

Arup

Cambourne North: Landscape and Visual Appraisal

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Ove Arup & Partners Limited

8 Fitzroy Street

London

W1T 4BJ

United Kingdom

arup.com

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		Name Zoe Olive Simon Jenkins
		Signature
		Filename
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		Prepared by Checked by Approved by
		Name
		Signature
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		Prepared by Checked by Approved by
		Name
		Signature

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1. Executive summary

This Landscape and Visual Appraisal (LVA) has been prepared to inform the Spatial Framework Strategy for the proposed Cambourne North allocation in the Greater Cambridge Local Plan. It identifies the key landscape and visual sensitivities, and their likely effects arising from the emerging Spatial Framework. The report also includes high level recommendations for the design to inform the policy required to avoid, reduce and (where possible) offset adverse change at this strategic stage. This LVA does not override the need for applicants to prepare scheme specific Landscape and Visual Impact Assessments (LVIA) to inform future planning applications, to be prepared in accordance with best practice guidance.

1.1 Key findings

Landscape character and sensitivity: The site is characterised by a mix of open and enclosed areas, displaying moderate to high sensitivity, particularly where settlement separation and tranquillity are important qualities.

- **Principal landscape effects:** Development would dramatically change the landscape from open arable land to a townscape setting or a settlement edge, affecting perceived openness, rural character and tranquillity. Existing landscape assets contributing to the overall character and tree lined skylines include ancient woodland, historic field boundaries, water course corridors and the setting of existing villages and their development pattern are sensitive to the proposed change.
- **Visual baseline:** Visibility is shaped by landform and extents of open agricultural fields which is interrupted by woodland, hedgerows and settlement-edge vegetation. Most views are from elevated and open routes, while settlement interiors are largely screened.
- **Most sensitive visual receptors:** Walkers and users of public rights of way, especially near the site, would experience significant visual changes.
- **Road users:** Impacts are generally lower for main road users due to fleeting views, but may be greater where local roads offer sustained open vistas.
- **Cambourne:** Most views from within the existing town of Cambourne are screened by buildings and woodland, with only limited potential for distant glimpses from higher ground.

1.2 Implications for the Spatial Framework Strategy

Principle considerations for the Spatial Framework Strategy are to protect settlement separation and the linear settlement pattern aligned with the shallow valleys by maintaining strong landscape buffers (including maintaining the mosaic of field boundary patterns around existing settlements) and to preserve village identities and tranquillity and avoid coalescence. The setting of and views from assets such as the rural lanes, green lanes and Public Rights of Way (PRoW) which feature tranquil rural views need to be preserved where possible or degradation of experience mitigated if impacted by the proposals.

These findings should guide the next stage of the Spatial Framework Strategy and inform the Proposed Submission version of the Greater Cambridge Local Plan.

2. Introduction

This report presents the results of an Initial Landscape and Visual Appraisal (LVA) to inform the Spatial Framework Strategy for the proposed Cambourne North allocation. It explains the potential changes to the landscape as a resource in its own right and people's views of the landscape. It has been prepared by landscape architects at Ove Arup and Partners Limited (Arup) with experience of the assessment of similar developments, with reference to current planning policy and best practice guidance.

The purpose of this report is to assess how the current proposals could impact the landscape and views to inform the future iterations of the Spatial Framework Strategy. This appraisal has been developed alongside other evidence base documents and strategies, including a Green-Blue Infrastructure (GBI) Framework and Ecology Strategy. It will form part of the supporting material for the Regulation 19 consultation for the Greater Cambridge Local Plan.

The report provides a summary of the initial appraisal with further detail provided in the following appendices:

- **Appendix A** sets out the methodology for the LVA.
- **Appendix B** provides the LVA Figures and descriptions of the baseline and sensitivity of each visual receptor group.

An environment-led approach has been applied to the Spatial Framework Strategy, strongly influenced by the LVA. Further information on how the LVA has informed the design and the embedded mitigation and enhancement measures is provided in Section 8.

There are clear differences between landscape effects and visual effects and the following distinctions have been made:

- **Landscape effects** relate to changes to the landscape as a resource, including physical changes to the fabric or individual elements of the landscape, its aesthetic or perceptual qualities, and landscape character.
- **Visual** relate to changes to existing views of identified visual receptors ('people'), from the loss or addition of landscape features within their view due to the Spatial Framework.

Landscape effects and visual effects have therefore been considered separately.

2.1 The Cambourne North Site and Spatial Framework

The Site comprises land to the north of the existing settlement of Cambourne and extends across a broad area of predominantly agricultural land situated between the villages of Elsworth, Knapwell and Papworth Everard. The area is defined by the A428 to the south, Ermine Street South and Papworth Everard to the west. The northern and eastern extents are more loosely defined following existing field boundaries and water courses to the east to allow for a buffer between the application area and the villages of Elsworth and Knapwell to the north and Dry Drayton to the east.

The Site incorporates several areas identified within the Cambourne Growth Strategy Programme as the principal locations for future development parcels and related infrastructure, including areas identified for integration with the proposed East West Rail station and the Cambourne to Cambridge Rapid Public Transport extension.

2.2 Assumptions and limitations

This section sets out the assumptions which have been made and the limitations which inform the scope of the LVA.

- At this stage, the project is at the strategic stage and detailed design information is not available. The design is under development and, as such, any descriptions of the proposed works may be superseded.

- The assessment is based on the Strategic Framework set out in the Cambourne North Stage 2 Regulation 18 consultation material.
- Zone of Theoretical Visibility (ZTV) mapping is based on the following maximum heights of buildings per block typology. This has allowed consideration of the potential extent of views of development to inform the worst-case scenario:
 - Type 1 - Town centre / local centre = 17.5m
 - Type 2 - Residential along transport corridor = 14m
 - Type 3 - Edge of development = 10.5m
 - Type 4 - Employment corridor = 12m

(Refer to Figure 1. Spatial Framework Block typologies).

- To calculate the ZTV, the simulation used spot heights located in the centre of each “super block” from the Spatial Framework, Strategy which was published at draft Local Plan stage (December 2025).
- Fieldwork for this assessment was undertaken during February and March 2026, a period when trees were not in leaf, which represents the worst-case scenario in terms of visual impacts. *Guidelines for Landscape and Visual Impact Assessment, 3rd Edition* (GLVIA3) the primary UK industry guidance used to assess and describe the effects of development on landscape character and visual amenity; notes that seasonal variation in visibility and effects should be considered where relevant, while recognising that the timing of surveys may limit this.
- The detailed design of proposed landscape mitigation is not confirmed. The effects reported in this initial LVA assume that landscape mitigation would be in accordance with the GBI framework. Effects have been assessed assuming that proposed planting has fully established.
- No assessment of visual effects during establishment phases has been undertaken as the phasing of development is currently unknown. However, early planting and establishment will be considered to assist in integrating development into the landscape and to mitigate views of construction and the completed and occupied development.
- For the purpose of this LVA it is assumed that woodland within the proposed strategic enhancement area in the north of the Proposed Development would cover at least 30% of the area and would not therefore provide full visual screening. This is to reflect the character of the SEA as a mosaic of habitats and green spaces.
- No assessment of visual effects at night has been undertaken as the extent of any proposed lighting is currently unknown.

3. Legislation, policy context and guidance

This section summarises the key national, county, local and neighbourhood planning policies relevant to landscape and visual amenity and explains, where relevant, how they have informed the LVA and the Spatial Framework.

3.1 Legislation

3.1.1 European Landscape Convention

Paragraph 2.1 of GLVIA3 states that:

“The UK has signed and ratified the European Landscape Convention (ELC) since 2002, when the last edition of this guidance was published. The recognition that government has thus given to landscape matters raises the profile of this important area and emphasises the role that landscape can play as an integrating

framework for many areas of policy. The ELC is designed to achieve improved approaches to the planning, management and protection of landscapes throughout Europe and to put people at the heart of this process.”

The ELC defines landscape as:

“...an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.”

3.1.2 The Environment Act 2021

The Act [1] provides a general protection of the landscape by protecting and enhancing the natural world.

3.1.3 Countryside and Rights of Way Act 2000

The Act [2] provides a general protection of the landscape and the public access to it.

The extent of Public Rights of Way (PRoW) within the study area that have a relationship to the proposed works have been considered as part of the appraisal.

3.1.4 The National Parks and Access to the Countryside Act 1949

The Act [3] provides a general protection of the landscape. This includes the creation of Public Rights of Way, improved public access to open spaces, and powers to preserve and enhance natural beauty.

The appraisal has considered the visual amenity of the study area, part of which considers natural beauty as an element of the appraisal.

3.1.5 Wildlife and Countryside Act 1981

The Act [4] provides a general protection of the landscape. This includes the protection of PRoW, and protects a selection of threatened plants, and their habitats against harm and disturbance.

3.2 National planning policy

3.2.1 National Planning Policy Framework (NPPF)

The National Planning Policy Framework 2024 (NPPF) [5] sets out the Government’s planning policies for England and how these should be applied, and the environmental role of sustainable development. The NPPF provides a framework within which local planning authorities formulate their development plans.

The requirements of the NPPF have been accounted for in the assessment, with particular emphasis placed on establishing the character and value of landscapes, avoiding, or minimising the extent and duration of, potential landscape and visual effects.

3.3 Planning Practice Guidance, Natural Environment

Planning Practice Guidance (PPG) [6] for the Natural Environment provides context to the NPPF and supports the conservation and enhancement of landscapes with particular reference to the use of landscape character assessment.

The Natural Environment PPG also provides information on Green Infrastructure, Biodiversity and Landscape, and standing advice with respect to trees, woodland and ancient woodland.

3.3.1 National Networks National Policy Statement

The Bedford to Cambridge section of the East West Rail project is designated as a Nationally Significant Infrastructure Projects (NSIPs). The National Networks National Policy Statement (NNNPS) [7] ‘sets out the need for, and government’s policies to deliver, development of NSIPs’. The NNNPS does provide guidance regarding the conservation and enhancement of the natural environment, and also the approach to considering landscape and visual effects, design mitigation and decision making.

3.4 Local planning policy

The Site is located within the area of influence of the Greater Cambridge Shared Planning authorities which comprises of South Cambridgeshire District Council and Cambridge City Council. The Councils adopted their respective Local Plans in 2018. The Greater Cambridge Local Plan, the 20-year plan for the Greater Cambridge area is currently being prepared by the Councils and has undertaken several rounds of consultation since 2020.

The Draft policies influencing the Site and its surroundings are:

Policy S/CBN: Cambourne North: This new strategic site sets out the proposed approach to the further expansion of Cambourne, taking account of the significant planned improvements to public transport in this area. The expansion of Cambourne will be developed during the period of the new Greater Cambridge Local Plan and beyond. The proposed Cambourne North site sits alongside the S/SEA/CBN Non-development areas adjacent to Cambourne North Strategic Enhancement Area. This area will ensure sufficient separation between neighbouring settlements and maintains a soft, green landscape to enhance the wider rural setting. These areas may also be used to deliver other associated uses, including drainage, habitat compensation and informal open space.

Policy S/CB: Cambourne: Cambourne comprises the three linked villages of Great, Upper and Lower Cambourne, originally envisaged in a masterplan that was approved in 1996. Outline planning permission was subsequently granted for a fourth neighbourhood at Cambourne West and was included in the South Cambridgeshire Local Plan (2018). Now designated as a town, the buildout of Cambourne is ongoing following subsequent approval of detailed (reserved matters) applications in 2020 and 2023. This policy provides a consistent planning framework for managing new applications for development within the town, in the context of a new strategic allocation for expansion of the settlement at Cambourne North. It incorporates a holistic vision for the development of Cambourne as a whole, to ensure that new development within the existing town and the expansion area to the north are well integrated and serve the needs of existing and future communities.

Policy I/SI: Safeguarding important infrastructure: This policy sets out the important infrastructure that should be safeguarded from any adverse impacts that may arise from development.

Policy BG/BG: Biodiversity and geodiversity: This policy controls the biodiversity impacts from development, including the approach to biodiversity net gain (BNG) which requires developers to ensure habitats for wildlife are enhanced and left in a measurably better state than they were in before development. The policy also controls development affecting sites and species of biodiversity and geodiversity importance.

The Site is under currently influenced by the adopted policies noted in the South Cambridgeshire Local Plan, adopted in September 2018. Policies which note landscape and views include:

Policy NH/2 which requires development to respect, retain and enhance local landscape character and distinctiveness, ensuring proposals are appropriate to the National Character Area in which they sit. It places clear emphasis on protecting landscape identity and setting.

Policy HQ/1 requires high-quality design that preserves or enhances local character, distinctiveness and landscape setting, integrates development visually, and creates coherent vistas, skylines and focal points. It also safeguards visual amenity by avoiding overbearing effects, poor interfaces or visually intrusive design.

Policy CC/6, which requires construction activities to be managed so that they avoid harm to landscape character, including ensuring spoil does not create features alien to local topography, and reducing visual, dust and other amenity impacts on neighbouring receptors.

4. Assessment methodology and scope

4.1 Introduction

The detailed methodology, including the criteria referred to in making judgements on the sensitivity of landscape and visual receptors is set out in Appendix A.

The methodology for the LVA has involved the following stages:

- a. A review of published landscape character assessments, studies, relevant supporting evidence base documents, aerial photography, mapping and fieldwork to define the baseline and to determine the extent of the study area within which there is potential for landscape and visual effects;
- b. Define the landscape and visual receptors and describe the landscape and visual baseline;
- c. Review the Spatial Framework Strategy to embed mitigation measures to avoid or minimise adverse landscape and visual effects and maximise opportunities for landscape integration and enhancement;
- d. Determine the sensitivity (nature of the receptor) of landscape and visual receptors, by considering the value attached to the landscape or views and susceptibility to change of the receptor;
- e. Provide a narrative appraisal of the potential landscape and visual effects relating to the complete and occupied settlement to inform the emerging site allocation and future planning applications, taking account of the design measures embedded in the Spatial Framework Strategy.

4.2 Assessment standards and guidance

The following standards and guidance have been used to inform the scope and content of the LVA, and to assist the description of the baseline and the identification and mitigation of potential landscape and visual effects:

- Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013);
- Notes and Clarifications on aspects of the 3rd Edition Guidelines on Landscape and Visual Impact Assessment (GLVIA3) LITGN-2024-01 (Landscape Institute, 2024);
- An Approach to Landscape Character Assessment, (Natural England, 2014);
- Assessing landscape value outside national designations, Technical Guidance Note 02/21, (Landscape Institute, 2021);
- Residential Visual Amenity Assessment (RVAA) Technical Guidance Note 2/19 (Landscape Institute, 2019);
- Visual Representation of Development Proposals, Technical Guidance Note 06/19 (Landscape Institute, 2019);
- Townscape Character Assessment, Technical Information Note 05/17 (Landscape Institute, 2017).

4.3 Scope of the assessment

The assessment scope was established by comparing the Spatial Framework Strategy with data, information and records relating to landscape character and the visual environment. The scope for the LVA was discussed at a stakeholder workshop on 5 February 2026 attended by representatives of the following organisations:

- Natural England;
- Environment Agency;
- Biodiversity & Greenspaces Team, Cambridgeshire County Council;

- Greater Cambridge Shared Planning Service;
- The Wildlife Trust for Bedfordshire, Cambridgeshire & Northamptonshire; and
- Royal Society for the Protection of Birds (RSPB).

Following this workshop, the scope was refined and agreed with the Greater Cambridge Shared Planning Service and the organisations noted above. This forms the basis of this LVA, as set out below.

In addition to the matters raised in the scoping workshop, the final assessment scope has also been informed by the following:

1. The outcomes of further consultation and engagement with statutory bodies, non-statutory organisations and those with an interest in landscape character and visual amenity.
2. Design changes made to the form and extent of the Spatial Framework Strategy in response to the transport assessment and ecology strategy.
3. The outcomes of further desk-based and field surveys undertaken to establish the landscape and visual baseline, and to inform the identification of the potential effects that could result from the proposed Cambourne North development.

5. Study area

The study area for the LVA includes all land within the Site and the area within which the proposed Cambourne North development may give rise to landscape and visual effects, as illustrated on Figure 2.

Detailed desk study and fieldwork has determined that intervening landform, buildings and vegetation and the acuity of the eye limit the extent of views to approximately 5km from the Site. Beyond this distance significant landscape and visual effects are not likely.

The following sections set out details of the existing landscape and visual context across this study area (See Figure 2. The Site and Study Area Plan).

5.1 Topography and hydrology

The Site sits within a landscape where the landform is defined by the rolling gault clay ridges. This gives rise to a gently undulating plateau north of Cambourne. The highest parts of this plateau at approximately 65 Above Ordnance Datum (AOD), located to the north of the existing town of Cambourne. From here the landform slopes down gradually northwards toward the Fens, allowing for longer distance views across the surrounding lowlands. The lowest point of the area surrounding The Site is along the brook leading toward Elsworth village at the northern boundary which reaches 30m AOD.

The Gault Clay defines a relatively impermeable landscape with frequent ponds and wet ditches. Within The Site and to the north the water is drains into straight agricultural ditches marking field boundaries and ecological corridors. These lead to several small gently winding brooks which flow northward toward the Fens forming small valleys.

The topography and hydrology have influenced the settlement pattern. The villages immediate to the north of the Site are generally located in the narrow valleys which incise the clay plateaux with minor watercourses running through them, as show in Figure 3 (Figure 3. Topography and Hydrology).

5.2 Landcover and vegetation patterns

The study area is characterised by a mosaic of large, irregular, agricultural fields lined with gappy hedgerows, hedgerow trees or open ditches. Large expanses of arable farmland make up the majority of the

study area, where fields are typically broad, open and intensively managed historic field boundaries have been lost to amalgamate fields, which is typical within the agricultural landscapes of Cambridgeshire. The agricultural land is interspersed with pockets of priority habitat and localised areas of semi-natural vegetation and ancient woodland blocks that provide biodiversity connectivity across the landscape and forming a varied pattern of vegetation.

In addition to the tree lined hedgerows along field boundaries and along water courses, a characteristic feature is the woodland blocks and belts which contribute to the enclosure of surrounding settlements which appear nestled into wooded landscapes which are important for protected species.

5.3 Land use and settlement

The study area is predominantly arable agricultural use, comprising large, open fields managed for commercial crop production. Within this farmed landscape are pockets of ancient woodland.

A major transport corridor of the A428 dual carriageway, runs through the area, creating a linear infrastructural feature separate from the surrounding farmland. Whilst several small woodland lined settlements skirt the perimeter of the study area, there are no settlements within the boundary. Built form is limited to a small number of isolated farmsteads, typically enclosed by woodland belts and mature vegetation that screen them within the agricultural setting.

5.4 Movement and connectivity

5.4.1 Roads

The major east-west transportation corridor of the A428 defines the southern strip of the study area although the road is in cutting or screened by landform bunds to reduce its impact on the wider landscape. This causes a line of severance north to south with only three bridges crossing this road in the study area.

Local roads traverse the study area north to south; High Street passing through Knapwell and Brockley Road.

5.4.2 Rail

There is an extent of safeguarded land near Cambourne for the proposed East–West Rail (EWR). This comprises a defined corridor of land protected by the Department for Transport to enable delivery of the proposed Oxford–Cambridge railway. In the Cambourne area, the safeguarding protects land for the rail alignment, a proposed new Cambourne station, EWR mitigation areas and land required for the construction and/or maintenance of the railway, ensuring that other development does not preclude the future construction and operation of the railway. As a stand alone project, EWR will result in extensive landscape and visual impacts that will need to be considered through that separate process. The findings of this LVA may need to be updated once that project is consented or delivered as it may fundamentally alter the landscape characteristics, qualities and views in the study area and from specific viewpoints.

5.4.3 Public rights of way

Public rights of way (PRoW) include a number of footpaths and bridleways following field boundaries or rural lanes, connecting the local villages. Notably the Pathfinder Long Distance Walk passes through the northern section of the Study Area between Elsworth and Papworth Everard. The route connects historic wartime memorials and RAF Pathfinder stations: Wyton, Graveley, Oakington and Warboys. North of the site it connects Dry Drayton in the east to Papworth Everard in the west, through Childerley, Kapworth and Elsworth.

5.5 Relevant environmental designations

There are no statutory or local landscape designations that cover the Site. There are local designations within the study area, notably within and around Elsworth such as conservation areas within Papworth Everard, Elsworth, Knapwell, Coxton, Eltisley and other surrounding historic settlements. Papworth Everard and Elsworth feature Protected Village Amenity Areas which are designated open spaces within village frameworks protected from detrimental development to retain the rural character, landscape, and tranquillity. Elsworth, Lolworth and Boxworth also feature Important Countryside Frontages which protect notable rural

boundaries where the surrounding countryside character washes into the villages. Several blocks of ancient woodland are Sites of Special Scientific Interest (SSSI). Papworth wood, Elsworth Wood and Overhall Grove located By Knapwell which are all of biological importance.

Notable environmental designations within the context of the study area which contribute to the landscape value of the setting are:

Eversden and Wimpole Woods SAC – located approx. 6.4 km south of Cambourne; designated for the *barbastelle* bat maternity roost.

Sites of Special Scientific Interest (SSSI) to the north of the study area, associated with ancient semi-natural woodland habitat and designated for their vascular plant communities. All are noted as unfavourable, with two declining.

Non statutory, local designations include two County Wildlife Sites (CWS): Ancient seminatural woodland sites in the northern part of the wider study area. And Brockley End Meadow (north), and Caxton Moats and Manor Farm Meadows (south and east) – designated for wet grassland communities.

Heritage Designations include: a Scheduled Monument at Knapwell moated site, a Registered Park and Garden at Childerley Hall. And Conservation Areas and Listed Buildings within surrounding villages such as Elsworth, Knapwell and other rural settlements.

Areas of isolated Ancient Woodland are found across the study area, at Knapwell, Elsworth, Papworth Everard and Boxworth.

5.6 Historical context

There is strong evidence of medieval settlement, both in present features, and in evidence of former villages. Great and Little Childerley had both disappeared by the 17th century, earthwork evidence of Great Childerley can be found in Great Park. Earthworks to the west of Childerley Hall delineate a 17th century bank and ditch. Medieval earthworks and moats can be found across the study area, in particular at Knapwell and Boxworth.

The settlement structure has changed little since the late 18th century. Small villages and hamlets dot the arable landscape, interspersed with farms and manor houses. Childerley Hall has a registered park and garden in a wider area of agricultural land. The halls originally had 3 historic deer parks surrounding the hall which covered over 100 Hectares at their 17^C peak. The Hall was the site of detainment of King Charles I.

The large field patterns of the 18th century were broken up over time into smaller fields, which have more recently been consolidated and regularised, but many original boundaries remain, and the land use remains dominated by arable farming.

The area is dotted with isolated woods, groves, spinneys and leys, showing the historic nature of these small areas of woodland, along with mature hedgerow boundaries. Close to site, the ancient woodlands of Knapwell, Papworth and Overall Grove are largely intact. Boxworth and Honeywell Woods have also changed little in size since the 18th century. The Ancient wood of Elsworth is smaller in size with balancing ponds in place of a portion of it. Some smaller, historic plantation woodlands are also still in place.

5.7 Tranquillity

The open rural character of the Site and the broader area means that the tranquillity is strongly influenced by the A428 (and construction works of the A421) to the south and the A14 to the north. Pockets of increased tranquillity are located in and around the local enclosure of woodland blocks or shallow treelined valleys.

The following sections summarise the principal changes expected to occur within the baseline.

6. Landscape baseline and effects

6.1 Introduction

This section summarises the information gathered and assessed to describe the landscape baseline, including published landscape character assessments at various scales. It defines which landscape receptors form the basis of the assessment landscape effects and summarises the effects on these receptors.

6.2 Published landscape character assessments

Relevant national and local scale published landscape character assessments have been reviewed as part of the LVA to identify the key features and characteristics of the study area. This information has been used to inform the iterative design.

Landscape character assessment is defined within the glossary of GLVIA3 as the “*process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscapes distinctive.*”. Natural England’s ‘An approach to Landscape Character Assessment’ notes the use and purpose of key characteristics, stating:

“Key characteristics are those combinations of elements which help give an area its distinctive sense of place. If these characteristics change, or are lost, there will be significant consequences for the current character of the landscape. Key characteristics are particularly important in the development of planning and management policies. They are important for monitoring change and can provide a useful reference point against which landscape change can be assessed. They can be used as indicators to inform thinking about whether and how the landscape is changing and whether, or not, particular policies – for example - are effective and having the desired effect on landscape character.”

6.2.1 National Character Areas

National Character Areas (NCA) are broad scale and provide context to more detailed studies of local landscape character.

The Proposed Development lies within National Character Area (NCA) Profile 88 Bedfordshire and Cambridgeshire Claylands, defined by Natural England which is summarised as a gently rolling lowland plateau defined by shallow river valleys that extend eastwards toward The Fens NCA. Its extensive arable farmland forms a largely open landscape, with wide views available from surrounding higher ground including the Yardley Whittlewood Ridge, the Bedfordshire Greensand Ridge, the East Anglian Chalk, and the Chilterns NCAs. Although dominated by commercial agriculture, the area also contains a range of seminatural habitats that provide valuable opportunities for people to engage with the natural environment.

Most of the NCA remains sparsely populated, with settlements traditionally concentrated along river valleys and, more recently, along major transport corridors. A sense of increasing urbanisation arises from the presence of large towns—such as Cambridge—and key infrastructure routes including the M1, A1, A14, and the Midlands and East Coast mainline railways.

Tranquillity across the area has decreased due to visual intrusion, noise, and light pollution associated with agricultural activity, settlement growth, and road improvements. Despite this, many places still retain a distinctly rural character and offer accessible, informal recreational opportunities for nearby urban populations. The area’s strong sense of place is enriched by its notable geology, archaeology, and historic landmarks, including Stowe House, Wimpole Hall, Wrest Park, Bletchley Park, the Cardington Hangars, the Grand Union Canal, and the post-industrial brickfield landscapes.

Key characteristics relevant to the study area

- A gently rolling lowland plateau, shaped by shallow river valleys that widen progressively toward The Fens NCA in the east.
- A varied and dispersed woodland pattern, including small plantations, secondary woodland, pollarded willows and poplars along river corridors, and clusters of ancient woodland—particularly on higher ground in the northwest—reflecting remnants of historic deer parks and Royal Hunting Forests.

- A predominantly open, arable landscape characterised by planned, regular field patterns edged by open ditches and closely trimmed, often species-poor hedgerows, contrasting with areas of more irregular, piecemeal fields.
- A rich mix of semi-natural habitats supporting diverse wildlife—including rare and scarce species—with designated sites linked to ancient woodland, bird rich wetland areas, great crested newts, stonewort species, traditional orchards, and unimproved grasslands noted for their floral diversity.
- Evidence of significant geological and archaeological heritage, visible in fossils, medieval earthworks, deserted settlements and Roman road networks. Historic parklands, country houses such as Longstowe Hall Gardens and Croxton Park, and Second World War airfields contribute strongly to the area's historic character.
- A range of traditional building materials—including brick, render, thatch and stone—with locally quarried limestone commonly used in villages such as Boxworth.
- Settlements concentrated around major transport corridors, with smaller towns, villages and linear settlements scattered across the wider area, maintaining a distinctly rural atmosphere. Many historic villages are nucleated around a church or village green.
- Key transport infrastructure traverses the area, including the A428, the A421 extension (under construction), and the proposed East West Rail corridor.
- Significant recreational assets, including Grafham Water, woodland and wetland reserves, an extensive rights of way network and National Cycle Routes. Cambridge and several historic market towns are also popular visitor destinations.

6.2.2 Regional Landscape Character Assessment is covered by the East of England Landscape Framework. This assessment notes that the study area generally falls within two Landscape Character Types: Wooded Village Farmlands and Lowland Village Farmlands.

Wooded Village Farmlands: A gently rolling, settled arable landscape with ancient woodland blocks and small nuclear villages. Often an open landscape with long views to woodland; woodland corridors are valued around settlements.

6.2.3 Greater Cambridge Landscape Character Assessment

The study area is covered by the Wooded Claylands Landscape Character Type (LCT) defined with this the Greater Cambridge Landscape Character Assessment. LCTs are a generic category of landscape with similar features and characteristics which are not location specific, whereas LCAs can be an instance of the broader LCT however LCAs have more specific characteristics and are both unique and location specific. This Wooded Claylands Landscape Character Type is subdivided into several smaller Landscape Character Areas (LCA), two of which coincide with the study area.

6.2.3.1 Western Claylands Villages LCA

The Claylands to the west of Cambridge are characterised by small, scattered villages with landscape settings made up of small fields and paddocks, providing a transition to the surrounding countryside. Villages often have a linear form, with rows of cottages and occasional larger farmsteads fronting roads and paths, while planned or newer settlements such as Highfields Caldecote, Bar Hill and Cambourne are atypical of this historic pattern.

Within the historic villages, built form reflects a rich vernacular, using a variety of materials including cream-painted timber framing, warm red brick and occasional yellow brick, with farm buildings in brick, weatherboarding and flint. Roofs commonly feature clay tiles, pantiles, longstraw thatch or Welsh slate, alongside distinctive architectural details that vary by period, from timber-frame features to Georgian and Victorian brick detailing. By contrast, many modern housing estates in larger villages do not respond well to this established local character.

