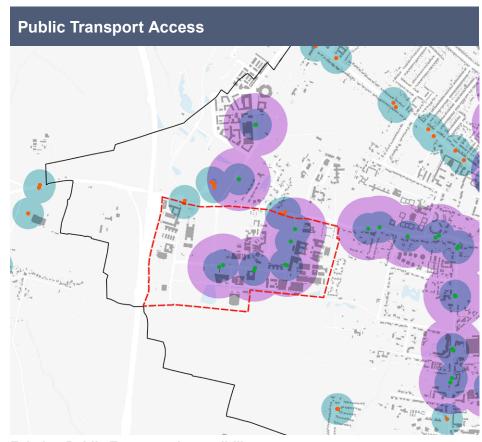


#### Site Allocations and Growth Areas

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

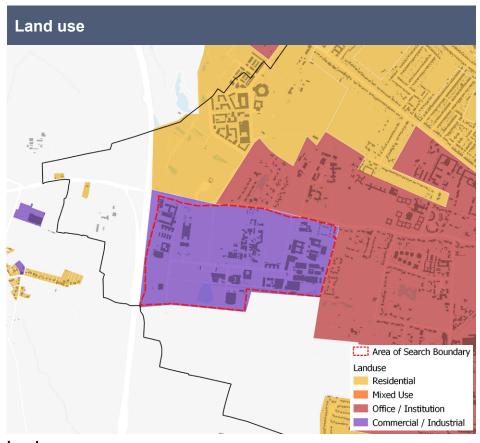
academic research, commercial research, and the development of products or processes. The planned development aims to facilitate knowledge transfer and/ or open innovation, contributing to the broader Cambridgeshire and UK economy.



# **Existing Public Transport Accessibility**

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

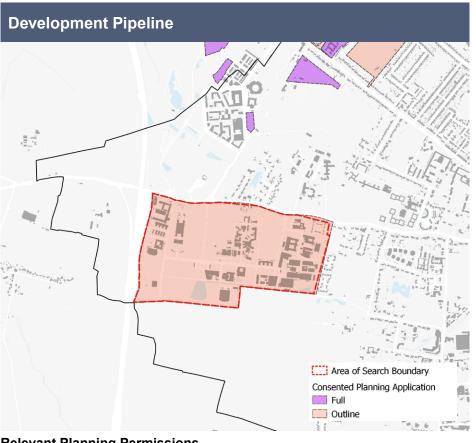




#### Land use

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

Whittle Laboratory, and the Department of Veterinary Medicine.

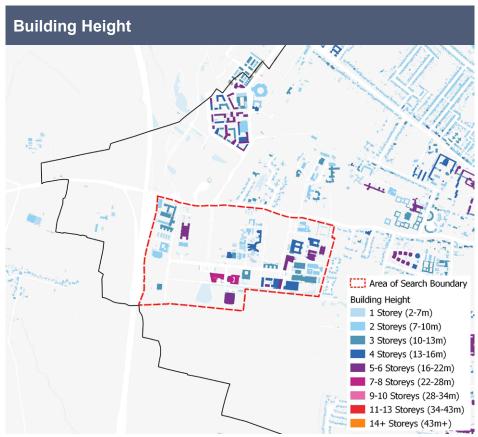


# **Relevant Planning Permissions**

Emerging - Consented:

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

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

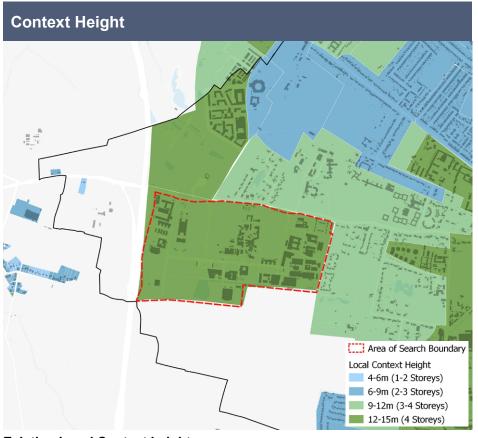


#### **Existing Building Heights**

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

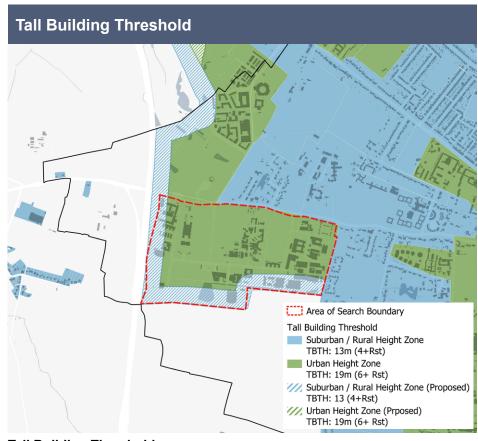
The immediate surrounding of the site is characterised by low-rise residential areas, with buildings generally ranging between 2-3 storeys (7-13m).

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



# **Existing Local Context height**

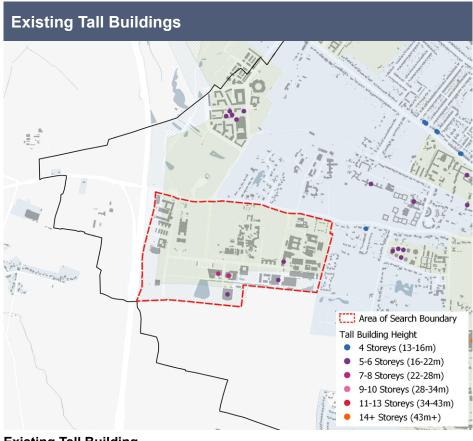
The area is characterised by local context heights, with the majority of buildings ranging between 12 and 15 meters (4 storeys). To the east of the area of interest, building heights are lower, ranging between 9 and 12 meters (3-4 storeys).



#### **Tall Building Threshold**

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

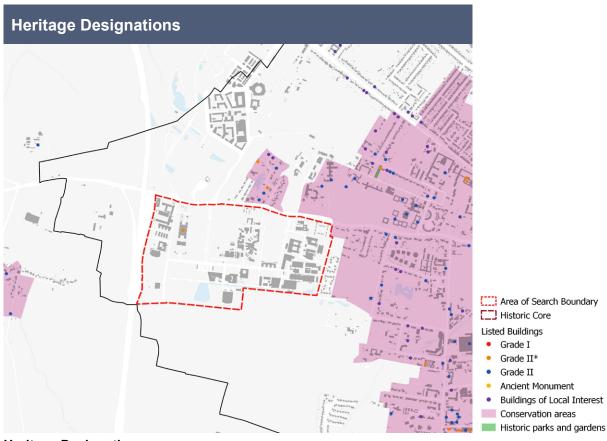
As a main growth area that extends towards the surrounding open space to the west and south of the area of search, safe of a 100m buffer along the open landscape edge is designated as a Suburban / Rural Height Zone, with a Tall Building Threshold of 13m.



# **Existing Tall Building**

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

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

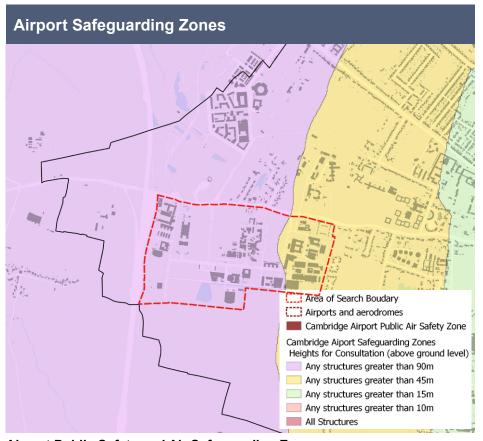


#### **Heritage Designations**

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

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

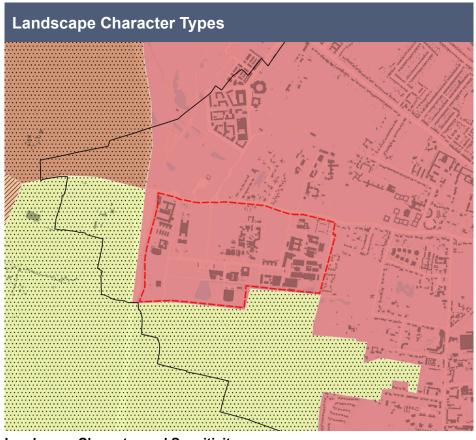
Heritage assets include one Grade II\* Listed Building present within the west of the site, the 1985 Schlumberger Gould Research Centre. Additionally, there are 3 Grade II\* listed buildings,18 Grade II\* listed buildings and approximately 16 locally listed buildings in close proximity to the area focussed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



