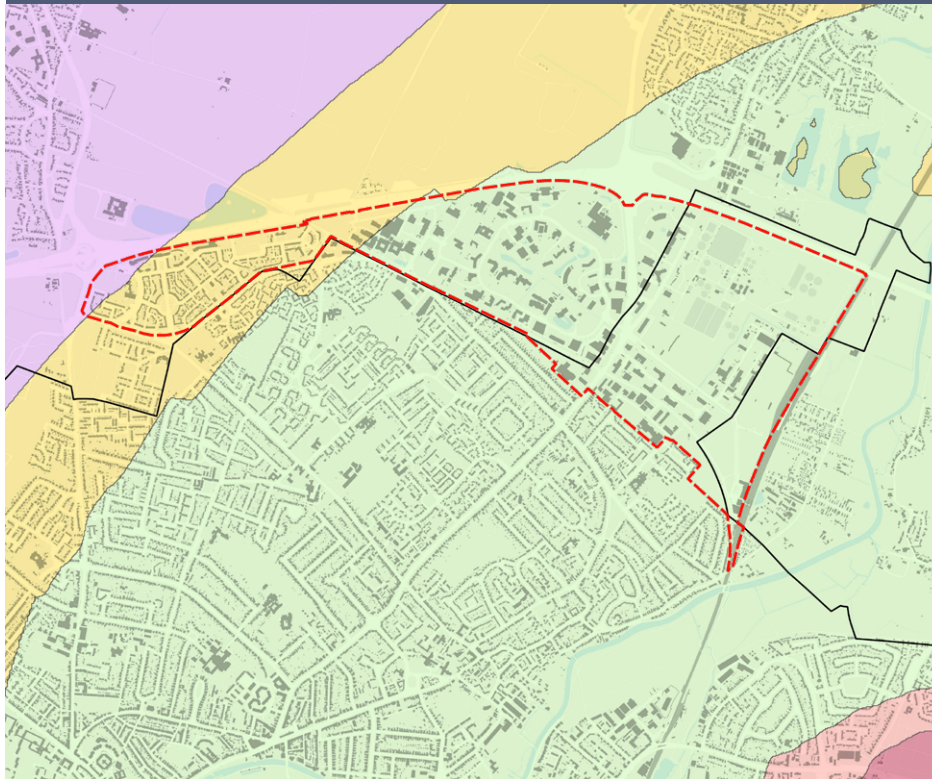


## Airport Safeguarding Zones



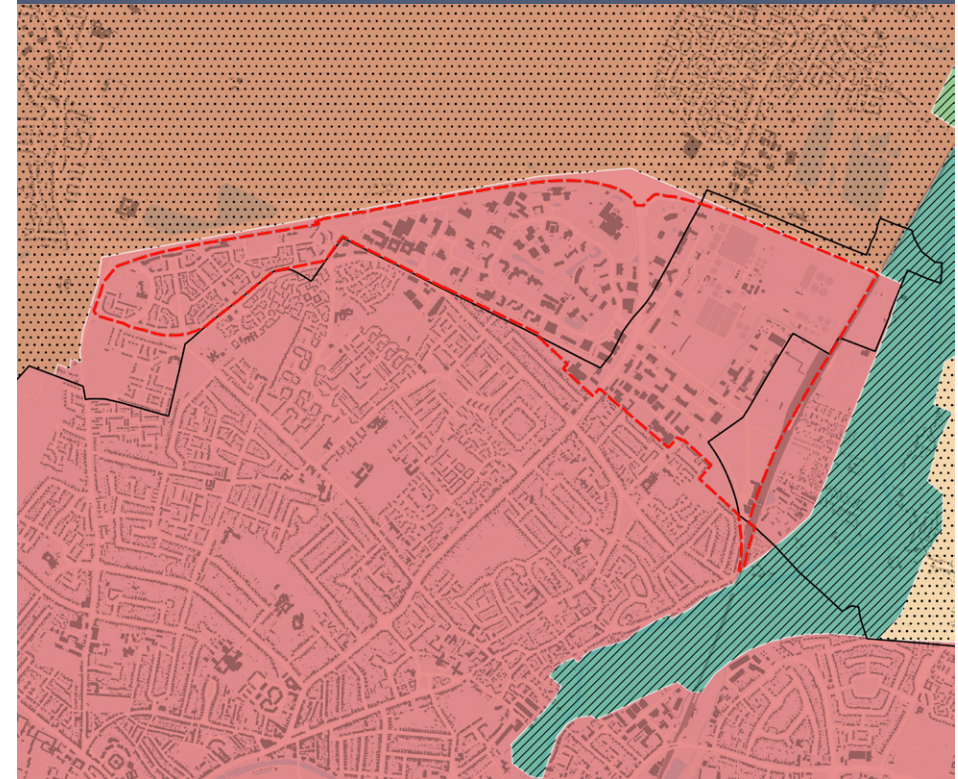
### Airport Public Safety and Air Safeguarding Zones

The area is near Cambridge Airport and falls within three safeguarding zones, where majority of the development exceeding 15m in height must be consulted with the airport operator and the Ministry of Defence. The airport is expected to relocate to Cranfield Airport before

2030, which will negate this requirement in the future.

- Area of Search Boundary
  - Airports and aerodromes
  - Cambridge Airport Public Air Safety Zone
- Cambridge Airport Safeguarding Zones  
Heights for Consultation (above ground level)
- Any structures greater than 90m
  - Any structures greater than 45m
  - Any structures greater than 15m
  - Any structures greater than 10m
  - All Structures