6.2.3.2 LCT 4: Wooded Claylands

This LCT is defined by a rolling, elevated, settled rural plateaux with shallow valleys which are characterised by low density villages and open views framed by areas of woodland. The key characteristics of LCT 4 are summarised as:

- Gently rolling, elevated, arable landscape forming a lowland clay plateau
- Minor streams within create shallow depressions or valleys dissect the landscape
- Wooded landscape with substantial areas of deciduous and mixed woodland particularly at higher altitudes and associated with parkland and farm estates
- Strong evidence of medieval settlement, including deserted medieval villages, substantial earthworks, green lanes and several moated sites
- Low density settlement, comprising small linear or nuclear villages interspersed with farms and woodlands
- Open, peaceful and rural landscape

6.2.3.3 LCA 4A: Croxton to Conington Wooded Claylands

Croxton to Conington Wooded Claylands is a settled rural landscape where small woodlands, shelterbelts and tree clumps combine to create a well treed character. The key characteristics of LCA 4A are summarised as:

- Scattered small blocks of woodland, including some ancient woodland, with expanses of large arable fields in between
- Irregular, rectilinear field pattern
- Clumps of trees and hedgerow trees provide an overall well treed, enclosed character
- Parkland features at Conington Hall and Croxton Park including woodland blocks, shelterbelts, clumps of trees and a pond
- Settlements of a range of sizes including a new town at Cambourne and large village of Papworth Everard, several small villages, linear settlements along roads and isolated farms
- Village edges generally well defined by small fields, orchards, mature trees, thick hedgerows, shelterbelts and woodland
- Ermine Street Roman Road is a distinctive linear feature

The following existing landscape features have been identified within the published assessment as being vulnerable to change, those which are relevant to The Site have been considered in the Local Landscape Character Areas (LLCAs):

- Parkland features at Conington Hall and Croxton Park including woodland blocks, shelterbelts, clumps of trees and a pond
- Village edges generally well defined by small fields, orchards, mature trees, thick hedgerows, shelterbelts and woodland
- Ermine Street Roman Road is a distinctive linear feature

The Greater Cambridge Landscape Character Assessment also provides the following specific Landscape Guidelines for LCA 4A:

- Conserve parkland and enhance the specific features that give character and its context within the wider landscape in areas where it has been fragmented
- Conserve and enhance the regular small-scale small fields, orchards, mature trees, thick hedgerows, shelterbelts and woodland at village edges
- Maintain distinctive linear features

6.2.3.4 *LCA 4B: Lolworth to Longstowe Wooded Claylands*

Lolworth to Longstowe Wooded Claylands is a settled rural landscape with a distinctive wooded parkland character. The key characteristics of LCA 4A are summarised as:

- Scattered, small blocks of woodland, including some ancient woodland, linked by mature, fragmented hedgerow network
- Irregular, generally rectilinear field pattern
- Distinctive repetition of designed parkland features including historic parkland and the American Cemetery
- Landscape divided by straight linear features including roads, tracks and a dismantled railway
- Dense settlement pattern of small and medium sized villages concentrated close to main roads
- Villages generally have well defined edges defined by mature hedgerows, woodlands and clumps of trees
- Distinctive wide, open views towards Cambridge from Coton Countryside Reserve and towards Ely from the American Cemetery.

The following existing landscape features have been identified within the published assessment as being vulnerable to change:

- Distinctive repetition of designed parkland features
- Well defined village edges of small fields and paddocks with mature hedgerows, woodlands and clumps of trees
- Distinctive wide, open views towards Cambridge from Coton Countryside Reserve and towards Ely from the American Cemetery
- Green corridor linking Madingley Wood and the historic core of Cambridge which contributes towards the setting of the city

The Greater Cambridge Landscape Character Assessment also provides the following specific Landscape Guidelines for LCA 4B:

- Conserve parkland and enhance the specific features that give character and its context within the wider landscape in areas where it has been fragmented
- Conserve and enhance small-scale small fields and paddocks with mature hedgerows, woodlands and clumps of trees at village edges
- Conserve open views across the wider landscape towards Cambridge and Ely
- Ensure development enhances existing landscape features, creates links between villages and recreational assets and is in keeping with the open, rural character.

6.2.4 *Huntingdonshire Landscape and Townscape Supplementary Planning Document*

An area to the west of the Site with a degree of intervisibility and connectivity falls within the South East Claylands LCA defined within the Huntingdonshire Landscape and Townscape Supplementary Planning Document, 2022.

6.2.4.1 *The South East Claylands LCA*

The South East Claylands LCA covers the south-eastern part of Huntingdonshire, extending northwards and westwards towards the valley of the River Great Ouse. The topography has been influenced by watercourses, with the River Great Ouse carving out a broad, shallow valley to the north and west. Tributary streams contribute to the gently rolling landform of the area. The South East Claylands feature high-quality landscapes with established hedgerows, woodlands, and historic settlement patterns. Central areas are marked by tall hedgerows and frequent trees. Settlements are sparse, with villages either nucleated around greens or linear in form; buildings reflect traditional styles. Medieval traces like green lanes, moated sites,

and deserted villages suggest denser historical populations. Heavy clay soil supports cereal and arable farming.

6.3 Local landscape character analysis

These character areas have been assessed as part of this report to give a level of granularity appropriate to inform the Strategic Framework. Beyond these Local Landscape Character Areas (LLCAs) we rely on the published character assessments noted above (Refer to Figure 4. Landscape Character Areas Plan).

6.4 Local Landscape Character Areas (LLCAs)

6.4.1.1 *Cambourne Claylands ridge*

Key characteristics

- The LLCA forms the flat crest of the Claylands plateau, reaching a maximum elevation of around 65m with subtly undulating landform compared to the more dramatically rolling valleys to the north.
- The LLCA is dominated by arable landscape made up of large fields with treelined hedgerows, small woodland blocks including ancient woodland
- The southern corridor is defined by the infrastructure corridor of the A428 which influences the tranquillity of the LLCA
- Long distance open views over the arable landscape to the south toward the nearby settlements which sit in a treelined skyline in many locations interrupted by pylons
- Local lanes and PRow run north southward with little east west connectivity and have a tranquil rural character and typically feature large open views across the arable landscapes. St Neots Road has particularly open views across the plateau with sparse low hedgerows and scattered trees.
- The southern boundary aligns with the ridgeline, marking the watershed between catchments and forming a strong, linear topographic edge.
- Clay soils and flat topography are drained by linear agricultural ditches lined by trees, the LLCA also features Ponds and fisheries within wooded areas
- Localised areas of steeper topography at the initial stretches of watercourses create noteworthy areas of interest, typically with scattered linear woodland and atypically rich ecology.

6.4.1.2 *Claylands Valleys and Villages*

Key Characteristics

- The LLCA is shaped by rolling, undulating clay valleys that contrast with the flatter Cambourne Claylands Ridge to the south.
- These wide, shallow, meandering valleys contain small brooks and seasonal watercourses that structure the landform and influence how views unfold across the landscape.
- The alignment of valleys and hydrology directly determines settlement pattern: villages consistently occupy these shallow valleys, developing linear forms along the watercourses, typically running north-south where valleys orient that way.
- Woodland belts follow the same valley lines, reinforcing the sense of a landscape organised by topography and drainage.
- Between the villages is predominantly fields. The fields are smaller, boundaries are more complex, organic and interspersed with woodland blocks within proximity to the settlements. Further from the settlements the fields become larger and less organic in shape.
- Skylines are a combination of rolling agricultural crops, hedgerows, scattered trees or woodland blocks and some views of rows of pylons to the south.

6.4.2 Summary of The Site character description

The site sits across a transition between the open, elevated character of the Cambourne Claylands Ridge to the south and the more rolling Claylands Valleys and Villages to the north. Open long-distance views are frequent in-between the settlements to the north aligned with the ridges of the wide valleys. To the south, the landscape is defined by a broad, gently undulating plateau with a strong rural character, large arable fields and long, open views, including from many public rights of way that run north–south across plateau. This openness is locally modified where watercourses incise the plateau, creating pockets of steeper topography with increased vegetation cover and ecological interest. Northwards, the landform becomes more varied, with wide, shallow valleys aligned to small brooks and drainage corridors. These valleys strongly influence settlement pattern, with villages and linear development consistently located within the low-lying land along watercourses. Around these settlements, field patterns become smaller and more organic, with irregular boundaries and a noticeably higher density of woodland blocks and hedgerows, reinforcing a more enclosed, isolated rural character of the settlements that contrasts with the expansive, open agricultural landscape of the ridge.

6.5 Summary of landscape baseline

Due to the scale of the proposed framework and the granularity of the published landscape character assessments, the LLCAs described above will be assessed to be most relevant and representative of the specific site and its immediate context.

LLCA Sensitivity analysis:

Cambourne Claylands ridge

Value: The broad area of the LLCA has limited distinctiveness or associative qualities which results in a generally low landscape value compounded by the negative influence on tranquillity and interruption of landscape pattern caused by the infrastructure corridor to the south of the LLCA. However, the presence of small pockets of ancient woodland designated as SSSIs for biological value, the recreational function provided by the PRoW network, and areas of rural scenic quality elevate the overall value of the LLCA to **medium**.

Susceptibility: The flat, elevated crest of the Claylands plateau combined with open arable landscape, defined by large field patterns creates a prominent and open landform with a high degree of intervisibility within the LLCA and some long distance views southward. Treelined hedgerows and small woodland blocks, including small pockets of ancient woodland, form a treelined skyline in a sparsely settled, rural landscape which is also susceptible to change. Despite the A428 influence on tranquillity along the southern corridor, much of the LLCA retains rural perceptual qualities and the open nature of the LLCA, intervisibility and treelined skyline results in a **high** susceptibility to change.

Sensitivity: The LLCA has a **medium** sensitivity resulting from the landscape having a relatively low quality and value with only a small number of isolated landscape features which exhibit value such as ancient woodland blocks and PRoW. This gives the LLCA a moderate ability to accommodate change without undue consequences to the existing condition.

The Claylands Valleys and Villages LLCA

Value: The Claylands Valleys and Villages LLCA has no statutory landscape designations, and its overall landscape quality is determined by its agricultural character and the presence of modest settlements and woodland blocks within the shallow valleys. The rolling, undulating landform creates a mixture of open and long range views over the agricultural fields from the local crests and short-range enclosed views within the valleys and settlements. Several of the linear villages along the watercourses contribute historic and perceptual value. These indicators of value elevate the overall landscape value to **medium**.

Susceptibility: The LLCA's rolling, undulating clay valleys create a distinctive landform whose shallow, meandering profiles structure both views and settlement pattern, reducing the LLCAs overall susceptibility whilst localised elevated locations with higher degrees of intervisibility have increased susceptibility. However, the settlement pattern of isolated villages well separated from one another by wooded buffers and open undulating arable landscape, creates a high degree of tranquillity. This degree of separation between settlements and tranquillity results in a **high** susceptibility to change for the LLCA.

Sensitivity: Given its medium value and high susceptibility, the Claylands Valleys and Villages LLCA exhibits a **high** overall sensitivity. Although the landscape is not of designated quality its isolated settlement pattern within rural tree lined valleys and wider open arable setting are important characteristics that could be affected. The LLCA therefore has only limited capacity to accommodate change without undermining its baseline condition.

Table 1 below sets out the landscape receptors that will form the basis of the assessment of landscape effects.

Table 1: Landscape receptors

Landscape Character Area	Value	Susceptibility	Sensitivity
Local Landscape Character Areas			
Cambourne Claylands ridge	Medium	High	Medium
Claylands Valleys and Villages	Medium	High	High

6.6 Landscape effects

6.6.1 Potential landscape impacts

Impacts on landscape of the proposed Cambourne North development may include the following:

- Fundamental change of landscape character: openness / rural / sense of isolation within the villages
- PRoW and local lanes openness
- Localised areas in the south of the LLCA will be in very close proximity to the proposals with high potential for intervisibility and changed views of an urban nature
- Reduction of openness of agricultural area and surrounding settlements
- Loss of tranquillity and sense of isolation
- Risk of perceived remoteness, rural context and coalescence between settlements
 - Knapwell is very sensitive to character change as it is both in the closest proximity to the proposals as well as the largest scale contrast between Knapwell and the proposed framework. The High Street is a narrow rural lane running through the historic settlement and has a rural character which will be impacted within close proximity to the southern end of Knapwell – especially if road improvements are required.
 - Elsworth is within close proximity to the proposals and whilst the centre of Elsworth is enclosed by built form and vegetation there are areas of intervisibility on the settlement's southern side; e.g. from Brockley Road
 - The majority of Papworth Everard is not intervisible with the site due to a large block of woodland to the east of the settlement and the large commercial units on the southern edge of the village. However, there are localised areas with uninterrupted long-distance views over the rolling arable land which will be impacted by the proposed framework from Stirling Way
 - Despite Boxworth being further removed from the proposals less directly impacted by the coalescence however, the sense of remoteness and rural setting is reduced due to some intervisibility from Elsworth Road from the southwestern edge of the settlement.
- Settlement pattern of alignment along the watercourses featured in the Clayland Valleys and Villages LLCA will be interrupted
- The addition of a woodland buffer, whilst in keeping in settlement pattern and will mitigate some views of the proposed built form it will also reduce the current sense of openness

6.6.2 Summary of landscape effects

This section summarises the potential landscape effects that could arise from the proposed Cambourne North development, having regard to the baseline character, the identified landscape receptors and the established assumptions and limitations.

The proposed Cambourne North development has the potential to give rise to notable landscape effects, principally as a result of the change from a predominantly open, rural, arable landscape to a new settlement edge and associated infrastructure. The main effects would relate to changes in landscape character and perceptual qualities, including a reduction in perceived openness and rural character, an increased influence of built form and movement corridors, resulting in a reduction in tranquillity. The extent to which these effects are experienced would vary across the study area in accordance with landform, existing vegetation and the degree of intervisibility, and would be influenced by the embedded mitigation.

For the **Cambourne Claylands Ridge** (medium sensitivity), landscape effects are predominantly related to the transition of a significant proportion of the character area from rural, open agricultural land to development. Effects range from loss of the existing large-scale arable field pattern and treelined skyline and reduction of the open character experienced across the plateau especially along the rural north–south routes. The openness and degree of intervisibility that characterise this LLCA, including on St Neots Road and along local PRoW, mean that the new settlement would likely be experienced over a broad area, regardless of the influence of the A428 corridor on the southern part of the LLCA. Localised areas associated with incised watercourses and existing woodland blocks would continue to provide limited, localised containment, but the overall effect would be a shift away from an expansive rural plateau character.

For the **Claylands Valleys and Villages** LLCA (high sensitivity), effects are likely to be pronounced due to the change of a significant proportion of the land from rural, agricultural fields to development. Notable effects are degradation of the separation of existing settlements risking coalescence and interruption of existing settlement patterns, reducing the sense of openness and remoteness. Knapwell and Elsworth identified as particularly sensitive due to proximity and areas of intervisibility. While parts of Papworth Everard and Boxworth are generally screened, localised open views (for example from Stirling Way in Papworth Everard and from the southwestern edge of Boxworth) indicate that effects could be experienced where vegetation and landform do not provide containment.

7. Visual baseline and effects

7.1 Introduction

This section summarises the visual baseline and potential impacts and identified within the study area through a review of ZTVs and fieldwork surveys. Detailed descriptions of the baseline are provided in **Appendix B**.

7.2 Zones of Theoretical Visibility

Zones of Theoretical Visibility (ZTV) presented below have been used to help identify sensitive visual receptor groups and locate representative viewpoints.

The bare earth ZTV presented in Figure 5 indicates the potential for wide ranging views across parts of the study area. This is because the land is generally flat or gently undulating, and the Site is partly on a higher area of land. Theoretical visibility is most apparent close to the Site, and in the north and southwest. Lower ground in the valleys, and to the east of the Site is effective in reducing the extent of more distant views. Notable low points with limited visibility are seen between Papworth Everard and Hilton, east of Boxworth and east of Childerley. Theoretical visibility is highest on the elevated ground, east of Knapwell, west of Boxworth, east of Papworth Everard, and to the southwest, near Eltisley (see Figure 5. Zone of Theoretical Visibility (bare earth)).

The ZTV with screening presented in Figure 6 below indicates that the theoretical extent of visibility is substantially reduced compared to the bare earth ZTV by existing buildings and vegetation. This is particularly evident in the eastern and southern parts of the study area, where theoretical visibility is substantially reduced. Visibility to the south, southeast and southwest is heavily screened by Cambourne. Within the Site itself, blocks of woodland screen intervisibility. Visibility still extends into some areas, notably to the northeast and west where the land is higher. Within the settlements to the north, west and southwest of the study area, visibility is likely to be limited to glimpses between buildings on the settlement edges.

Fieldwork surveys have shown that other vegetation not modelled into the ZTV, for example along field boundaries and in private gardens, further reduces the extent of visibility indicated on the ZTVs (Figure 6. Zone of Theoretical Visibility (with screening)).

7.3 Visual receptors and representative viewpoints

Visual receptors potential to experience views of the construction or existence and operation of the Spatial Framework Strategy were identified through interrogation of the ZTVs and fieldwork, and subsequently categorised into the following types:

- Local communities
- Road users
- Users of PRoW, Byway and Bridleway networks
- Users of Promoted Recreational Routes
- Recreational users of parks and green spaces

A preliminary description of the baseline view experienced by each visual receptor group is provided in **Appendix B**. Where a collection of visual receptors in the same category are likely to experience similar views, these have been grouped.

The value attached to views varies across the study area and is specific to each location. It has been established at the baseline stage, independent of the nature or activity of the receptor and of the Spatial

Framework. There is some relationship between the value attached to the landscape and people's views of the landscape, and this is explained on a case-by-case basis in **Appendix B**. The susceptibility of visual receptors to change, which together with the value attached to views informs their sensitivity, is defined in the assessment of visual effects in section 6.4 of this chapter.

Representative viewpoints have been identified and used to inform the assessment of visual effects, the locations of which can be found in Figure 6. These viewpoints, which have been agreed with Greater Cambridge Shared Planning, have been selected to represent a range of close, middle and long-distance views from various receptor groups including residents of local communities, recreational users and people travelling through the area. In some cases, a viewpoint may be selected as it is representative of more than one visual receptor group. Sequential views from the promoted route, the Pathfinder Long Distance Walk (PLDW) have been considered with reference to relevant representative viewpoints.

A review of the published character areas has not identified specific viewpoints which are within the study area that are oriented towards the Site.

Annotated photographs (Landscape Institute Type 1) of the existing baseline view are included for each representative viewpoint. These are provided in Appendix B

Table 2 summarises the visual receptor groups identified, the corresponding viewpoints shown on Figure 6 and the value attached to the view at these locations.

Table 2 indicates that the value attached to views across the 24 representative viewpoints is predominantly low (15 viewpoints), with medium value recorded at seven viewpoints and very low at two viewpoints. Medium value is most commonly associated with receptors for whom the setting and outlook are part of the experience, notably parts of the PRoW/bridleway network and the promoted route (VP03, VP04, VP06, VP10) and view dependent recreation/greenspace (VP17, VP24), as well as selected local community locations (VP08) and one local road viewpoint with a higher quality rural outlook (VP20). By contrast, views experienced from main roads are consistently low (VP13, VP14) and the lowest values occur where road infrastructure dominates the foreground (VP16, VP18).

Table 2: Representative viewpoints and visual receptors

Representative viewpoint	Associated visual receptor groups	Value attached to views
1 PRoW 66/2 between Dry Drayton and Bar Hill Nature Reserve	Users of PRoW, Byway and Bridleway networks	Low
2 Lolworth	Local communities	Low
3 Byway 142/7 near Battle Gate Road	Users of PRoW, Byway and Bridleway networks	Medium
4 Thorofare Lane, Knapwell east byway 27/8, Pathfinder Long Distance Walk (PLDW)	Users of Promoted Recreational Route	Medium
5 Elsworth Road, Boxworth edge	People travelling through the area on local roads	Low
6 Knapwell west PRoW 73/13 (PLDW)	Users of Promoted Recreational Route	Medium
7 Elsworth South PRoW 73/13 (PLDW)	Users of Promoted Recreational Route	Low
8 Conington, St Mary's Church	Local communities	Medium
9 Elsworth West PRoW 73/3 (PLDW)	Users of Promoted Recreational Route	Low
10 Elsworth Wood Bridleway 73/4	Users of PRoW, Byway and Bridleway networks	Medium
11 St Neots Road/Bridleway junction	People travelling through the area on local roads Users of PRoW, Byway and Bridleway networks	Low Low
12 Papworth Everard East PRoW 73/3 (PLDW)	Users of Promoted Recreational Route	Low
13 Papworth Everard, Ermine Street South, A1198	People travelling through the area on main roads	Low
14 St Ives Road	People travelling through the area on main roads	Low
15 Caxton Drift Bridleway 74/1	Users of PRoW, Byway and Bridleway networks	Low

Representative viewpoint	Associated visual receptor groups	Value attached to views
16 Old A428	People travelling through the area on local roads	Very low
17 Cambourne Wildlife Trust Nature Reserve	Recreation - view dependent	Medium
18 A428 Crossing. PRoW 142/10	People travelling through the area on local roads	Very low
19 Cambourne Recreation Ground	Recreation - not view dependent Local communities	Low Low
20 Knapwell Wood	People travelling through the area on local roads	Medium
21 Highfields Caldecote, Highfields Road	Local communities People travelling through the area on local roads	Low Low
22 New Barns Lane	People travelling through the area on local roads	Low
23 Rogues Lane	People travelling through the area on local roads	Low
24 Knapwell Plantation	Recreation - view dependent Local communities	Medium Medium

7.4 Summary of visual baseline

This section provides a summary of the extent and character of views and visual amenity across the study area, determined through desk study and fieldwork.

7.4.1 Local Communities

There is very little settlement within and on the boundaries of the Site and therefore few residential receptors. These are predominantly limited to people living in isolated farmhouses in the rural landscape or houses adjacent to roads running through the Site, for example Saxon Mound Lodges on St. Neots Road. Views are typically across large arable fields, curtailed by woodland on the horizon and with limited other development visible.

Most settlements near the Site have limited views, and while they were reviewed for inclusion, they were generally not assessed for effects. Baseline residential outlooks tend to be settlement edge locations where breaks in hedgerows provide views across adjacent arable fields (VP02, VP21). The wider setting seen from the local communities is typically a mosaic of farmland and woodland blocks, with a generally treelined skyline that can be punctuated by pylons, church towers/spires where visible, and occasional farm structures (VP02, VP12, VP21). Where settlements abut strategic infrastructure, baseline views can include elements of road corridors (traffic, lighting columns, earthworks/bunds) and associated planting, which locally influences visual character (VP14, VP16, VP21).

Overall, the value attached to views where the outlook is typical arable farmland and where infrastructure such as pylons detracts from the scene (VP02, VP21) is generally low. This increases to medium where views are more contained or framed and include distinctive local landmarks (Church towers and spires), and where scenic quality is higher (VP08, VP24).

Views towards the Site from the residential areas of Cambourne are substantially screened by the dense urban development and the trees and woodland within green spaces and which surrounds the existing settlement and lines the A428. Views in Cambourne are therefore mostly short and dominated by buildings and open spaces.

The most proximate residents of Cambourne are located on the northern boundary, close to the A428 (VP24) and people living around Cambourne Recreation Ground (VP19). However, the density of intervening vegetation means that there are no views of the Site.

In consideration that views are largely dominated by the existing townscape and the A428 with woodland providing some enclosure, the value attached to views is low to medium.

7.4.2 Road Users

Road user receptors are typified by two types, those travelling on local roads, and this may include motorists, cyclists and in some locations, walkers; and those travelling on main roads which are more likely to be motorists.

7.4.2.1 *People travelling through the area on Local roads*

Views from local roads are predominantly rural in character, typically across gently undulating arable farmland with a strong pattern of hedgerows, field trees and frequent woodland blocks (VP05, VP10, VP11). Visual openness varies between long, open panoramas across large fields (e.g. Rogues Lane; parts of Elsworth Road) and more enclosed green lanes within vegetated road corridors (VP03, VP05, VP23). Settlement edges are intermittently present and often filtered, with recurring features and detractors including pylons, the Cambourne water tower, telegraph poles/lines and, locally, major road infrastructure and associated earthworks/planting (VP12, VP16, VP20, VP21).

Overall, the value attached to these views is generally low where typical arable scenes and/or infrastructure detractors dominate (e.g. VP05, VP16, VP23), increasing to medium on more scenic routes with open rural views, woodland and undulating landform and fewer detractors (e.g. VP20).

The susceptibility of this receptor group is typically medium, reflecting the generally transient and road-focused nature of views, while recognising that some routes are experienced regularly by local users and may be appreciated at lower speeds by cyclists and walkers.

7.4.2.2 *People travelling through the area on main roads*

Views experienced by people travelling on main roads (strategic routes such as the A1198 and B1040) are typically experienced within a road corridor defined by verges, safety barriers and roadside vegetation, with the wider landscape seen beyond as a rural arable backdrop (VP13, VP14). Although occasional longer-distance views can occur where landform falls or rises to reveal successive field layers, views are frequently constrained by crests, cuttings, bunds and roadside planting (VP13, VP14). Road related elements, major infrastructure works such as A428 earthworks and tall lighting columns are consistent detractors, alongside utility features such as pylons and telegraph poles (VP14, VP16). Overall, the value attached to these views is typically low to very low, and susceptibility to change is low given the higher speeds and road-focused nature of the viewing experience.

7.4.3 Users of the PRoW network

Viewpoints for this group of receptors represent the networks close to Dry Drayton, Boxworth, Eltisley, Papworth Everard, Elsworth, and Knapwell Wood. The baseline views are predominantly of a working arable landscape on gently rolling landform, structured by hedgerows, ditches, scattered trees and frequent woodland blocks that form a largely treelined horizon. The typical value of views is low to medium, reflecting generally rural, scenic characteristics in good condition but with recurring detractors such as utility infrastructure in some views (VP01, VP15, VP20, VP11).

Many routes function as linear green corridors where hedgerows, woodland edges and riparian vegetation filter or enclose views along the line of travel, although localised gaps, field edge breaks or higher ground can provide open, longer distance views across multiple field layers. Common baseline features include occasional farm tracks, buildings and boundary fencing, with pylons and telegraph poles recurring in several views. In some locations there are glimpses of existing settlement edge (often Cambourne) or road corridors where routes cross/approach major infrastructure (VP03, VP10, VP11, VP01, VP15, VP20).

7.4.4 Users of the Pathfinder Long Distance Walk

A series of viewpoints along the Pathfinder Long Distance Walk are referenced, from Knapwell, to Elsworth and towards Papworth Everard. The baseline experience of views along the route are predominantly of a rural arable landscape on gently undulating landform, with a strong structure of hedgerows, scattered trees and substantial woodland blocks (including Knapwell Wood and Elsworth Wood) forming a largely treelined horizon. Along more open and elevated stretches, the route provides broad, long-distance panoramas across successive field layers, with occasional rural detractors and landmarks such as pylons, telegraph lines and the Cambourne water tower, and intermittent glimpses of existing settlement edge in the wider setting (VP04, VP06, VP07, VP09, VP12).

The value attached to views for promoted route users is generally low to medium: it tends to be medium where the route is at a high point and the openness and extent of rural views (including multiple woodland blocks) create a more scenic panorama with relatively few detractors (VP04, VP06), and low where pylons and other utility infrastructure are more visually prominent and/or the scene is a typical arable view without distinctive features (VP07, VP09, VP12).

7.4.5 Recreational users of parks and green spaces

For recreational users of local greenspaces (nature reserve, recreation ground, plantation), the typical view value is Low to Medium

Cambourne Nature Reserve, (VP17) which lies between Lower Cambourne and Great Cambourne is an exception with regards to views from Cambourne towards the Site. The land rises here to a local high point of approximately 70m AOD, giving rise to open views to the north across the rooftops of the existing settlement, screening most of the Site beyond. The land in the southern part of the Site is broadly at the same elevation and therefore the northern parts of the Site are not visible. This location has scenic qualities, and views are part of the visitor experience with the elevated points offering wide outlooks over the surrounding rural landscape. The value of the view here is medium.

Within the recreation ground (VP19), baseline views are of managed sports pitches, courts and pavilions with vegetated boundaries providing a consistent backdrop and limiting longer-distance views. The value is low for this functional, sports-focused space where views are not the primary attraction.

In the small, wooded plantation alongside the A428 (VP24), the baseline experience is typically enclosed with naturalistic views along paths and through mature vegetation, and limited outward visibility, giving a medium value (Refer to Figure 7. Landscape and Visual Amenity Designations Plan).

7.5 Visual effects

The following section provides a summary of the potential visual effects that would result from the proposed Cambourne North development.

The ZTV illustrated in Figure 5 and Figure 6 illustrates the theoretical visibility of the proposed Cambourne North development, excluding potential mitigation.

Consideration of potential mitigation measures is provided in Section 7.

7.5.1 Local communities

The views of people living within the Site and on its boundaries are likely to be transformed by the proposed Cambourne North Development as the baseline would change from rural to urban. This would replace the pattern of fields bounded by hedgerows, trees and woodland with buildings, roads and associated infrastructure. Residents have high sensitivity to changes in views and therefore those living within the Site and on its boundaries would be likely to experience a high or very high magnitude of effect, depending on the proximity of development and the extent of intervening vegetation. This would result in likely significant effects.

Elsworth sits low enough in the valley that the proposed Cambourne North Development is not likely to be visible at all from there but views just outside the village would be considerably changed. Knapwell is similarly screened from within the village but views out from the village would be significantly altered.

The communities further north of site: Connington, Dry Drayton, Boxworth, Bar Hill and Lolworth will have very limited change to their views. There are some isolated locations where the edge of the new settlement would be visible but the effects would not be significant. It was deemed that there would be no effect at all at VP02, Lolworth and so it was not assessed further.

7.5.1.1 Cambourne

The proposed Cambourne North Development would largely be screened by the existing dense urban development within Cambourne and the mature trees and woodland within green spaces in and around the

settlement and which line the A428 to the north. This means that there would be no perception of this development across most of the existing settlement.