#### Airport Public Safety and Air Safeguarding Zones

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

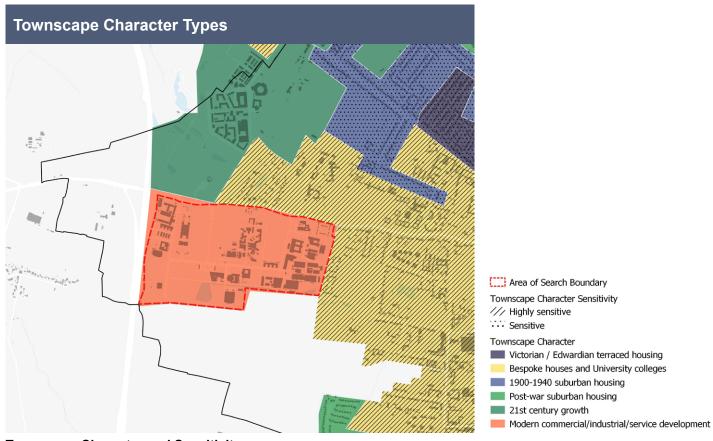
Ministry of Defence. However, for majority of the area, any development surpassing 90 meters in height only requires consultation. The airport is expected to relocate to Cranfield Airport before 2030, which is likely to render this requirement obsolete in the future.



# **Landscape Character and Sensitivity**

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





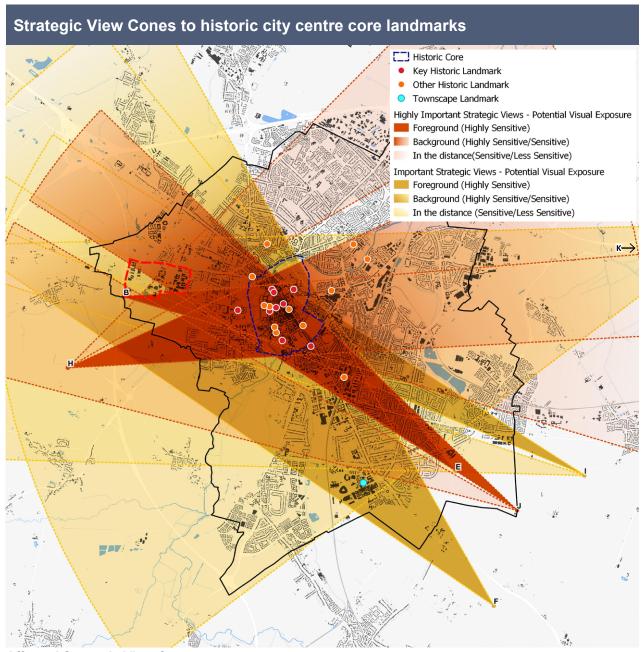
# **Townscape Character and Sensitivity**