## Landscape Character Types

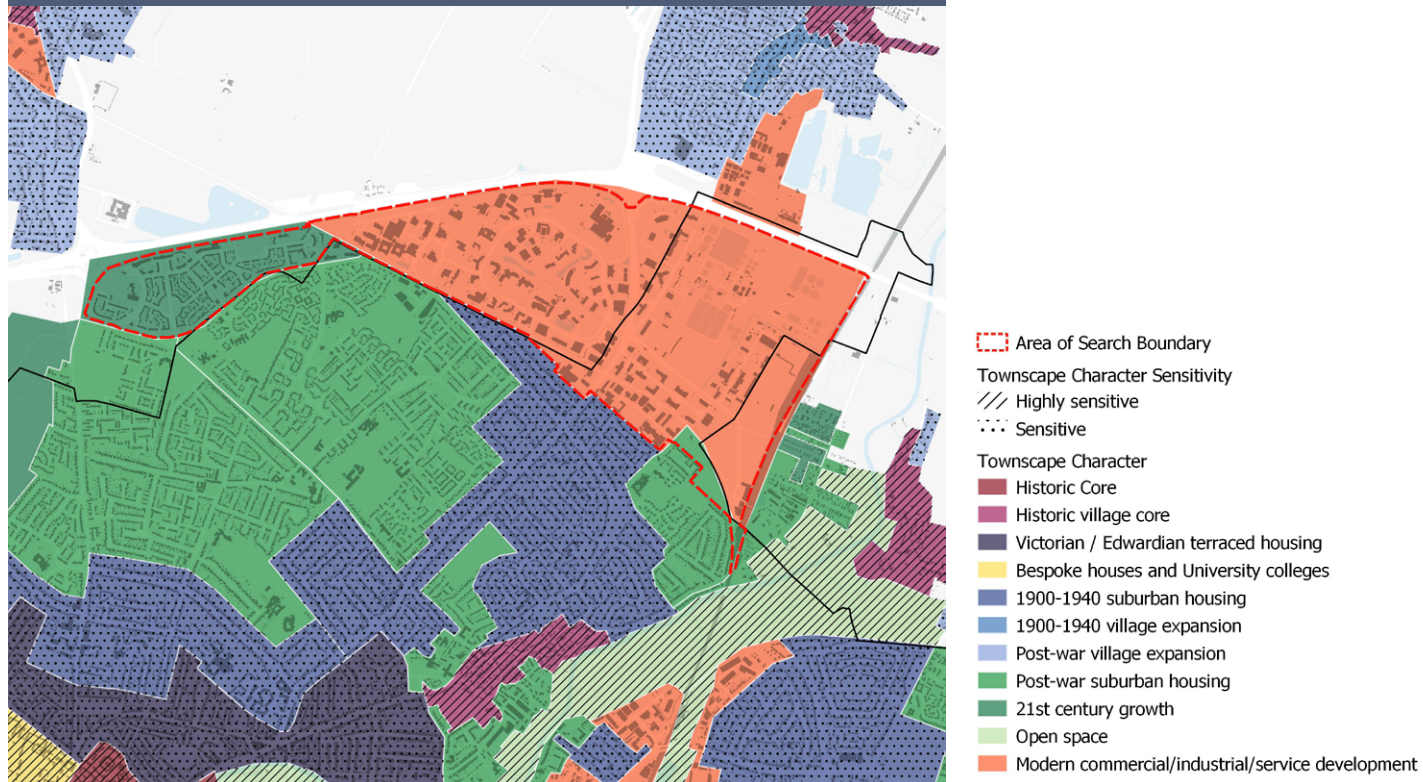


### Landscape Character and Sensitivity

The Area of Search is situated within the Cambridge Urban Area. However, to the North and east, the area borders Fen Edge Claylands and River Valleys landscape character areas respectively, which are recognised for its sensitive and highly sensitive landscape character.

- Area of Search Boundary
- Landscape Sensitivity
- Highly Sensitive
- Sensitive
- Landscape Character
- Cambridge Urban Area
- Fen Edge Claylands
- Fen Edge Chalklands
- River Valleys

## Townscape Character Types



### Townscape Character and Sensitivity

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

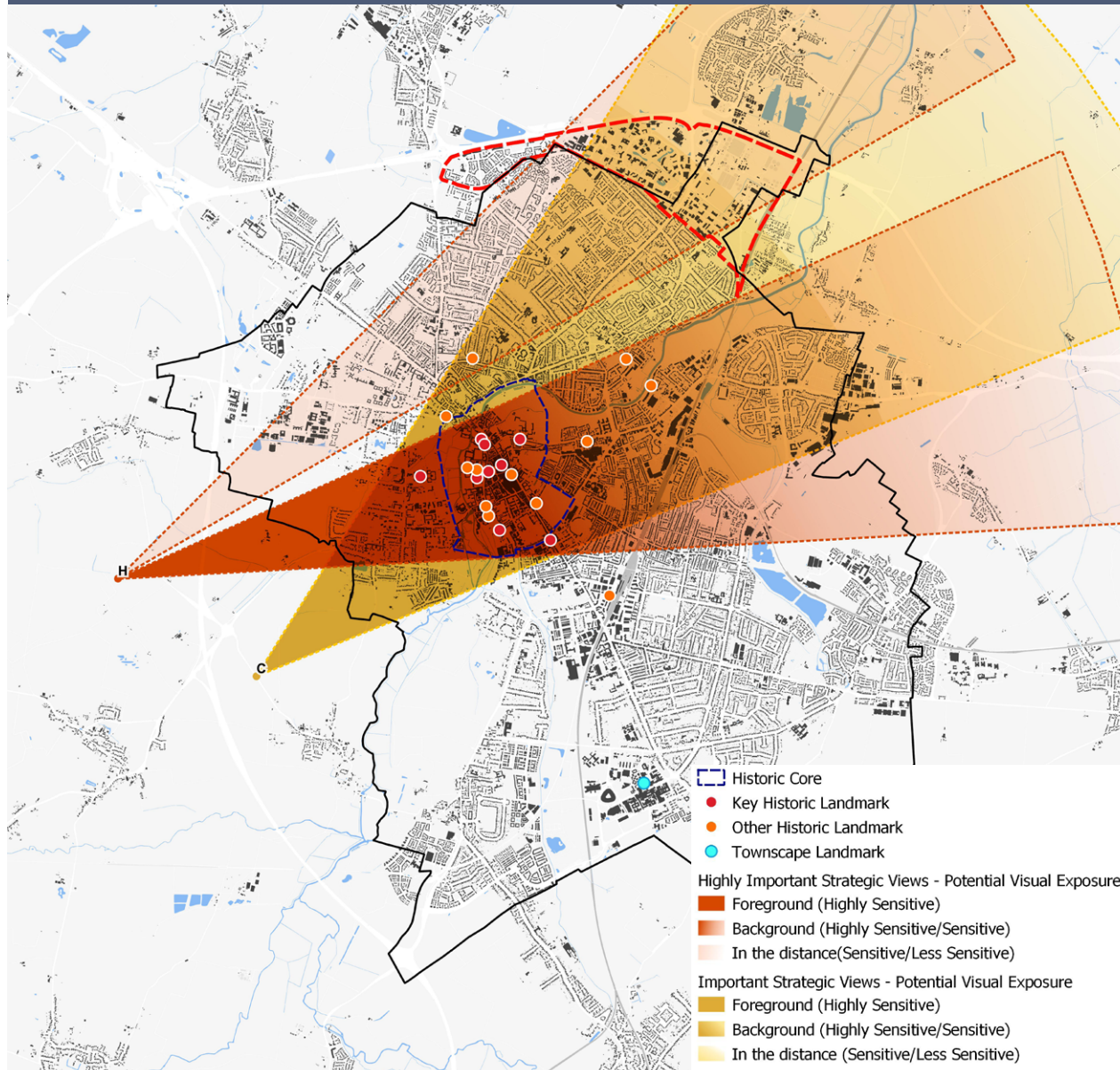
- Modern commercial/ industrial/service development
- 21st century growth
- Post-war suburban housing

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

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



### Strategic View Cones to historic city centre core landmarks



Affected Strategic View Cones

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

#### Highly Sensitive Views

- View H: Long range panoramic view from Redmeadow Hill.