Views from the northern edge of the existing settlement are likely to be heavily screened by existing, dense woodland along the A428, for example represented by VP16. Visual effects on residents would not be significant considering the very low magnitude of impact.

Connections between the proposed Cambourne North Development and the existing settlement at Cambourne Recreation Ground (VP19) would introduce new infrastructure and traffic into the views of people living around the open space. The magnitude of impact would be medium and, considering the context of the busy existing surrounding urban townscape, it is unlikely that the resulting effects would be significant.

7.5.2 Road users

7.5.2.1 Main road users

Views are generally incidental when travelling and susceptibility is typically low, so effects are often minor; however, effects can increase where there are long, open views towards the Site and the skyline would change to a clearer settlement-edge view (VP13).

Views are generally incidental and experienced as brief, peripheral glimpses with attention on driving; susceptibility and sensitivity are typically low. Accordingly, effects are generally not significant where visibility is limited or filtered (VP14, VP18).

However, where there are sustained, open views towards the Site (notably on the A1198/Ermine Street South VP13), the development could form a clearer settlement edge skyline with potential visibility of taller town-centre and station related elements, resulting in high magnitude and moderate (significant) effects. In the future baseline scenario where EWR is consented and built, this would substantially alter views from this location to the east.

7.5.2.2 Local road users

For the local road users, visual effects vary widely depending on distance from the Site, the openness of views and the degree of roadside screening. Where visibility is very limited or distant, effects are typically negligible (VP21, VP22). Where the development appears only as a small, intermittent element within a broader rural view (VP05) or where substantial earthworks and planting can filter views (VP18) effects are generally minor. By contrast, on local roads that provide sustained open views towards the Site, effects can become significant as the skyline changes to a clearer settlement edge view (VP23). The greatest change is recorded on routes close to the Site boundary, where views are largely transformed and effects are major (VP11, VP16 and VP20).

7.5.3 Users of the PRow, Bridleway and Byway network

Effects on PRow, bridleway and byway users range from negligible to minor where the proposal would be distant (2-4k away) and visibility limited to small skyline elements, often filtered by intervening vegetation and landform (VP01, VP15). Become significant where there are sustained, open views and the outlook would change to a clearer settlement edge panorama (VP04).

The highest effects are recorded where routes lie within the development area or immediately adjacent to it, such that the route becomes an urban, residential corridor and the change is experienced continuously along the line of travel (VP03, VP10, VP11, VP20). Maintaining the integrity of linear green corridors (byways/bridleways bounded by hedgerow and woodland) is a repeated theme in relation to route quality, and effects can be greater in winter where screening relies on vegetation (VP03, VP1, VP18, VP20). Promoted route sections of the Pathfinder Long Distance Walk show a similar pattern, with moderate to major effects focused on open, elevated and near-site sections (VP04, VP06, VP07, VP09, VP12).

7.5.4 Users of the Pathfinder Long Distance Walk

Across the assessed sections of the Pathfinder Long Distance Walk, effects are consistently identified as significant, reflecting the route's reliance on open rural views. The principal change is a shift from a

predominantly arable, treelined panorama to a clearer settlement-edge skyline extending across a broad horizontal span, with potential for taller town-centre/station-related elements to register above intervening vegetation in some views (VP04, VP06, VP09, VP12).

The greatest effects occur on the open and elevated near site stretches, typically within approximately 500m of the site boundary—where multiple development components would be visible together and become a persistent presence alongside the route. In these locations, magnitude is assessed as high and effects as moderate to major (significant), including major at the closest assessed point (VP06) and moderate at other open sections (VP07, VP09, VP12, VP04).

Effects reduce where the PLDW becomes more enclosed by hedgerows and woodland blocks, or where route alignment and landform limit the viewing window. However, several sections are sensitive to seasonal change where screening relies on vegetation (VP04, VP06, VP07). Overall, the assessment indicates that significant effects are concentrated on those parts of the promoted route that combine proximity, openness and elevation, with more contained sections experiencing a less extensive change in view.

7.5.5 Recreational users of parks and green spaces

Effects on recreational users vary with how strongly the recreational experience depends on scenery. Where views are incidental to activity (sports pitches), effects are generally lower; where scenic qualities and outlook are an important part of the visit (nature reserve high points), effects can be more notable even at distance (VP19, VP17).

It may be possible to glimpse the tops of taller buildings in the southern part of the Site around the proposed East West Rail station and new town centre from the high ground within Cambourne Nature Reserve (VP17). These buildings would be visible beyond and in the context of the existing buildings in Cambourne, including the offices of South Cambridgeshire District Council, approximately 1.5km to the north. The magnitude of impact would be low and visual effects are not likely to be significant.

From the Cambourne recreation ground sports fields (VP19), there may be visibility of taller buildings in the southern part of the Site around the proposed East West Rail station. Visual effects are not likely to be significant as views are not of primary importance to those using the sports grounds. The magnitude of impact will depend on the location of a connection between the proposed Cambourne North Development and the existing Cambourne settlement

Overall, recreational users are most likely to notice change at greenspaces with open, valued outlooks, while users of more enclosed or activity-focused spaces are more reliant on the retention of boundary planting to maintain a locally contained setting. In practice, this means that maintaining long term screening/edge planting will be central to retaining the recreational experience across the network of local greenspaces

8. Design, mitigation and enhancement measures

8.1 Embedded mitigation

The Spatial Framework Strategy has been designed, as far as possible, to avoid adverse effects on the landscape and views through option identification, appraisal, selection and refinement.

Modifications made to the Spatial Framework Strategy to avoid landscape and visual effects include:

- Strategic placement of woodland and vegetative cover to filter views towards the development
- New large-scale woodland proposal that buffers surrounding villages to be in keeping in character and structure with the existing village woodland
- Creation of dark corridors to provide ecological connectivity North-South between the development
- Protect and enhance habitats and movement routes for key species, including ‘nature-only’ areas.

Measures which have been integrated (embedded) into the Spatial Framework Strategy to minimise effects on landscape character, views and visual amenity include the following:

- A connected network of green spaces within the development
- Embedded climate resilience and nature-based design in buildings, streets and infrastructure
- Use of native and locally endemic species, particularly for woodland and hedgerow planting
- Integration of a network of 'dark corridors' for bat mitigation.
- Sensitive lighting within the development to minimise spill into the surrounding areas and dark corridors
- Safeguard existing views
- Embedding the buffer, planting strategy, and green infrastructure early in the development process
- Early planting is key to reducing sightlines during construction.

8.1.1 Landscape design approach

A Green-Blue Infrastructure Framework was developed early in the design-development process. Consideration was given to:

- The recommendations contained within relevant landscape guidelines, including Natural England Statements of Environmental Opportunity (SEO) outlined in NCA 88.
- Landscape receptors which are sensitive to the changes proposed. Notably:
 - Open views from accessible areas along PRoW and along rural lanes
 - Local settlement patterns which are characterised by their sense of separation
 - Existing landscape assets such as ancient woodland and historic field boundaries.
- Views which are sensitive to change with high degrees of intervisibility due to the open landscape or close proximity to the proposed framework.

9. Glossary of terms

The following terminology has been used consistently throughout the assessment:

- **Landscape Character Types (LCT):** distinct types of landscape that are relatively homogeneous in character, which may occur in different parts of the study area. Where they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.
- **Landscape Character Areas (LCA):** unique areas of relatively homogenous landscape character which are the discrete geographical areas of a particular landscape type.
- **Local Landscape Character Areas (LCA):** unique areas of local homogenous landscape character related to specific geographical areas.
- **Townscape Character Areas (TCA):** unique areas of relatively homogenous townscape character which are the discrete geographical areas of a particular townscape type. Typical townscape elements include landform, street patterns and built development, vegetation and open space. More subjective criteria are also considered such as sense of scale, unity and enclosure.
- **Zone of Theoretical Visibility (ZTV):** a computer-generated map showing areas of landscape within which the Spatial Framework Strategy would either be screened or would be theoretically visible.

- **Visual Receptors:** discrete groups of people who would have views of the Spatial Framework. Visual receptor groups have been identified through desk study and fieldwork.
- **Representative Viewpoints:** viewpoints selected to represent the experience of different visual receptor groups, where larger numbers of viewpoints cannot all be included individually and where the levels of significance of effect are unlikely to differ.

10. References

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Appendix A: Landscape and Visual Impact Assessment LVA methodology

A.1 Introduction

This appendix sets out the methodology applied to the LVA.

A.2 Assessment methodology

A.2.1 Establishment of the study area and baseline

A.2.1.1 Study area

An initial area of search area extended 5km from the Site. Zone of theoretical visibility (ZTV) were used to appraise the potential visibility of the Spatial Framework. Other information sources referenced during the refinement of the study area included 1:25,000, 1:10,000 and 1:1,250 scale Ordnance Survey mapping, three-dimensional topographical data and aerial photography.

Fieldwork was subsequently undertaken to verify the findings of the desk study. Extensive review of the study area was then undertaken in order to identify landscape and visual receptors that have potential to be affected by the Spatial Framework. This analysis determined the study area, defined as the extent in which the proposed Cambourne North development may result in significant landscape or visual effects.

The study area for the LVA is shown in Figure 2. It includes all land within the Site and the area within which the Spatial Framework Strategy may give rise to important landscape and visual effects.

A.2.1.2 Desk study

Reference has been made to the prevailing policy framework including local plans and evidence base documents to identify any designated landscapes or features of characteristics of value and their relationship to the Spatial Framework.

Other information sources referenced as part of the baseline review included 1:25,000 and 1:10,000 scale Ordnance Survey mapping, three-dimensional topographical data, and site photographs and aerial photography.

The following sources of information were reviewed to inform the landscape and visual baseline and opportunities and constraints which have informed the embedded mitigation and enhancement measures.

- List here

A detailed study of topography and hydrology has been undertaken, and this is mapped in Figure 2

Designations relevant landscape and visual amenity have been mapped in Figure 7 and Figure 8

A.2.1.3 Fieldwork surveys

Fieldwork surveys were undertaken in February-March 2026 by qualified and experienced landscape architects to record the characteristics, features and views of the Site and the study area. The purpose of this fieldwork was to review the boundaries and key characteristics defined in the published landscape character assessments and to identify, record and map characteristics of the landscape not covered by published landscape character assessments.

All fieldwork was recorded in ESRI Fieldmaps using a combination of predetermined criteria and free text fields to maximise consistency. Attributes recorded as part of the fieldwork surveys included features associated with the natural, built environment and historic landscape which contribute to an understanding of the value attached to the landscape and views. Perceptual qualities of the landscape, such as tranquillity and time depth were also recorded.

Fieldwork surveys were also used to identify visual receptors and representative viewpoints and to clarify the extent of views, taking account of the effect of intervening features such as buildings and vegetation. As fieldwork was carried out in winter, the extent of views assessed considered worst-case scenarios.

This information has informed the LVA and the design of the proposed mitigation and enhancement measures.

A.2.2 Assessment of landscape effects

A.2.2.1 Landscape baseline

GLVIA3 defines landscape receptors as “*aspects of the landscape resource that have the potential to be affected by a proposal*” (Landscape Institute and the Institute of Environmental Management and Assessment, 2013). Landscape receptors have been identified via a review of published landscape character assessments, maps and aerial photography, relevant planning policy and fieldwork surveys.

Landscape character is defined by GLVIA3 as “*a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.*”

Published landscape character assessments at the national, regional and local level have been reviewed to identify Landscape Character Types (LCT) and Landscape Character Areas (LCA). The geographical extent of LCAs in published assessments at the national level are generally large and extend beyond the study area. As explained in paragraph 5.14 of GLVIA3, “*broad-scale assessments at national or regional level can be helpful in setting the landscape context, but are unlikely to be helpful on their own as the basis for LVIA*”. These have therefore been included to provide context but effects on these have not been assessed.

The review of published landscape character assessments identified gaps in detail relating to The Site’s specific condition. Therefore, Local Landscape Character Areas (LLCA) have also been identified by the Applicant via desk study and fieldwork surveys to provide full coverage of The Site and inform site specific recommendations.

A.2.2.2 Sensitivity of landscape receptors

Paragraph 5.39 of GLVIA3 states that “*landscape receptors need to be assessed firstly in terms of their sensitivity, combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape*”.

Judging landscape sensitivity is thus a two-part process of:

- Value attached to the landscape – relates to the existing landscape and has been determined at the baseline stage in line with paragraph 5.19 of GLVIA3, which states that “*as part of the baseline description the value of the potentially affected landscape should be established*”; and
- Susceptibility to change – which is considered in relation to the proposed development.

A.2.2.2.1 Value attached to the landscape

Landscape Institute Technical Guidance Note (TGN) 02/21: Assessing landscape value outside national designations (Landscape Institute, 2021) defines landscape value as “*the relative value or importance attached to different landscapes by society on account of their landscape qualities*”.

For assessing landscape value outside national designations, Landscape Institute Technical Guidance Note 02/21 is now the primary source of guidance. The approach to assessing the value attached to the landscape has followed a three-stage process:

- **Stage 1** identify if the landscape is covered by any landscape designations;
- **Stage 2** consider each of the factors listed in Table 1 below which have been developed with reference to Table 1 of TGN 02/21 and are pertinent and most important to understanding its value; and
- **Stage 3** make an assessment the value attached to the landscape and assign value based on a five-point scale, clearly articulating the reasons for these judgements.

An overall conclusion will be drawn on the value attached to the landscape for each landscape receptor considering the overall weight of evidence.

Table 3 - Establishing landscape value criteria

Stage 1 – Landscape designations	Stage 2 - Define landscape value factors with reference to TGN 02/21	Criteria	Description
Landscape with statutory status or national policy protection: National Park, Area of Outstanding Natural Beauty, or World Heritage Sites Local landscape designation, such as Special Landscape Area or Area of Great Landscape Value, supported by policy and a detailed evidence base. No relevant designations.	Natural heritage - Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape. Cultural heritage - Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape. Landscape condition - Landscape which is in a good physical state both with regard to individual elements and overall landscape structure. Associations - Landscape which is connected with notable people, events and the arts. Distinctiveness - Landscape that has a strong sense of identity. Recreational - Landscape offering recreational opportunities where experience of landscape is important. Perceptual (Scenic) - Landscape that appeals to the senses, primarily the visual sense. Perceptual (wildness and tranquillity) - Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies Functional - Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.	Very High	A designated landscape with statutory status (National Park or AONB). Valued landscape in the context of NPPF paragraph 174 (a)
		High	A locally designated landscape supported by a detailed evidence base or with other strong indicators of value, which may include other relevant designations such as ancient woodland or conservation areas, with identified quality in the development plan or evidence base. May be considered valued landscape in the context of NPPF paragraph 174(a) with strong supporting evidence.
		Medium	Unlikely to be designated for landscape quality but may exhibit some indicators of value which are identified in the development plan or evidence base and are important at the community level.
		Low	Not designated for landscape quality and potential to exhibit few indicators of value which are identified in the development plan or evidence base.
		Very low	A landscape dominated by industry or infrastructure or which is damaged or degraded landscape, not designated for landscape quality and not potential to exhibit indicators of value which are identified in the development plan or evidence base.

A.2.2.2.2 Valued landscape

The principle of “valued landscape” in England is supported by the NPPF 2023 (Chapter 15). Paragraph 180 requires that planning policies and decisions should contribute to and enhance the natural and local environment by, inter alia, (a) “*protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)*”.

According to paragraph A4.2.11 of TGN 02/21, a ‘valued landscape’ is an area identified as having sufficient landscape qualities to elevate it above other more everyday landscapes. There is therefore a high bar for an area to be considered valued landscape in the context of the NPPF.

Paragraph A4.2.5 of TGN 02/21 states that, “*where a landscape has a statutory status, such as a National Park or AONB, it is self-evident that it is a valued landscape*”. Therefore, where such landscapes are present within the study area, these have been attributed very high value and are recognised as valued landscapes in the context of the NPPF.

A different approach has been taken to determine whether landscapes outside of nationally designated landscapes can be considered valued landscape in the context of the NPPF. Paragraph A4.2.6 of TGN 02/21 states that the interpretation of ‘identified quality in the development plan’ is not clear and that there are two fundamentally different interpretations that have been adopted by inspectors, which are considered below in more detail:

1. It means non-statutory, locally designated landscapes;
2. It means any landscape where there is evidence to justify the identification of a ‘valued landscape’. Local designation alone may not be sufficient evidence.

For a landscape without statutory status to be considered valued landscape in the context of the NPPF it must be supported by strong evidence. The assessment has therefore considered each of the criteria set out in Table 3, references in Local Plan policy and evidence base, including whether there are existing local landscape designations in forming an overall judgement. Landscapes with high value may also be considered valued landscape.

A.2.2.2.3 Susceptibility of landscape receptors to change

GLVIA3 paragraph 5.40 defines the susceptibility to change of landscape receptors as:

“the ability of the landscape receptor (whether it be overall character or condition of a particular landscape type or area, or an individual element and/or features, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies” (paragraph 5.40).

The features and characteristics which are more or less susceptible to the type of changes proposed have been set out for each LCA. The narrative provides a clear explanation based upon analysis of the landscape receptor and the extent to which it is able to accommodate the type of change arising from the specific proposal. The susceptibility to change has then been categorised with reference to the criteria in Table 4 below.

Table 4 – Susceptibility of landscape receptors to change

Criteria	Description
Very high	The type of change arising from the specific proposal are very potential to lead to undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.
High	The type of change arising from the specific proposal are potential to lead to undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.
Medium	The type of change arising from the specific proposal may lead to undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.
Low	The type of change arising from the specific proposal are unlikelyunlikely to lead to undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.
Very low	The type of change arising from the specific proposal are very unlikelyunlikely to lead to undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.

A.2.2.2.4 Combining judgements to define the sensitivity of landscape receptors

The sensitivity of each LCA has been defined by combining professional judgements on the value attached to the landscape and its susceptibility to change and is supported by a clear narrative. Reference has been made to the criteria set out in Table 5 below.

Table 5 – Sensitivity of landscape receptors criteria

Criteria	Description
Very high	Landscapes with statutory status or national policy protection with very limited ability to accommodate the type of change without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.
High	Landscapes which may be locally designated or otherwise supported by a detailed evidence base or landscape with other strong indicators of value with limited ability to accommodate the type of change without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.
Medium	Landscapes which are unlikely to be a designated for landscape quality but may exhibit some indicators of value and which may have some ability to accommodate the type of change without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.
Low	Not designated for landscape quality and potential to exhibit few indicators of value and potential to accommodate the type of change no or limited undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.
Very low	Landscapes of very low value able to accommodate the type of change without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.

A.2.2.3 Magnitude of landscape impacts

Paragraph 3.28 of GLVIA3 notes that the magnitude is informed by combining considerations relating to the “scale, extent and duration” of impacts. This includes the geographical extent of influence, the spatial extent of the impact, the level of integration of new features with existing elements, its duration and degree to which the impact is reversible.

In summarising the magnitude of landscape impacts, reference has been made to the following:

- Size and scale – the degree to which key characteristics or features identified in the baseline would change.
- Geographical extent – the area over which the change would occur.
- Duration and reversibility – the time over which the change would occur and if these changes are reversible, set out on the following scale: short (weeks); medium (months); and long (years)).

The criteria set out in **Table 14** have been referred to in determining the magnitude of landscape impacts.

Table 6 - Magnitude of landscape impacts criteria

Magnitude of landscape impacts	Criteria
Very high	Substantial changes to key characteristics across most of the area or to unique and distinctive features at a local level. May be longer term impacts, permanent or reversible.
High	Changes to the character of the landscape across large parts of the area or to distinctive features at a local level. May be longer term impacts, permanent or reversible
Medium	Changes to the character of the landscape across parts of the area or to some existing features at a local level. May be medium term impacts, permanent or reversible.
Low	Slight change to landscape character or landscape features across a small area. May be short to medium term impacts, permanent or reversible.
Very low	Barely perceptible change to the landscape receptor or may impact a limited area or no key characteristics. May be short term impacts, permanent or reversible.

There may be cases where there will be no impacts on a receptor, for example where the design has been changed to avoid such impacts. In such cases this is recorded as no change.

A.2.3 Assessment of visual effects

A.2.3.1 Visual baseline

Visual receptors are defined in GLVIA3 as “*individuals and/or defined groups of people who have the potential to be affected by a proposal*”. This includes, for example, residents, users of public rights of way and motorists.

Computer-generated zones of theoretical visibility (ZTV) have been prepared and these are presented in Figures 4 and 5. GLVIA3 defines as ZTV as “*a map, usually digitally produced, showing areas of land within which a development is theoretically visible.*”

ZTVs do not indicate how much of the Spatial Framework Strategy will be visible. The purpose of the ZTV is to:

- Identify the theoretical extents of visibility of the Spatial Framework Strategy i.e., areas from which it would not be visible and areas from which it could potentially appear in existing views;
- Assist in the identification of the study area;
- Identify areas of landscape and visual receptors potential to be affected by the Spatial Framework;
- Identify locations that are representative of the views experienced by visual receptors at different locations within the study area (representative viewpoints); and
- Inform the design, including the extent and type of proposed mitigation.

ZTVs have been modelled using the ‘Viewshed’ tool in ESRI ArcMap GIS Software.

A bare earth ZTV was prepared using digital terrain model (DTM) data with a resolution of 1m. This ZTV represent a worst-case scenario as it does not include features such as existing buildings or vegetation which can screen or filter views.

A further ZTV has been prepared that includes models of existing buildings and woodland. This was prepared using 1m resolution data. This ZTV provides some understanding of potential screening or filtering of views of the Spatial Framework, which has been further verified through fieldwork.

For all of ZTVs an assumed viewing height of 1.7m above ground level has been used to simulate the eye level of a person at the top of the range set out in paragraph 6.11 of GLVIA3 to represent the worst-case scenario.

A.2.3.1.1 Visual receptors and representative viewpoints

Visual receptors potential to experience views of the Spatial Framework Strategy have been identified through interrogation of the ZTV, desktop analysis of maps and Google Earth, and fieldwork surveys. They have subsequently been categorised into the following types:

- Local communities
- Road users
- Users of PRoW, Byway and Bridleway networks
- Users of Promoted Recreational Routes
- Recreational users of parks and green spaces

Where a collection of visual receptors in the same category are potential to experience similar views, they have been grouped. Representative viewpoints have been identified within the ZTV to assist in describing the baseline view and the effects potential to be experienced by visual receptor groups. These representative

viewpoints have been selected on the basis that they cover a range of viewing distances, elevations and orientations from locations with different viewing experiences of the Spatial Framework. The selection of representative viewpoints has been informed by the following criteria:

- Accessibility to the public;
- Number and sensitivity of people whose can be affected;
- Viewing direction, distance, openness and elevation; and
- Nature of the viewing experience.

Photographs taken during fieldwork surveys in February are included in Appendix B to help demonstrate the nature of baseline views including the extent of existing screening. These photographs are presented as Type 1 annotated photographs. Type 4 photomontages have also been prepared for 24 viewpoints to illustrate the potential extent and nature of changes in baseline views. All photographs and photomontages have been prepared in accordance with Landscape Institute TGN 06/19 (Landscape Institute, 2019). Further detail on the methodology for the preparation of photomontages is provided in Appendix B.

A.2.3.2 Sensitivity of visual receptors

Paragraph 6.31 of GLVIA3 states that *“each visual receptor, meaning the particular person or group of people potential to be affected at a specific viewpoint, should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views.”* The sensitivity of visual receptors results from a combination of parameters, such as:

- The activity/occupation/ pastime of the receptors at particular locations;
- The extent to which their attention or interest may be focused on the views; and
- The visual amenity they experience.

Consideration has been given to the:

- Location, focus and orientation;
- Features or characteristics of value within the view;
- Principal or secondary interests;
- Static or kinetic nature of views;
- Duration of the view.

A.2.3.2.1 Value attached to views

A three-stage process has been used to determine the value attached to views. This relates to the features and characteristics of the baseline landscape within the view and other indicators of value, for example reference in policy, guide books, literature or art.

- **Stage 1:** identify if the view or the landscape within the view is covered by any relevant policy or designations and note features and characteristics of value with reference to the landscape baseline;
- **Stage 2:** identify if the view is identified on maps, is potential to be from a popular visitor location or has historical or cultural importance or associations; and
- **Stage 3:** Determine the value attached to the view with reference to the criteria provided in Table 8 using the evidence from stages 1 and 2.

Table 7 - Value attached to views criteria

Stage 3: Criteria	Description
Very high	Views within or across a nationally or internationally designated landscapes and/or specific views designated in national or regional policy. Views are potential to have few or no detracting features and which may also have strong cultural associations supported by evidence, which could include links to historical events or people, representation in art or literature, for example.
High	Views within or across regionally or locally designated landscapes, other or landscapes with strong indicators of value, or views identified in the development plan or evidence base. Views are potential to have few or no detracting features and may also have some cultural associations supported by strong evidence.
Medium	Views across landscapes which are unlikely to be designated but may exhibit some indicators of value which are identified in the development plan or evidence base and are important at the community level. Views may have some detracting features and cultural associations supported by evidence.
Low	Views across landscapes which are not designated for landscape quality and potential to exhibit few indicators of value which are identified in the development plan or evidence base. Views are potential to have some detracting features and lack cultural associations supported by evidence.
Very low	View across landscapes which are neither designated, nor identified in the development plan or evidence base, and without cultural associations. The landscape in the view is in poor condition or notably detracts from the experience of the view.

A.2.3.2.2 Susceptibility of visual receptors to change

The sensitivity of visual receptors is also dependent upon their susceptibility to changes in views and the visual amenity they experience.

Paragraph 6.32 of GLVIA3 explains that “*the susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:*

- a. The occupation or activity of people experiencing the view at particular locations; and*
- b. The extent to which their attention or interest may therefore be focussed on the views and the visual amenity they experience at particular locations.”*

GLVIA3 notes that visual receptors “*most susceptible to change*”, include residents and visitors engaged in outdoor recreation “*whose attention or interest is potential to be focused on the landscape and on particular views*” (para 6.33).

Table 11 sets out the criteria referred to in determining the susceptibility of visual receptors to the Spatial Framework.

Table 8 Susceptibility of visual receptors to change

Classification	Description
Very high	Visitors to nationally or internationally designated landscapes, particularly at specific viewpoints or viewing places, where views of the landscape are fundamental to the experience. People engaged in specific activities for enjoyment of dark skies.
High	Residents at home. Visitors to tourist hotspots, heritage assets or other attractions outside of nationally or internationally designated landscapes, particularly at specific viewpoints or viewing places, where views of the landscape are important to the experience. People engaged in outdoor recreation whose attention or interest is potential to be focussed on the landscape and on particular views, for example those using promoted walking and cycling routes. People travelling along promoted scenic routes.

Classification	Description
Medium	People engaged in outdoor recreation or travelling along public rights of way or local roads, which are not promoted routes but where an appreciation of the surrounding landscape are relevant to the experience. People working outdoors.
Low	People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape People travelling on major road, rail or other transport routes which are not recognised as scenic routes.
Very low	People working indoors.

A.2.3.2.3 Summarising the sensitivity of visual receptors

The sensitivity of visual receptors is based on professional judgement informed by the criteria in **Table 12**, considering the value attached to views and susceptibility of visual receptors to the changes proposed.

Table 9 –Sensitivity of visual receptors criteria

Criteria	Description
Very high	Activity where views are fundamental to the experience and are related to landscapes with national or international designation and with few or no detracting features and which may also have strong cultural associations supported by evidence.
High	Activity resulting in a particular interest or appreciation of the view and/or views within or across regionally or locally designated landscapes, other or landscapes with strong indicators of value, or views identified in the development plan or evidence base with few or no detracting features and may also have some cultural associations supported by strong evidence.
Medium	Activity resulting in a general interest or appreciation of the and/or a view, potential to exhibit some indicators of value which are identified in the development plan or evidence base and are important at the community level.
Low	Activity where interest or appreciation of the view is secondary to the activity or the period of exposure to the view is limited, and/or views across landscapes which are not designated for landscape quality and potential to exhibit few indicators of value and potential to have some detracting features and lack cultural associations supported by evidence.
Very low	Activity where interest or appreciation of the view is inconsequential to their activity, and/or across landscapes which are neither designated, nor recognised in policy, and without cultural associations or is in poor condition or notably detracts from the experience of the view.

A.2.3.3 Magnitude of visual impacts

The magnitude of visual impacts relates to the extent to which the baseline view would change as a result of the Spatial Framework. This assessment has been made with reference to the photographs from the representative viewpoints shown on Figure 6.

Paragraph 3.28 of GLVIA3 notes that magnitude is informed by combining considerations relating to the “*scale, extent and duration*” of impacts. This includes the geographical extent of influence, the spatial extent of the impact, the level of integration of new features with existing elements, its duration and degree to which the impact is reversible.

Reference has been made to the following in summarising the magnitude of visual impacts:

- Size and scale – loss of existing features or addition of new features.
- Geographical extent – where the proposed changes would be visible and to what extent.
- Duration and reversibility – the time over which the change would occur and if these changes are reversible, set out on the following scale: short (weeks); medium (months); and long (years)).

The criteria set out in **Table 14** have been referred to in determining the magnitude of visual impacts.

Table 10 - Magnitude of visual impacts criteria

Criteria	Description
Very high	The proposed development will result in extensive changes to the character and composition and will become the dominant feature of the landscape within the view. There may be longer term impacts, permanent or reversible.
High	The proposed development will change the character and composition of large parts of the landscape within the view. There may be longer term impacts, permanent or reversible.
Medium	The proposed development will change the character and composition of discrete parts of the landscape within the view. There may be medium term impacts, permanent or reversible.
Low	The proposed development will cause small changes to the character and composition of the landscape within the view. There may be short to medium term impacts, permanent or reversible.
Very low	The development will cause barely perceptible changes in the character and composition of the landscape within view. May be short term impacts, permanent or reversible.

