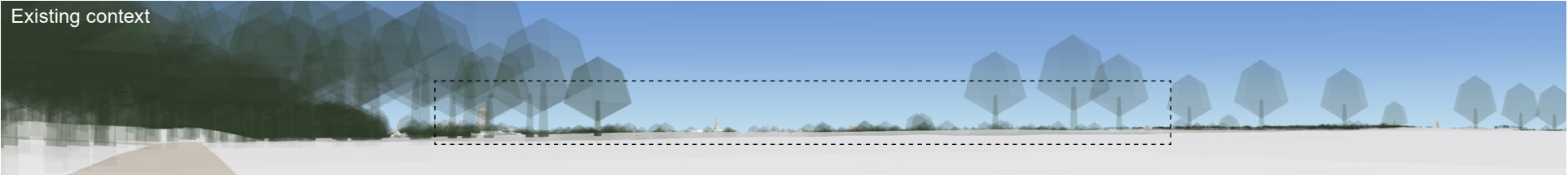


Strategic View B - Coton Footpath over the M11

Mid-range glimpsed view - Highly Sensitive

Existing context



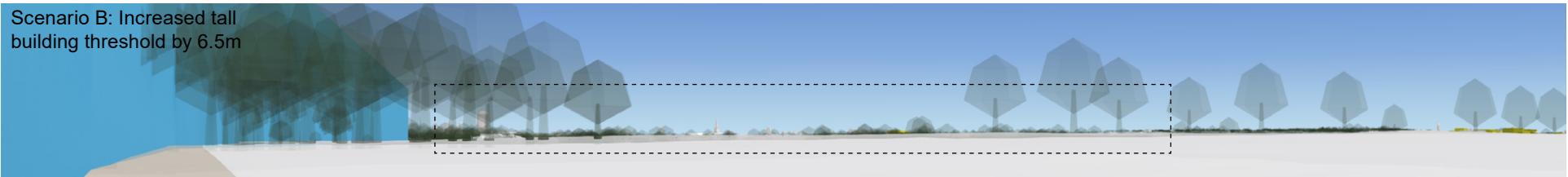
Existing context plus permitted buildings



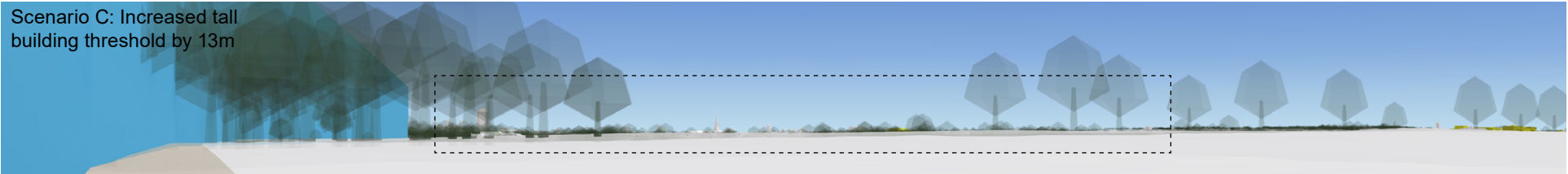
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m

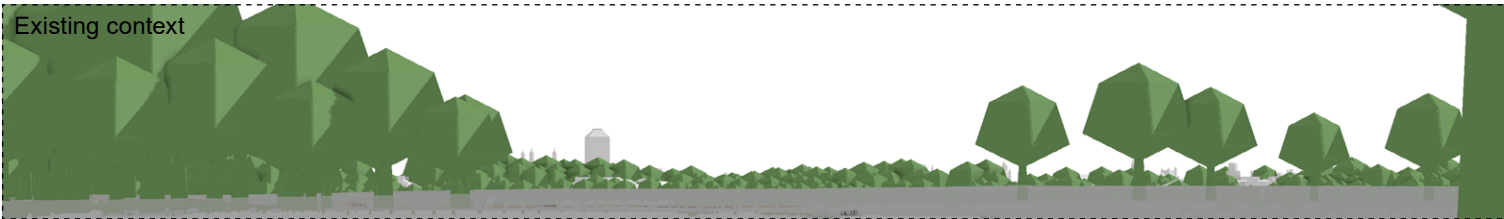


Scenario C: Increased tall building threshold by 13m

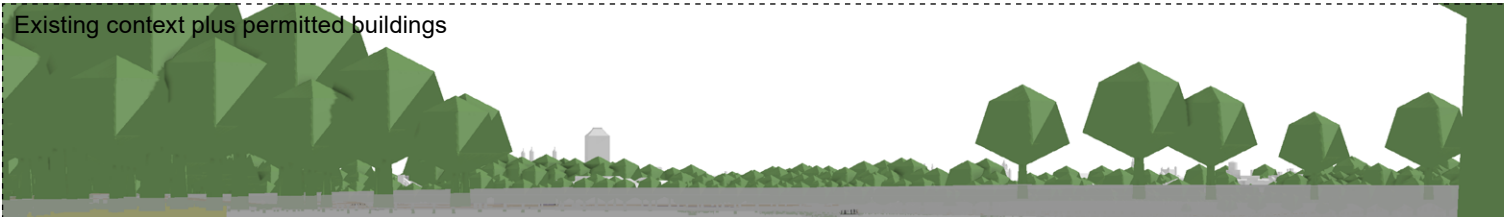


Magnified view onto the historic core

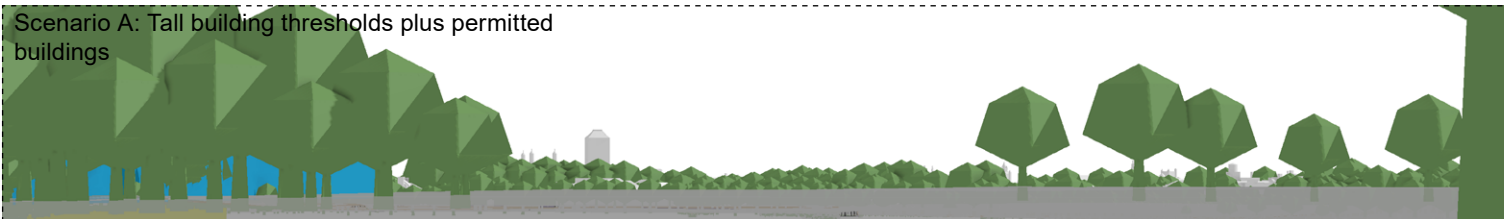
Existing context



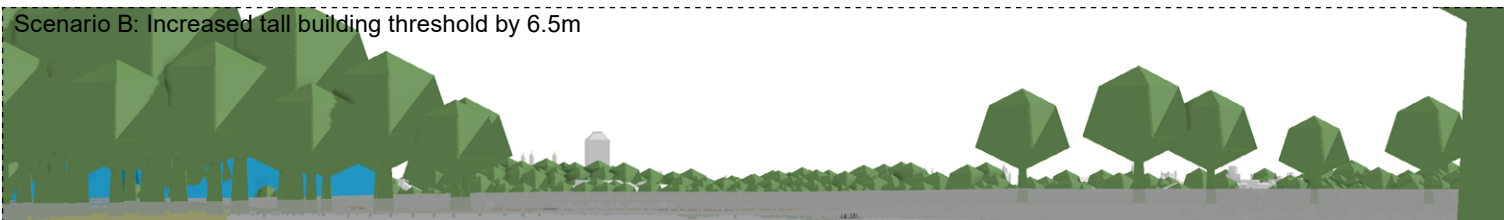
Existing context plus permitted buildings



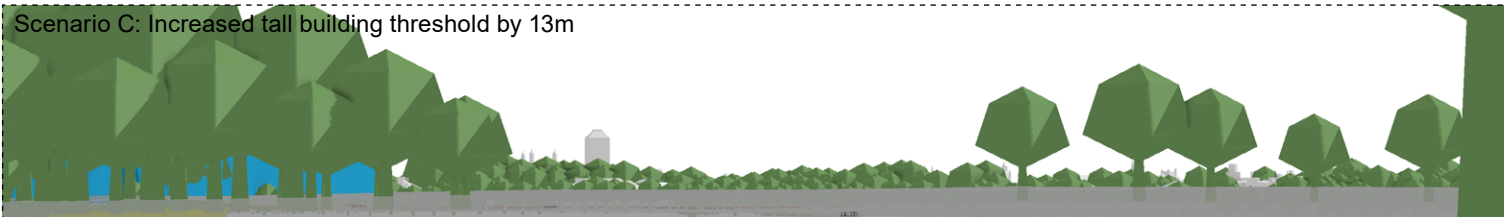
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



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STRATEGIC VIEW H - REDMEADOW HILL

Long range panoramic view - Highly Sensitive

Relation to the historic core:

The Area of Search is situated in the background of the ensemble of landmarks in the historic core.

Description of visual sensitivity:

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

Impact assessment:

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

negligible impact

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

significant impact in part of the area - development in the northern extent of the Area of Search will create a new skyline feature above the treeline and appear in the direct backdrop to the ensemble of key historic landmarks in the city centre. Subject to location, it may interfere with the silhouette or detract from one of the key historic landmarks, have an urbanising effect on the green backdrop and setting of the city centre landmarks, and impact on the character of this view. Development located in the backdrop of the Grafton Centre development in this view may have a lesser or no impact.