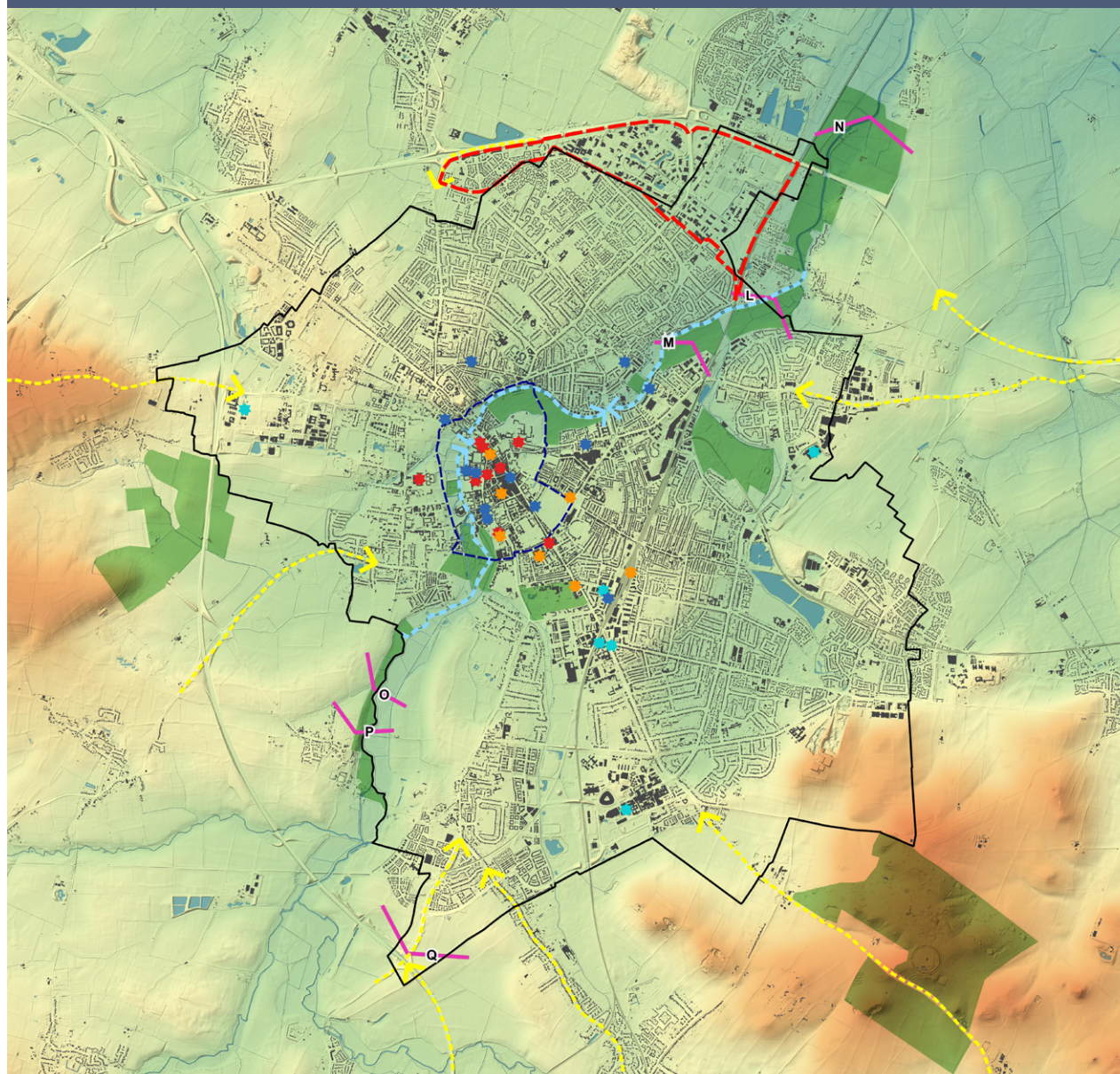
#### Sensitive Views

- View C: Very long range panoramic view from Coton Road.

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



## Dynamic open space and approach views



The Stourbridge Common, Ditton Meadows, Fen Ditton and Baits Bite Lock are among the open spaces that may offer views to Area of Search. Specifically the Area of Search may be visible from Dynamic Open Space Views N, L and M.

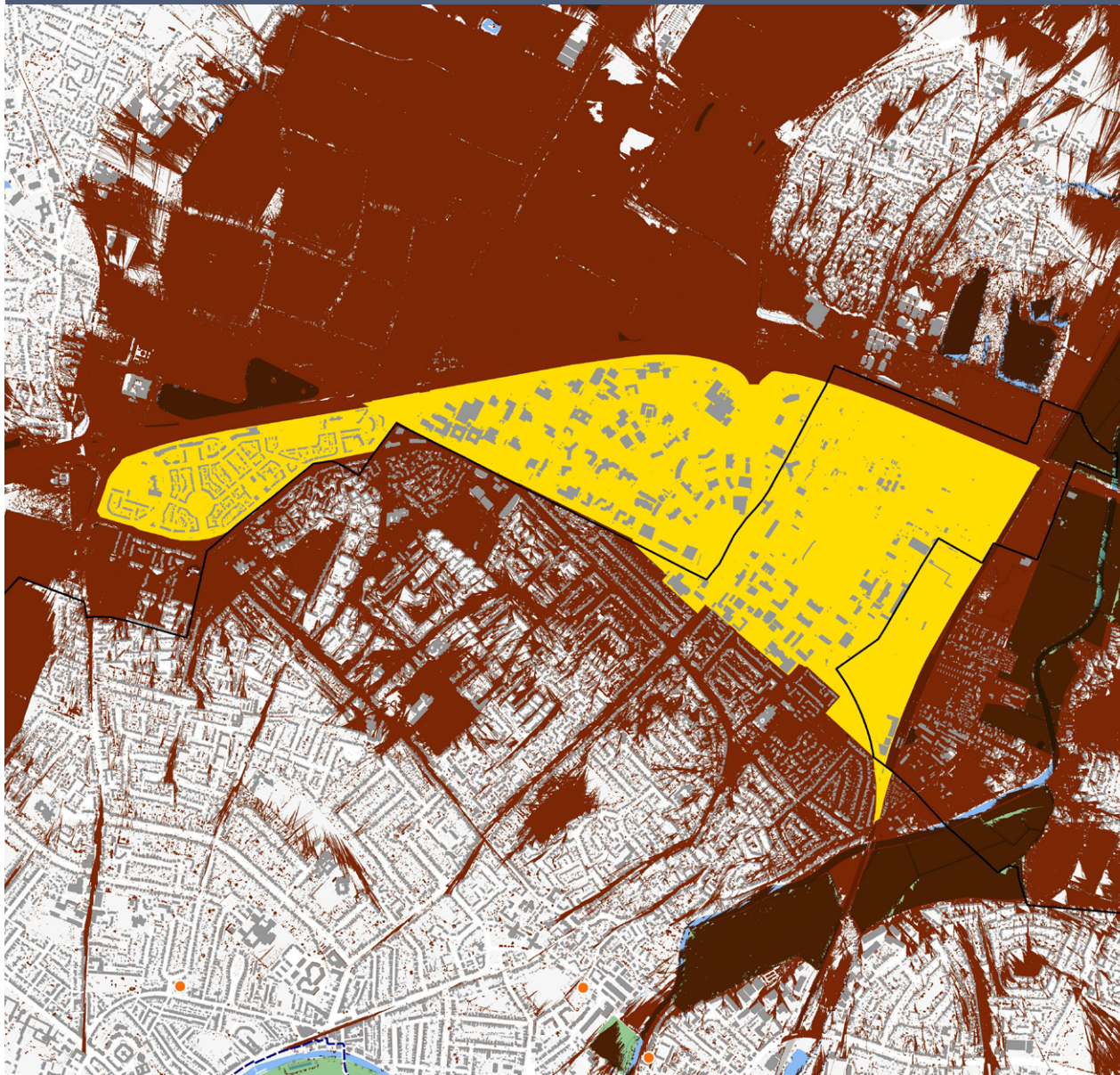
Approach views looking towards the area include the A14, the Newmarket Road (A1303), Mandingley Road (A1303), and Cambridge Road (B1049).

- Cambridge District
- Area of Search Boundary
- Historic Core
- Dynamic and Open Space Views
- River Approach Views
- Road Approach Views
- Open Spaces
- Landmark Buildings
  - Key Historic Landmark
  - Other Historic Landmark
  - Modern Landmark
  - Intrusive Landmark
- Topography (in metre)
  - 10
  - 0
  - 10
  - 20
  - 40
  - 80
  - 160 +

Dynamic Open Space & Approach Views



## Zone of Theoretical Visibility - Tall Building Threshold



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

### VIEWSHED ANALYSIS

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

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

- Area of Search
- Zone of Theoretical Visibility
- Open Spaces



## **STRATEGIC VIEW TESTING - NORTHEAST CAMBRIDGE**



**STRATEGIC VIEW H - REDMEADOW HILL****Long range panoramic view - Highly Sensitive****Relation to the historic core:**

The Area of Search is situated in the backdrop of the view, separated by vegetation and is minimally visible in relation to the major historic landmarks of the city centre.

**Description of visual sensitivity:**

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

**Impact assessment:**

- **Scenario A (19m):**

negligible impact - only development in the southeastern corner would be minimally visible above the tree cover, but a distance away from historic city centre landmarks and not affecting the character of this view.

- **Scenario B (25.5m):**

negligible to moderate impact - development in the southeastern corner (Cambridge North Station) would be marginally visible above the tree cover, but a distance away from historic city centre landmarks and not affecting the character of this view. In other parts of the view, development at this height blends into the backdrop and existing development in the Area of Search.