There may be cases where there will be no impacts on a receptor, for example where the design has been changed to avoid such impacts. In such cases this is recorded as no change.

A.2.4 Significance of landscape and visual effects

The approach to determining the significance of landscape effects and visual effects and whether these effects are considered significant in EIA terms will be the same.

Judgements on the sensitivity of each receptor and the magnitude of impact have been combined to establish the significance of effect and whether effects are considered significant in EIA terms. There are important distinctions between these two terms:

- Significance of effect relates to the level recorded for any effect, with reference to the matrix set out in Table 11 below.
- Significant effects are those which are considered most important in the decision-making process. An effect in this LVA is considered significant in EIA terms if it is of major or moderate significance. All other effects have been categorised as not significant.

Table 13 has been used to guide judgements on the relationship between the sensitivity of a visual receptor, the magnitude of impact and the resulting significance of effect. Where conclusions differ from this guide, a reasoned explanation is provided in the assessment text.

Table 11 - Determining the significance of landscape and visual effects

		Magnitude of impact				
Sensitivity		Very high	High	Medium	Low	Very low
	Very high	Major	Major	Major or Moderate	Moderate	Moderate or Minor
	High	Major	Major or Moderate	Moderate	Moderate or Minor	Minor
	Medium	Major or Moderate	Moderate	Moderate or Minor	Minor	Minor or Negligible
	Low	Moderate	Moderate or Minor	Minor	Minor or Negligible	Negligible
	Very low	Moderate or Minor	Minor	Minor or Negligible	Negligible	Negligible

The identification of the potential significant effects on landscape and visual receptors has relied on detailed analysis and the professional judgement of competent experts, and consultation with stakeholders. Table 14 defines what the significance of effect terms mean.

Table 12 – Significance of landscape and visual effects

Significance of effect	Landscape effects	Visual effects
Major beneficial	Effects that result in a considerable improvement of the existing landscape resource. Valued characteristic features would be restored or reintroduced as part of the development.	Effects that result in a substantial improvement in the existing view.
Moderate beneficial	Effects that result in a partial improvement of the existing landscape resource. Valued characteristic features would be largely restored or reintroduced.	Effects that result in a noticeable improvement in the existing view.
Minor beneficial	Effects that result in a slight improvement of the existing landscape resource. Characteristic features would be partially restored.	Effects that result in a limited improvement in the existing view.
Negligible beneficial	Effects that result in a very slight improvement to the existing landscape resource, not uncharacteristic within the receiving landscape.	Effects that result in a barely perceptible improvement in the existing view.
Neutral	Effects which are a balance between adverse and beneficial effects and are neutral in their consequences for the landscape.	Effects that are a balance between adverse and beneficial effects and are neutral in their consequences for the view of visual receptors.
Negligible adverse	Effects that result in a very slight deterioration to the existing landscape resource, not uncharacteristic within the receiving landscape.	Effects that result in a barely perceptible deterioration in the existing view.
Minor adverse	Effects that result in a slight deterioration of the existing landscape resource. Characteristic features would be partially lost.	Effects that result in a limited deterioration in the existing view.
Moderate adverse	Effects that result in a partial deterioration of the existing landscape resource. Valued characteristic features would be largely lost.	Effects that result in a noticeable deterioration in the existing view.
Major adverse	Effects that result in a considerable deterioration of the existing landscape resource. Valued characteristic features would be wholly lost.	Effects that result in a substantial deterioration in the existing view.

Whether effects are adverse, beneficial or neutral has determined by considering the way in which the changes are potential to affect the baseline.

Adverse effects are potential to occur where the Spatial Framework Strategy introduces new elements or changes which are discordant or intrusive resulting in a deterioration to existing character or valued features of the landscape or of views and visual amenity.

Beneficial effects are potential to occur where the proposed development enhances the character of the landscape or existing views.

Paragraphs 5.37 and 6.29 of GLVIA3 state that is possible for effects to be neutral in their consequences for landscape and for visual receptors. Where a judgement of neutral effects has been reached, reference has been made to the contribution of the proposed development to the baseline and acknowledging the positive and negative aspects which have been considered.

Where the assessment has concluded that there will be no impacts on a receptor, this is reported as no effect. This may, for example, be a consequence of changes to the design which has avoided impacts on receptors identified at the scoping stage.

Appendix B: Visual baseline

Introduction

This Appendix to Chapter 6, Landscape and visual effects of the Environmental Statement presents a detailed description of the baseline view at each viewpoint location. It is structured by viewpoint, setting out the value attached to views and the sensitivity of visual receptors.

B.1 VP01: PRow 66/2 between Dry Drayton and Bar Hill Nature Reserve



The viewpoint is located approximately 4km from the Site boundary, on a Public Right of Way (PRow) at the edge of Dry Drayton that leads towards the Bar Hill Nature Reserve. The view is oriented southwest towards the Site, and is representative of users of the PRow network. The view is across a largely rural landscape with limited development and has been selected as it is on a right of way with open views connecting Dry Drayton and the Nature Reserve at Bar Hill.

The foreground comprises an arable field with the PRow running southeast to northwest along the edge. The land falls away from the viewpoint and on the lower-lying ground, the field boundary contains a fragmented line of trees and hedgerows. In the middle ground, beyond the field, a strongly vegetated boundary is visible to the south. Towards the southwest, the land rises again, where further fields are defined by a very low and fragmented hedgerow boundary. Looking west to southwest, dense vegetation partially filters views towards Bar Hill where roofs and upper parts of houses can be seen. Trees and woodland blocks extend across the distant background to the southwest. To the south and southwest, views are more limited due to intervening vegetation.

Value attached to views: Low (to medium)

Value narrative: The viewpoint is not located within a designated landscape, or identified in the evidence base. The viewpoint is representative of the views

along the PRow towards to Bar Hill Nature Reserve and is a scenic, rural view with few detractors, in good condition which is likely to have local value.

Susceptibility to change: Medium

Sensitivity: Medium

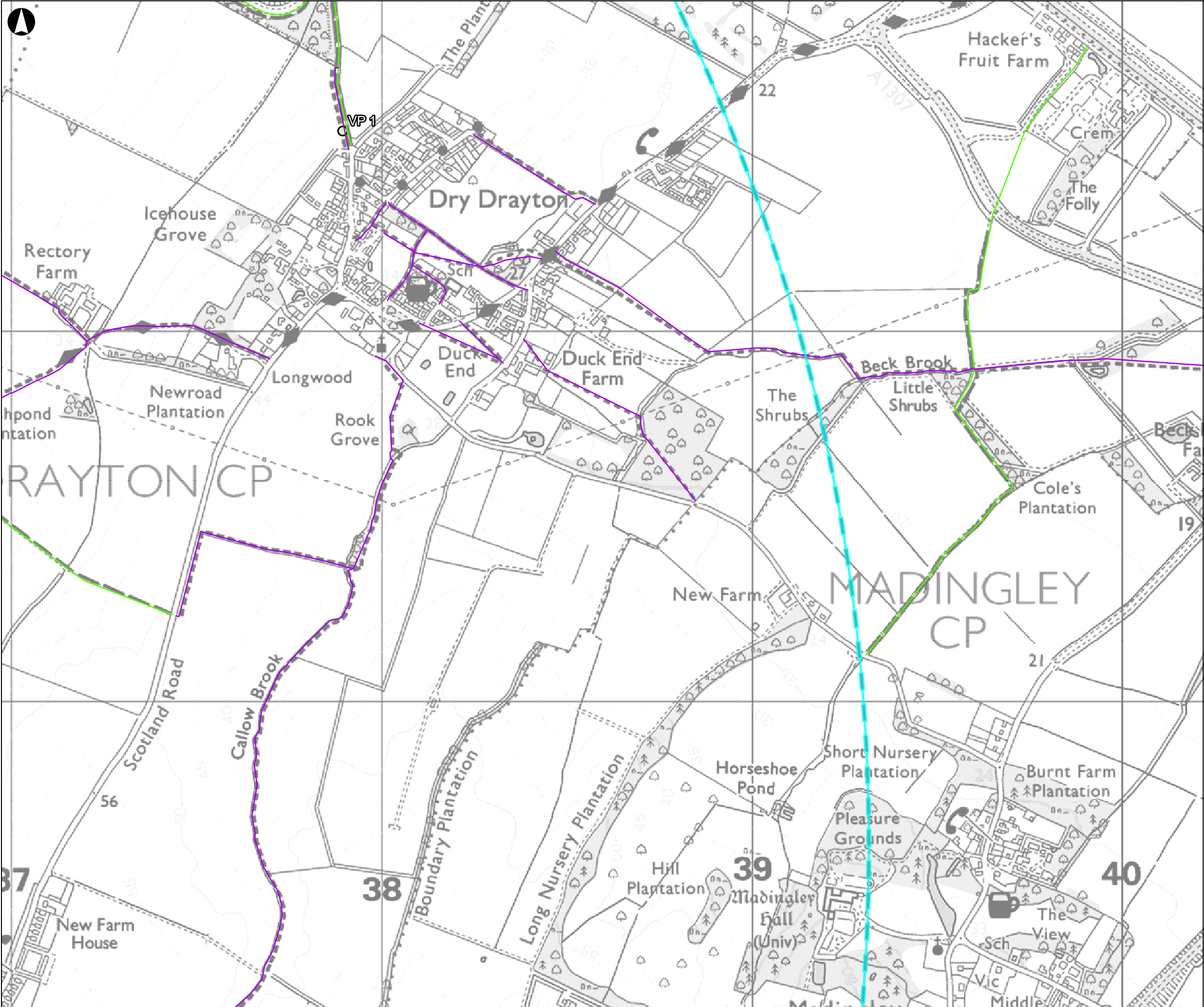
Sensitivity narrative: The low (to medium) value attached to the view and the medium susceptibility associated with the PRow leads to a medium sensitivity overall.

Magnitude of impact: Very low

Magnitude of impact narrative: From this distance, there may be some visibility of the proposed Cambourne North Development, but it would be distant on the skyline and would have very little effect on the quality of the view.

Significance of effect: Minor to negligible

Significance of effect narrative: The low magnitude of impact, assessed against the medium sensitivity of the receptor, would result in minor to negligible effect.



Legend

Study Area

5km Study Area Buffer

Representative Viewpoints

Public Rights of Way

Bridleway

Byway

Footpath

Restricted Byway

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Drawing Title
**Figure 5 - Representative Viewpoint
Locations**

Scale at A3 1:10,000	Sheet No Sheet 12 of 17
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Suitability Regulation 19 Local Plan consultation	
Arup Job No 307292-00	Rev P01
Drawing Number	

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B.2 VP03: Byway 142/7 near Battle Gate Road



The viewpoint is within the Site boundary, on byway 142/7 which runs between St Neots Road and Battle Gate Road.

The viewpoint is located at a point where a linear block of woodland changes to dense hedgerow and views open out to the west at a short break in the hedgerow. Views of the Site along the majority of the byway are substantially screened by the dense vegetation which lines both sides of the track. This viewpoint is located on the western edge of the Site.

The foreground comprises a straight grassy byway track, enclosed by thick hedgerow to the south west and north east. There is a break in the hedgerow to the west and views open out over an arable field. The land rises slightly into the middle ground and a low hedgerow can be seen at the top of the hill. Beyond this hedgerow, to the south west, in the distance, a large block of woodland can be seen. Trees dot the skyline to the west. The scene is notably absent of detractors.

Value attached to views: Medium

Value narrative: The viewpoint is not located within a designated landscape, nor is it identified in the evidence base. It is located at a point of open views to the west and filtered views to the east across the rural landscape with few detractors. Views to the north and south are along the byway, an attractive linear woodland and hedgerow lined rural path.

Susceptibility to change: Medium

Sensitivity: Medium

Sensitivity narrative: The medium value attached to the view and the medium susceptibility associated with users of the byway leads to a medium sensitivity.

Magnitude of impact: High

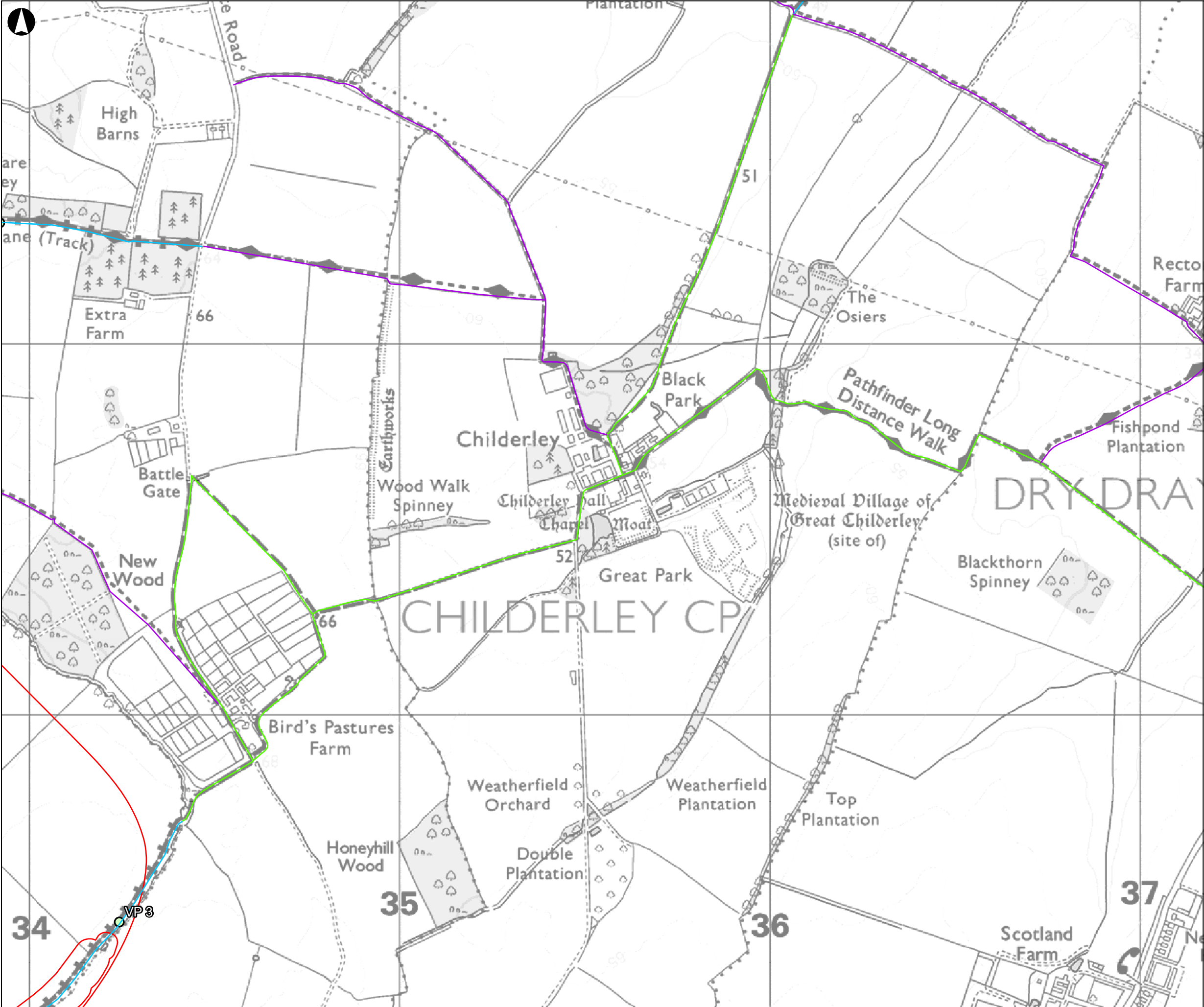
Magnitude of impact narrative: This viewpoint would be located on the edge of a residential area of the proposed North Cambourne development. At this location, development would extend across the view from south to north, changing the character from arable fields to urban. Along of the majority of the byway, views would be substantially screened by the dense trees. The extent, proximity and permanence of the change leads to a high magnitude of impact.

This viewpoint would be located on the edge of a residential area of the proposed North Cambourne development. At this location, development would extend across the view from south to north, changing the character from arable fields to urban. Along of the majority of the byway, views would be substantially screened by the dense trees. The extent, proximity and permanence of the change leads to a high magnitude of impact.

Significance of effect: Major adverse

Significance of effect narrative: The high magnitude of impact, assessed against the medium sensitivity of the receptor, would result in moderate adverse effects.

GBI recommendation: Retain integrity of the green corridor and avoid development to the east of the corridor and provide a buffer zone of species rich grassland to both sides.



Legend

Study Area

5km Study Area Buffer

Representative Viewpoints

Bridleway

Byway

Footpath

Restricted Byway

Public Rights of Way

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**Figure 5 - Representative Viewpoint
Locations**

Scale at A3

1:10,000

Role

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Suitability

Regulation 19 Local Plan consultation

Arup Job No

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B.3 VP04: Thorofare Lane, byway 27/8 east of Knapwell



The viewpoint is located approximately 550m from the Site boundary to the east of Knapwell, along Thorofare Lane. This track functions as a byway and forms part of the Pathfinder Long Distance Walk promoted recreational route. This viewpoint is one in a sequence of views along the promoted route and has been selected as it is at a highpoint where views have been commented locally to be important. The viewpoint is positioned mid-way along a field edge where the track opens out, providing long distance views across the rural landscape towards the Site. This viewpoint is representative of users of the Pathfinder Long Distance Walk.

The foreground comprises an arable field extending southwards from the track. To the left, a hedged field boundary connects to a large area of plantation woodland at the field edge. The land rises slightly to the east and falls to the west, allowing views over adjoining fields. Beyond the immediate field boundary, the land falls away, offering partial visibility of the landscape beyond. A break in the hedgerow to the east reveals a short line of low telegraph poles. New Wood can be seen to the side of this. Isolated trees are present along the field boundary to the south and southwest. To the southwest a sequence of fields unfolds across the rolling land, defined by neat hedgerows and scattered trees. Looking west, an isolated building is visible. The landform falls steeply to the west before rising again, revealing additional layers of fields. In the background, to the southeast the land rises and then falls, limiting the extent of long distance views. To the south, Knapwell Wood forms a dominant background feature. The upper canopies of more distant trees are visible, along with a tall electricity pylon on the skyline. Elsworth Wood is visible to the southwest. Beyond this, the water tower north of the A428 at Cambourne stands out clearly against the sky on the

horizon. Further west, the distant landscape consists of fields, rows of trees, and additional woodland blocks, which filter and limit long-range visibility.

Value attached to views: Medium

Value narrative: The viewpoint is not located within a designated landscape. The view mainly consists of arable fields, but long distance rural views including numerous woodland blocks which add value to a scene with few detractors.

Susceptibility to change: High

Sensitivity: High

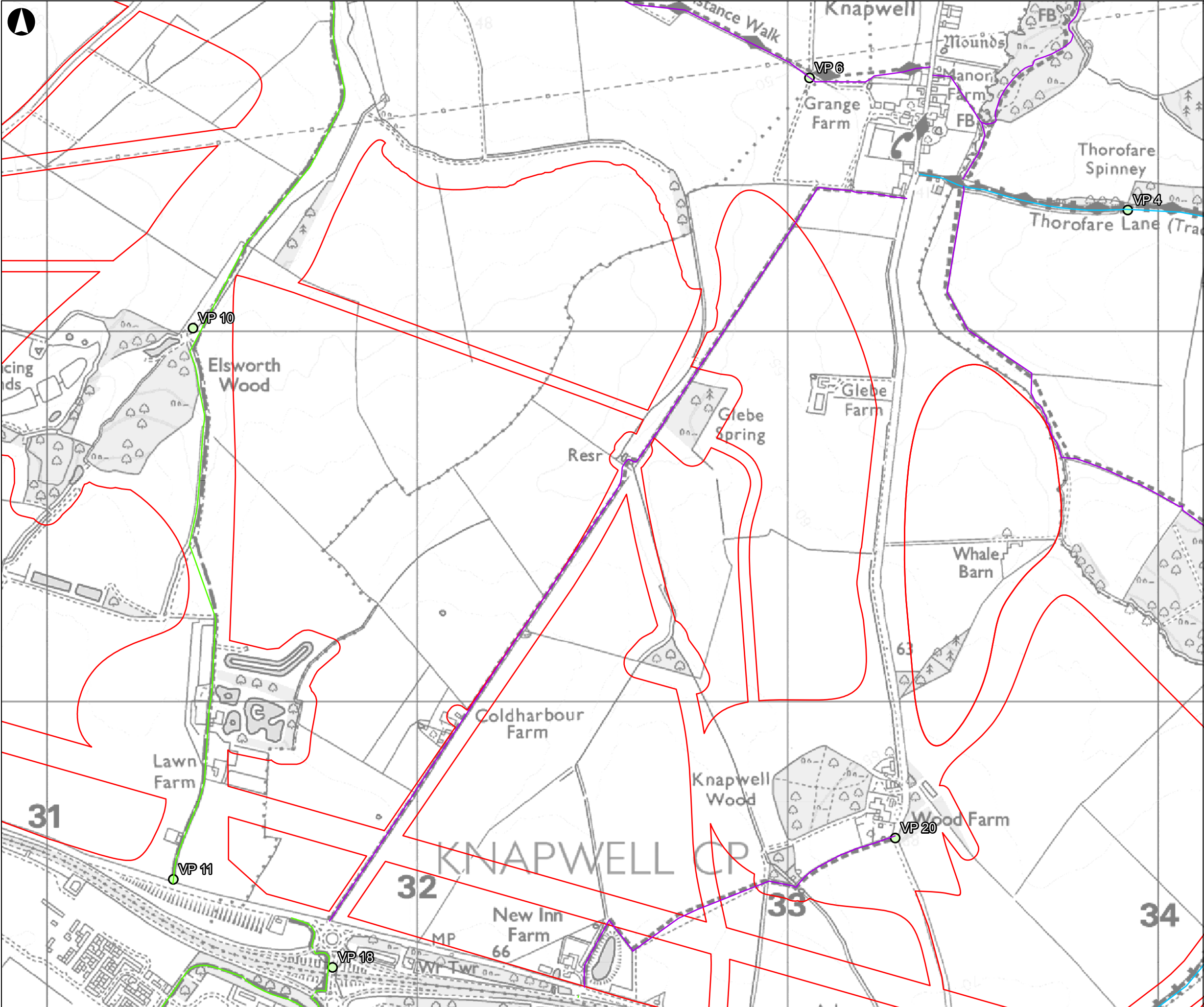
Sensitivity narrative: The medium value attached to the view and the high susceptibility associated with the promoted route leads to a high sensitivity.

Magnitude of impact: Medium

Magnitude of impact narrative: The foreground would remain unchanged. Residential development would extend from the middle ground to the distant skyline with taller urban blocks possibly visible above the horizon to the southwest. Views to the north, and in the more enclosed, wooded part of the byway to the east would be more substantially screened. At this viewpoint, the magnitude of impact is considered to be medium.

Significance of effect: Moderate adverse

Significance of effect narrative: The medium Magnitude of impact, assessed against the medium sensitivity of the receptor, would result in moderate adverse effects.



Legend

Study Area

5km Study Area Buffer

Representative Viewpoints

Public Rights of Way

Bridleway

Byway

Footpath

Restricted Byway

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**Figure 5 - Representative Viewpoint
Locations**

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B.4 VP05 Elsworth Road



The viewpoint is located approximately 2km from the Site boundary, on Elsworth Road close to the southwestern edge of Boxworth. The view is oriented south towards the Site, and is representative of local road users. This is a long distance rural view across open arable land towards woodland blocks, with limited development. It has been selected as it is close to the settlement edge and at a point where views are far reaching.

The foreground comprises views across an arable field. To the left, a line of telegraph poles runs south to southeast. A paved farm track runs due south from the viewpoint, leading towards a group of farm buildings visible at its end. A clipped hedge runs alongside the track; closer to the viewpoint, this becomes a post and rail fence, allowing clear views across the arable field to the southwest. The land falls away in this direction, looking towards the Site. To the west, the field boundary is visible, running parallel to Elsworth Road. In the middle ground, looking south, dense blocks of woodland are visible, including Overhall Spinney, with Overhall Grove—an ancient woodland—behind it. To the southwest, the land continues to fall and then rises again, revealing further fields with fragmented vegetated boundaries. Several isolated houses can be seen, and then heavily filtered views of Elsworth are visible through intervening vegetation. Distant fields can be seen to the southwest, where a row of large pylons recedes to the horizon and lines of trees and woodland blocks extend along the skyline.

Value attached to views: Low

Value narrative: The viewpoint is not located within a designated landscape, and the view mainly consists of arable fields and the filtered edge of a settlement. Woodland blocks add value but pylons are detractors.

Susceptibility to change: Medium

Sensitivity: Medium

Sensitivity narrative: The low value attached to the view and the medium susceptibility associated with local road users leads to a medium sensitivity overall.

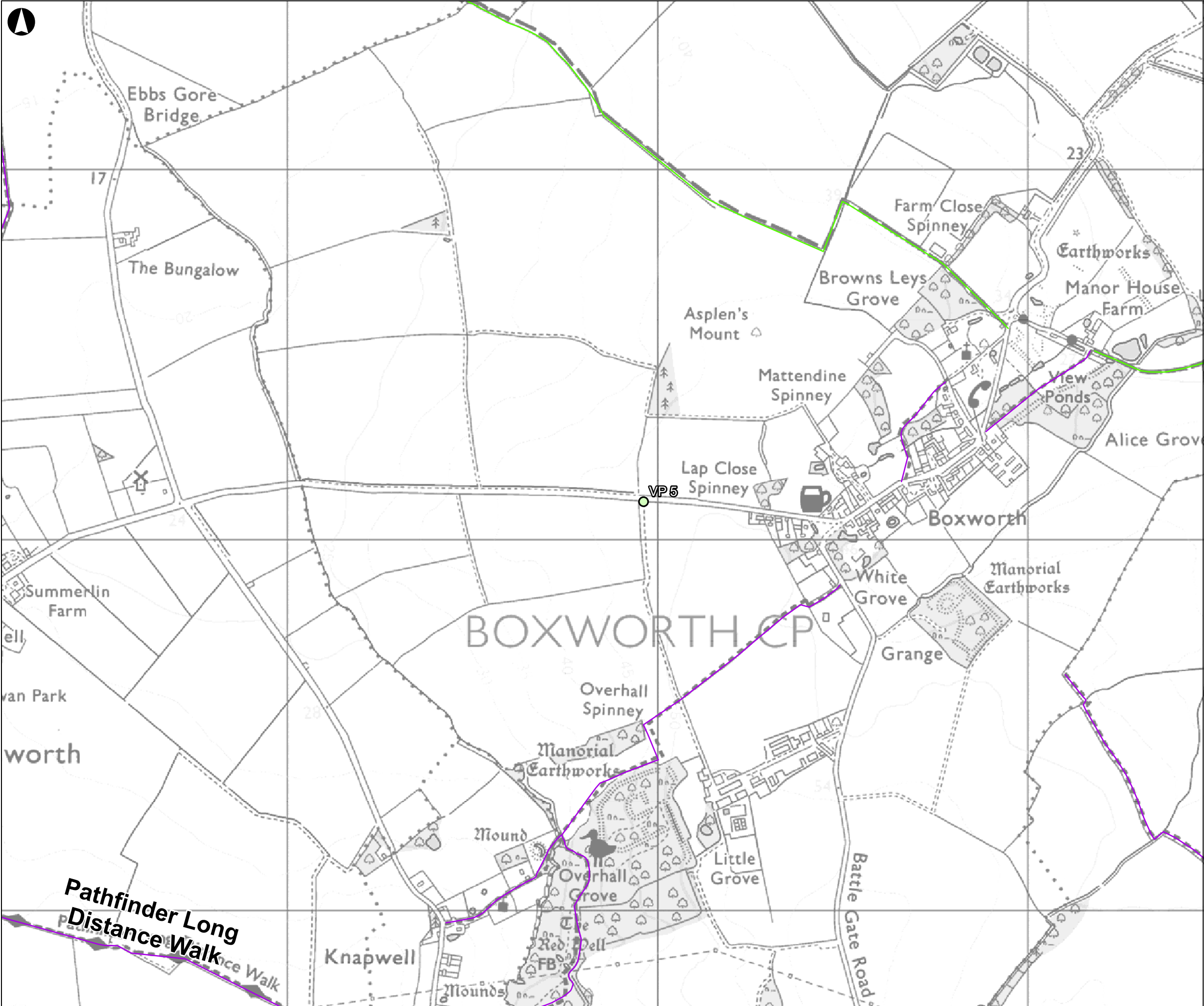
Magnitude of impact: Low

Magnitude of impact narrative

Although the Proposed Development would be approximately 2 km away, multiple development blocks are likely to be visible, including the taller town centre blocks confined to the southern aspect and would typically be experienced as fleeting glimpses by road users. Overall, the Magnitude of impact is considered to be low.

Significance of effect: Minor

Significance of effect narrative: The low Magnitude of impact, assessed against the medium sensitivity of the receptor, would result in minor effects.



Legend

Study Area

5km Study Area Buffer

Representative Viewpoints

Bridleway

Byway

Footpath

Restricted Byway

Public Rights of Way

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**Figure 5 - Representative Viewpoint
Locations**

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Suitability	
Regulation 19 Local Plan consultation	
Arup Job No	Rev
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Drawing Number	

B.5 VP06 Knapwell West PRow 73/13



The viewpoint is located approximately 340m northeast of the Site boundary, on the Pathfinder Long Distance Walk, northwest of Knapwell. This is one in a sequence of views along the promoted recreational route and this location is within the land of Hope Farm. The view is of a broad rural landscape of arable fields, woodland blocks and undulating terrain. The viewpoint is oriented south-west towards the Site, and is representative of users of the promoted route.