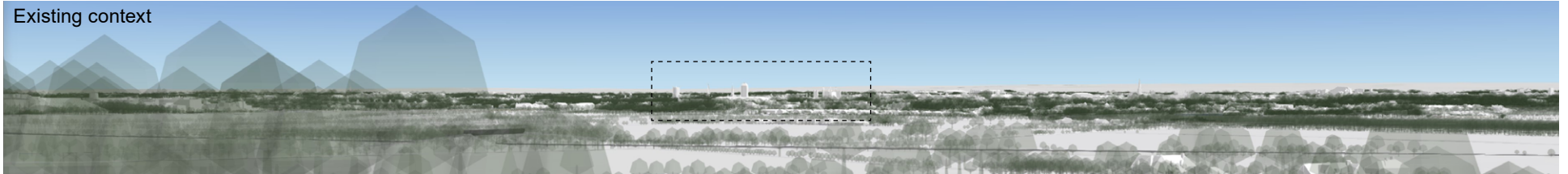
- **Scenario C (32m):**

significant impact - development in the entire Area of Search will create a strongly notable skyline feature above the treeline, appear in the direct backdrop to the ensemble of key historic landmarks in the city centre, and interfere with the horizon line. Subject to location, it may obliterate the silhouette or detract from one of the key historic landmarks, have a significant urbanising effect on the green backdrop and setting of the city centre landmarks, and alter the character of this view.

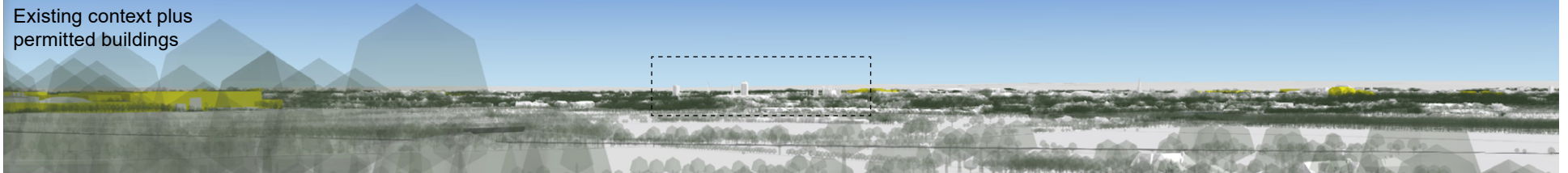
Strategic View H - Redmeadow Hill

Long range panoramic view - Highly Sensitive

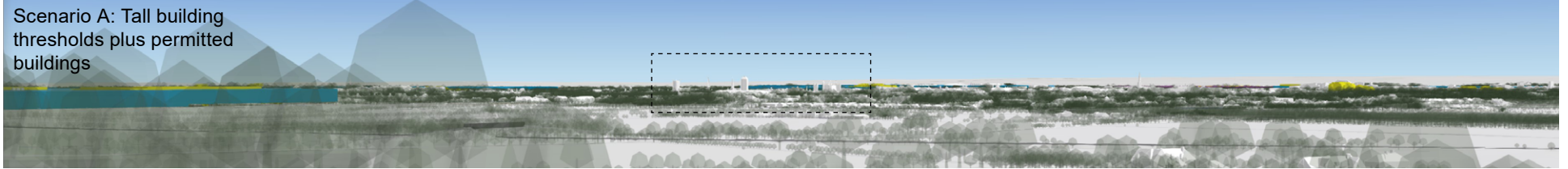
Existing context



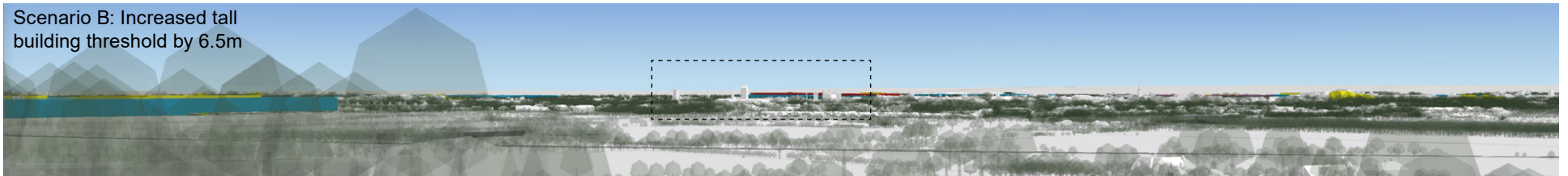
Existing context plus permitted buildings



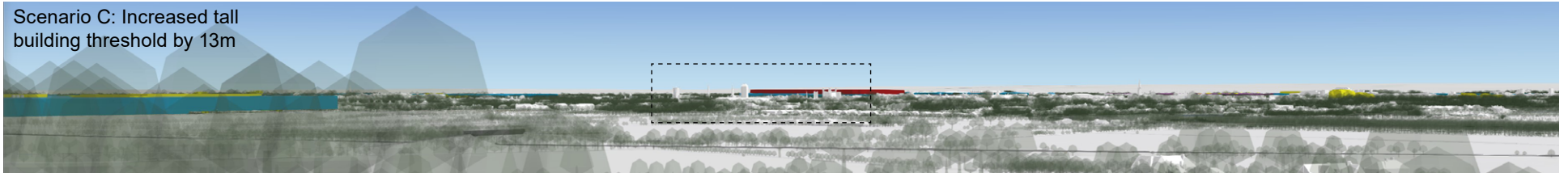
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m

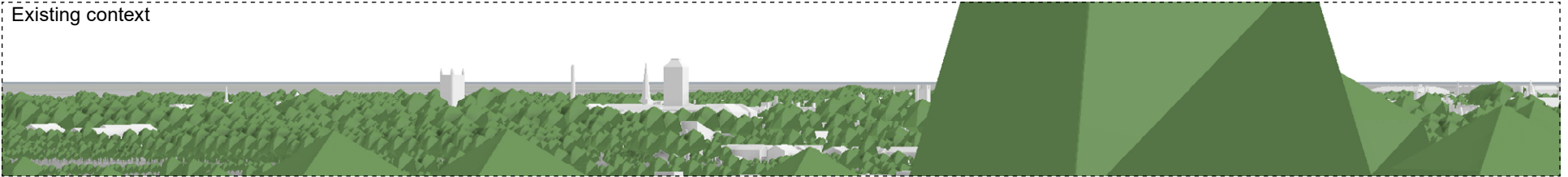


Scenario C: Increased tall building threshold by 13m

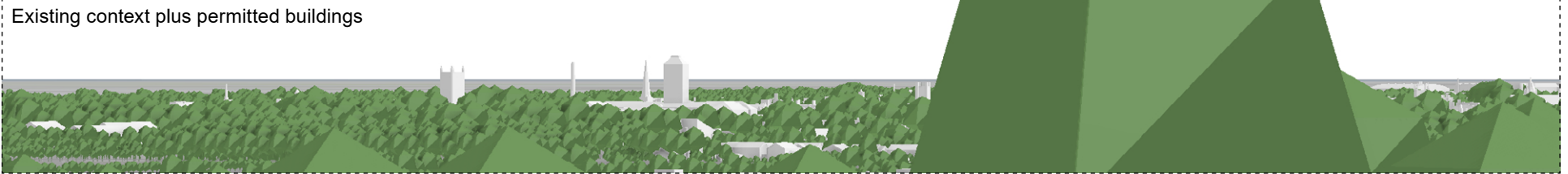


Magnified view onto the historic core

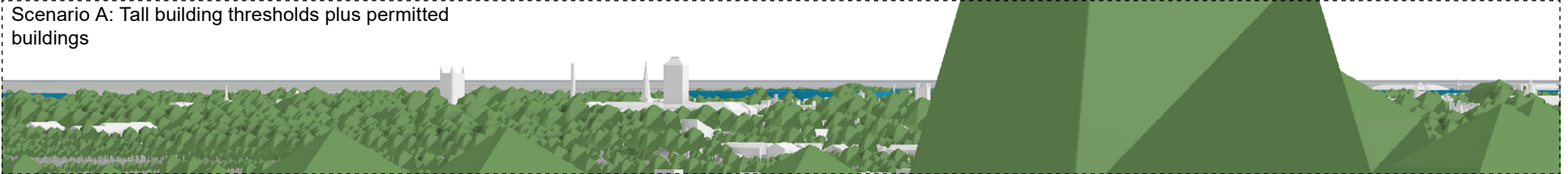
Existing context



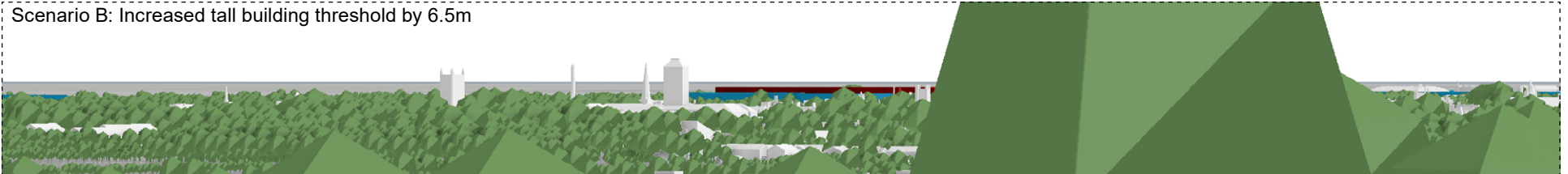
Existing context plus permitted buildings



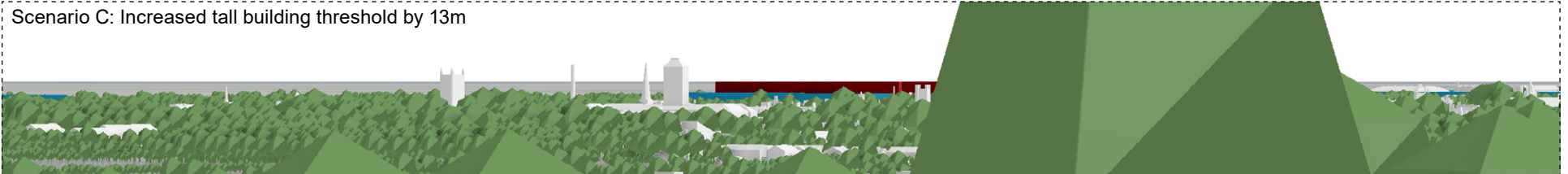
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



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STRATEGIC VIEW C - COTON ROAD

Very long range panoramic view - Sensitive

Relation to the historic core:

Area of Search is situated in the backdrop of historic core landmarks in this view.