- **Scenario C (32m):**

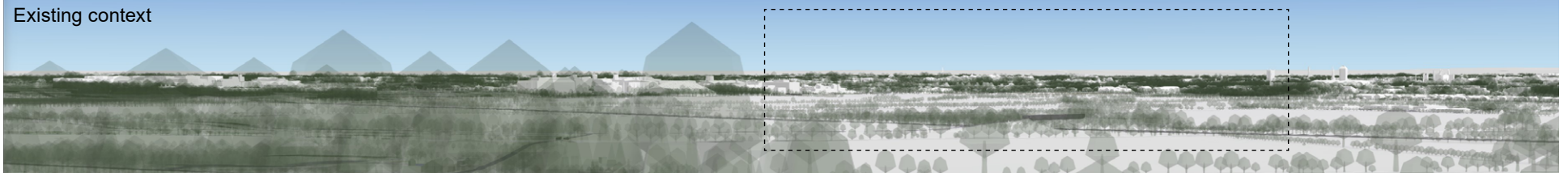
significant impact in parts of the area - development may rise above the treeline in the back of the view yet remain below the horizon line. In the southeastern corner of the site (Cambridge North Station), the impact would be more pronounced and have an urbanising effect, which may affect the rural setting of the historic core with its landmarks.



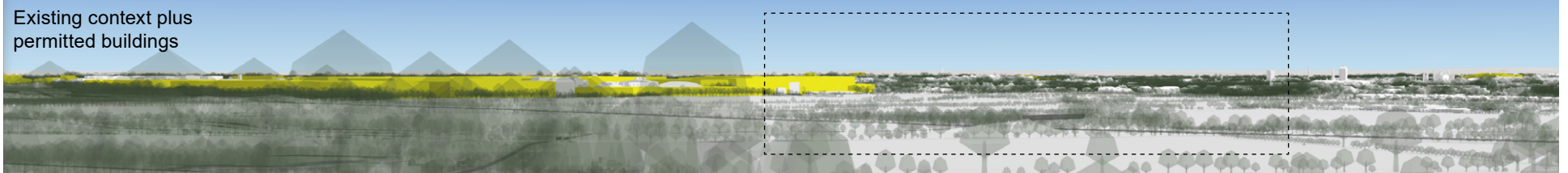
## Strategic View H - Redmeadow Hill

## Long range panoramic view - Highly Sensitive

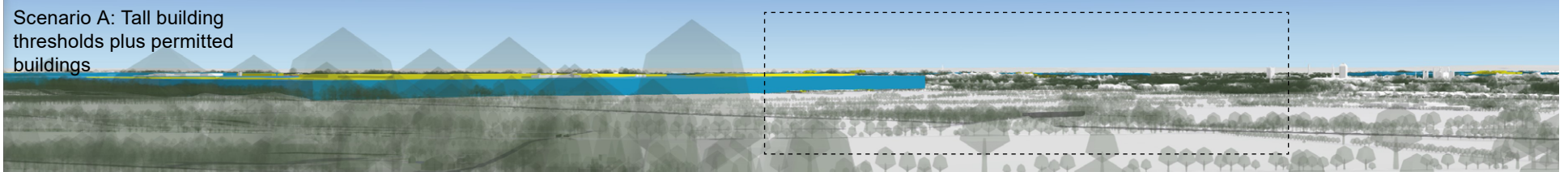
Existing context



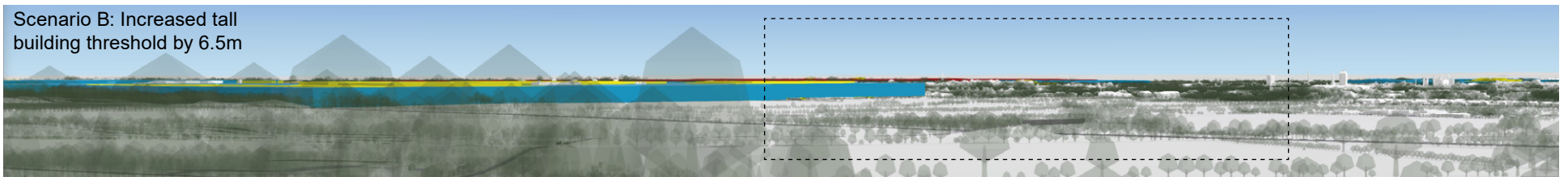
Existing context plus permitted buildings



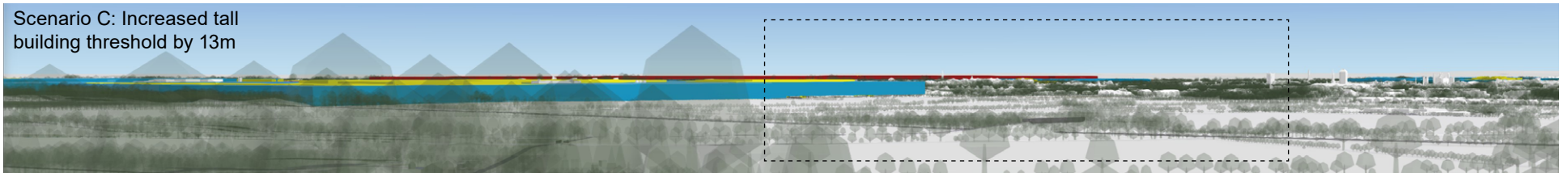
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



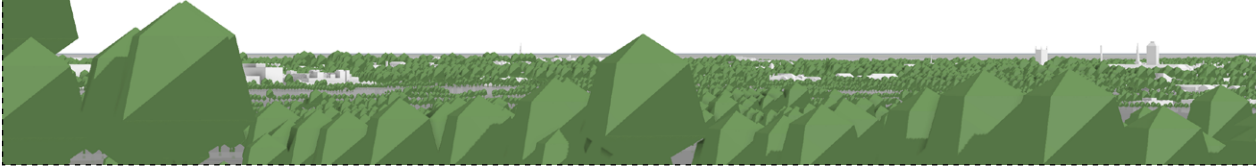
Scenario C: Increased tall building threshold by 13m



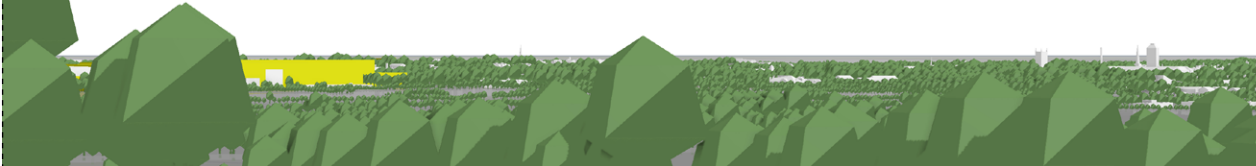


## Magnified view onto the historic core

Existing context



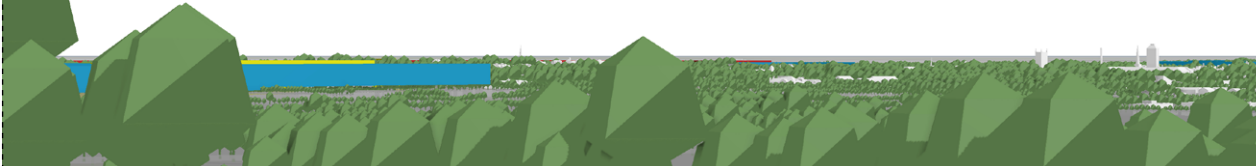
Existing context plus permitted buildings



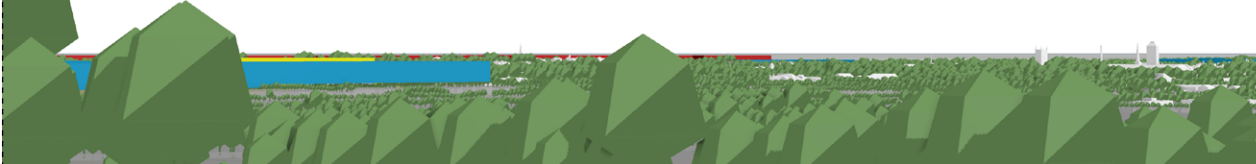
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



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## STRATEGIC VIEW C - COTON ROAD

### Very long range panoramic view - Sensitive

#### Relation to the historic core:

A considerable distance from the historic landmarks in the city centre, the Area of Search is situated against the backdrop of the view.