The foreground comprises an arable field with a largely continuous line of boundary trees to the south. This boundary becomes fragmented towards the southwest and a strip of Conservation Headland separates two arable fields. To the west, the field extends to a hedged boundary running parallel to the PRow. A line of pylons extend across the landscape far into the distance along the horizon, rising and falling with the terrain. The middle ground is characterised by hedgerows and scattered trees defining field boundaries, creating a coherent pattern of linear vegetation. Landform undulations to the southwest result in a short drop in the view before rising again towards the background. Pylons remain visible to the west. The background is partially screened to the south by intervening vegetation; where this opens out, Knapwell Wood is visible in the distance. Looking southwest, trees and further woodland blocks beyond the Conservation Headland appear on the horizon. Towards the west, additional woodland blocks are present including Elsworth Wood.. Behind this viewpoint, to the north is a panoramic, long distance view over the undulating rural landscape.

Value attached to views: Medium

Value narrative: The view predominantly consists of arable fields in good condition, including a conservation strip at the field edge. The view does not cover any designated landscapes, and pylons are significant detractors. The 360 degree rural view, undulating terrain and distant views of a largely undeveloped landscape add interest.

Susceptibility to change: High

Sensitivity: High

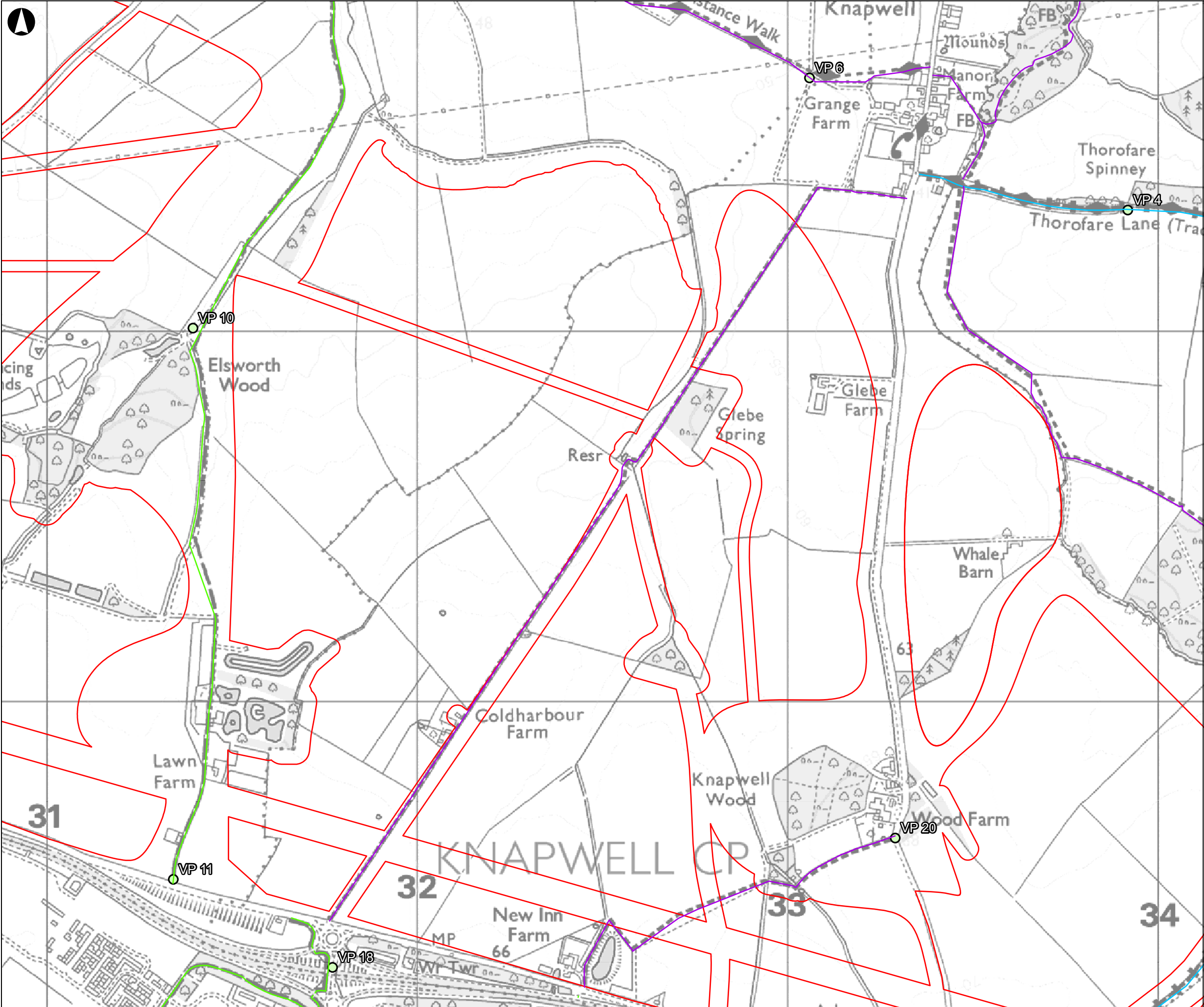
Sensitivity narrative: The medium value attached to the view and the high susceptibility associated with the promoted route leads to a high sensitivity overall.

Magnitude of impact: High

Magnitude of impact narrative: Residential development would extend from the middle ground to the background in views to the south, west and southeast. As a result, existing woodland blocks that currently form the backdrop to the view would be disrupted or screened. Views to the north would not be affected.

Significance of effect: Major adverse

Significance of effect narrative: The high Magnitude of impact, assessed against the high sensitivity of the receptor, would result in major effects.



Legend

Study Area

5km Study Area Buffer

Representative Viewpoints

Public Rights of Way

Bridleway

Byway

Footpath

Restricted Byway

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Locations**

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Arup Job No 307292-00	Rev P01
Drawing Number	

B.6 VP07 Elsworth South PRow 73/13



The viewpoint is located approximately 560m from the Site boundary, on the section of the Pathfinder Long Distance Walk south of Elsworth. This is one in a sequence of views along the promoted route. The view is of a gently undulating rural view of arable fields, hedgerows, scattered trees and a prominent line of pylons set against a wooded horizon. The view is oriented south towards the Site, and is representative of users of the promoted recreational route.

The foreground comprises arable fields and hedgerows, which heavily filter views beyond. Looking southeast towards Knapwell, the land rises and falls, with the closest field dominating the near view. A hedgerow extends from the south to the southeast. To the southwest, a break in the hedgerow allows views into further arable fields enclosed by a low hedgerow extending west. Here, the field slopes gently to the west. A line of pylons crosses the sky from southeast to west. To the southwest, the land rises in the middle ground with views extending across fields and vegetated boundaries into the distance. The skyline is formed by trees and woodland blocks, with distant pylons visible to the southwest.

Value attached to views: Low

Value narrative: The view consists mainly of arable fields and does not cover any designated landscapes. A line of pylons is a detracting feature.

Susceptibility to change: High

Sensitivity: Medium

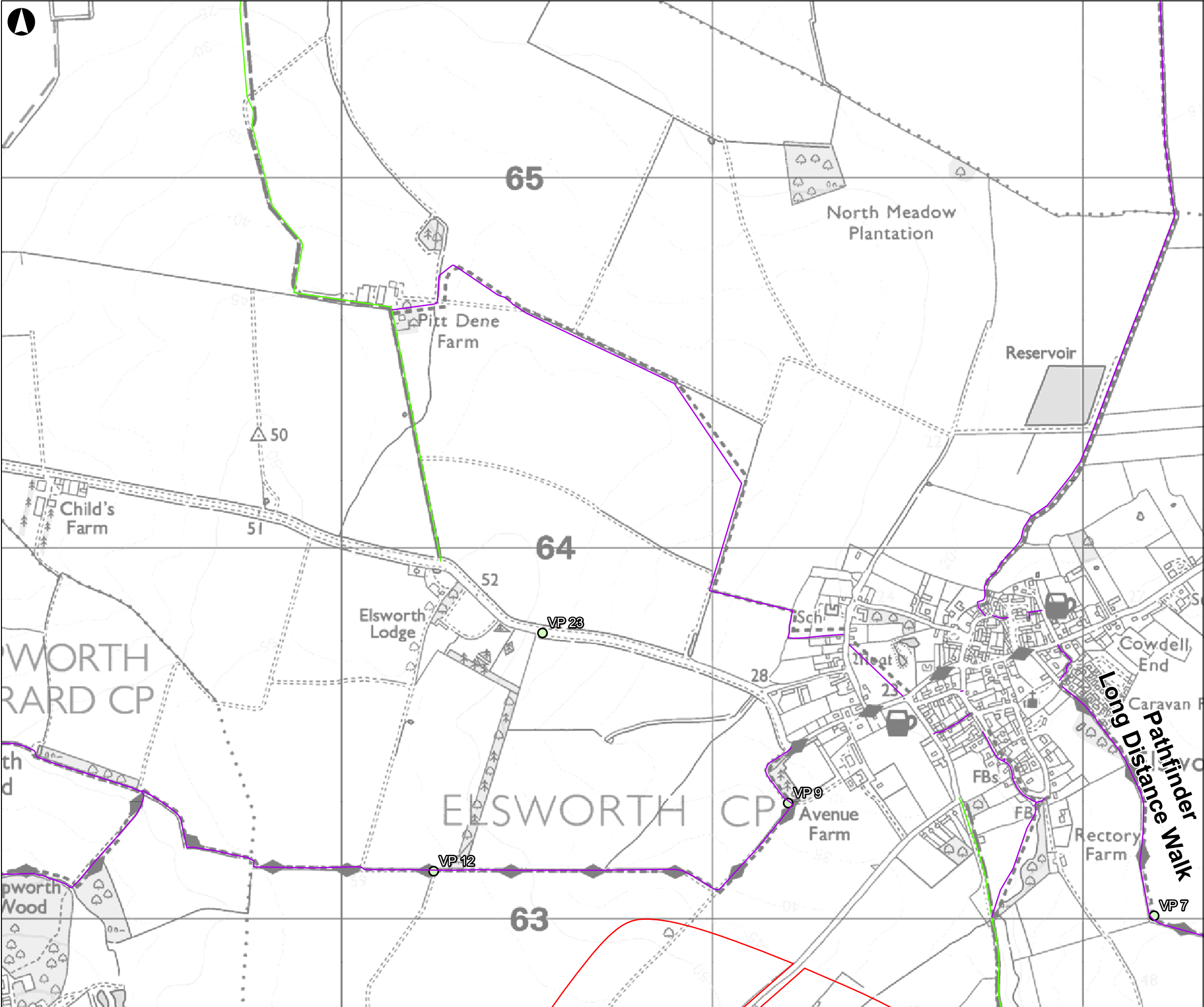
Sensitivity narrative: The low value attached to the view and the high susceptibility associated with the promoted route leads to a medium sensitivity overall.

Magnitude of impact: Medium

Magnitude of impact narrative: Hedgerows in the foreground would heavily filter views of the Proposed Development. Residential development would be visible in gaps across the view, extending into the background and including taller blocks in the southern part of the Site on the skyline. The magnitude of impact would be medium.

Significance of effect: Moderate adverse

Significance of effect narrative: The medium Magnitude of impact, assessed against the medium sensitivity of the receptor, would result in moderate adverse effects.



Legend

Study Area

5km Study Area Buffer

Representative Viewpoints

Bridleway

Byway

Footpath

Restricted Byway

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World Imagery: Earthstar Geographics
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Project Title
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Drawing Title
Figure 5 - Representative Viewpoint Locations

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Arup Job No 307292-00 Drawing Number	

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B.7 VP08 Conington, St Mary's Church



The viewpoint is located approximately 3.25km from the Site boundary on the edge the churchyard of St Mary's Church on the southern edge of Conington. View extend across arable fields framed by trees. The viewpoint is oriented south towards the Site and is representative of visitors to the Church. Views from the majority of the churchyard are screened by trees and other vegetation. Similar views are available, filtered through trees, from PRoW 53/3 just to the east .

The foreground comprises a metal estate fence that allows clear views across arable fields which extend into the distance. Trees to both the east and west enclose the field and frame longer distance views. A line of telegraph poles is visible to the southwest, receding towards the southeast. The land falls away in this direction before rising again into the middle ground, which consists of further arable fields and boundary vegetation, with occasional isolated buildings. Looking south, a prominent row of Poplar trees forms a distinctive vertical feature, and the tower of Holy Trinity Church in Elsworth is clearly visible. The background is dominated to the southeast by a large woodland block on the outskirts of Boxworth. Further west additional woodland blocks are present, including Overhall Grove near Knapwell. Beyond this, the skyline is formed by further trees and more distant woodland masses, punctuated by a few tall pylons to both the southeast and southwest.

Value attached to views: Medium

Value narrative: The view consists mainly of arable fields framed by tall vegetation, and does not cover any designated landscapes. Long distance views with little development and features of tree rows, woodland blocks and a prominent church tower add value. Detractors are not dominant in the view.

Susceptibility to change: Medium

Sensitivity: Medium

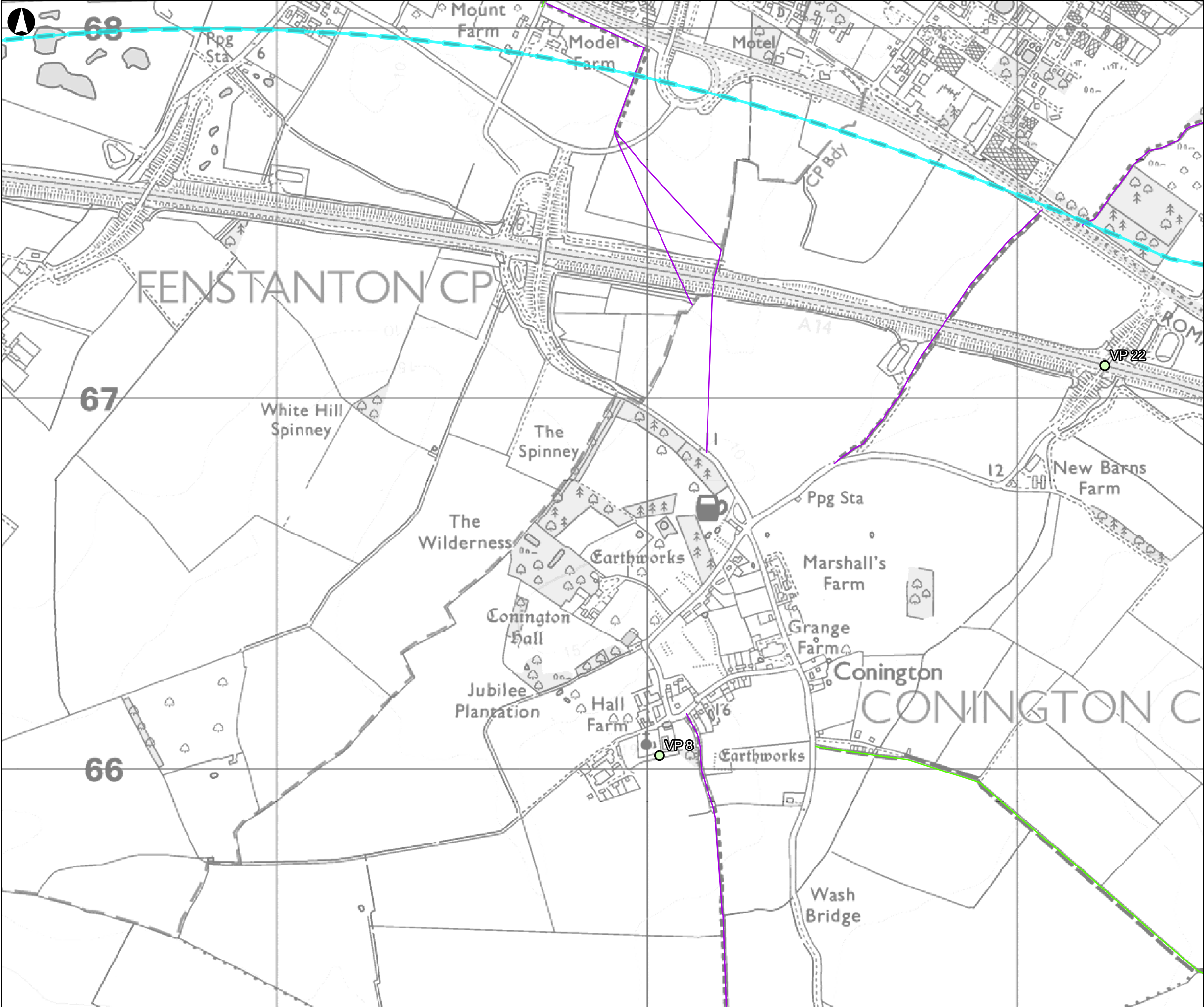
Sensitivity narrative: The medium value attached to the view and the medium susceptibility associated with the promoted route leads to a medium sensitivity overall.

Magnitude of impact: Very low

Magnitude of impact narrative: Some blocks of development would be visible in the distant background, extending from the southeast to the southwest..

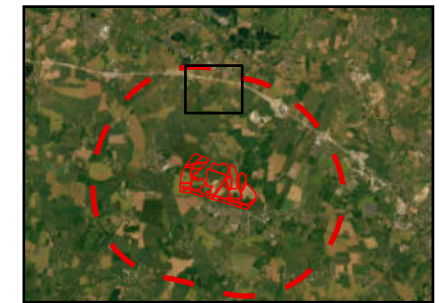
Significance of effect: Minor

Significance of effect narrative: The very low Magnitude of impact, assessed against the medium sensitivity of the receptor, would result in negligible adverse effects.

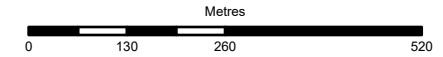


Legend

- Study Area
- 5km Study Area Buffer
- Representative Viewpoints
- Public Rights of Way
- Bridleway
- Byway
- Footpath
- Restricted Byway



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Figure 5 - Representative Viewpoint Locations

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Suitability Regulation 19 Local Plan consultation	
Arup Job No 307292-00	Rev P01
Drawing Number	

B.8 VP09 Elsworth West PRow 73/3



The viewpoint is located approximately 400m from the Site boundary, on the Pathfinder Long Distance Walk promoted recreational route on the southwestern edge of Elsworth. This is one in a sequence of views along the promoted route. This view is of a gently undulating rural landscape of arable fields, hedgerows and scattered trees, with farm features, telegraph lines and distant pylons set against a largely open skyline. The viewpoint is oriented south towards the western part of the Site.

The foreground comprises an arable field, bounded to the left by a hedgerow and ditch and Franks Farm beyond. A track extends round to the south. The land rises from the viewpoint to the southeast and falls from the south before rising again. To the southwest, fragmented rows of trees define additional field boundaries. A dense section of hedgerow can be seen to the southeast. To the south, a farmstead is enclosed by a closely managed hedge and partly screened by additional trees. The background contains a line of large pylons to the southeast, while trees in the south filter views towards further fields beyond. To the southwest the skyline is defined by the upper canopies of scattered trees, with the land falling away beyond the ridge, limiting more distant views.

Value attached to views: Low

Value narrative: The viewpoint is not located within a designated landscape. The view consists of arable fields on undulating land.

Susceptibility to change: High

Sensitivity: Medium

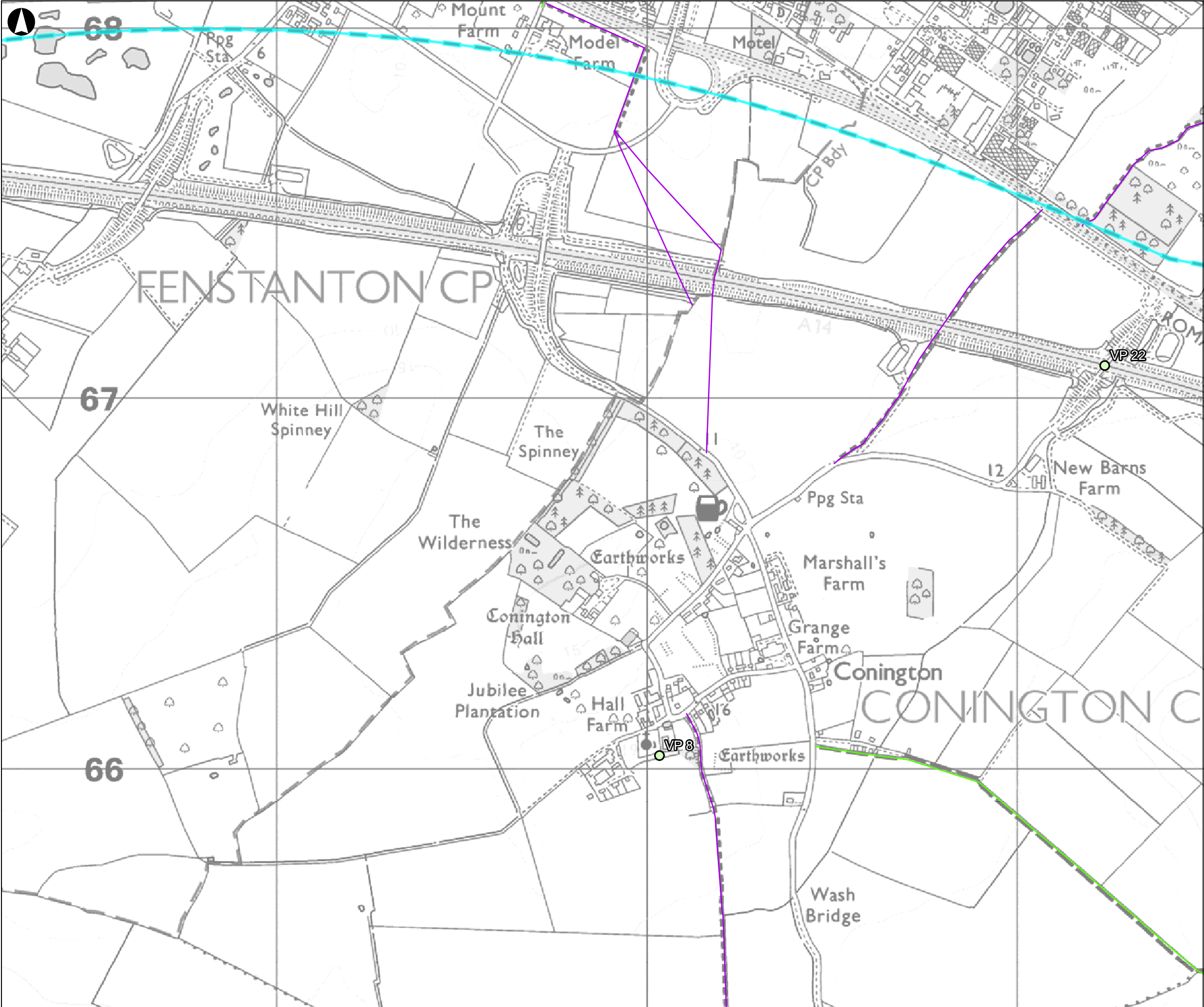
Sensitivity narrative: The low value attached to the view and the high susceptibility associated with the promoted route leads to a medium sensitivity overall.

Magnitude of impact: High

Magnitude of impact narrative: Residential development would be located approximately 400m away across the ridge in the middle ground and visible against the sky. The extent of development across the skyline, and the contrast between the existing rural character at the edge of Elsworth and the proposed settlement-edge development, would result in a high magnitude of impact.

Significance of effect: Moderate adverse

Significance of effect narrative: The high magnitude of impact, assessed against the medium sensitivity of the receptor, would result in moderate adverse effects.



Legend

Study Area

5km Study Area Buffer

Representative Viewpoints

Public Rights of Way

Bridleway

Byway

Footpath

Restricted Byway

An inset map showing a larger geographical area with a red dashed line indicating the study area's location. The map is oriented with North at the top.

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A scale bar showing distances in metres. The bar is marked with 0, 130, 260, and 520 metres.

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Drawing Title
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Suitability Regulation 19 Local Plan consultation	
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Drawing Number	

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B.9 VP10 Elsworth Wood Bridleway 73/4



The viewpoint is within the centre of the in a valley south of Elsworth, where the land rises to the south, east and west. It is representative of users of the bridleway near the ancient woodland of Elsworth Wood. The bridleway provides a connection between St Neots Road and Elsworth and the viewpoint is located next to a small bridge over a brook, north of the wood.

Looking east, a row of trees runs north–south alongside the brook. An arable field rises steeply in the foreground and then drops, limiting longer distance views. To the southeast, the path of the bridleway can be seen running along the edge of the field adjacent to a large woodland. Fields on undulating land are visible in the distance and St Neots Road can be glimpsed between vegetation.

Looking north, a wide mown path for the bridleway is flanked by a row of trees and the brook. To the west of the path is a wide area of meadow, including timber insect hibernacula. A hedgerow runs along the edge of this field, aligned north–south. The bridleway curves in the middle ground towards the north-west, and beyond this the land can be seen to fall and rise again, revealing a tree lined skyline. The immediate rise of the land to the west limits distant views. To the southwest, Elsworth Wood and a large pasture adjacent contribute to an attractive scene over the undulating land.

Value attached to views: Medium

Value narrative: The viewpoint is not located within a designated landscape. However, this viewpoint represents an attractive, rural scene of undulating fields, ancient woodland and a brook.

Susceptibility to change: Medium

Sensitivity: Medium

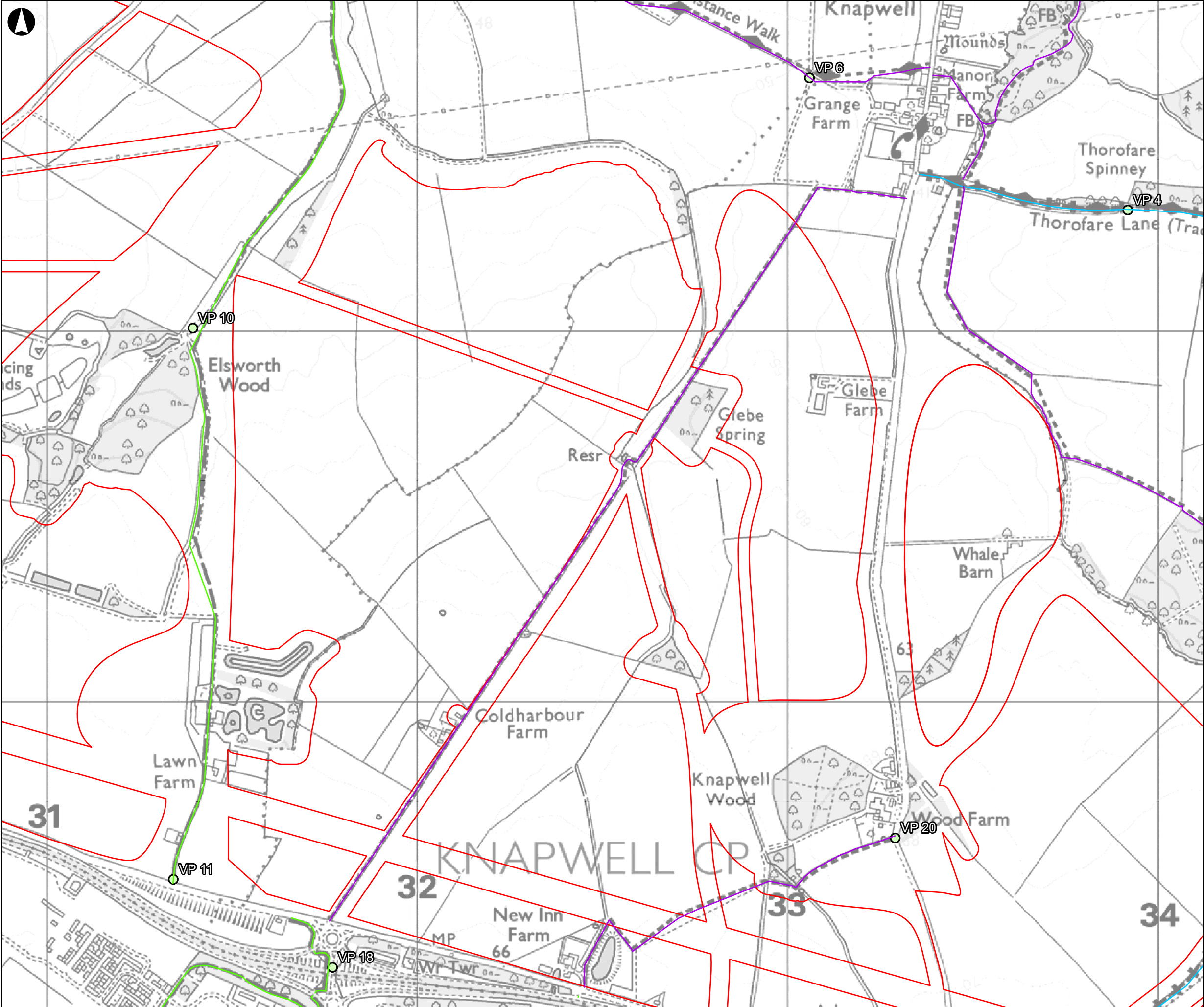
Sensitivity narrative: The medium value attached to the view and the medium susceptibility associated with the bridleway leads to a medium sensitivity overall.

Magnitude of impact: Very high

Magnitude of impact narrative From this location, views in all directions would be changed by the presence of the proposed Cambourne North Development. Along the east and west of this bridleway there would be development extending across the valley slopes and transforming the scene from rural to urban. This is a representative viewpoint, and the impact on views from the bridleway would be similar both further south towards St Neots Road and further north towards Elsworth. The magnitude of impact would be very high.