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

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

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

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



**Affected Strategic View Cones** 

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

# **Highly Sensitive Views**

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

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

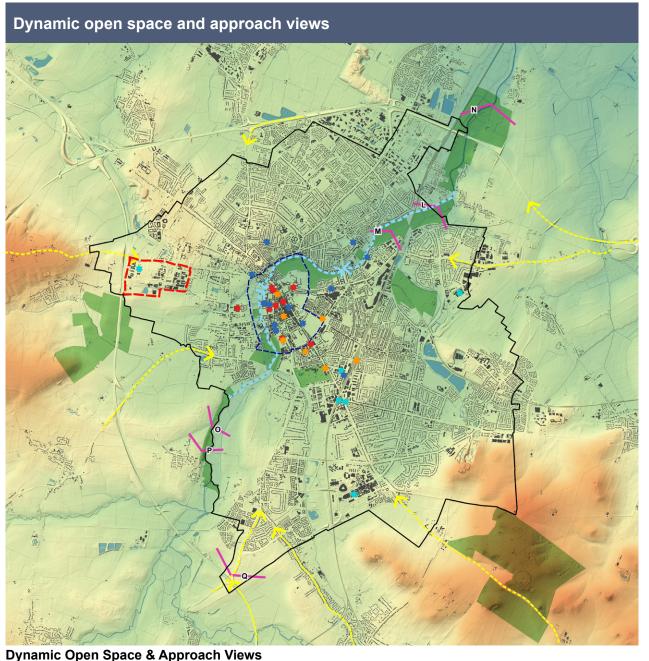
# **Highly Sensitive Views**

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

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

#### **Sensitive Views**

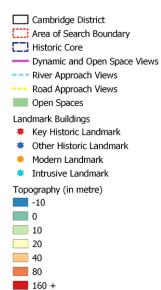
- View E: Very long range panoramic view from Limekiln Road.
- View F: Very long range panoramic view from Little Trees Hill, Magog Down.
- View I: Very long range panoramic view from Shelford Road below Limepit Hill.
- View K: Very long range glimpsed view from Little Wilbraham Road over A14.

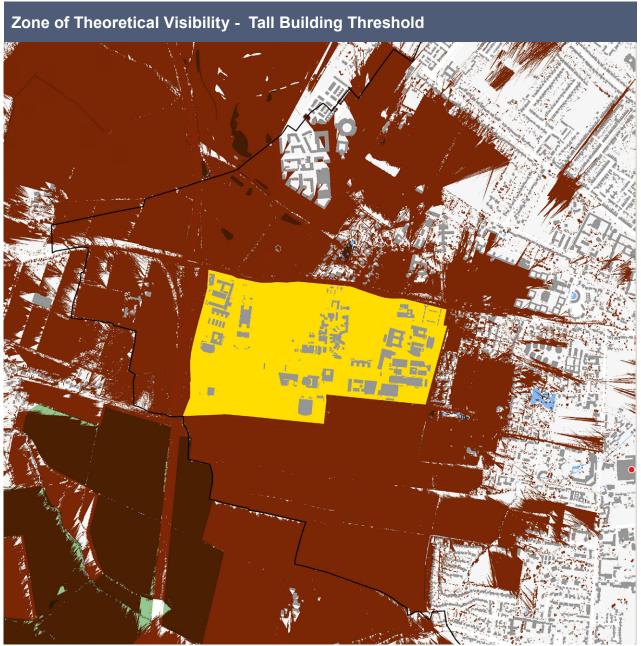


The open space, likely the Coton Countryside Reserve, located to the southeast of the area, may offer views to the Area of Search.

Approach views looking towards the area include the Saint Neot's Road (A1303), Barton Road (A603), Hauxton Road (A1309), Shelford Road(A1301), Newmarket Road (A1303), and Cambridge Road (B1049).

The Areas of Search includes the Schlumberger Cambridge Research Centre by Hopkins Architects, which is an intrusive landmark.





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 above 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 - WEST CAMBRIDGE** 

#### STRATEGIC VIEW B - COTON FOOTPATH OVER THE M111

# Mid-range glimpsed view - Highly Sensitive

#### Relation to the historic core:

Southern part of Area of Search is situated in the foreground of the view to the historic core and its landmarks

# **Description of visual sensitivity:**

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

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

#### Impact assessment:

# · Scenario A (19m):

significant impact in parts of the area - development in close proximity to the southern area boundary may be visible between or above the tree belt and have a strongly urbanising effect on the rural character of this view.