Description of visual sensitivity:

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

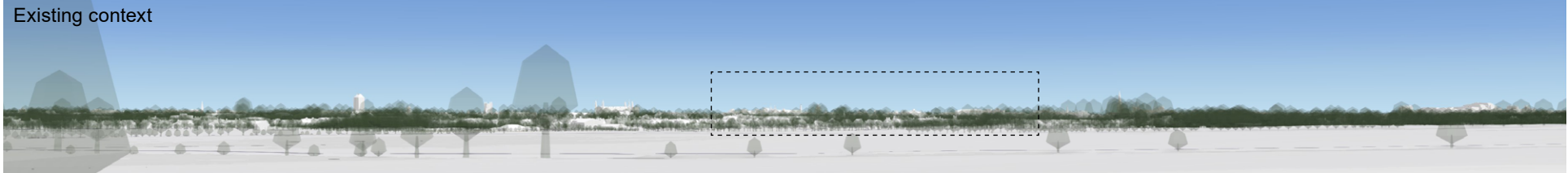
Impact assessment:

- **Scenario A (19m):**
no discernible impact.
- **Scenario B (25.5m):**
moderate impact in parts of the area - development in the western part of the area may appear between trees and compound the urbanising effect of the permitted Grafton Centre development.
- **Scenario C (32m):**
significant impact in parts of the area - development in the western part of the area rises above the treeline, creates a prominent urbanising skyline feature, compounds the impact of the permitted Grafton Centre, and detracts from the green setting of the key historic landmarks in the city centre.

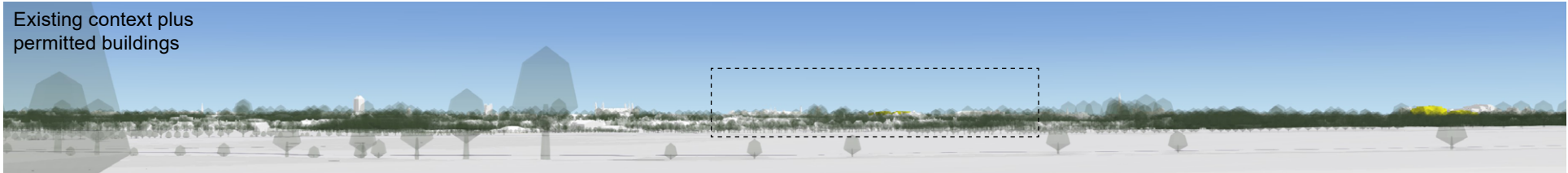
Strategic View C - Coton Road

Very long range panoramic view - Sensitive

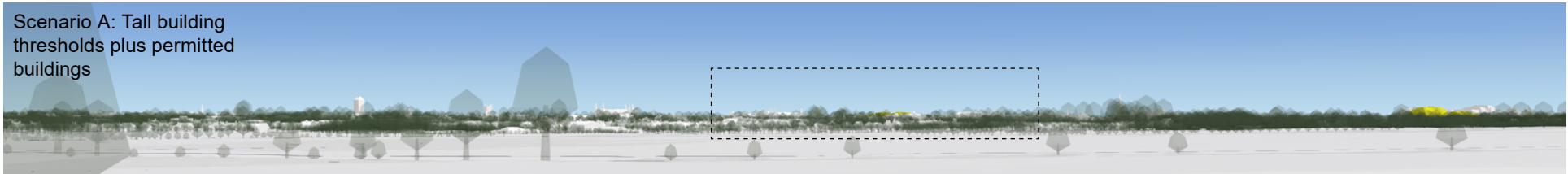
Existing context



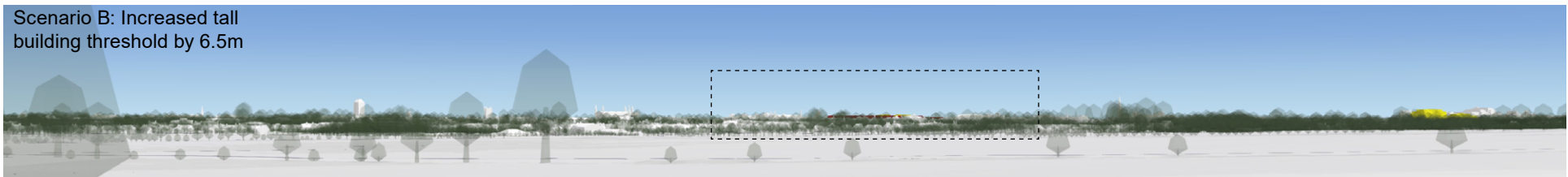
Existing context plus permitted buildings



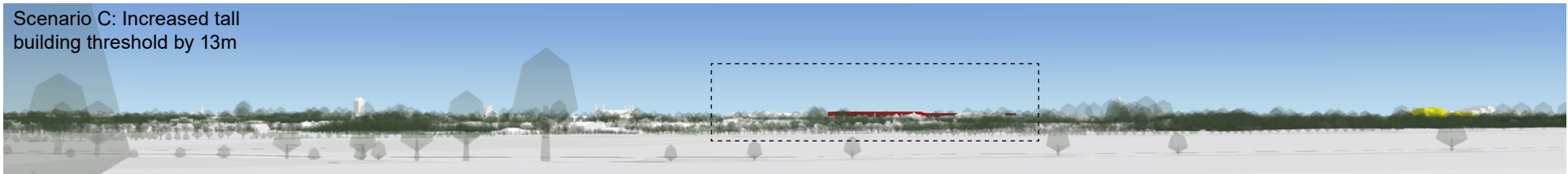
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m

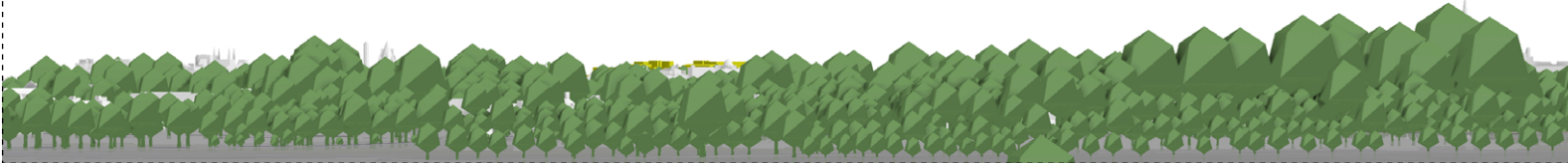


Magnified view onto the historic core

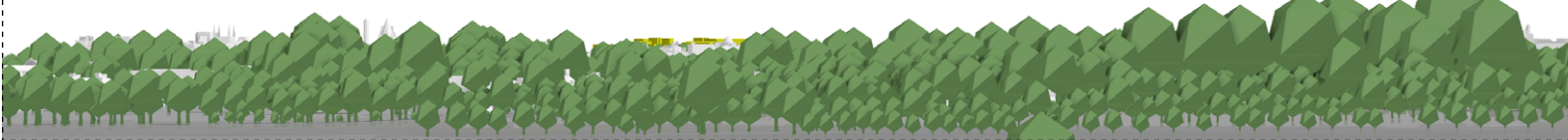
Existing context



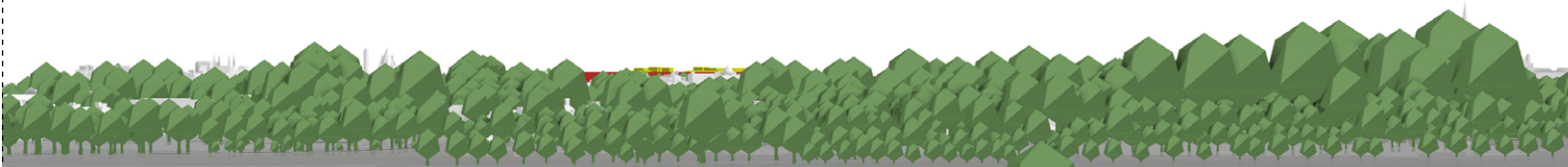
Existing context plus permitted buildings



Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold of Clifton Road AOS by 13m



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STRATEGIC VIEW D - GRANTCHESTER ROAD

Long range panoramic view - Sensitive

Relation to the historic core:

More than half of the Area of Search is situated in the backdrop of historic core landmarks in this view.

Description of visual sensitivity:

Elements of the historic core are visible above the treed skyline, though several trees in the near midground block large portions of the view. The background to these views, and the foreground permitting, are highly sensitive to change. The spire of the Church of Our Lady and the English Martyrs is the only church that interrupts the skyline, although it is largely obscured by midground trees. Both the spire and the tower of the University Library are prominently visible from the western outskirts of Cambridge, indicating that they are among the most visually prominent structures from this vantage point. Views of these buildings are moderately sensitive to change.