Significance of effect: Major adverse

Significance of effect narrative: The very high magnitude of impact, assessed against the medium sensitivity of the receptor, would result in major effects.



Legend

Study Area

5km Study Area Buffer

Representative Viewpoints

Public Rights of Way

Bridleway

Byway

Footpath

Restricted Byway

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World Imagery: Earthstar Geographics
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Arup Job No 307292-00	Rev P01
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B.10 VP11 St Neots Road



The viewpoint is located approximately 100m south of the Site boundary, at the junction of St Neots Road, bridleway 73/4 and cycle route that runs past Lawn Farm towards Elsworth Wood and on to Elsworth. Views south are across open arable fields, hedgerows and scattered trees, with houses, woodland blocks and telegraph poles forming a varied backdrop along the skyline. Visual amenity is influenced by the road and associated traffic.

The viewpoint is oriented west, north and east towards the Site, and is representative of local road users and users of the bridleway.

The foreground comprises arable fields alongside St Neots Road, both bounded by low vegetation. The fields are separated by a paved track running perpendicular to the road. The track is lined by hedgerows to the left and by trees to the right. The middle ground to both the east and west extends across arable fields with a lightly vegetated boundary to the east. Looking north, a small cluster of houses—filtered by intervening vegetation—are a prominent in the view, along with an adjoining block of trees. A line of telegraph poles spans the scene from the north to northeast beginning approximately halfway down the paved track and hedgerow field boundaries can be seen beyond these. The background to the northwest comprises a treelined skyline, with tree cover becoming denser and forming woodland blocks, one of which is Elsworth Wood. Longer distance views towards the centre are screened by intervening vegetation. To the northeast the view opens out again, revealing a skyline dotted with mature trees and telegraph poles.

Local Road Users

Value attached to views: Low

Value narrative: The viewpoint is not located within a designated landscape. The rural landscape is open with the adjacent road and some urban influences in the middle ground.

Susceptibility to change: Medium

Sensitivity: Medium

Sensitivity narrative: The low value attached to the view and the medium susceptibility associated with the local road users leads to a medium sensitivity overall.

Magnitude of impact: Very high

Magnitude of impact narrative: Development would extend to the east, west and north, occupying the full extent of the view in those directions. The existing rural view would be entirely changed, with the character becoming urban to the east and west and residential to the north. Taller town centre buildings may be visible to the northeast and northwest, although these may be screened by closer built form. While the bridleway would presumably be retained and views to the south would remain largely unchanged, the more open and expansive view to the north would be completely transformed. The magnitude of impact is therefore considered to be very high.

Significance of effect: Major adverse

Significance of effect narrative: The very high magnitude of impact, assessed against the medium sensitivity of the receptor, would result in major adverse effects.

Users of the bridleway

Value attached to views: Low

Value narrative: The viewpoint is not located within a designated landscape. The rural landscape is open with the adjacent road and some urban influences in the middle ground.

Susceptibility to change: Medium

Sensitivity: Medium

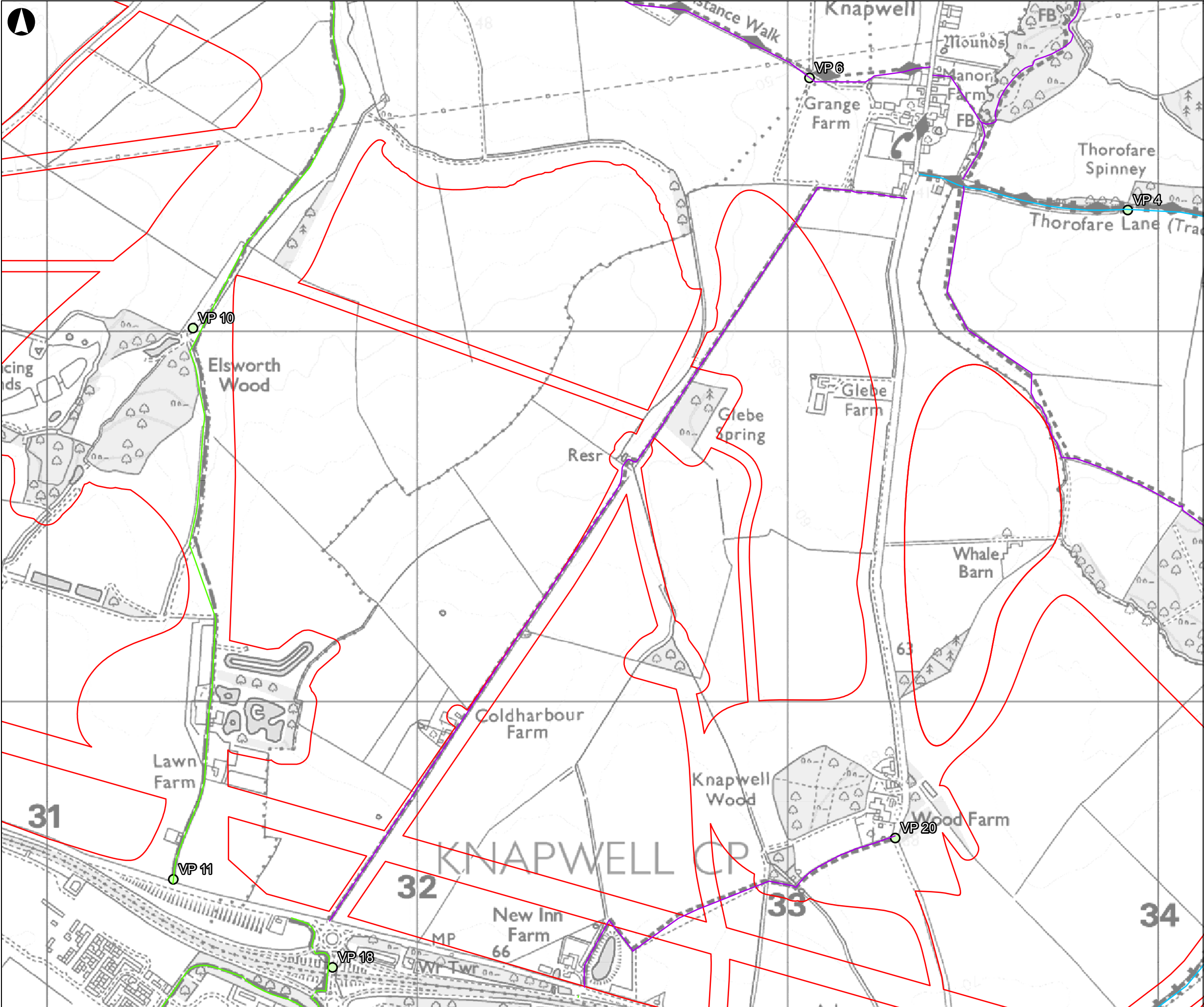
Sensitivity narrative: The low value attached to the view and the medium susceptibility associated with the bridleway users leads to a medium sensitivity overall.

Magnitude of impact Very high

Magnitude of impact narrative: Development would extend to the east, west and north, occupying the full extent of the view in those directions. The existing rural view would be entirely changed, with the character becoming urban to the east and west and residential to the north. Taller town centre buildings may be visible to the northeast and northwest, although these may be screened by closer built form. While the bridleway would presumably be retained and views to the south would remain largely unchanged, the more open and expansive view to the north would be completely transformed. The magnitude of impact is therefore considered to be very high.

Significance of effect Major adverse

Significance of effect narrative: The very high magnitude of impact, assessed against the medium sensitivity of the receptor, would result in major adverse effects.



Legend

Study Area

5km Study Area Buffer

Representative Viewpoints

Public Rights of Way

Bridleway

Byway

Footpath

Restricted Byway

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World Imagery: Earthstar Geographics
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Locations**

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B.11 VP12 Papworth Everard East PRow 73/3 (PLDW)



The viewpoint is located approximately 500m from the Site boundary. The viewpoint is oriented southeast towards the Site and is representative of users of the Pathfinder Long Distance Walk.

The foreground comprises a large, open arable field. A paved track extends to the east and west, and from this a well-used, unpaved track runs south. Behind the track to the east is a small copse, while to the west a dense hedgerow with trees forms the field boundary. The land falls away from this plateau to the east, south and west.

In the middle ground, beyond the valley south of Elsworth, the land rises again, with views of arable fields, mostly smaller in scale and defined by hedgerows and tree boundaries. To the south, the land rises slightly in the middle ground, with Elsworth Wood forming a dominant feature on the skyline. A row of large pylons extends from the west into the distance towards the east. Industrial buildings on the edge of Papworth are visible to the southwest. The distant views are far-reaching and predominantly of a tree-lined skyline. The wooded edges of Knapwell and Overhall Grove can be seen to the east. To the southeast, further rows of distant pylons are visible, along with two large woodland blocks, including Knapwell Wood. Cambourne water tower and the tops of roofs of houses in West Cambourne are just visible on the distant skyline. When complete, the A428 Caxton Gibbett overbridge and traffic will be visible in the background to the south west.

Value attached to views: Low

Value narrative: The viewpoint is not located within a designated landscape. The rural landscape is open. The large arable field in the foreground is not

distinctive, though woodland blocks and the tree lined skyline add some interest. Pylons are slight detractors.

Susceptibility to change: High

Sensitivity: Medium

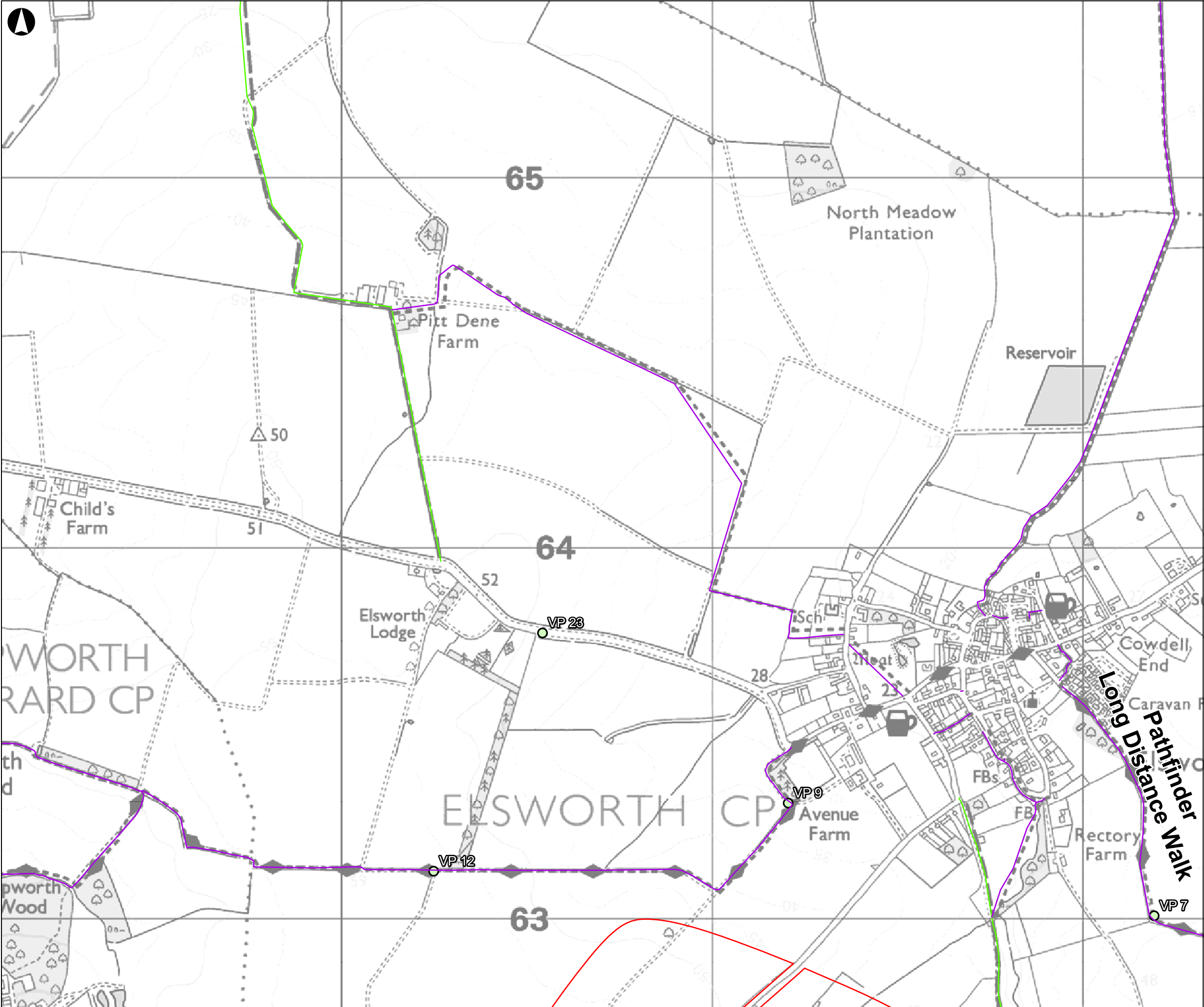
Sensitivity narrative: The low value attached to the view and the high susceptibility associated with the promoted route leads to a medium sensitivity.

Magnitude of impact: High

Magnitude of impact narrative: Residential development would be visible 500m to the south, extending across the high ground on the skyline. The tops of taller buildings within the centre would be visible on the distant skyline, in front of the existing water tower and houses in Cambourne West. Whilst the foreground and views towards Elsworth and Papworth Everard would be persevered, there would be a large change across the middle ground and background of the open rural panorama. Similar views would be experienced along a long, open stretch of the promoted route between Papworth Everard and Elsworth. The elevated and open nature of this section of the promoted route, the extent of visible development across the skyline, and the contrast between the existing rural character and the proposed settlement-edge development would result in a high magnitude of impact.

Significance of effect: Moderate adverse

Significance of effect narrative: The high magnitude of impact, assessed against the medium sensitivity of the receptor, would result in moderate adverse effects.



Legend

Study Area

5km Study Area Buffer

Representative Viewpoints

Bridleway

Byway

Footpath

Restricted Byway

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B.12 VP13 Papworth Everard, Ermine Street South, A1198



The viewpoint is located approximately 920m west of the Site boundary, on the A1198, Ermine Street South, just south of Papworth Everard, where the PRoW 180/2 is situated near Crow's Nest Farm. This view is over a busy road, with arable fields beyond. It has been selected as it is representative of the open views along this stretch of road, close to Papworth Everard. The viewpoint is oriented east to southeast towards the Site, and is representative of road users.

The foreground comprises a busy road, beyond which lies a low fence and a strip of low vegetation that becomes taller towards the southeast. Beyond this, an arable field extends across rising land the view. Looking east, a tall hedgerow and row of trees extends away from the viewpoint. As the land rises to the southeast, the land falls and then rises again, allowing a ridge in the middle ground curtails longer views across the landscape. The background comprises occasional treetops and pylons visible in the distance where the landform is lower. Longer distance views are available towards the southeast, while views to the east are screened by higher ground.

Value attached to views: Low

Value narrative: The viewpoint is not located within a designated landscape. The view is over open, arable fields, with the road and traffic in the foreground limiting visual amenity.

Susceptibility to change: Low

Sensitivity: Low

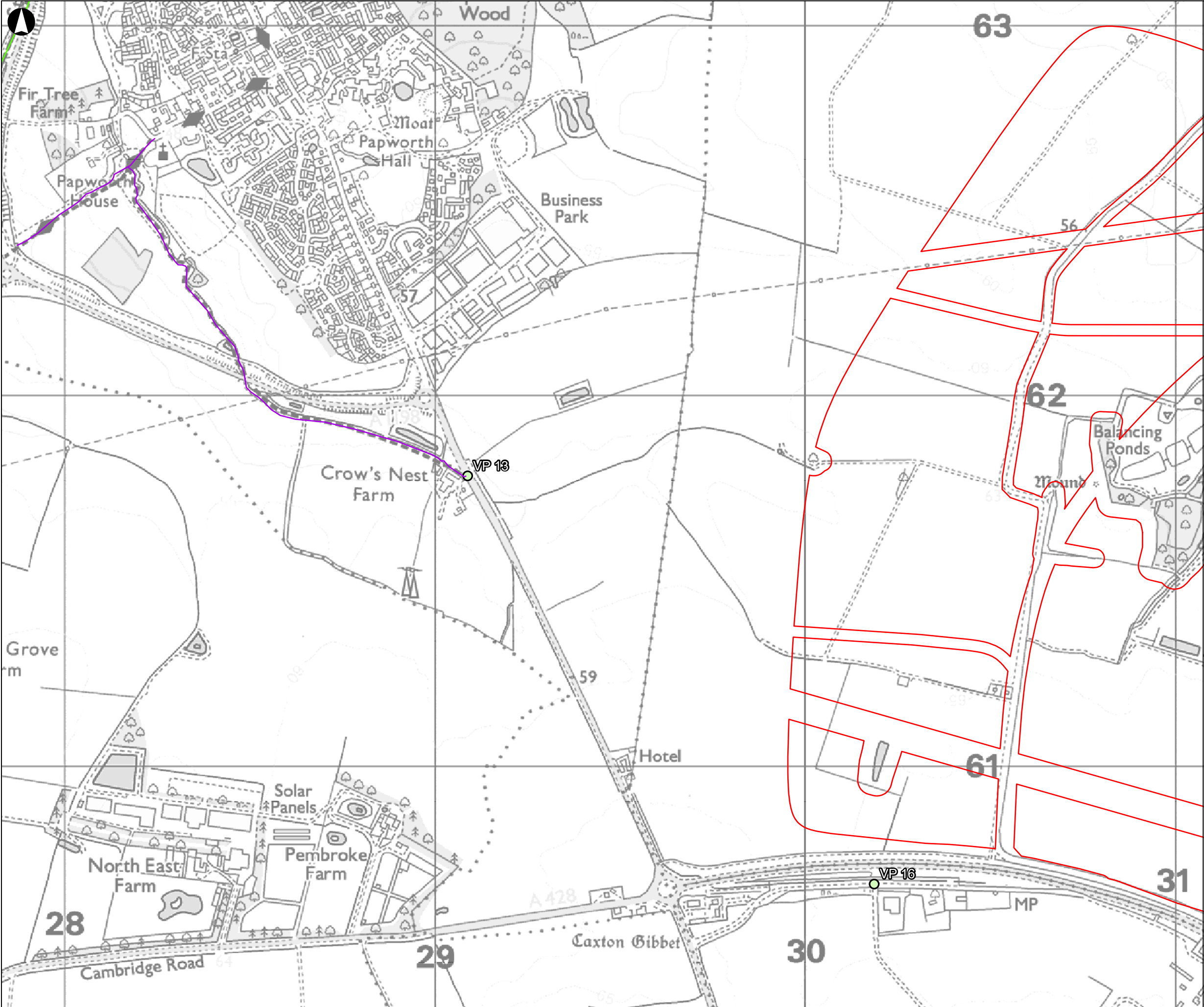
Sensitivity narrative: The low value attached to the view and the low susceptibility associated with users of main roads leads to a low sensitivity.

Magnitude of impact: Medium

Magnitude of impact narrative: The majority of the Proposed Development would be screened by intervening topography from this location, with the most open views being to the south. The tops of taller buildings within the town centre may be visible on the skyline to southeast. The magnitude of impact would be low.

Significance of effect: Minor adverse

Significance of effect narrative: The low magnitude of impact, assessed against the low sensitivity of the receptor, would result in minor adverse effects.



Legend

Study Area

5km Study Area Buffer

Representative Viewpoints

Public Rights of Way

Bridleway

Byway

Footpath

Restricted Byway

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B.13 VP14 St Ives Road B1040



The viewpoint is located approximately 2.65km from the Site boundary. The viewpoint is oriented east towards the Site, and is representative of users of main roads. This viewpoint has been selected as it is one of the main roads joining the areas north and south of the A428.

The foreground comprises St Ives Road running north to south, with a ditch alongside it. A large, flat arable field extends to the background, bound to the north by a dense line of hedging. Beyond this open field, the buildings of North East Farm are just visible, well screened by trees. Vehicles travelling along Cambridge Road can be seen to the southeast. Distant views are limited by the wooded skyline.

Value attached to views: Low

Value narrative: The viewpoint is not located within a designated landscape. The view is over arable fields with road infrastructure in the immediate and peripheral vision.

Susceptibility to change: Low

Sensitivity: Low

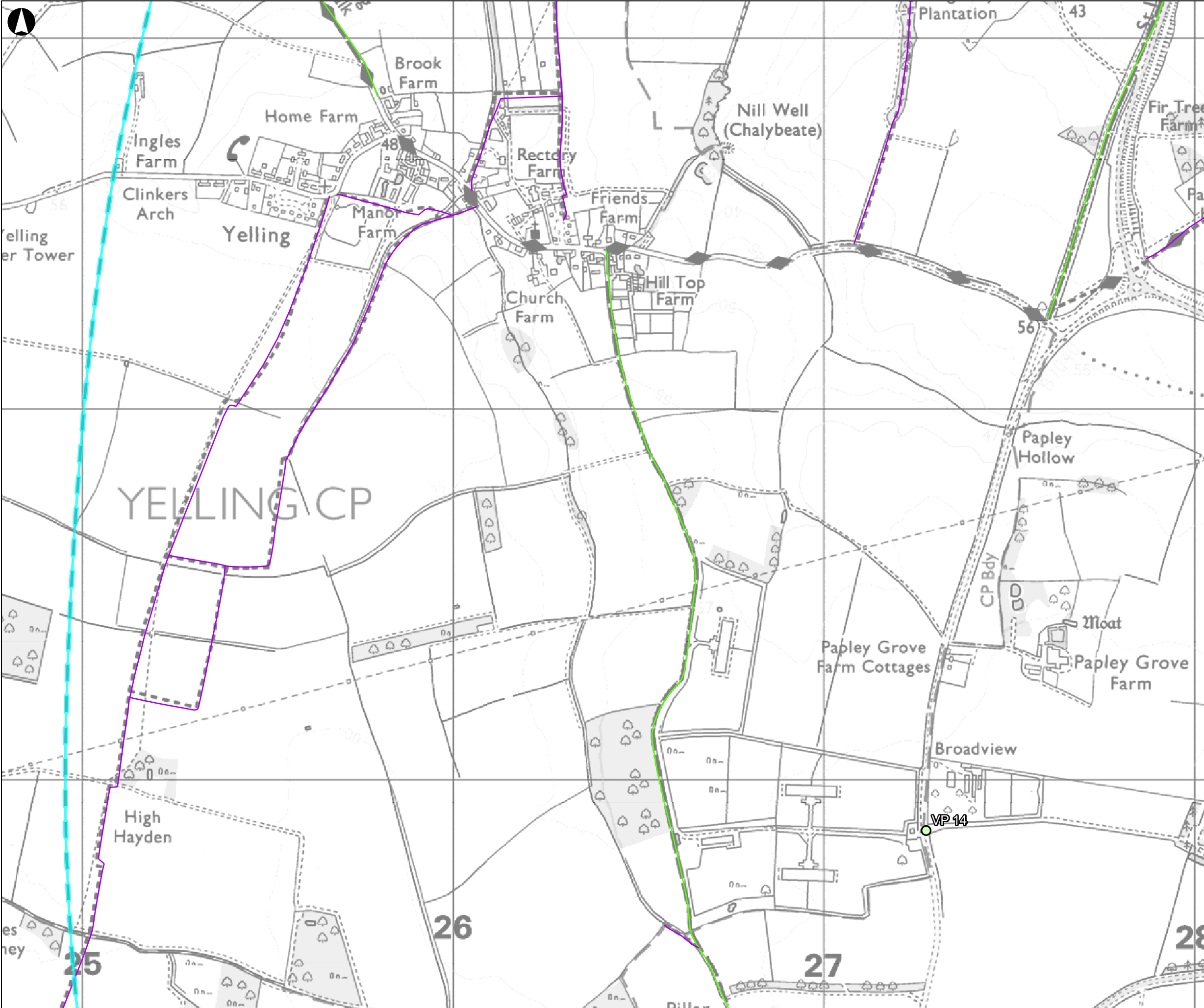
Sensitivity narrative: The low value attached to the view and the low susceptibility associated with users of main roads leads to a low sensitivity overall.

Magnitude of impact Low

Magnitude of impact narrative: The tops of some of the taller buildings associated with the proposed Cambourne North Development may be visible on the distant horizon to the east. These would be substantially screened by intervening vegetation. The Proposed Development would form only a small component of the overall view, and the foreground and middle ground would remain unchanged. As a result, the magnitude of impact is considered to be very low.

Significance of effect: Negligible adverse

Significance of effect narrative: The very low magnitude of impact, assessed against the low sensitivity of the receptor, would result in negligible adverse effects.



Legend

Study Area

5km Study Area Buffer

Representative Viewpoints

Public Rights of Way

Bridleway

Byway

Footpath

Restricted Byway

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Drawing Number	

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B.14 VP15 Caxton Drift Bridleway (74/1)



The viewpoint is located approximately 2.6km southwest of the Site boundary, on Caxton Drift, a paved bridleway (74/1) on the edge of Eltisley. The view opens out across arable fields framed by trees, with glimpses of rooftops and infrastructure in Cambourne. The viewpoint is oriented northeast towards the Site beyond the existing settlement and is representative of users of the bridleway at this break in the vegetation. The foreground comprises farm buildings and a hedgerow running alongside the track to the east. The middle ground consists of land that gently falls away and then rises again, containing arable fields with sparsely tree-lined boundaries. Denser areas of tree cover are present, framing the central part of the view where the A428 and buildings of Cambourne are visible. Rooftops rise slightly with the land in the distance. The background, where visible in the centre of the view, comprises rooftops interspersed with trees, along with a few distant tall pylons. The Cambourne water tower is clearly visible. A dense block of woodland on higher ground can also be seen.

Value attached to views: Low

Value narrative: The viewpoint is not located within a designated landscape. The landscape has a sense of openness with an urban background.

Susceptibility to change: Medium

Sensitivity: Medium

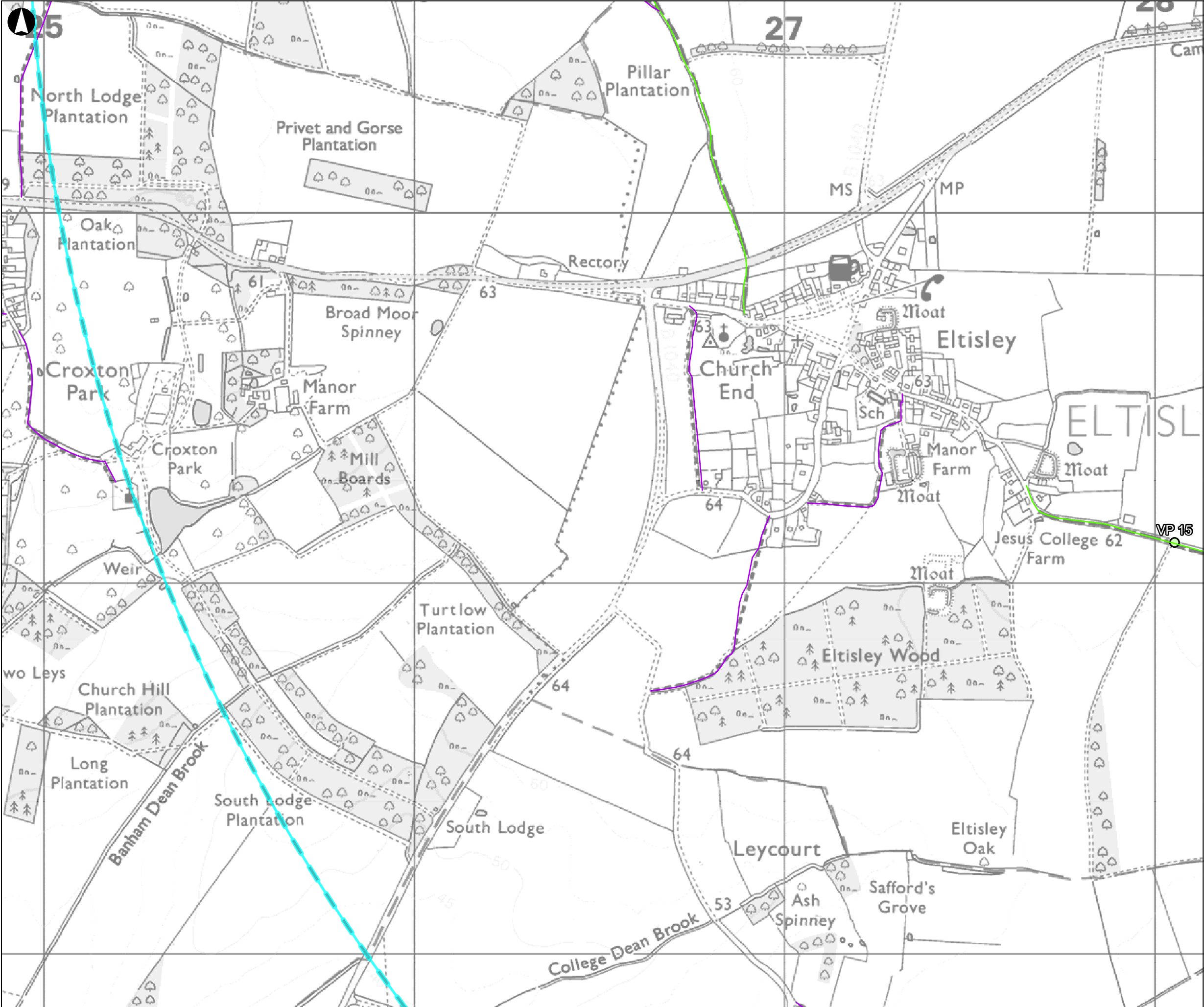
Sensitivity narrative: The low value attached to the view and the medium susceptibility associated with users the bridleway leads to a medium sensitivity overall.

