



GRANGE FARM

Shaped by the Land, Cultivated by the Community

ABINGTON, SOUTH CAMBRIDGESHIRE

TECHNICAL APPENDIX

LANDSCAPE
STRATEGY BY:

fabrik

A Submission to
Greater Cambridge
Shared Planning Service

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Issue sheet

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1.0 Introduction

1.1 Introduction and Purpose

This Landscape Strategy relates to the Land Adjacent to A11 and A1307 at Grange Farm, which is a draft allocation for a residential-led mixed-use development under Policy S/GF of the Regulation 18 draft of the Greater Cambridge Local Plan, Greater Cambridge Shared Planning (GCSP), published in December 2025.

Previous landscape and visual baseline analysis informed representations prior to the publication of the Regulation 18 Consultation draft. The purpose of this Landscape Strategy is to build upon the existing landscape and visual work carried out by others to establish a robust landscape framework that can inform the landscape-led vision for the Site as part of the further representations submitted to the Regulation 19 consultation of the Draft Local Plan.

1.2 Site Location

The Site location is illustrated on **Figure 1.1** opposite. It lies between to the north of the villages of Little Abington and Great Abington. Its boundaries are defined by the A11 to the west, the A1307 to the south, the Roman Road Site of Special Scientific Interest and Scheduled Ancient Monument to the north, and agricultural land to the east. An overall study area of 382 ha has been assessed, leading to a proposed allocation red line of 274ha, as shown on **Figure 1.1** opposite.

1.3 Desktop Research

The desktop survey carried out as part of the Landscape Strategy included the review of Ordnance Survey maps, interactive maps, aerial photography, published landscape character assessment documents, adopted and emerging planning policy and associated evidence base. The extent of the baseline study area has been established by the initial desk study and verified in the field and therefore extends to 5km from the Site boundaries.

1.4 Field Work

The field work was carried out on the 22nd January, 4th and 18th February 2026 and recorded the existing landscape elements within the Site; the contextual landscape elements; and identified a series of key visual receptors. The visual assessment element includes a concise photographic survey of the Site, taken from a series of representative key views, chosen to represent a range of locations including both public and private views, distances and directions around the Site. The locations of the representative viewpoints were agreed with GCSP Officers as set out in Section 2.1 overleaf.