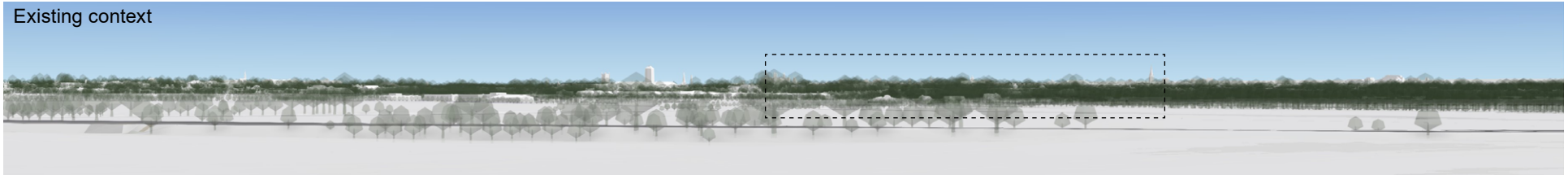
Impact assessment:

- **Scenario A (19m):**
no discernible impact.
- **Scenario B (25.5m):**
moderate impact in parts of the area: development in the western part of the area may appear in the backdrop of King's College Chapel and other historic landmarks over or between the tree cover and affect their setting and urbanise the verdant skyline. When trees are in leaf, this impact will be significantly lessened.
- **Scenario C (32m):**
significant impact in parts of the area: development in the western and northern parts of the area may appear as vertical accents in the backdrop of King's College Chapel and other historic landmarks between or over the tops of trees, affect their setting, and urbanise the verdant skyline.

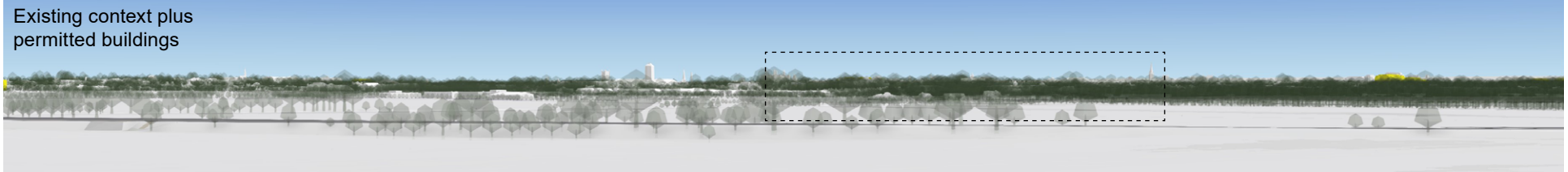
Strategic View D - Grantchester Road

Long range panoramic view - Sensitive

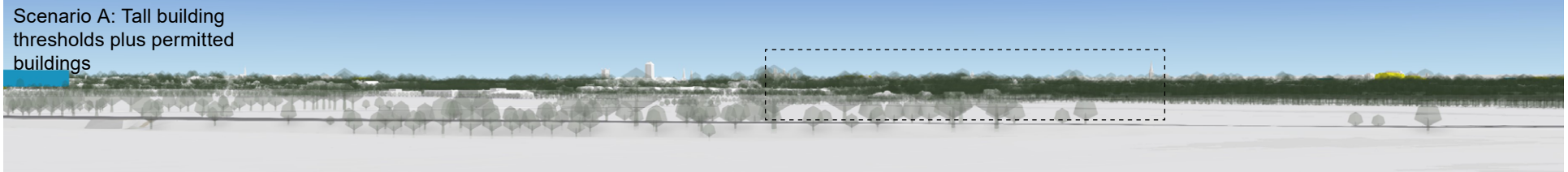
Existing context



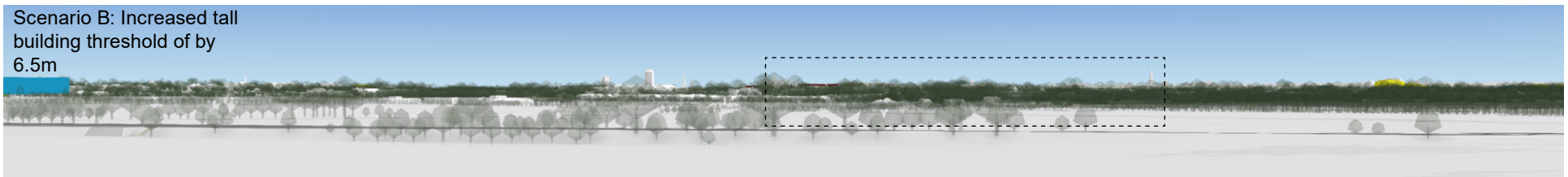
Existing context plus permitted buildings



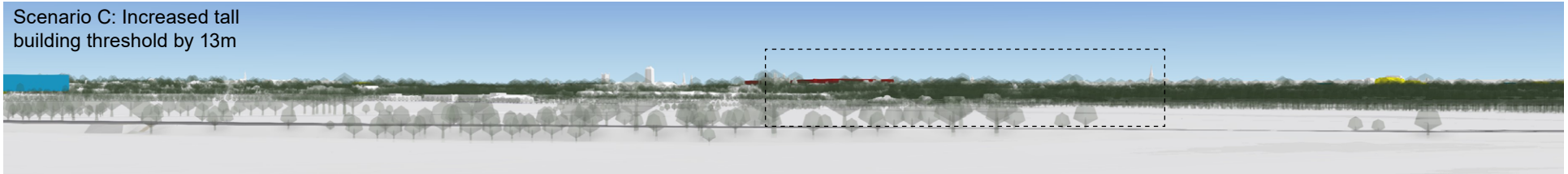
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold of by 6.5m

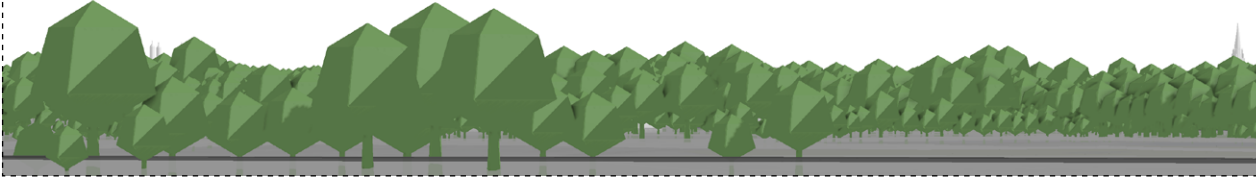


Scenario C: Increased tall building threshold by 13m

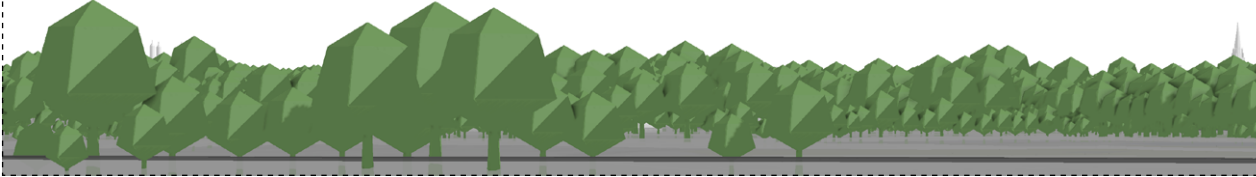


Magnified view onto the historic core

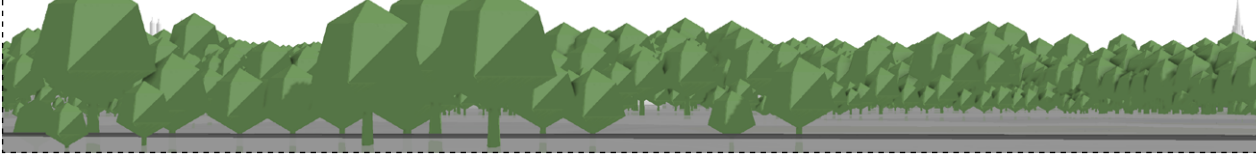
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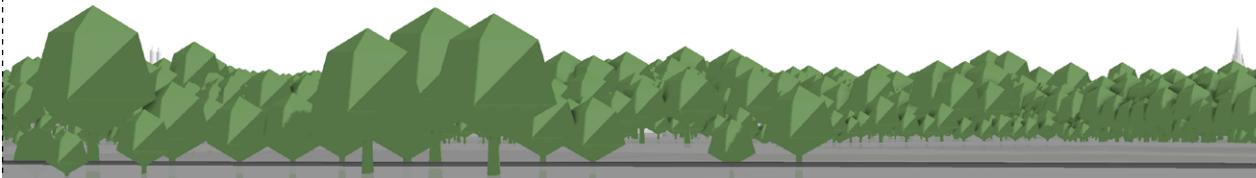
Existing context plus permitted buildings



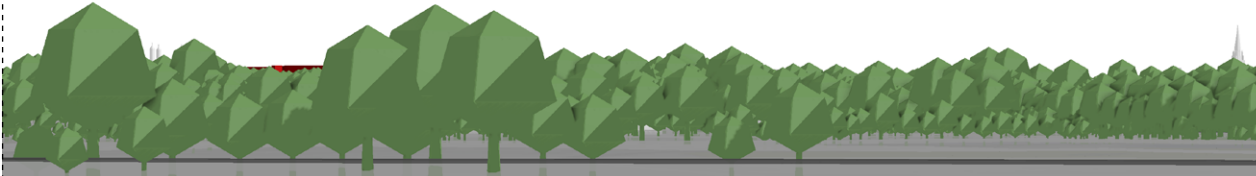
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building by 6.5m



Scenario C: Increased tall building by 13m



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STRATEGIC VIEW F - LITTLE TREES HILL, MAGOG DOWN

Very long range panoramic view - Sensitive

Relation to the historic core:

The western part of the Area of Search is in the foreground of the view to the ensemble of historic city centre landmarks.

