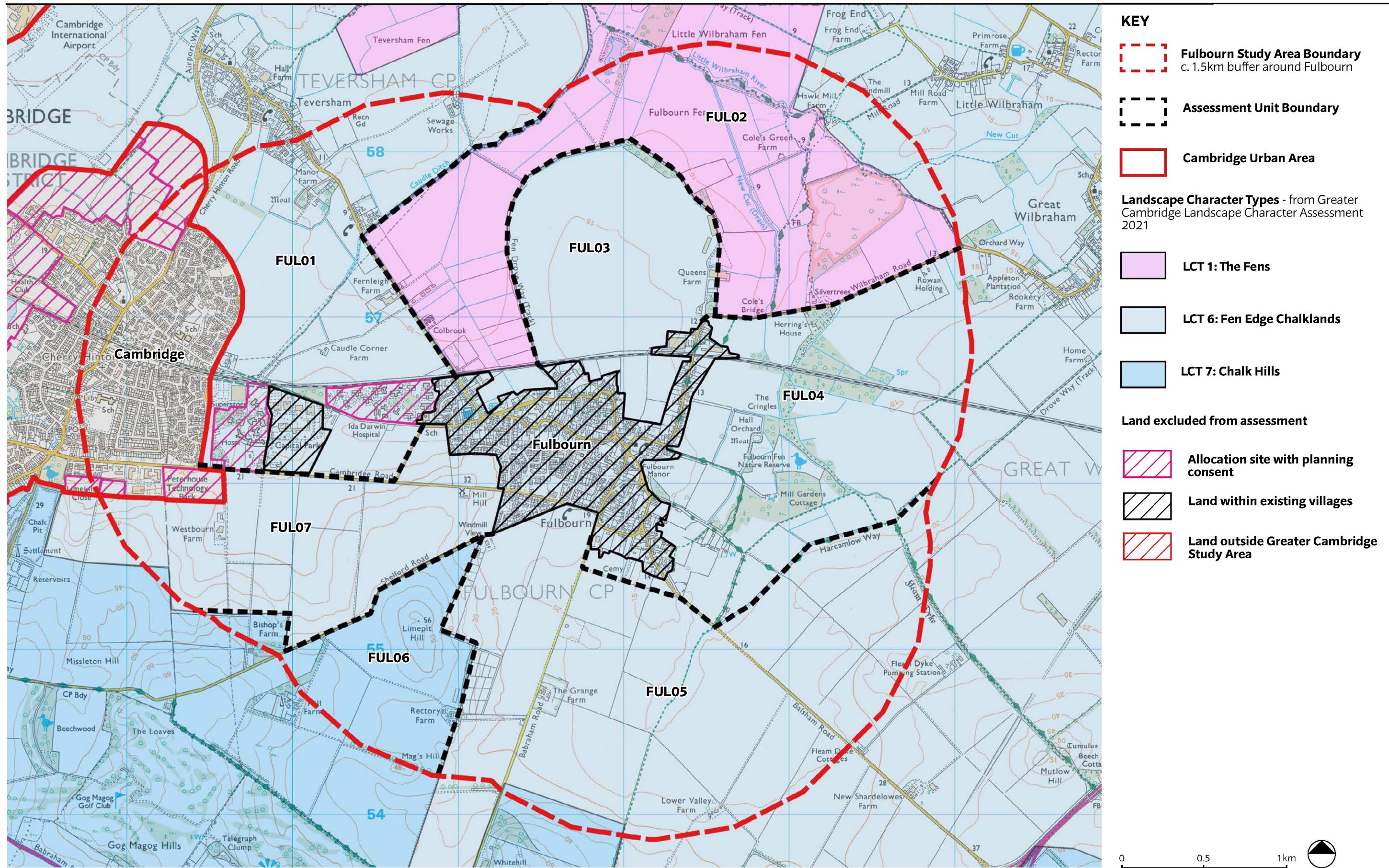
3.5.2 The wider landscape context for the village of Fulbourn is provided by the following Landscape Character Types and Landscape Character Areas²¹:

| Landscape Character Types | Landscape Character Areas |
|----------------------------|---|
| LCT 1: The Fens | 1E: Fulbourn Fen |
| LCT 6: Fen Edge Chalklands | 6A: Fen Ditton Fen Edge Chalklands 6B: Wilbraham Fen Edge Chalklands 6C: Fulbourn Fen Edge Chalklands |
| LCT 7: Fen Edge Claylands | 7B: Gog Magog Chalk Hills |