#### Description of visual sensitivity:

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

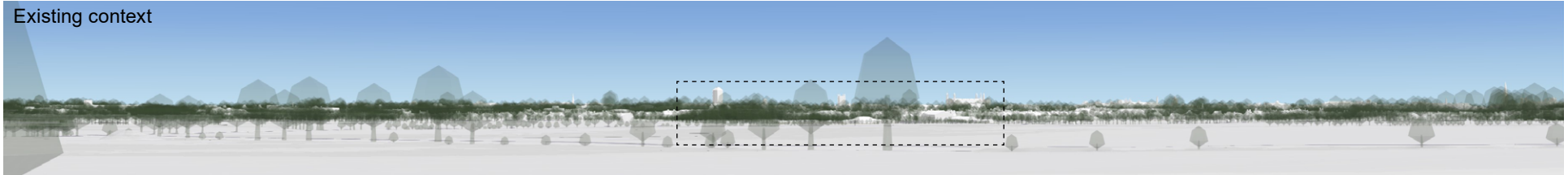
#### Impact assessment:

- **Scenario A (19m):**  
no discernible impact due to the distance of the Area of Search.
- **Scenario B (25.5m):**  
no discernible impact due to the distance of the Area of Search.
- **Scenario C (32m):**  
no discernible impact due to the distance of the Area of Search.

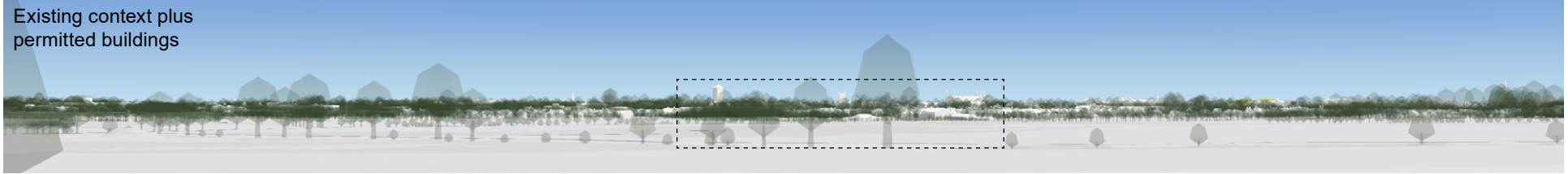
## Strategic View C - Coton Road

Very long range panoramic view - Sensitive

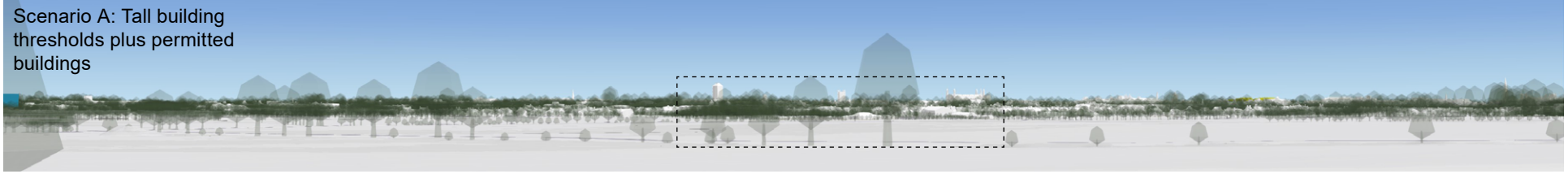
Existing context



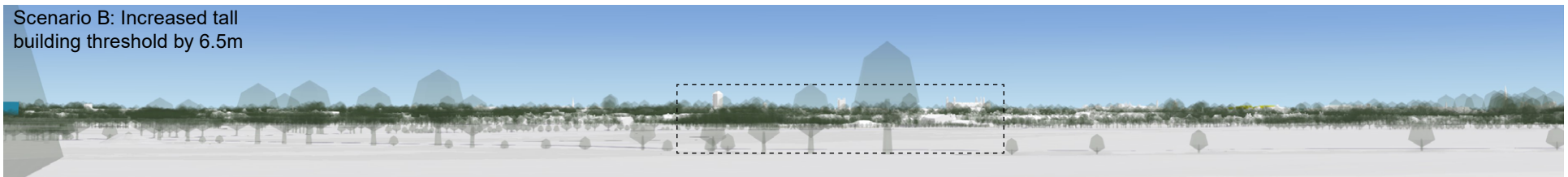
Existing context plus permitted buildings



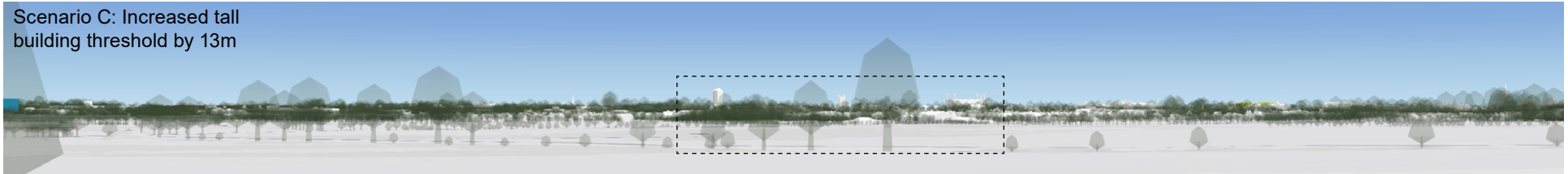
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



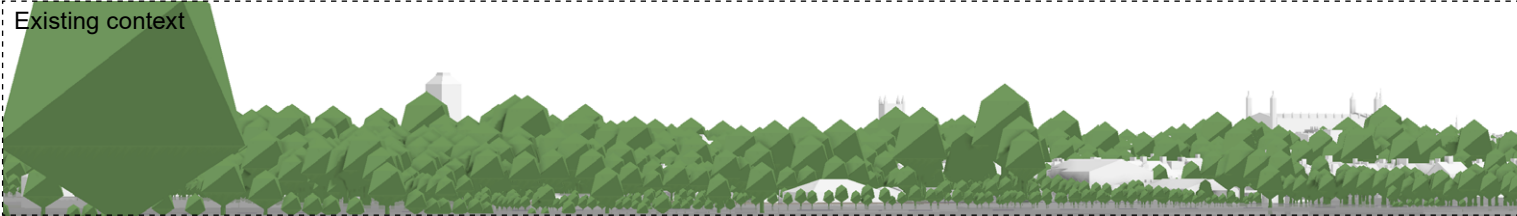
Scenario C: Increased tall building threshold by 13m





## Magnified view onto the historic core

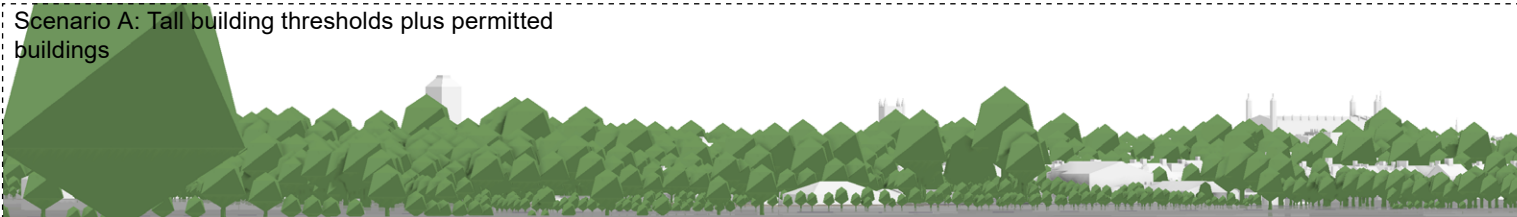
Existing context



Existing context plus permitted buildings



Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



## **DYNAMIC VIEW L - DITTON MEADOWS**

### **Relation to the Area of Search:**

View L is situated in Ditton Meadows, which is 600m to the southeast of the site. The Area of Search will be visible in the backdrop of the open landscape view, rising considerably above existing development and the treeline.