Description of visual sensitivity:

An important panoramic view of Cambridge in its rural context and setting, with meadows visible in the foreground. The tower of the University Library and the chimney of Addenbrooke's Hospital contrast conspicuously against the horizon. From this vantage point, the foliage frames clear views of the Historic Core, particularly the area between Addenbrooke's and the Museum of Technology. This view is of considerable significance, as it provides an elevated perspective of the Historic Core, framed by two prominent buildings. It is highly sensitive to alterations.

Impact assessment:

• **Scenario A (19m):**

some impact - extensive development at the height of the tall building threshold may have a notable urbanising effect and reduce the green character of the skyline.

• **Scenario B (25.5m):**

moderate impact across the area - development will modestly rise above the treeline and roofscape. The impact will depend on the extent and massing of development. Punctual smaller buildings of this height may better integrate with the leafy skyline, whilst larger or more extensive development will urbanise the skyline and affect its defining green characteristics. Subject to location, development may appear in the foreground of historic landmarks and affect their setting.

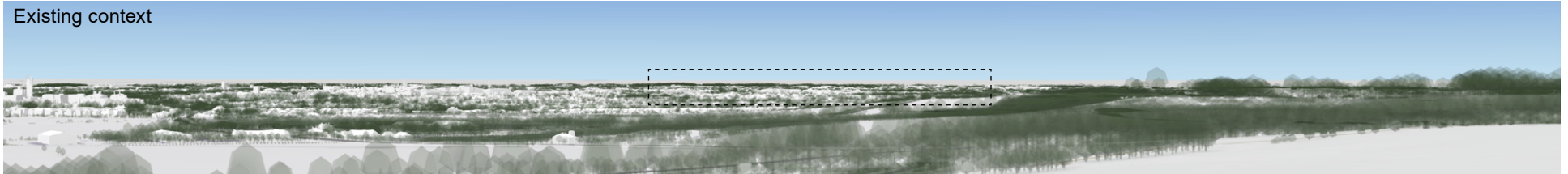
• **Scenario C (32m):**

significant impact across the area - development will significantly stand out above the treeline, create a strong skyline marker, urbanise the skyline, and detract from its defining green characteristics. Subject to location, development may appear in the foreground of historic landmarks, obstruct them, or affect their setting.

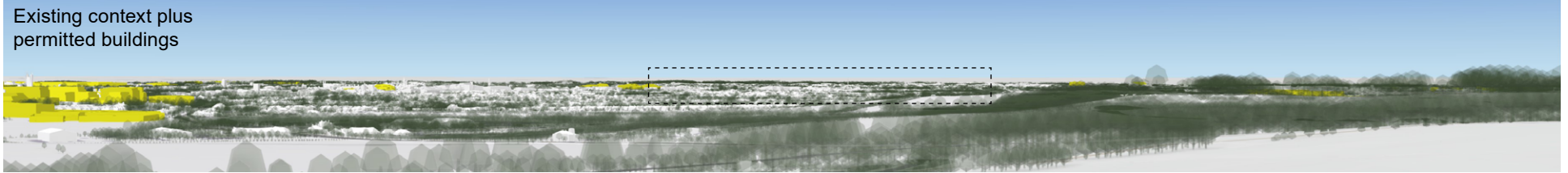
Strategic View F - Little Trees Hill, Magog Down

Very Long range panoramic view - Sensitive

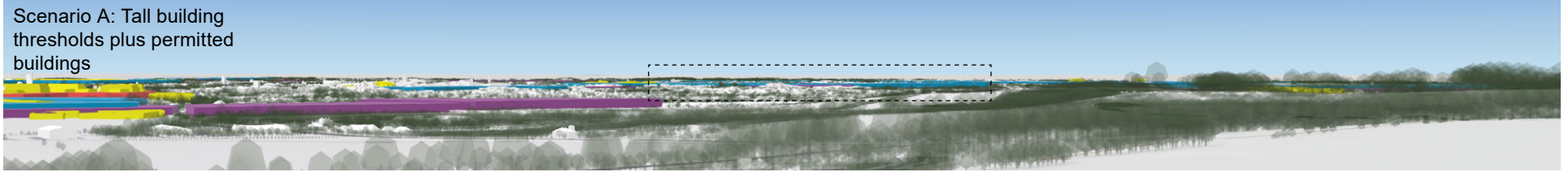
Existing context



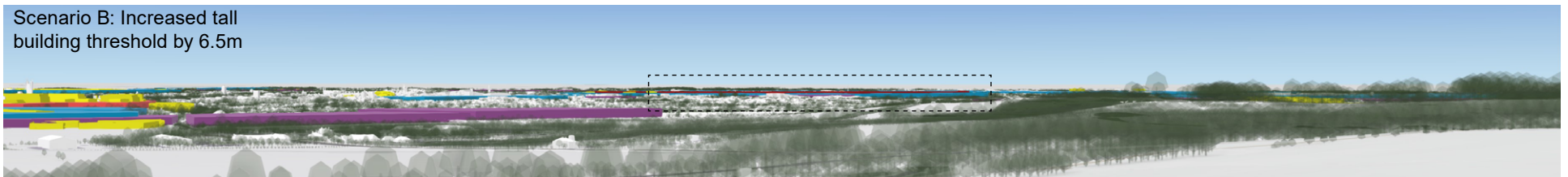
Existing context plus permitted buildings



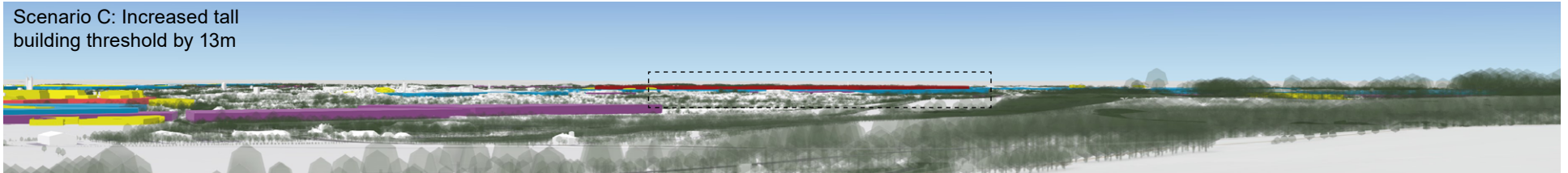
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m

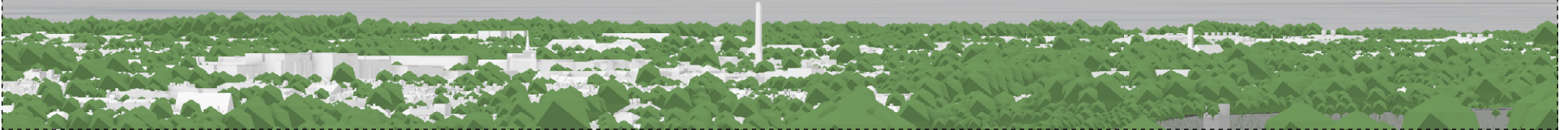


Scenario C: Increased tall building threshold by 13m



Magnified view onto the historic core

Existing context



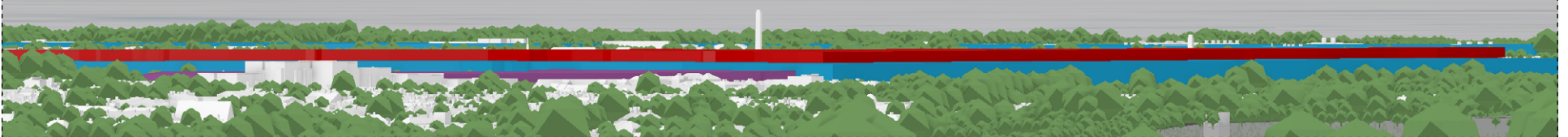
Existing context plus permitted buildings



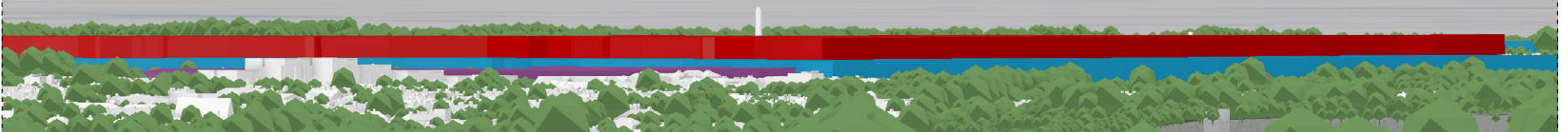
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold 6.5m



Scenario C: Increased tall building threshold by 13m



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STRATEGIC VIEW G - M11 BETWEEN JUNCTION 12 AND 13

Mld-range panoramic view - Sensitive

Relation to the historic core:

The Area of Search is situated in the backdrop of historic core landmarks in this view.

Description of visual sensitivity:

The view consists of a predominantly unbroken treed skyline, which conceals large portions of the view into Cambridge and its Historic Core, thereby contributing to a strong sense of rurality. As such, the view is moderately sensitive to development, especially tall buildings that may disrupt the skyline. The Cambridge University Library is the only tower within central Cambridge to break the skyline. Both the tower and the spire of the Church of Our Lady and the English Martyrs are among the most visually prominent structures from this view.