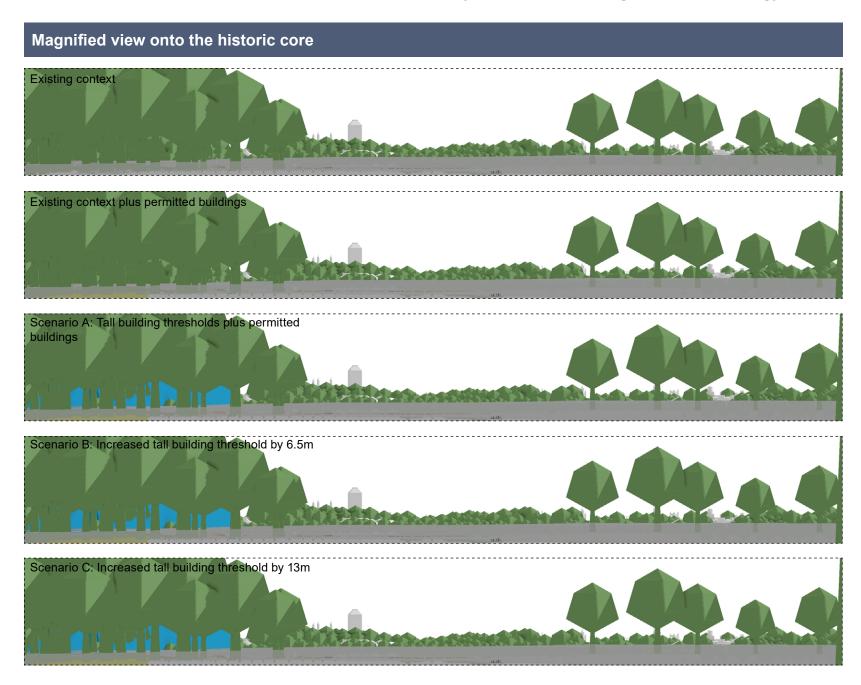
#### Scenario B (25.5m):

significant impact in parts of the area development in close proximity to the
southern area boundary may be visible
between or above the tree belt and have
a strongly urbanising effect on the rural
character of this view. Tall buildings
remain below the horizon line but, with
their massing and due to close proximity,
may compete and detract from the
modest-scale historic landmarks in the city
centre.

# Scenario C (32m):

significant impact in parts of the area - development in close proximity to the southern area boundary will appear over the screening trees, urbanise the view, contrast with the rural environment, and detract from the setting of the historic landmarks in the city centre. Tall buildings rise above the horizon line and compete and detract from the modest-scale historic landmarks in the city centre.

# **Strategic View B - Coton Footpath over the M11** Mid-range glimpsed 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



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#### STRATEGIC VIEW H - REDMEADOW HILL

# Long range glimpsed view - Highly Sensitive

#### Relation to the historic core:

The eastern half of the Area of Search is situated in the foreground of the view separated by vegetation, however it 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 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):

significant impact in parts of the area - developments in the southeastern part of the area may appear over the screening trees, urbanise the view, contrast with the rural environment, and detract from the setting of the historic landmarks in the city centre.

#### • Scenario B (25.5m):

significant impact in parts of the area - developments in the southeastern part of the area may appear over the screening trees, urbanise the view, contrast with the rural environment, and detract from the setting of the historic landmarks in the city centre. Tall buildings remain below the horizon line but, with their massing and due to close proximity, may compete and detract from the modest-scale historic landmarks in the city centre.

# Scenario C (32m):

significant impact in parts of the area - developments in the southeastern part of the area will appear over the screening trees, urbanise the view, contrast with the rural environment, and detract from the setting of the historic landmarks in the city centre. Tall buildings rise above the horizon line and compete and detract from the modest-scale historic landmarks in the city centre.

# 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 J - WORTS' CAUSEWAY / SHELFORD ROAD

## Mid-range panoramic view - Highly Sensitive

#### Relation to the historic core:

Northern and eastern part of Area of Search is situated in the background of the ensemble of landmarks in the historic core.

# **Description of visual sensitivity:**

Separation between Addenbrooke's complex/historic core/Cambridge East is key for legibility of the historic core. The Historic Core stands out in the visual landscape, with the University Library tower and Holy Trinity Church rising above the surrounding trees, symbolising Cambridge's distant vistas where these landmarks are visible through gaps in the foliage.

#### Impact assessment:

# Scenario A (19m):

negligible impact - development remains within the realm of heights of existing buildings, and its impact will be negligible if it avoids conspicuous design with large uniform massing or bright or reflective surfaces at the top.

# • Scenario B (25.5m):

significant impact in parts of the area - developments in the northeastern part of the area may appear behind or near the tower of the University Library, have an urbanising effect on its backdrop, and affect the legibility and setting of this historic landmark building. Development in other parts of the area may block out the rural backdrop of the city and affect the wider setting of Cambridge city centre.

# · Scenario C (32m):

significant impact - developments in the northeastern part of the area may appear behind or near the tower of the University Library, compete and strongly detract from this historic landmark building and its setting. Development in other parts of the area may conspicuously dominate the backdrop of this view, compete with the modest-height historic landmark buildings in the city centre, and erode the rural landscape setting of Cambridge city centre.