### **Impact assessment:**

#### **• Scenario A (19m):**

significant impact in parts of the area - development close to the eastern edge of the area will rise twice as high as the modest-scale buildings in the foreground, albeit remaining below the height of the hotel next to the station. Barely screened by trees, it may be visible from the meadows and have a strong urbanising effect that detracts from the rural character of the settlement edge.

#### **• Scenario B (25.5m):**

significant impact in parts of the area - development close to the eastern edge of the area will rise more than double the height of the modest-scale buildings in the foreground, almost similar in height to the hotel next to the station. Barely screened by trees, it will create a strong urban accent that contrasts strongly with and detracts from the rural character of the settlement edge.

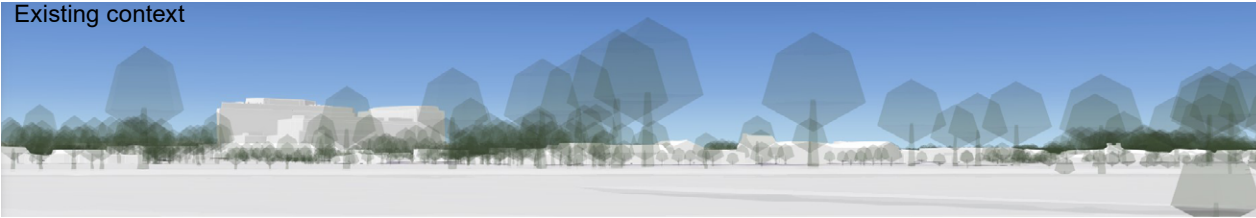
#### **• Scenario C (32m):**

significant impact in parts of the area - development close to the eastern edge of the area will rise three times the height of the modest-scale buildings in the foreground, appearing greater in height than the hotel next to the station. Barely screened by trees, it will create an overwhelming height contrast that strongly urbanises and negates the rural character of the settlement edge.

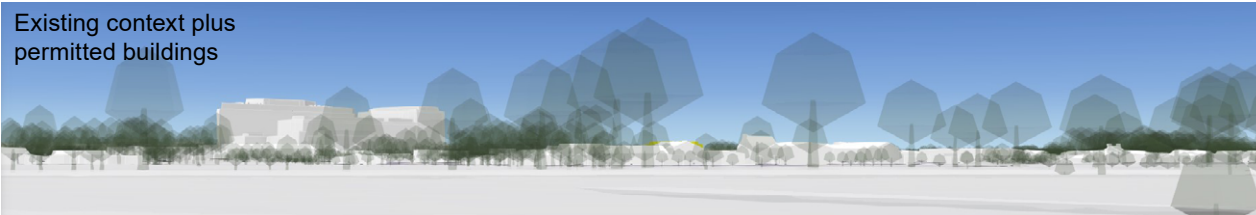


## Dynamic View L - Ditton Meadows

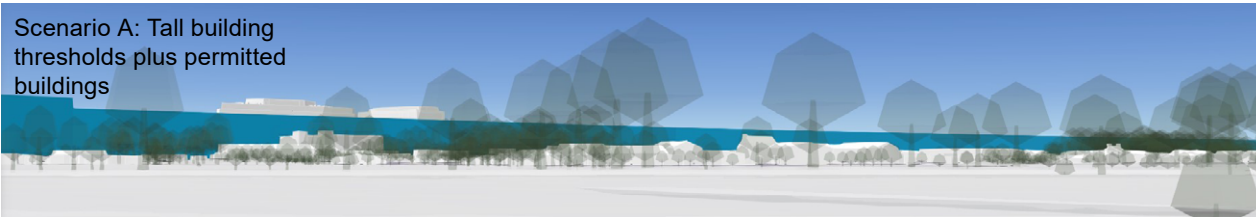
Existing context



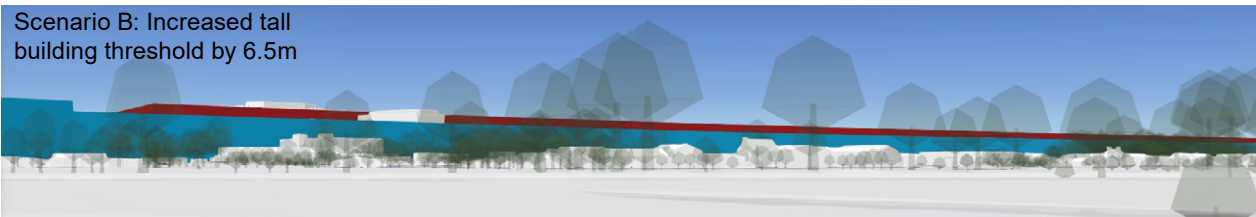
Existing context plus permitted buildings



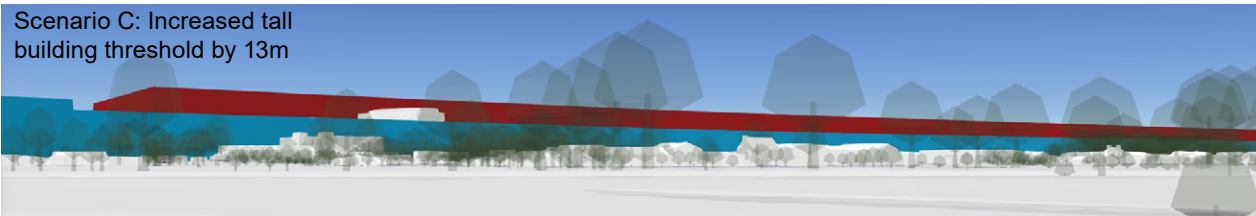
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



## **DYNAMIC VIEW M - STOURBRIDGE COMMON**

### **Relation to the Area of Search:**

View M is situated in Stourbridge Common, which is 1.5km to the south of the site.

The Area of Search will be visible in the backdrop of the open landscape view, rising above the treeline and roofscape of existing development. Trees will provide partial screening.

### **Impact assessment:**

- **Scenario A (19m):**

negligible impact - development in the southeastern corner of the area may become visible above the roofscape of housing in the middle ground but is partially screened by trees. It remains below the height of the hotel next to the station. It has little impact on the rural character of the settlement edge.

- **Scenario B (25.5m):**

moderate impact in parts of the area - Development in the southeastern corner of the area may become visible above the roofscape of housing. It remains slightly below the height of the hotel next to the station. It will be less screened by trees. It may have a partially urbanising impact on the rural character of the settlement edge.