Impact assessment:

- **Scenario A (19m):**
no discernible impact.
- **Scenario B (25.5m):**
no discernible impact due to tree cover.
- **Scenario C (32m):**
no discernible impact due to tree cover.

Strategic View G - M11 between Junction 12 and 13

Mid-range panoramic view - Sensitive

Existing context



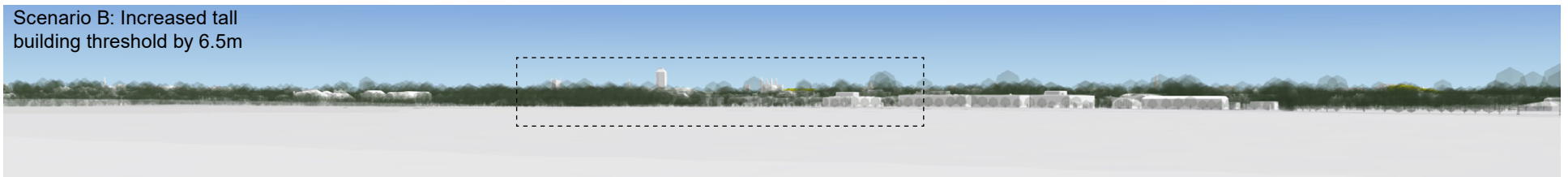
Existing context plus permitted buildings



Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



Magnified view onto the historic core

Existing context



Existing context plus permitted buildings



Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



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STRATEGIC VIEW K - LITTLE WIBRAHAM ROAD OVER A14

Very long range glimpsed view - Sensitive

Relation to the historic core:

The Area of Search is situated in the foreground of historic core landmarks in this view.

Description of visual sensitivity:

A largely obscured view, dominated by trees lining the A14. The skyline is very subtle from this viewpoint, with few buildings contrasting against the horizon. The spire of the Church of Our Lady and the English Martyrs along with the chimney at the Cambridge Museum of technology are highly prominent in the landscape, commanding significant attention due to their size, despite the distance. The hangars for Cambridge Airport with their white hue and large mass appear conspicuously in the foreground of the city centre skyline.

Impact assessment:

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

negligible impact due to development remaining below the treeline and blending in with the context.

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

some impact - development will provide a moderate new skyline feature that will be visible above the treeline against the sky. In certain locations, it may obstruct the view to historic landmarks, albeit they are so far away that they are not discernible with the naked eye.

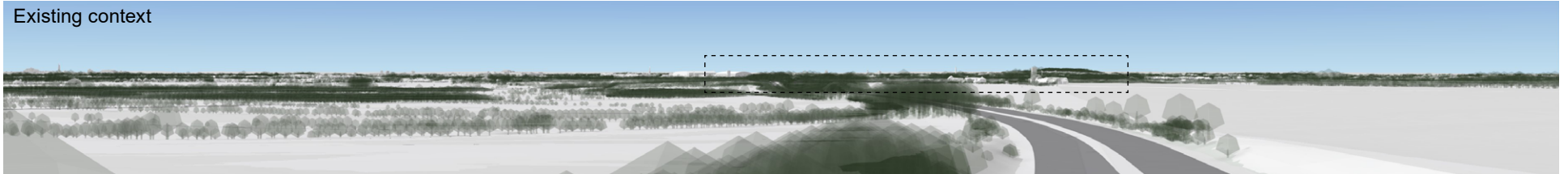
- **Scenario C (32m):**

significant impact - development rises above the horizon line and forms a prominent skyline feature that will be notable on the skyline. In certain locations, it may obstruct the view to historic landmarks, albeit they are so far away that they are not discernible with the naked eye.

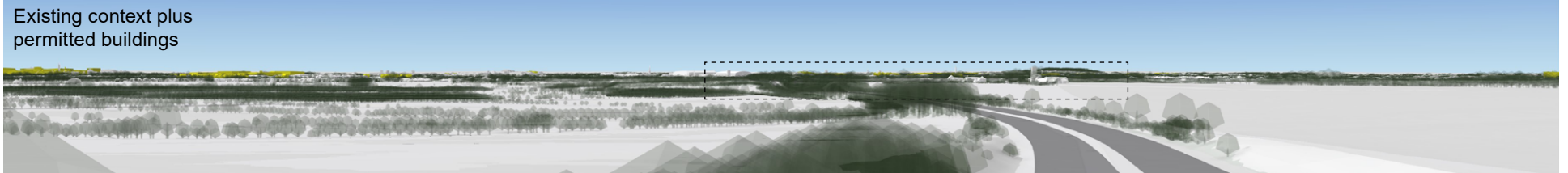
Strategic View K - Little Wibraham Road over A14

Very long range glimpsed view - Sensitive

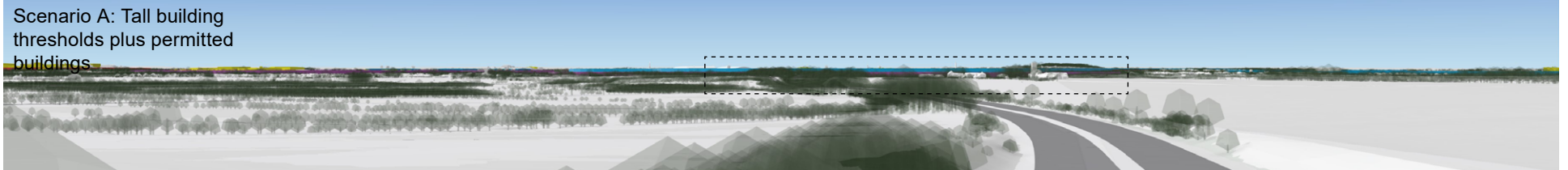
Existing context



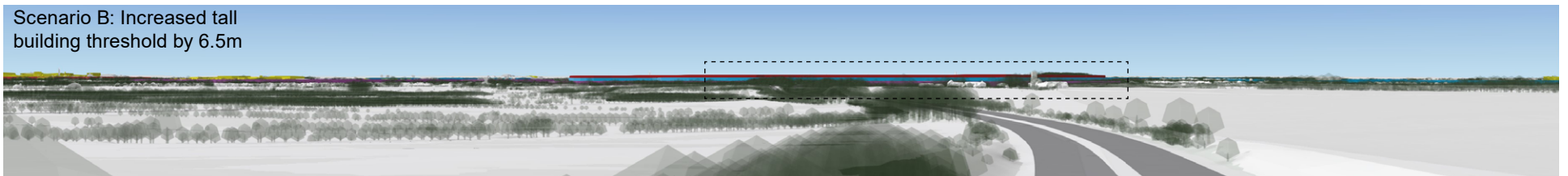
Existing context plus permitted buildings



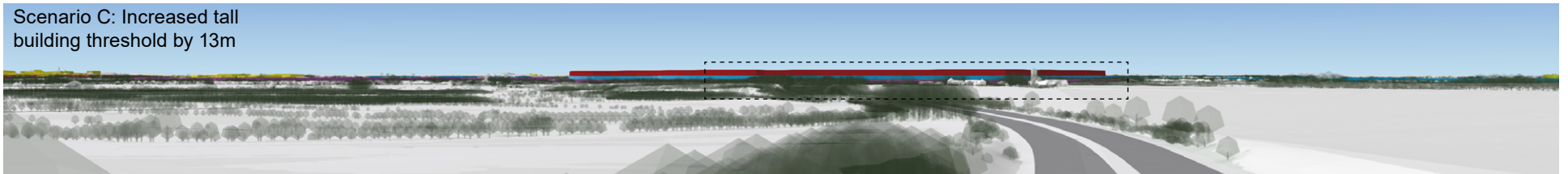
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



Magnified view onto the historic core

Existing context



Existing context plus permitted buildings



Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



DYNAMIC VIEW L - DITTON MEADOWS

Relation to the Area of Search:

View L is situated in Ditton Meadows, which is 1km to the northeast of the site. The Area of Search may be visible in the backdrop of an open landscape view with low rise residential housing at the settlement interface.

Impact assessment:

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

no discernible impact

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

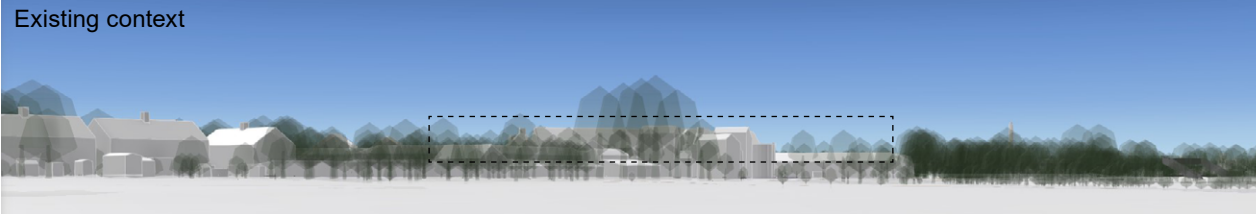
no discernible impact

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

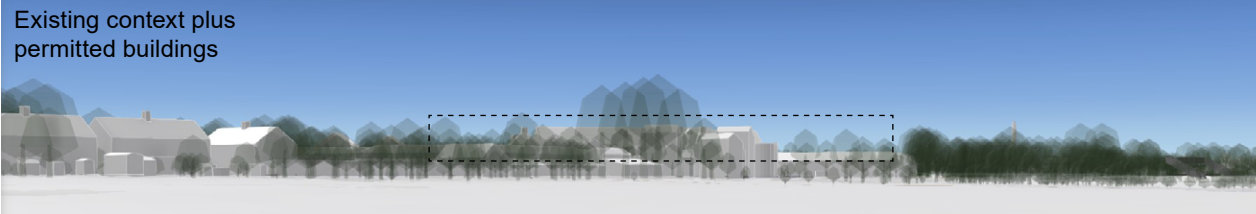
marginal impact in part of the area - Development in the northern part of the area marginally rises above the roofscape, but due to distance and trees along the urban edges, this is unlikely to have a significant impact on the landscape character of the area.