Assessment Unit FUL01

| Criteria | Susceptibility |
|-------------------------|---|
| Natural Factors | Natural factors that make the landscape less susceptible to the development scenario: <ul style="list-style-type: none">• A largely flat, indistinct landform• A simple, rectilinear arable field pattern in a slightly haphazard pattern with occasional boundary features including ditches, fragmented hedgerows and trees |
| Cultural Factors | Cultural factors that make the landscape more susceptible to the development scenario: <ul style="list-style-type: none">• Several urban influences including the western edge of Cambridge, villages of Teversham and Fulbourn, a supermarket and Capital Park business park in the south, as well as scattered farms, ribbon development on Fulbourn Road and sewage works |

²¹ See Figure 4.1 in the Greater Cambridge Landscape Character Assessment (2021)



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| Criteria | Susceptibility |
|---|--|
| | <p>Cultural factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • The open landscape functions as an important countryside gap between Cambridge, Teversham and Fulbourn, which contributes to the defining character of Cambridge, however the Fulbourn and Ida Darwin Hospital Sites have planning permission for development which may have an impact on the character of the landscape between Cambridge and Fulbourn in future and will make the remaining gap more important • The northern edge of Fulbourn is well integrated into the countryside by vegetation, including along the railway which provides a clear northern boundary to the village • The southern edges of Teversham often abut arable fields but are generally well integrated into the landscape by virtue of long back gardens, tree belts, smaller fields including a recreation ground and paddocks associated with Manor Farm that are enclosed by boundary trees and hedgerows • Gazelle Way forms a strong boundary to the edge of Cambridge, which is bound by hedgerows. Residential development is framed within a treed and hedged landscape, contributing to the supporting character of Cambridge |
| Perceptual and Aesthetic Factors | <p>Perceptual and aesthetic factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Limited scenic quality associated with the flat, arable landscape with limited vegetation • Limited sense of tranquillity due to the presence of Cambridge, Teversham and Fulbourn <p>Perceptual and aesthetic factors that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> • Whilst there is almost continuous development between Cambridge and Fulbourn, the well treed hospital grounds and parkland associated with Capital Park create a sense of visual separation between the two settlements |
| Landscape Quality/Condition | <p>Landscape quality/condition factors that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> • The historic field pattern has been enlarged in places and some fields are very large • Urban influences including views towards large hangars associated with the airport and scattered residential development erode rural character |
| Views and Visual Context | <p>Views and visual context that make the landscape less susceptible to the development scenario:</p> |

| Criteria | Susceptibility |
|------------------------|--|
| | <ul style="list-style-type: none"> Occasional tree and hedgerow boundaries provide localised visual enclosure In the north west, views from Airport Way are dominated by the airport, a landmark which contributes to the defining character of Cambridge, however, is considered a detracting feature Flat skylines are occasionally broken by pylons, telecommunications poles and large hangar style buildings at the airport to the west which contrast with the flat landscape <p>Views and visual context that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Generally open views across the arable farmland, filtered by occasional hedgerows and rows of boundary trees Distant views from the edge of Fulbourn and Teversham across arable fields Visual receptors using the limited PROW network Residential receptors on the edges of Fulbourn and Teversham |
| Landscape Value | <p>Characteristics, features and qualities of landscape value that make the landscape less susceptible to the development scenario:</p> <ul style="list-style-type: none"> A commonplace landscape with rural character eroded by urban influences, that is not considered rare in Greater Cambridge Limited geological or topographical value Limited natural value Generally limited time depth or recreational value north of the railway line <p>Characteristics, features and qualities of landscape value that make the landscape more susceptible to the development scenario:</p> <ul style="list-style-type: none"> Contribution to the rural context of Cambridge, part of the defining character of the city Strong sense of separation between Cambridge and Teversham contributing to the defining character of the city PROW network in the south has local recreational value which provides access to the countryside and contributes to the supporting character of Cambridge Historic landscape value associated with parkland setting of Fulbourn Hospital The edge of Cambridge can be seen from strategic views from Cherry Hinton Road Roundabout, and views towards the airport, which is considered a landmark, contributing to the defining character of Cambridge |

| Criteria | Susceptibility |
|----------------------|---|
| | <ul style="list-style-type: none"> Locally valued views from the edge of Teversham 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. |
| | <p>There may be scope for strategic landscape mitigation measures to help integrate development into the landscape (such as structural planting/buffers/enhancing the western edge of Fulbourn) where carefully designed to be compatible with the characteristics of the wider landscape.</p> |
| | <p>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.</p> |

3.5.3 In summary, features which contribute to the defining and supporting character of Cambridge, and are more susceptible to the development scenario include the contribution to the rural context of Cambridge, sense of separation between the city and Teversham and views to and from the well vegetated edge of Cambridge. Features which are less susceptible to the development scenario include the simple landscape pattern, presence of urban features which erode rural character, generally limited natural, recreational or historical value, and pylons and poles which break the skyline. Overall, this Assessment Unit is considered 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. |

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

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