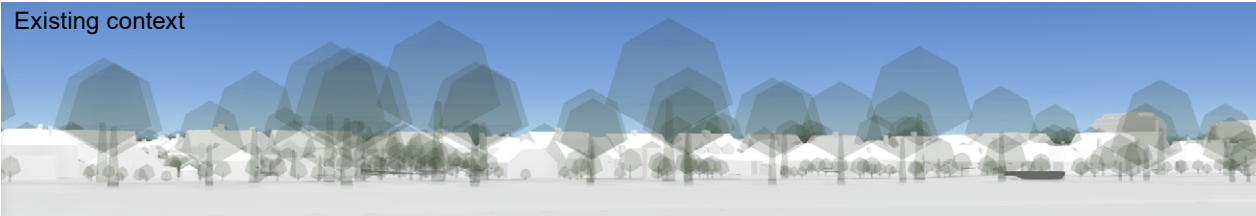
- **Scenario C (32m):**

significant impact in parts of the area - Development along the southern edge of the eastern part of the Area of Search may become prominently visible above the roofscape of housing, only partially screened by trees. The impact will be amplified in the southeastern corner, where it rises above the height of the hotel next to the station. Development will have an urbanising impact on the suburban and rural character of the settlement edge.

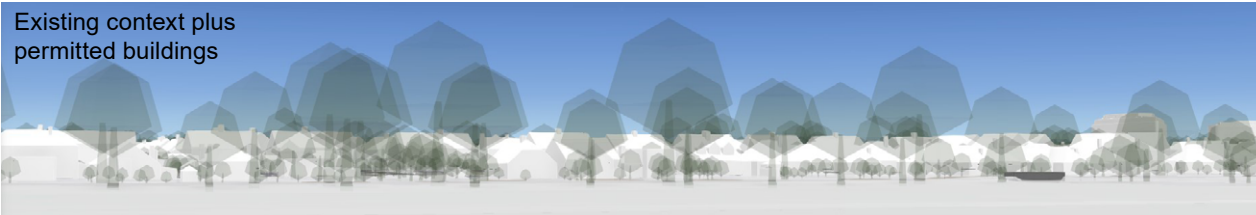


## Dynamic View M - Stourbridge Common

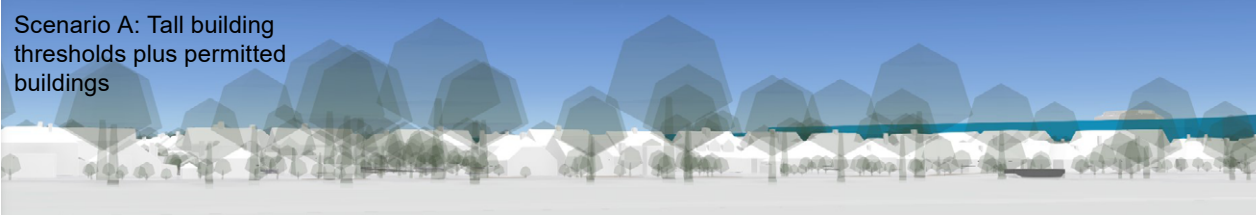
Existing context



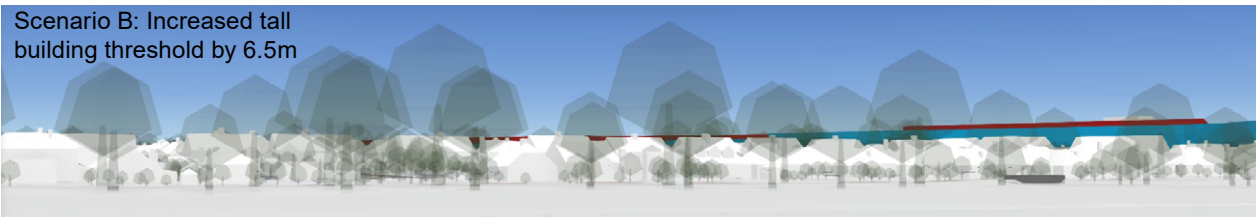
Existing context plus permitted buildings



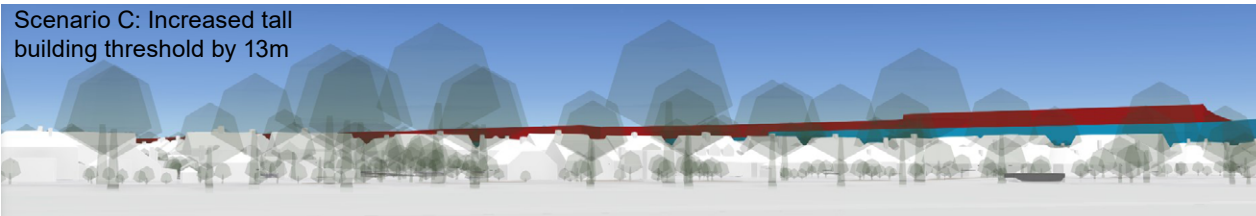
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



## **DYNAMIC VIEW N - BATES BIKES LOCK**

### **Relation to the Area of Search:**

View N is situated by Bates Bike Lock, which is 900m to the northeast of the site. The Area of Search is likely to be visible in the backdrop of the open landscape view, rising higher than existing development. Trees will provide some screening.

### **Impact assessment:**

- **Scenario A (19m):**

moderate impact in parts of the area - Development close to the eastern and northeastern edge may become partially visible between the existing tree belt. Where visible, it will have an urbanising impact that detracts from the prevailing rural landscape character of the river corridor.

- **Scenario B (25.5m):**

significant impact in parts of the area - Development close to the eastern and northeastern edge may become partially visible between and above the existing tree belt. It will contrast with the rural landscape of the river corridor and have an urbanising effect that detracts from the landscape character.

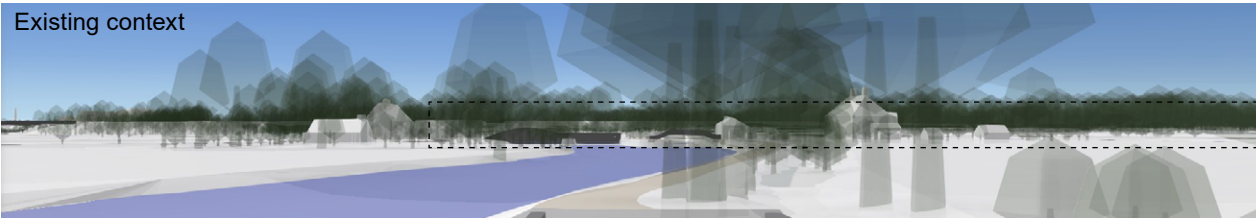
- **Scenario C (32m):**

significant impact in parts of the area - Development close to the eastern and northeastern edge is likely to become prominently visible above the existing tree belt. Its urban form will strongly contrast with the rural landscape of the river corridor and significantly detract from its landscape character.