Dynamic View L - Ditton Meadows

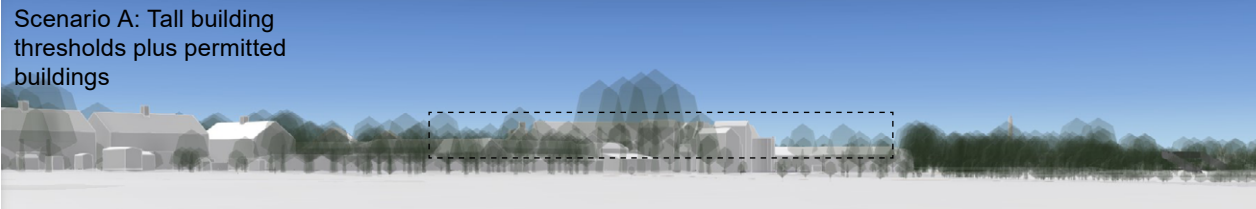
Existing context



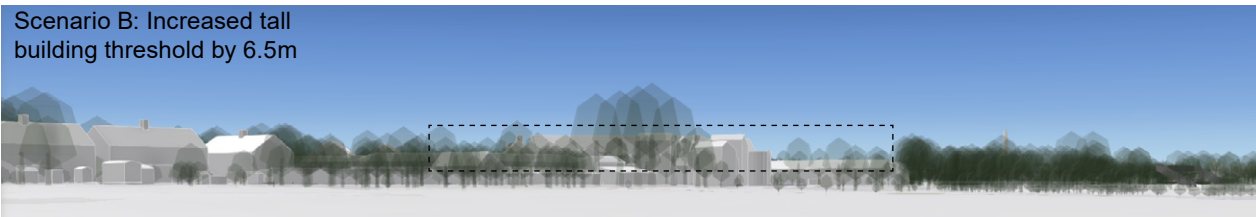
Existing context plus permitted buildings



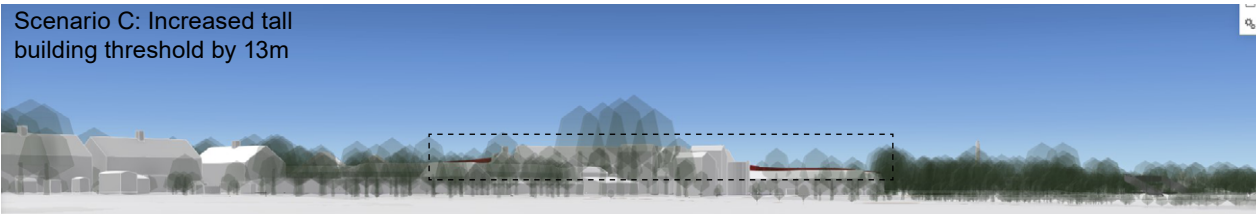
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



DYNAMIC VIEW M - STOURBRIDGE COMMON

Relation to the Area of Search:

View M is situated in Stourbridge Common, which is 400m to the northeast of the site. The Area of Search will rise over the development the foreground and clearly stand out on the horizon.

Impact assessment:

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

moderate impact in parts of the area
- Development in the northern part of the Area of Search (and specifically the northern tip of the area) may become visible above the roofscape. The impact may be largely screened by trees in the middle ground, but where it is visible, it would present an unwelcome urban and modern intrusion into the landscape character of the river corridor.

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

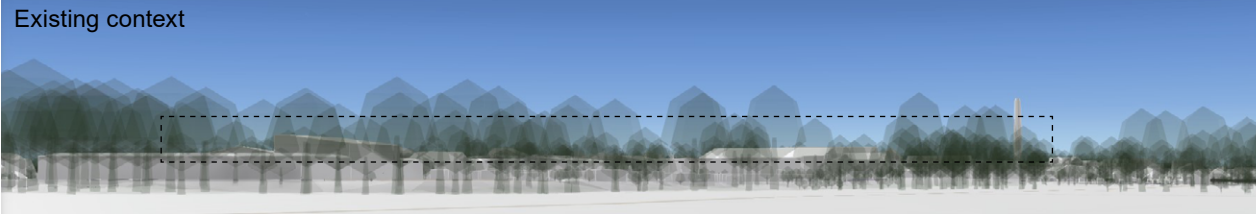
significant impact in parts of the area
- Development in the northern part of the Area of Search (and specifically the northern tip of the area) will be prominently visible above the roofscape. The impact may be largely screened by trees in the middle ground but could have a modest urbanising effect on the rural and open character of the landscape.

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

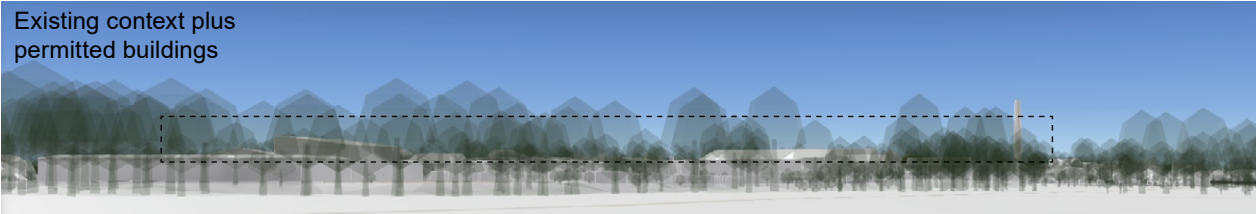
significant impact in parts of the area
- Development in the northern part of the Area of Search (and specifically the northern tip of the area) will rise to twice or more the height of the development in the foreground and clearly stand out on the horizon. Whilst existing trees may screen this impact somewhat, it is likely to be visible between or above the green cover and intrude into the landscape character of the river corridor, detracting from its rural qualities.

Dynamic View M - Stourbridge Common

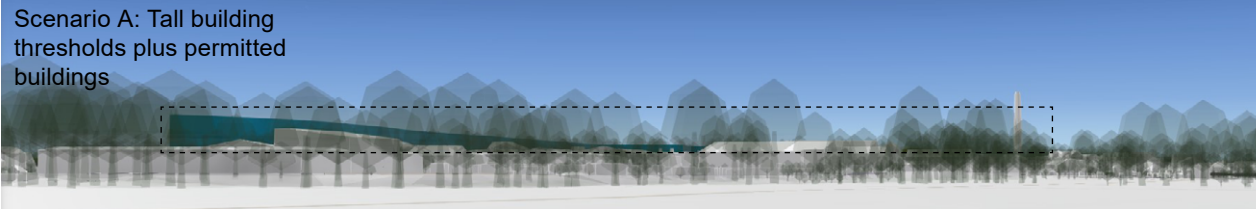
Existing context



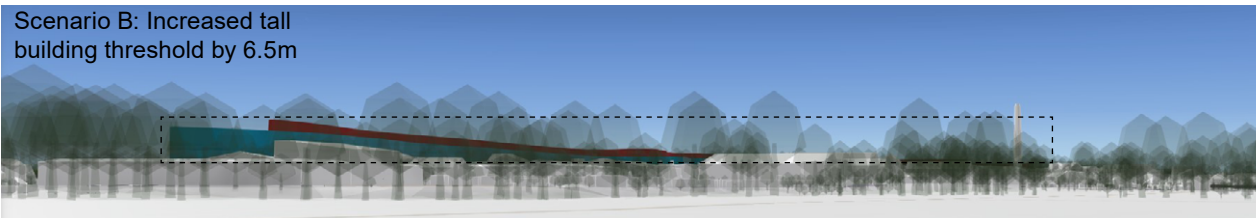
Existing context plus permitted buildings



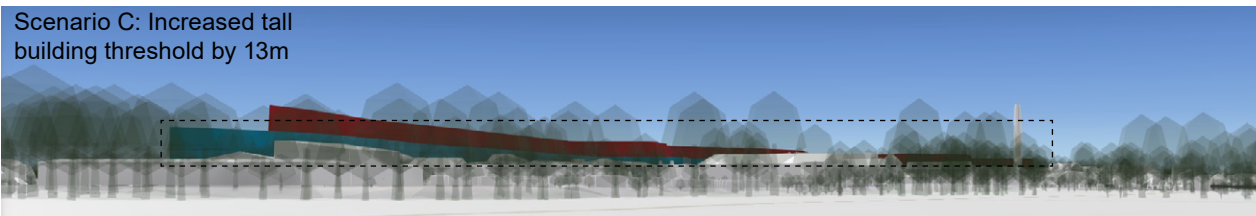
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



DYNAMIC VIEW N - BATES BITES LOCK

Relation to the Area of Search:

View N is situated near Bates Bike Lock, which is 3.2km to the northeast of the site. The Area of Search may rise as a notable height accent over the roof and treeline in the distance. The impact may be largely screened by trees in the middle ground.