Magnitude of impact: Very low

Magnitude of impact narrative: The upper parts of the taller buildings of the proposed Cambourne North Development in the southern part of the Site would be visible beyond the A428. However, this would be seen in the context of an existing view that already includes settlement edge development and taller built elements. The settlement beyond this is unlikely to be visible, as the land falls away further north. As a result, the skyline would not be notably altered, and the foreground and middle ground would remain unchanged. Overall, the Magnitude of impact is considered to be very low.

Significance of effect: Negligible

Significance of effect narrative: The very low magnitude of impact, assessed against the medium sensitivity of the receptor, would result in negligible effects.



Legend

Study Area

5km Study Area Buffer

Representative Viewpoints

Bridleway

Byway

Footpath

Restricted Byway

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Project Title
**Cambourne Growth Strategy
Programme**

Drawing Title
**Figure 5 - Representative Viewpoint
Locations**

Scale at A3 1:10,000 Role GEN Suitability Regulation 19 Local Plan consultation Arup Job No 307292-00 Drawing Number	Sheet No Sheet 13 of 17 Rev P01
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B.15 VP16 Old A428



The viewpoint is located approximately 90m from the Site boundary, immediately to the south of the A428 trunk road. The viewpoint is oriented northeast towards the Site, and is representative of people traveling on local roads, but in the future residents on the northern edge of Cambourne West, which is also currently under construction, may experience similar views. The viewpoint is on the ridgeline and land to the north plateaus and then falls away.

The view is dominated by the busy A428 trunk road, which is currently being upgraded. New embankments screen views to the north. Beyond the road to the north-east, arable fields are just visible, and Lawn Farm can be seen in the middle ground to the north east. Mature trees line the skyline and long distance views are limited due to the land falling away in the middle ground.

Value attached to views: Very low

Value narrative: The viewpoint is not located within a designated landscape. This view is dominated by the A428 trunk road. Although arable fields and trees are glimpsed beyond, the detractor of the road infrastructure in the foreground is dominant.

Susceptibility to change: Medium

Sensitivity: Low

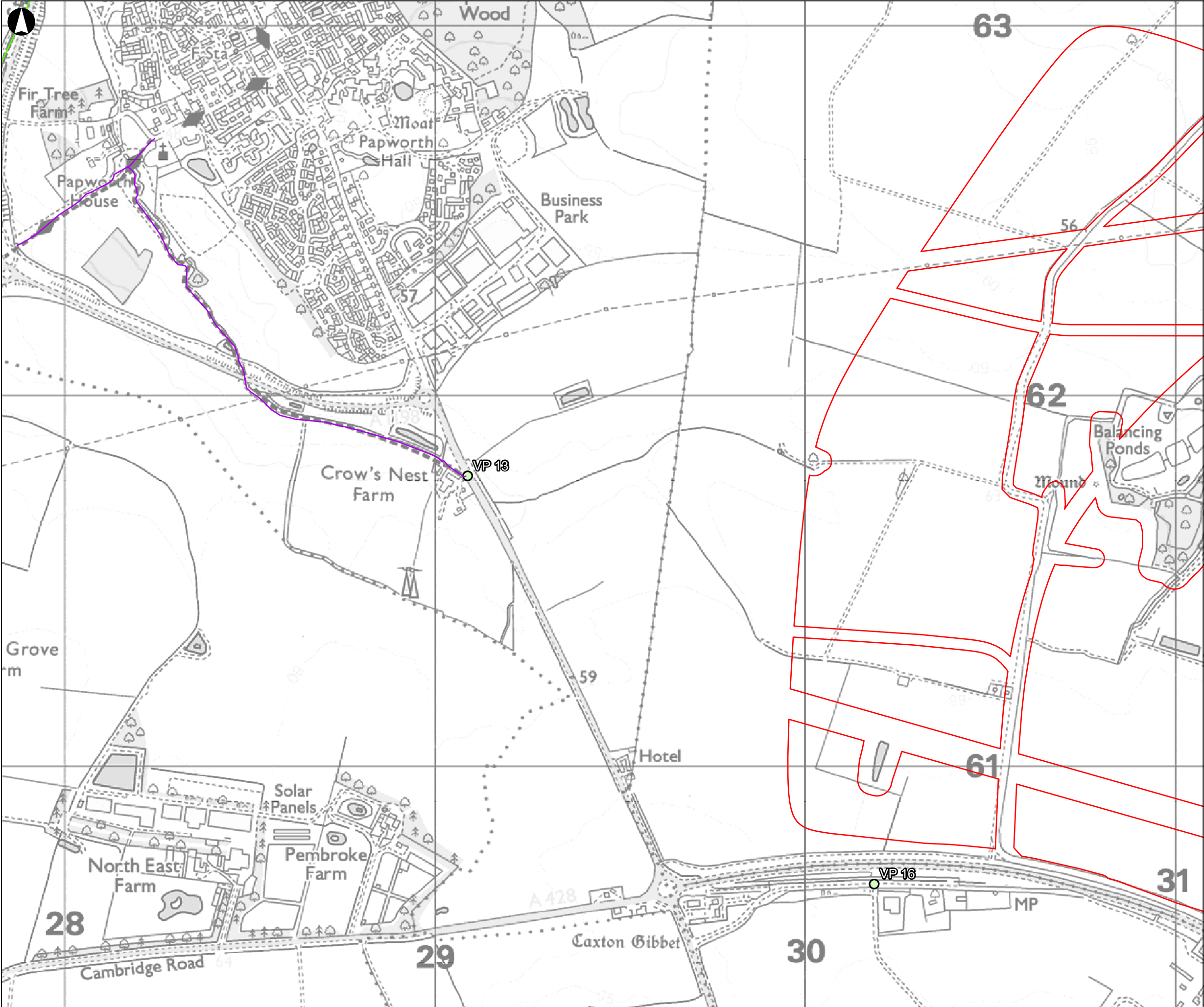
Sensitivity narrative: The very low value attached to the view and the medium susceptibility associated with users of the local road leads to a low sensitivity overall.

Magnitude of impact: Very high

Magnitude of impact narrative: The tops of buildings on the southern edge of the proposed Cambourne North Development would be visible across the middle ground to the north east, beyond the A428 trunk road. This would change introduce extensive built form across the skyline, but in the context of a busy road and associated infrastructure. the Magnitude of impact is considered to be high.

Significance of effect: Moderate adverse

Significance of effect narrative: The high magnitude of impact, assessed against the low sensitivity of the receptor, would result in moderate adverse effects.



Legend

Study Area

5km Study Area Buffer

Representative Viewpoints

Public Rights of Way

Bridleway

Byway

Footpath

Restricted Byway

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B.16 VP17 Cambourne Nature Reserve



The viewpoint is located approximately 1.55km south of the Site boundary at a high point within Cambourne Nature Reserve. The view is oriented northwest to northeast towards the Site, and is representative of visitors to the nature reserve. This elevated location provides 360 degree panoramic views across the surrounding landscape.

The foreground comprises rough grass and a loose grouping of trees and shrubs provides some filtering of views to the northeast. The land falls away steeply to the north. A lake with low, sparsely vegetated banks lies in the middle ground. Beyond the nature reserve, extensive areas of houses in Cambourne at the base of the hill extend across the view. Taller, large scale buildings within Cambourne Business Park and the water tower lie beyond, visible in places against the sky. These buildings screen views of the land within the Site. The background is far reaching and includes infrastructure relating to the A428 trunk road, wind farms and pylons with some woodland visible on the skyline. Views to the east will include extensive development within the Bourn Airfield development to the west across West Cambourne when these consented schemes are built out.

Value attached to views: Medium

Value narrative: The viewpoint is not located within a designated landscape. The scenic view is from somewhere that is likely to be visited partly, though not primarily, for the beauty of the surroundings and quality of the long distance, views. Views are an important part of the experience and at the point of the photograph they are 360 degrees. This viewpoint is representative of a

certain area of the wildlife reserve, but as it is at a particular highpoint, not all areas of the reserve have this quality of distant view.

Susceptibility to change: High

Sensitivity: High

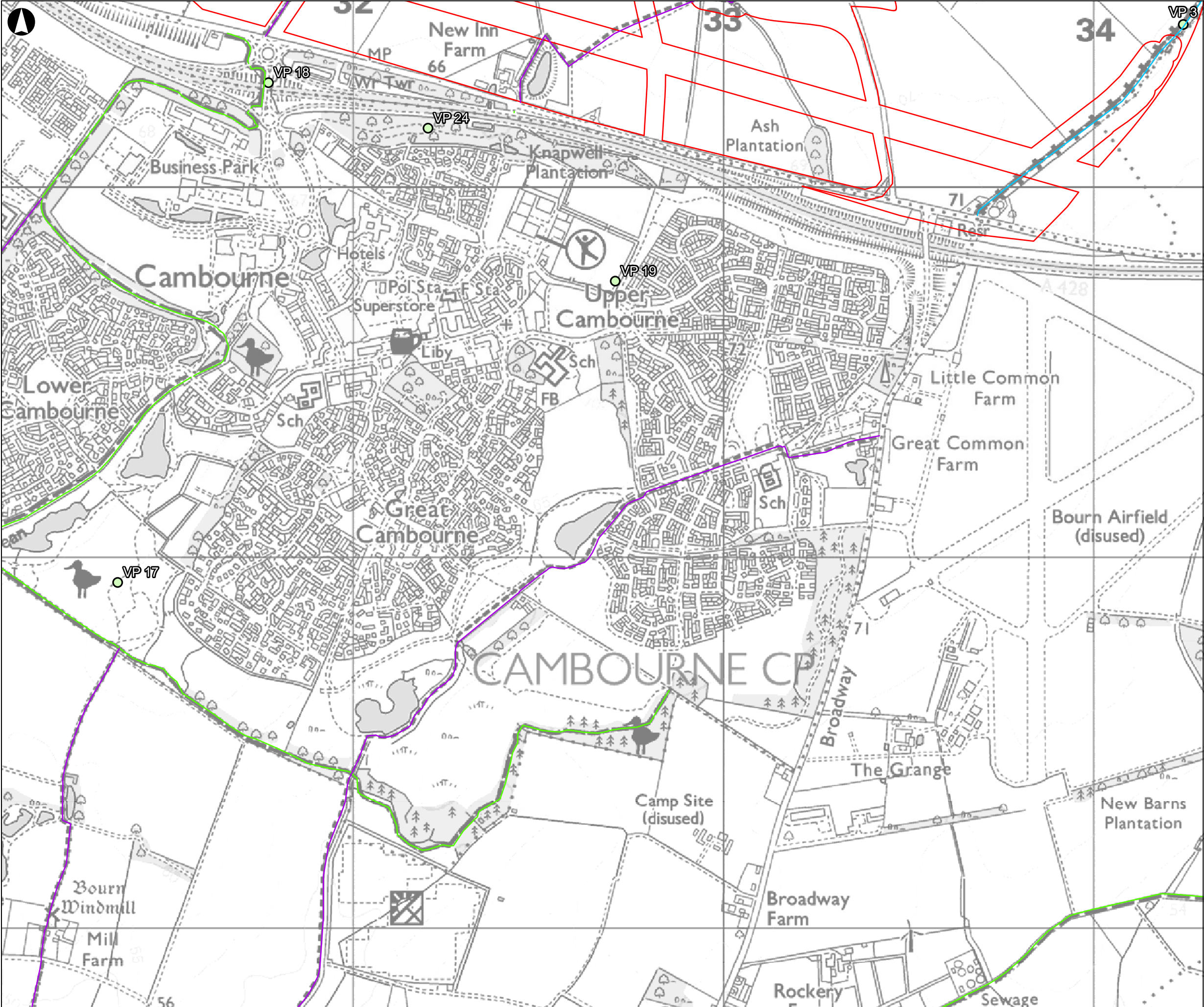
Sensitivity narrative: The medium value attached to the view and the high susceptibility associated with visitors to the nature reserve leads to a high sensitivity overall.

Magnitude of impact: Low

Magnitude of impact narrative: It is probable that the proposed Cambourne North Development would be visible in the distance from this viewpoint, beyond the existing settlement of Cambourne. Taller built elements may be apparent on the skyline, with the extent of development potentially perceptible across a broad span from west to east. However, this visibility would be experienced within the context of an existing settlement-edge view at a distance of over 1.5 km, and the more valuable components of the view would remain unchanged. The foreground, middle ground, and rural views to the east, west and south would be unaffected. Overall, the Magnitude of impact is considered to be low.

Significance of effect: Minor

Significance of effect narrative: The low Magnitude of impact, assessed against the high sensitivity of the receptor, would result in minor effects.



Legend

Study Area

5km Study Area Buffer

Representative Viewpoints

Public Rights of Way

Bridleway

Byway

Footpath

Restricted Byway

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Figure 5 - Representative Viewpoint Locations

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B.17 VP18 A428 Crossing. PRow 142/10



The viewpoint is located approximately 150m south of the Site boundary

The viewpoint is oriented north, northeast and northwest towards the Site, and is representative of local road users travellers crossing over the A428: motorists, cyclists and pedestrians. This viewpoint has been selected as it is one of the few crossings over the A428 from Cambourne.

The view is taken from the pavement of the four-lane road over the A428, approaching a roundabout. The A428 can be seen extending to the east and west beneath this road crossing, beyond the safety barriers. The water tower stands just to the east of this viewpoint. The grassy, vegetated banks of the A428 rise up towards the north, and trees are present at the top, to both the east and west, as well as on the roundabout. This vegetation filters longer distance views towards the rural scene north of St Neots Road.

Vegetation on the northern side of St Neots Road is patchy, and narrow views extend across arable fields, including occasional farm buildings. From this elevated position, the new housing of Cambourne West is clearly visible in the distance to the west.

Value attached to views: Very Low

Value narrative: The viewpoint is not located within a designated landscape. From this viewpoint the scene is dominated by road infrastructure. Though there are some glimpses of the rural scene beyond, they are heavily filtered by vegetation.

Susceptibility to change: Medium

Sensitivity: Low

Sensitivity narrative: The very low value attached to the view and the medium susceptibility associated with users of the local road leads to a low sensitivity overall.

Magnitude of impact: Medium

Magnitude of impact narrative: Although the proposed Development would be approximately 150 m from this viewpoint, dense vegetation associated with the A428 infrastructure would result in heavily filtered views to the north. From the southern side of the roundabout, visibility of the proposed Cambourne North Development would be limited, although taller buildings associated with the proposed East West Rail station and the town centre would likely be visible above the treeline. From the northern side of the roundabout and crossing, visibility would be greater, and the currently glimpsed rural scene to the north would be transformed into an urban settlement-edge view. Overall the impact is considered to be medium.

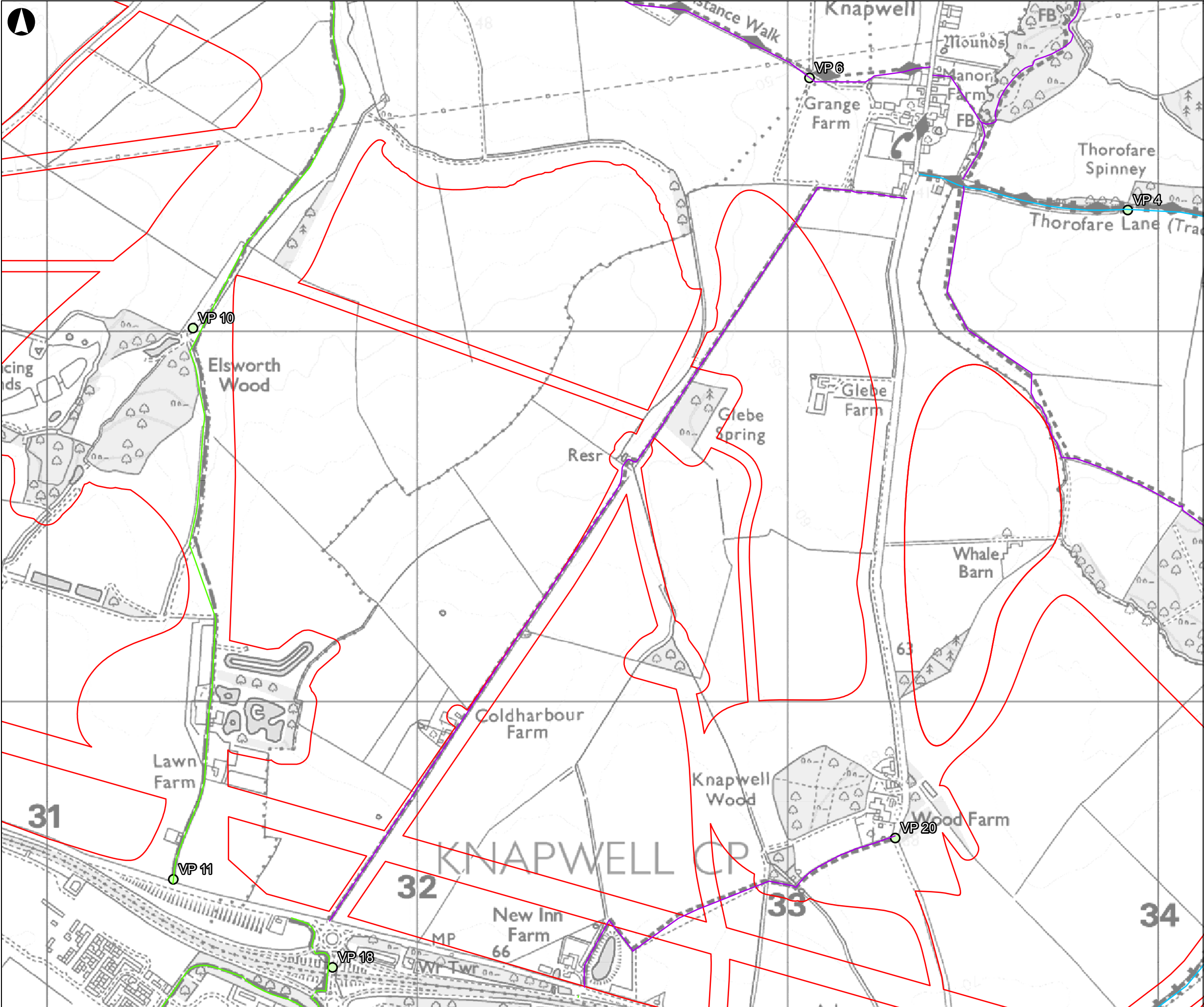
Significance of effect: Minor

Significance of effect narrative: The medium Magnitude of impact, assessed against the low sensitivity of the receptor, would result in minor effects.

GBI recommendation: Retain vegetation alongside A428 in order to screen views to the north and maintain existing green corridor

A-1

A-1



Legend

Study Area

5km Study Area Buffer

Representative Viewpoints

Public Rights of Way

Bridleway

Byway

Footpath

Restricted Byway

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B.18 VP19 Cambourne Recreation Ground



The viewpoint is located approximately 400m south of the Site boundary, on a playing field within Cambourne Recreation Ground, adjacent to houses. The view is oriented northwest to north towards the Site and has been selected to represent the users of the recreation ground and the residents whose houses face the recreation ground.

The foreground comprises the playing field, a low hedge and ditch with occasional trees and further a playing field beyond the hedge. Looking west, a steel pavilion is visible. Panning west to east, there is a carpark, skatepark and fenced tennis court area. sports pitches enclosed by tall green mesh fencing and floodlights and a hedge marking the western playing field boundary. A timber fence encloses the northern perimeter of the playing field.

In the middle ground, behind the tennis courts, looking northwest, houses are visible, with the water tower standing clearly behind them. Beyond the playing fields and enclosed pitches, an area of dense vegetation forms a mixed natural planting of trees and shrubs that spans most of the width of the view, providing a consistent vegetated backdrop and screening longer distance views. This includes tall trees that lie between the A428 and Cambridge Road, which are screened from view and which screen the land within the Site.

Users of the recreation ground

Value attached to views: Low

Value narrative: The viewpoint is not located within a designated landscape. The scene is one of functional sports areas. The view is not unattractive for its context, and is and well maintained.

Susceptibility to change: Low

Sensitivity: Low

Sensitivity narrative: The low value attached to the view and the low susceptibility associated with visitors to the recreation ground leads to a low sensitivity overall. Views are mostly incidental to the users of the recreation ground.

Magnitude of impact: Medium

Magnitude of impact narrative: From this viewpoint, there may be visibility of the tops of taller buildings in the southern part of the Site. The magnitude of impact would depend on the location of a connection between the proposed Cambourne North Development and the existing Cambourne settlement, which could introduce new infrastructure and open up views into the Site to the north. Should this connection displace any of the playing fields, the magnitude of impact would be greater. Taking this potential into account, the Magnitude of impact is assessed as medium.

Significance of effect: Minor

Significance of effect narrative: The medium Magnitude of impact, assessed against the low sensitivity of the receptor, would result in minor effects.

Residents

Value attached to views: Low

Value narrative: The viewpoint is not located within a designated landscape. The scene is one of functional sports areas. The view is not unattractive for its context, and is well maintained with a pleasing backdrop, but this is not a view of notable features.

Susceptibility to change: High

Sensitivity: Medium

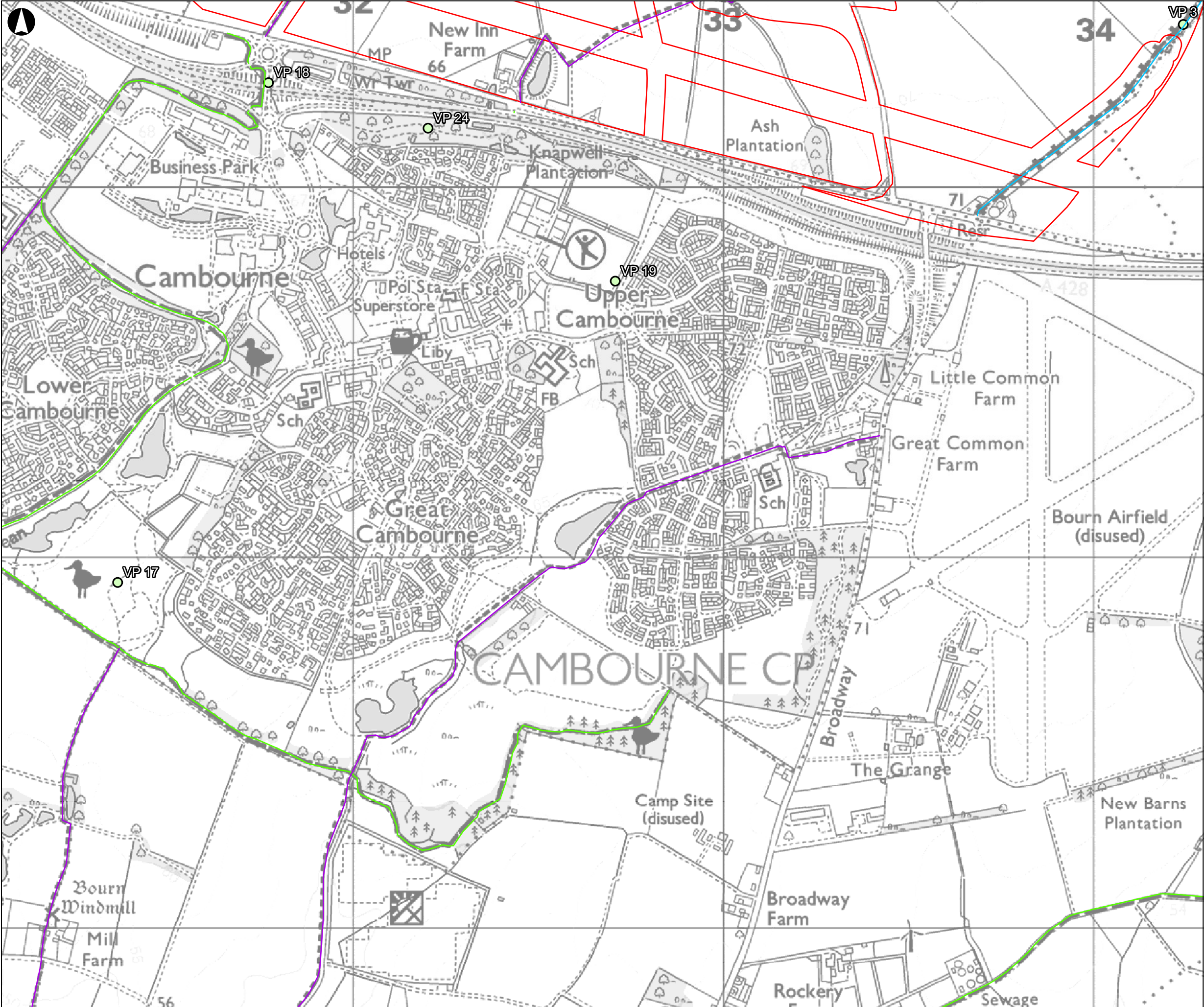
Sensitivity narrative: The low value attached to the view and the high susceptibility associated with residents leads to a medium sensitivity overall.

Magnitude of impact: Medium

Magnitude of impact narrative: From this viewpoint, there may be visibility of taller buildings in the southern part of the Site, associated with the proposed East West Rail station. The Magnitude of impact would depend on the location of a connection between the proposed Cambourne North Development and the existing Cambourne settlement. Should this connection displace any of the playing fields, the Magnitude of impact would be greater, though it would be in the context of an existing built townscape. In this scenario, properties facing the recreation ground would directly face the crossing. Taking this potential into account, the Magnitude of impact is assessed as medium.

Significance of effect: Moderate (significant effects)

Significance of effect narrative: The medium Magnitude of impact, assessed against the high sensitivity of the receptor, would result in moderate effects.



Legend

Study Area

5km Study Area Buffer

Representative Viewpoints

Bridleway

Byway

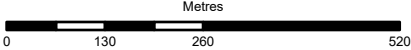
Footpath

Restricted Byway

Public Rights of Way



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B.19 VP20 Knapwell Wood (Road and PRoW 142/8 junction)



The viewpoint is located approximately 120m from the Site boundary. This junction of the road and PRoW 142/8, just south of Wood Farm Cottages, has a site boundary to both the east and west, north and south so though not technically within the development, this viewpoint is considered to be mid development. The viewpoint is oriented in all directions towards the Site, and views are of arable land and woodland. This viewpoint is representative of two groups of receptors: Local road users and users of the PRoW.

Looking east to southeast, across the road, there are open views across arable fields extending far into the distance. A concrete utility building in the middle ground is the only notable detracting feature within an otherwise rural scene, with a treelined skyline continuing into the distance. Looking south, the foreground comprises an arable field, bounded to the east by the road and to the northwest by woodland. Field boundaries in the middle ground are lined with trees, and the land is gently undulating. Filtered views through trees are show housing on the northern edge of Cambourne, across the A428; in summer, the visibility of this housing would be largely screened by vegetation. To the southwest, views are distant across arable fields with treelined boundaries and occasional farm buildings.

To the northwest, the vegetated boundary of Wood Farm Cottages limits views towards the ancient woodland of Knapwell Wood behind it. Further north along the road, beyond Knapwell Wood, views open out again to both the east and west.

Local road users

Value attached to views: Medium

Value narrative: The viewpoint is not located within a designated landscape. The rural scene is generally of good quality and open in character, with few detractors, although housing on the edge of Cambourne introduces an urban influence within the view.

Susceptibility to change: Medium

Sensitivity: Medium

Sensitivity narrative: The medium value attached to the view and the medium susceptibility associated with users of the local road network leads to a medium sensitivity overall.

Magnitude of impact: Very high

Magnitude of impact narrative: Views to the east, south and west would be completely transformed, with the existing open, rural outlook replaced by views of built development. To the east, the proposal would comprise residential blocks averaging approximately 10.5 m in height, while to the south and west the development would include town centre blocks with buildings up to 17.5 m high. Travelling further north along the road, development would continue on both sides, replacing open arable views with a continuous urban townscape. The proximity of the Development, the extent

of its visibility within the field of view, and the scale and nature of the change to the existing views would result in a very high Magnitude of impact.

Significance of effect: Major (significant effects)

Significance of effect narrative: The very high Magnitude of impact, assessed against the medium sensitivity of the receptor, would result in major effects.

Users of the PRow

Value attached to views: Medium

Value narrative: The viewpoint is not located within a designated landscape. The rural scene is generally of good quality and open in character, with few detractors, although housing on the edge of Cambourne introduces an urban influence within the view.