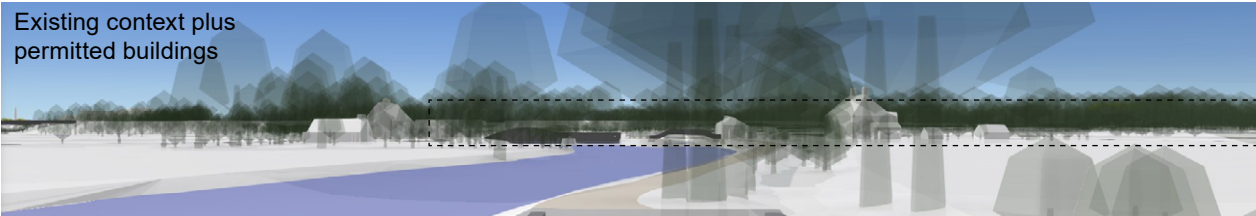


## Dynamic View N - Bates Bike Lock

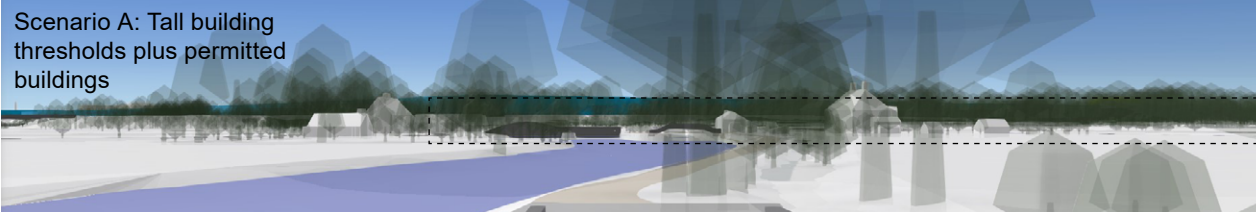
Existing context



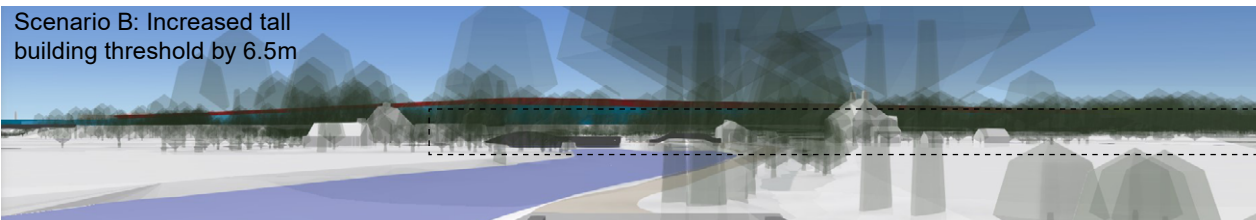
Existing context plus permitted buildings



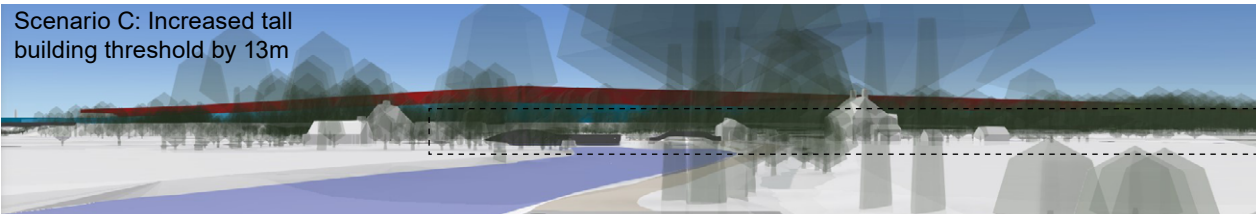
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



## SUMMARY AND RECOMMENDATIONS - NORTHEAST CAMBRIDGE

This Area of Search is located at a considerable distance northeast in relation to the historic core and may appear in the backdrop of views from the southwest. Given the distance the area is less sensitive to greater height in strategic views. However, the site is situated at the edge with the river corridor and the open landscape, and sensitivity arises from dynamic and approach views of the rural urban interface.

Testing of relevant strategic views indicate the following impacts:

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

#### Strategic Views (Highly Sensitive):

- View H: Negligible impact –
  - Only development in the southeastern corner may be minimally visible above tree cover, but far from the historic core and does not affect the view's character.

#### Strategic Views (Sensitive):

- View C: No discernible impact –
  - Distance mitigates visibility.

#### Dynamic Views (Sensitive):

- View L: Significant impact in parts of the area –
  - Development near the eastern edge will be twice as high as modest-scale buildings in the foreground.
  - Barely screened by trees, visible from meadows, creating a strong urbanising effect that detracts from the rural character of the settlement edge.
- View M: Negligible impact –
  - Development in the southeastern corner may be visible above rooftops, but remains below the height of the hotel and partially screened by trees.
  - Little impact on the rural character.
- View N: Moderate impact in parts of the area –
  - Development along the eastern and northeastern edge may be partially visible between tree belts.
  - Urbanising effect that detracts from the river corridor's rural character.

#### Location of Impact:

- Minor urbanising effects at settlement edges, especially along the eastern and southeastern areas.
- Low visibility from distant viewpoints

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

#### Strategic Views (Highly Sensitive):

- View H: Negligible to moderate impact –
  - Development in Cambridge North Station area becomes marginally visible above tree cover, but does not affect the historic core.
  - Other areas blend into the backdrop of existing development.

#### Strategic Views (Sensitive):

- View C: No discernible impact –
  - Distance continues to mitigate visibility.

#### Dynamic Views (Sensitive):

- View L: Significant impact in parts of the area –
  - Development near the eastern edge will be more than twice the height of modest buildings.
  - Appears almost as tall as the hotel next to the station.
  - Barely screened by trees, creating a strong urban contrast with the rural edge.
- View M: Moderate impact in parts of the area –

- Development in the southeastern corner will be more visible above rooftops.
- Less screened by trees, slightly below the height of the hotel.
- Partial urbanising impact on the rural character.
- View N: Significant impact in parts of the area –
  - Development along the eastern and northeastern edge may become partially visible above tree belts.
  - Contrast with the river corridor's rural character, increasing urbanisation.

#### **Location of Impact:**

- Increased skyline presence of buildings, particularly in the southeastern and eastern areas.
- More pronounced urbanising effect, reducing the contrast with the rural landscape.

#### **Scenario C (32m) – Significant Impact in Parts of Area**

##### **Strategic Views (Highly Sensitive):**

- View H: Significant impact in parts of the area –

- Development may rise above the treeline in some areas but remains below the horizon line.
- In Cambridge North Station area, the urbanising effect becomes pronounced, potentially affecting the historic core's rural setting.

##### **Strategic Views (Sensitive):**

- View C: No discernible impact –
  - Distance continues to mitigate visibility.

##### **Dynamic Views (Sensitive):**

- View L: Significant impact in parts of the area –
  - Development near the eastern edge will be three times taller than foreground buildings.
  - Taller than the hotel next to the station.
  - Barely screened by trees, creating an overwhelming height contrast that strongly urbanises and negates the rural character.
- View M: Significant impact in parts of the area –
  - Development along the southern edge of the eastern area becomes prominently visible above rooftops.

- Only partially screened by trees, with an amplified effect in the southeastern corner where it rises above the hotel.
- Strong urbanising effect on the suburban and rural character.
- View N: Significant impact in parts of the area –
  - Development along the eastern and northeastern edge will become prominently visible above tree belts.
  - Strong contrast with the rural river corridor, significantly detracting from its landscape character.

##### **Location of Impact:**

- Tallest buildings create dominant skyline features, especially in the eastern and southeastern areas.
- Strong loss of rural contrast, making urbanisation highly visible.



## Overall Summary

**Scenario A (19m):** Development near the eastern edge of the area (View L) will have a strong urbanising effect that detracts from rural character of the river corridor. Moderate impact may be observed (View N) with development on the northeastern edge where it may be visible in-between trees.

**Scenario B (25.5m):** Development near the eastern edge of the area (View L) will have a strong urbanising effect that detracts from rural character of the river corridor. Significant impact may be observed (View N) with development on the north eastern edge having an urbanising effect on the river corridor.

**Scenario C (32m):** Development around Cambridge North Station may have an impact on the setting of the historic core in view H. Development near the eastern and northern edges of the area (View L and N) will have an overwhelming urbanising impact on the rural character of the river corridor. A significant impact may also be observed in View M from development along the southern edge of the area.

## Recommendations:

- Development along the southern, eastern, and northern edge of the area should not rise above the tall building threshold of 19m.
- Development specifically on the eastern interface with the railway should step down to a maximum of 13m to allow for a gradual built-up of height and avoid stark contrast in height with modest small-scale development in the river corridor.
- Located well away from the edges of the area, there is a potential opportunity for carefully managed taller buildings (cluster or marking nodal points) to create a new distinct skyline that is representative of the North East Cambridge growth area.
- The majority of tall buildings should not exceed 32m, but there may be an opportunity for one or two landmark buildings that are slightly above this height where they mark a city-wide significant, central and meaningful location.
- The individual and cumulative visual, landscape, heritage, and townscape impact of any proposed tall building will need to be fully tested to avoid adverse impacts, specifically on the landscape setting and interface of the city with its rural hinterland.

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