Impact assessment:

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

no discernible impact

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

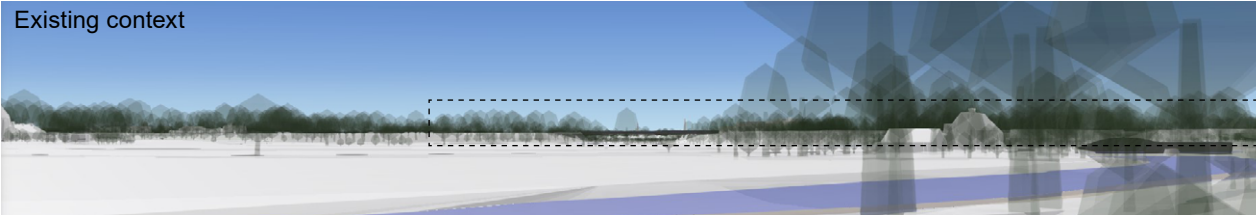
marginal impact - Development may rise marginally over the roof and treeline in the distance. The impact may be largely screened by trees in the middle ground, but where it is visible, it would present an unwelcome urban and modern intrusion into the landscape character of the river corridor.

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

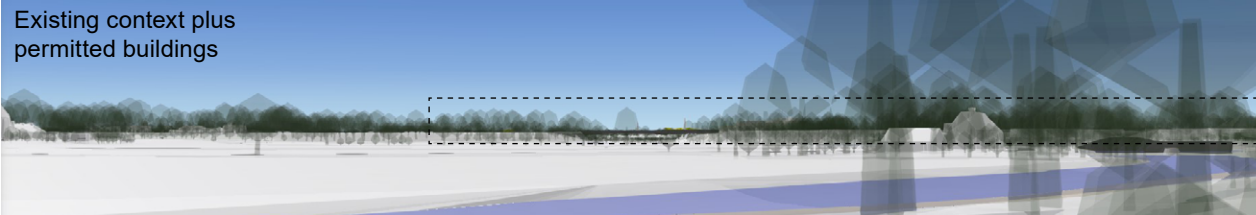
marginal impact - Development may rise as a notable height accent over the roof and treeline in the distance. The impact may be largely screened by trees in the middle ground, but where it is visible, it would present an unwelcome urban and modern intrusion into the landscape character of the river corridor.

Dynamic View N - Bates Bike Lock

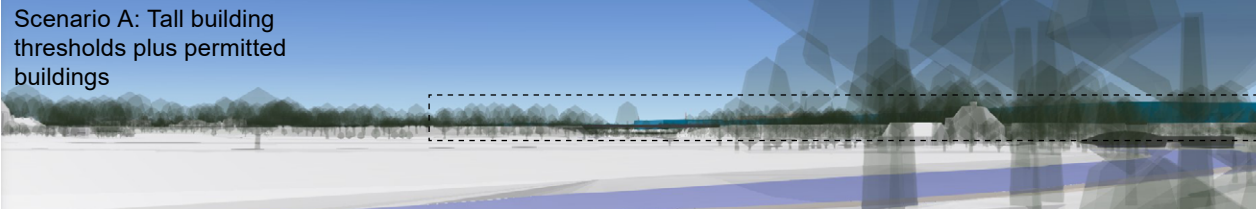
Existing context



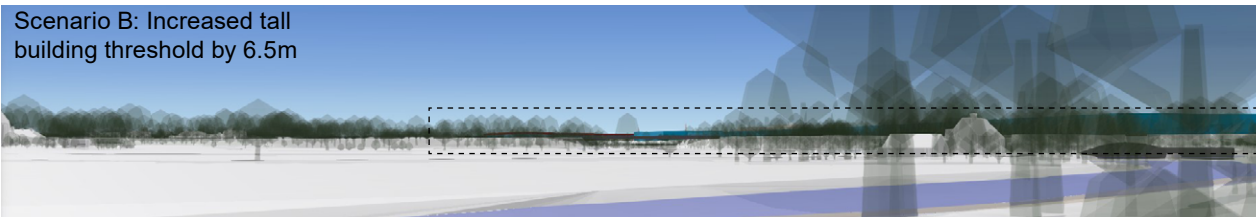
Existing context plus permitted buildings



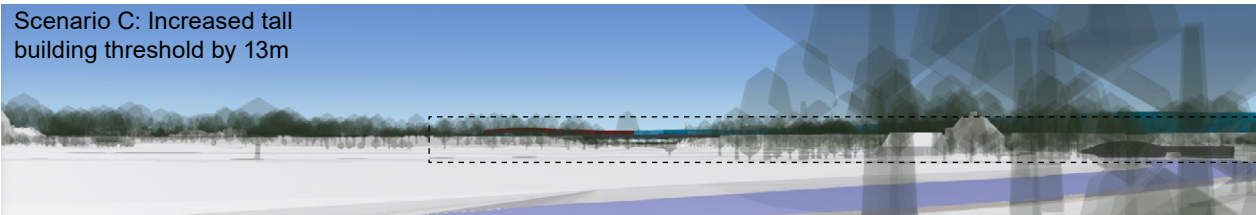
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



SUMMARY AND RECOMMENDATIONS - NEWMARKET ROAD

This Area of Search is located in close proximity to the historic core. In many strategic views tall development may appear in the immediate backdrop of landmarks in the historic core. From View F, the AOS appears adjacent to the historic core. As such the area is sensitive to greater height.

Testing of relevant strategic views indicate the following impacts:

Scenario A (19m) - Minimal Impact

Strategic Views (Highly Sensitive):

- Views A, B, H experience negligible or no discernible impact, as development remains below the treeline or is obscured by tree cover.

Strategic Views (Sensitive):

- Views C, D, G, K report no discernible or negligible impact, with development blending into the background.
- View F notes some impact, as extensive development could reduce the green character of the skyline and urbanise the view.

Dynamic Views (Sensitive):

- Views L, N report no discernible impact, while View M experiences moderate impact in the northern tip,

where development may rise above the roofscape but is largely screened by trees.

Location of Impact:

- Any visibility is minor and backgrounded, with tree cover mitigating urbanisation effects.

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

Strategic Views (Highly Sensitive):

- View A experiences a moderate impact, as development introduces a new skyline feature above the treeline, particularly in the southwestern part, where it interferes with the horizon line and urbanises the view.
- View H faces significant impact in the northern extent, where development creates a skyline feature above the treeline, appearing in the direct backdrop of key historic landmarks and affecting their setting.

Strategic Views (Sensitive):

- View C experiences moderate impact in the western part, as development appears between trees and compounds the urbanising effect of the permitted Grafton Centre development.

- View D sees moderate impact in the western part, with development appearing behind King's College Chapel and other landmarks, affecting their setting.
- View F experiences moderate impact, with development modestly rising above the treeline and urbanising the green skyline.
- View K sees some impact, as development provides a moderate skyline feature, though historic landmarks remain indistinct due to distance.

Dynamic Views (Sensitive):

- View L remains unaffected, while View M sees significant impact in the northern tip, where development rises above the roofscape but is partly screened by trees.
- View N experiences a marginal impact, with development rising slightly over the treeline and introducing an urban element.

Location of Impact:

- The southwestern and northern parts experience more pronounced skyline changes, while central areas remain partially obscured by trees.

Scenario C (32m) – Significant Impact

Strategic Views (Highly Sensitive):

- View A now experiences a significant impact, as development breaks the horizon line and creates a notable skyline accent, particularly in the southwestern part, where it disrupts the verdant setting of historic landmarks.
- View H sees significant impact, with development becoming a dominant skyline feature, obstructing or interfering with key historic silhouettes and significantly urbanising the green backdrop.

Strategic Views (Sensitive):

- View C now has a significant impact in the western part, where development rises above the treeline, forming a prominent skyline feature that intensifies the urbanising effect of the Grafton Centre.
- View D experiences a significant impact, as development in the western and northern parts appears as vertical accents behind King's College Chapel and other landmarks, urbanising the skyline.
- View F sees a significant impact, with development standing out above the treeline, forming a strong skyline marker that obstructs or affects historic landmarks.

- View K experiences significant impact, with development rising above the horizon line, creating a notable skyline feature that, while distant, still alters the background.

Dynamic Views (Sensitive):

- View L now reports a marginal impact, as development in the northern part rises slightly above the roofscape but is partially screened by trees.
- View M sees significant impact, with development at the northern tip standing out twice as high as foreground buildings, intruding into the rural character of the river corridor.
- View N also experiences a marginal impact, with development becoming a visible height accent over the treeline, urbanising the landscape character.

Location of Impact:

- The southwestern and northern parts see the most prominent skyline changes, breaking the horizon line and interfering with historic landmarks and verdant settings.
- Western parts (especially behind King's College Chapel) experience vertical skyline accents, urbanising traditionally green and open views.

Overall Summary

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

Scenario B (25.5m): Generally moderate impact, except in View H, where impact in the northern extent is significant as development becomes visible above the treeline, affecting historic backdrops and rural views.

Scenario C (32m): Significant impact, with skyline changes, obstruction of historic landmarks, and strong urbanisation of rural landscapes.

Recommendations

- Generally buildings of up to the tall building threshold may be acceptable in the area, with the exception of the northern tip of the site where it may cause visual impacts on Stourbridge Common.
- Buildings above 19m throughout the area of search are likely to have a significant impact on the skyline in strategic and dynamic views, especially in the western and northern parts, and should only be proposed subject to scrutiny to their impacts on the skyline in strategic and dynamic views and demonstrating a negligible effect on the significance and character of these views.
- Buildings above 25.5m are not recommended in the area due to their significant skyline impacts.