Susceptibility to change: Medium

Sensitivity: Medium

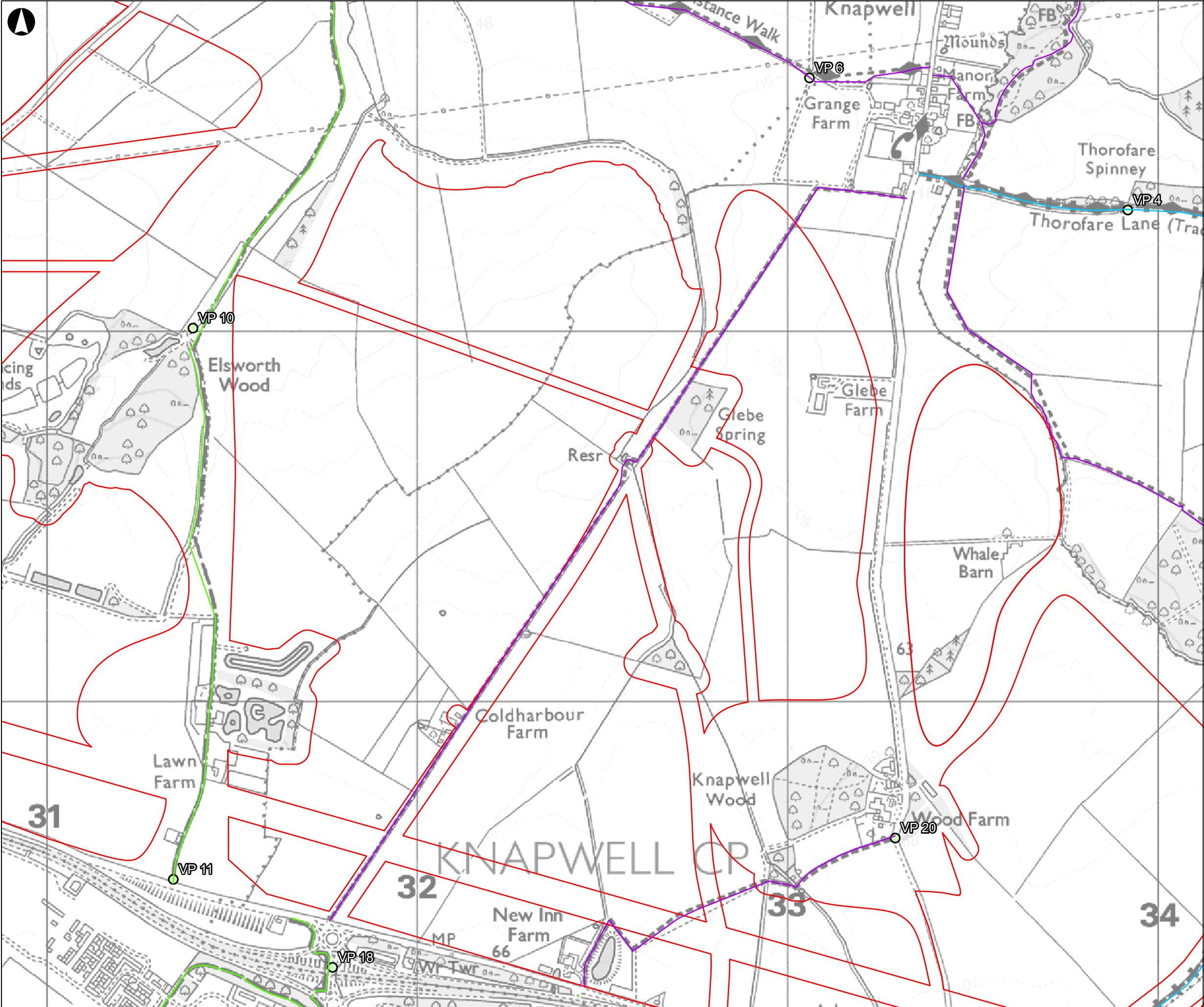
Sensitivity narrative: The medium value attached to the view and the medium susceptibility associated with users of the PRow network leads to a medium sensitivity overall.

Magnitude of impact: Very high

Magnitude of impact narrative: Views to the east, south and west would be completely transformed, with the existing open, rural outlook replaced by views of built development. To the east, the proposal would comprise residential blocks averaging approximately 10.5 m in height, while to the south and west the development would include town centre blocks with buildings up to 17.5 m high. Travelling further southwest along the PRow, the visibility of the urban area would continue, with the route leading directly into the development. As a result, the change in view would relate both to the adjacent landscape and to the direction of travel along the route. The proximity of the Development, the extent of its visibility within the field of view, and the scale and nature of the change to the existing views would result in a very high Magnitude of impact.

Significance of effect: Major (significant effects)

Significance of effect narrative: The very high Magnitude of impact, assessed against the medium sensitivity of the receptor, would result in major effects.



Legend

Study Area

5km Study Area Buffer

Representative Viewpoints

Public Rights of Way

Bridleway

Byway

Footpath

Restricted Byway

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B.20 VP21 Highfields Caldecote



The viewpoint is located approximately 1.7km southeast of the Site boundary, at the corner of Highfields Road and West Drive, on a pavement within the settlement, adjacent to a field, where a wide break in a hedgerow provides a view. The scene is predominantly of a gently rising arable landscape leading to a treelined skyline. The view is oriented northwest towards the Site, and is representative of two groups: the residents of Highfields Caldecote, and local road users. Views from VP21 will be altered by the strategic landscape area proposed within the Bourn Airfield development, maintaining openness but formalising its character as a public open space.

The foreground comprises a wide break in a hedgerow, allowing views across an arable field. The hedgerow bounds the view to both sides. The large field rises gently away from the viewpoint. Highfields Road curves from the east towards the north of the view, passing the field boundary. Vegetation partially filters this view, though cars are visible through the trees, along with tall streetlamps. The middle ground comprises layers of hedgerows and mature trees extending across much of the view from left to right. The tree lined skyline in the distance is broken up to the northeast by the lamp posts.

Road users

Value attached to views: Low

Value narrative: The viewpoint is not located within a designated landscape. The view is of an open rural character, but with the detractors of road infrastructure.

Susceptibility to change: Medium

Sensitivity: Medium

Sensitivity narrative: The low value attached to the view and the medium susceptibility associated with local road users leads to a medium sensitivity overall.

Magnitude of impact: Very low

Magnitude of impact narrative: There is potential for limited visibility of taller buildings north of the A428 associated with the proposed Cambourne North Development. However, any such views would be heavily screened by intervening vegetation and built form and experienced within the context of an existing settlement-edge view containing built elements. Furthermore, much of the road is lined by dense vegetation limiting views to the north east. As a result, the Magnitude of impact is considered to be very low.

Significance of effect: Negligible

Significance of effect narrative: The very low Magnitude of impact, assessed against the medium sensitivity of the receptors, would result in negligible effects.

Residents

Value attached to views: Low

Value narrative: The viewpoint is not located within a designated landscape. The view is of an open rural character, but with the detractors of road infrastructure.

Susceptibility to change: High

Sensitivity: Medium

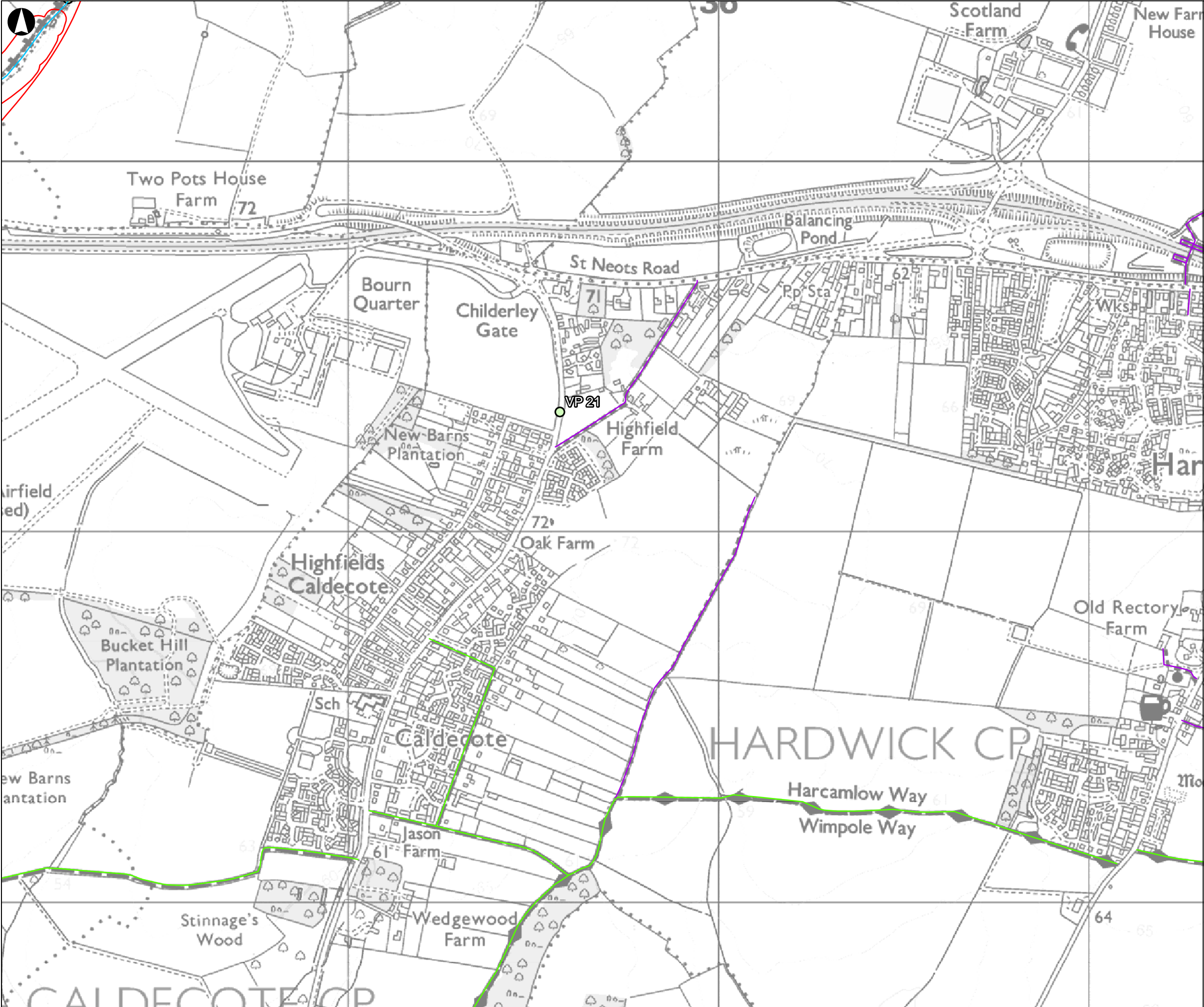
Sensitivity narrative: The low value attached to the view and the high susceptibility associated with local communities leads to a medium sensitivity overall.

Magnitude of impact: Very low

Magnitude of impact narrative: There is potential for limited visibility of taller buildings north of the A428 associated with the proposed Cambourne North Development. However, any such views would be heavily screened by intervening vegetation and built form and experienced within the context of an existing settlement-edge view containing built elements. As a result, the Magnitude of impact is considered to be very low.

Significance of effect: Negligible

Significance of effect narrative: The very low Magnitude of impact, assessed against the medium sensitivity of the receptors, would result in negligible effect



Legend

Study Area

5km Study Area Buffer

Representative Viewpoints

Bridleway

Byway

Footpath

Restricted Byway

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B.21 VP22: New Barns Lane



The viewpoint is located approximately 4.6km north of the Site boundary. The viewpoint is oriented south towards the Site, and is representative of travellers on New Barns Lane. These could be local road users, pedestrians or cyclists. The location has been selected as it is at a high point, and one of the few crossings over the A14 for accessing the settlements north of the site.

The view is wide reaching one of a predominantly arable scene. The foreground comprises the road, which heads south down a hill as the land falls away towards Conington. The edge of the settlement can be seen, including some new housing, areas of woodland and the spire of St Mary's Church. Views to the south east, south west, and beyond Conington to the south are of arable fields, hedged field boundaries and blocks of woodland.

There are far reaching views to the southeast and south, including of the water tower and pylons close to the A418. Blocks of woodland can be seen along the skyline. Higher land in the middle ground to the south west limits more distant views.

Value attached to views: Low

Value narrative: The viewpoint is not located within a designated landscape. Although views are far reaching, and may hold local interest, they are likely only to be seen for a short time, in passing, when attention is on the road. The A14 in the peripheral vision is a significant detractor.

Susceptibility to change: Low

Sensitivity: Low

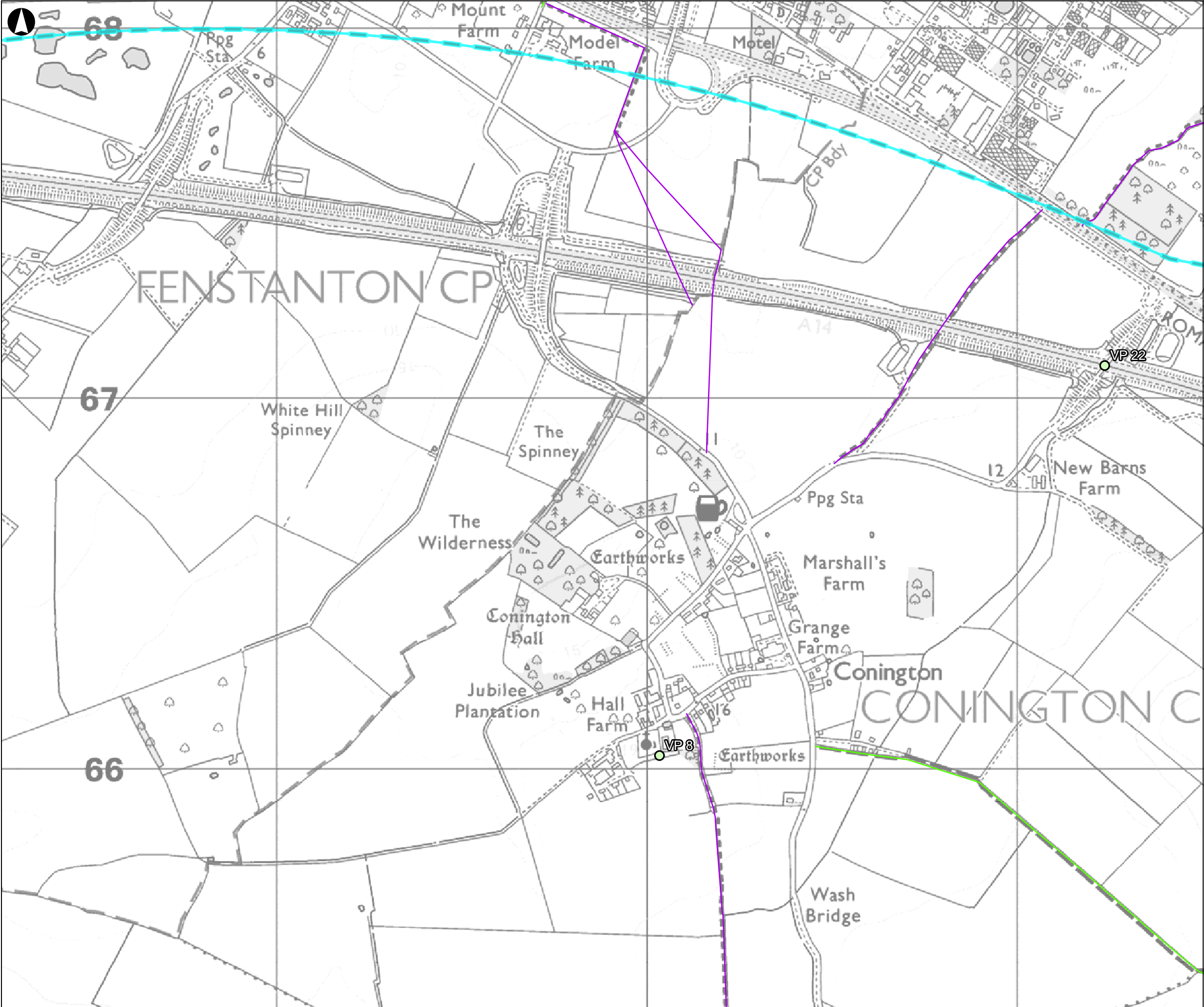
Sensitivity narrative: The low value attached to the view and the low susceptibility associated with local road users leads to a low sensitivity overall.

Magnitude of impact: Very low

Magnitude of impact narrative: The proposed Cambourne North Development may be visible in the distance on the skyline from this location. While a broad extent of the Development could be perceptible, the taller urban buildings are likely to be the most noticeable elements. At a distance of over 4.5 km, however, it would form only a small component of the overall view. The foreground and middle ground would remain unchanged and, as a result, the Magnitude of impact is considered to be very low.

Significance of effect: Negligible

Significance of effect narrative: The very low Magnitude of impact, assessed against the low sensitivity of the receptor, would result in negligible effects.



Legend

Study Area

5km Study Area Buffer

Representative Viewpoints

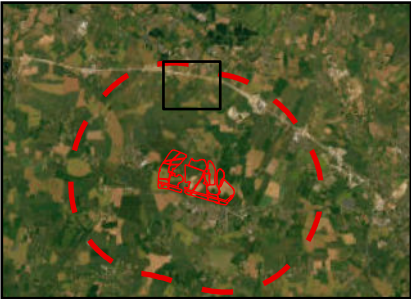
Public Rights of Way

Bridleway

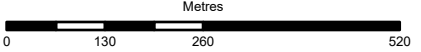
Byway

Footpath

Restricted Byway



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B.22 VP23 Rogues Lane



The viewpoint is located approximately 800m from the Site boundary. The viewpoint is oriented south to southeast towards the Site, and is representative of local road users. The view is of a far reaching arable scene over large fields and has been selected as it is on the only local road connecting Elsworth to Papworth Everard and Hilton. The road has open views for much of its length.

The foreground comprises Rogues Lane to the east and a row of dense hedging running due south. The view is mainly of a large arable field; the land falls gently away before rising again in the middle ground, where further fields are defined by hedgerow and tree boundaries. Blocks of woodland can be seen in the distance, with a line of pylons in front of them, receding towards the south and southeast. Cranes associated with the A428 construction are visible on the skyline, as is the water tower behind the Ancient Woodland of Elsworth Wood.

Value attached to views: Low

Value narrative: The viewpoint is not located within a designated landscape. The view is of a typical arable landscape, but not one of great distinction. Views are distant, though with no notable features of interest other than the woodland blocks.

Susceptibility to change: Medium

Sensitivity: Medium

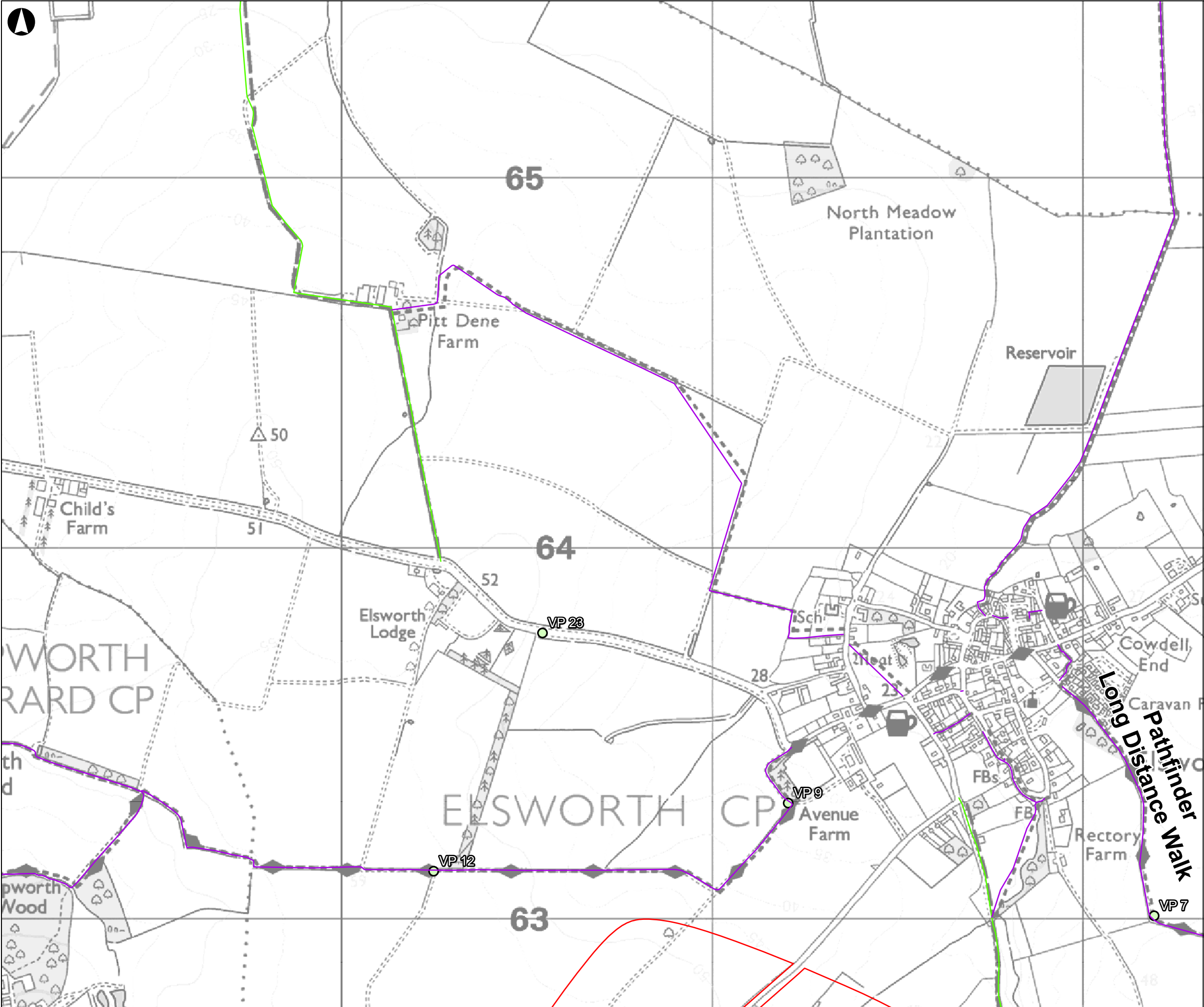
Sensitivity narrative: The low value attached to the view and the medium susceptibility associated with local road users leads to a medium sensitivity overall.

Magnitude of impact: High

Magnitude of impact narrative: The long-distance rural views from this viewpoint would be altered across a wide span, changing to a settlement-edge view. Taller blocks associated with the town centre may be visible on the skyline to the southeast. Although the change would not affect views in all directions, the proximity and extent of views to the southeast, the nature of the change, and the fact that the road has open views in this direction over a long stretch result in a high overall Magnitude of impact.

Significance of effect: Moderate (significant effects)

Significance of effect narrative: The high Magnitude of impact, assessed against the medium sensitivity of the receptor, would result in moderate effects.



Legend

Study Area

5km Study Area Buffer

Representative Viewpoints

Bridleway

Byway

Footpath

Restricted Byway

Coordinate System: British National Grid
World Imagery: Earthstar Geographics
Contains Ordnance Survey data © Crown copyright and database right 2025
EWR Route and Stations: MWJV 2024 © OpenStreetMap contributors

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Rev	Date	By	Chkd	Appd

ARUP

8 Fitzroy Street
London W1T 4BJ
T +44 117 976 5432
www.arup.com

Client:

Project Title
**Cambourne Growth Strategy
Programme**

Drawing Title
**Figure 5 - Representative Viewpoint
Locations**

Scale at A3 1:10,000 Role GEN Suitability Regulation 19 Local Plan consultation	Sheet No Sheet 5 of 17 Rev P01
Arup Job No 307292-00 Drawing Number	

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B.23 VP24 A428 Knapwell Plantation



The viewpoint is located approximately 140m south of the Site boundary, in a wildlife area between the edge of Cambourne and the new A428, called Knapwell Plantation. The viewpoint is oriented north, northeast and northwest towards the Site, and is representative of two groups: recreational users of Knapwell Plantation, and residents of Cambourne adjacent to Knapwell Plantation. This location has been selected as this small nature reserve is on the settlement edge, providing accessible recreational space to Cambourne residents.

There are no distant views from this location to the south or north as vegetation is mature and dominates the foreground, screening further views. To the east and west there are views along the paths, with vegetation to either side.

Value attached to views: Medium.

Value narrative: The viewpoint is not located within a designated landscape. The view is not a distant one, and is of close up, mature vegetation. The view is pleasant and generally of good quality, though not one of notable features.

Recreational users of Knapwell Plantation

Susceptibility to change: Medium

Sensitivity: Medium

Sensitivity narrative: The medium value attached to the view and the medium susceptibility associated with the recreational users of Knapwell Plantation leads to a medium sensitivity overall.

Magnitude of impact: Low

Magnitude of impact narrative:

Visibility of the development to the north will be heavily screened by existing vegetation, though it would be sensitive to any removal of vegetation on the north side of the A428. Walkers are likely to be focused on the paths to the east and west and not on the view to the north so for this receptor group the Magnitude of impact is deemed to be low.

Significance of effect: Minor

Significance of effect narrative: The low Magnitude of impact, assessed against the medium sensitivity of the receptor, would result in minor effects.

Residents on the northern edge of Cambourne

Susceptibility to change: High

Sensitivity: High

Sensitivity narrative: The medium value attached to the view and the high susceptibility associated with the residents of Cambourne adjacent to Knapwell Plantation leads to a high sensitivity overall.

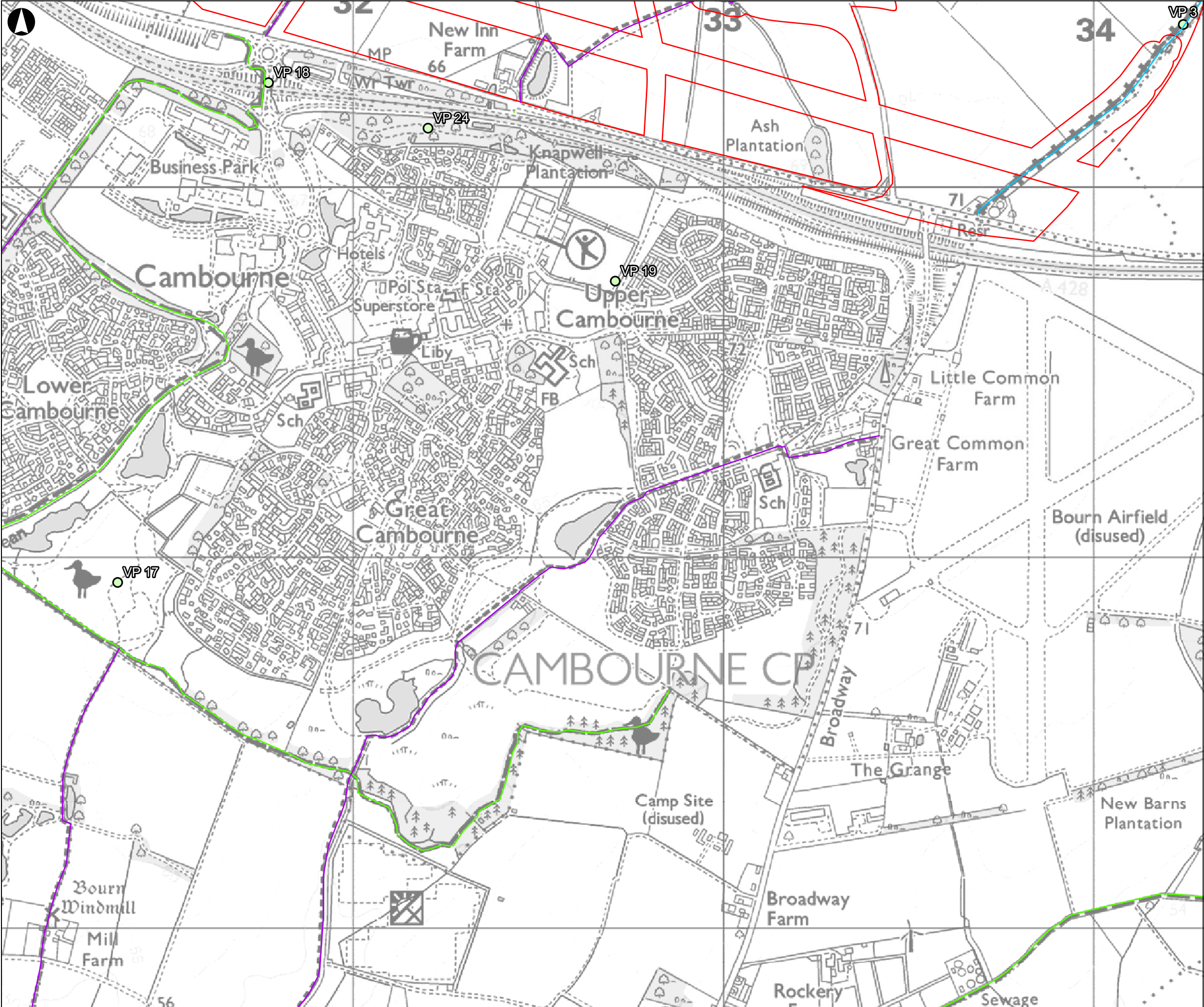
Magnitude of impact: Very low

Magnitude of impact narrative:

The housing on the settlement edge is located at a lower level than the vegetated land adjacent to the A428 and, despite the proximity, the proposed Cambourne North Development would be largely screened by the vegetation of Knapwell Plantation. This is dependent on the retention of this vegetation. As a result, visibility of the Development is likely to be very limited and the Magnitude of impact is considered to be very low.

Significance of effect Minor

Significance of effect narrative: The very low Magnitude of impact, assessed against the high sensitivity of the receptor, would result in minor effect



Legend

Study Area

5km Study Area Buffer

Representative Viewpoints

Public Rights of Way

Bridleway

Byway

Footpath

Restricted Byway

Coordinate System: British National Grid
World Imagery: Earthstar Geographics
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EWR Route and Stations: MWJV 2024 © OpenStreetMap contributors

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ARUP

8 Fitzroy Street
London W1T 4BJ
T +44 117 976 5432
www.arup.com

Client:

GREATER CAMBRIDGE
SHARED PLANNING

Project Title
**Cambourne Growth Strategy
Programme**

Drawing Title
**Figure 5 - Representative Viewpoint
Locations**

Scale at A3 1:10,000	Sheet No Sheet 15 of 17
Role GEN	
Suitability Regulation 19 Local Plan consultation	
Arup Job No 307292-00	Rev P01
Drawing Number	

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