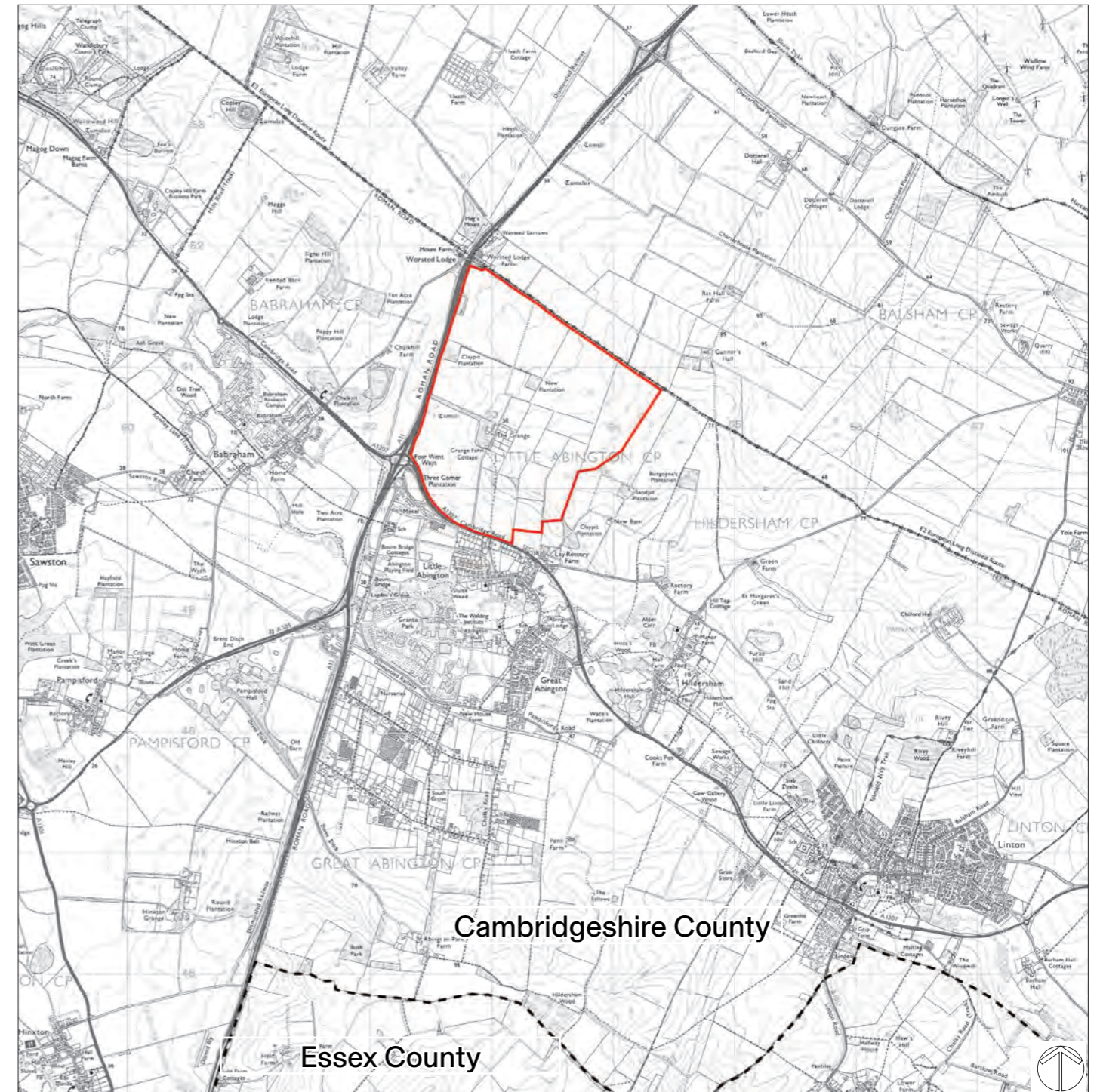


Figure 1.1 – Site location (fabrik, 2026)

□ Site Boundary ■■ County Boundary

2.0 Methodology

2.1 Introduction

The methodology employed in establishing the landscape and visual baseline conditions has been drawn from the Landscape Institute and the Institute of Environmental Management and Assessment's 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) Third Edition (Routledge 2013). The method adopted follows a structured and transparent process, and has been tailored for the purposes of the Regulation 19 representations in relation to the Grange Farm Site.

The term landscape is defined as an area perceived by people, whose character is the result of the action and interaction of nature and / or human factors. It results from the way that different components of our environment – both natural and cultural / historical interact together and are perceived by us. The term does not mean just special, valued or designated landscapes and it does not only apply to the countryside. The definition of landscape can be classified as:

- All types of rural landscape, from high mountains and wild countryside to urban fringe farmland (rural landscapes);
- Marine and coastal landscapes (seascapes); and
- The landscape of villages, towns and cities (townscapes).

This Landscape Strategy provides a description of the baseline conditions and sets out how the study area and site appears prior to the Proposed Development. The baseline assessment is then used to identify the relevant landscape and visual constraints and opportunities to inform the key landscape design principles and mitigation measures expected to be embedded within the allocation policy plan for the Site.

The photography presented within the visual survey has been prepared in accordance with Technical Guidance Note 06/19 on Visual Representation of Development Proposals (Landscape Institute, 17 September 2019).

2.2 Summary Overview of Landscape Strategy Methodology

The Landscape Strategy consists of two stages:

Stage 1: Baseline Analysis

The baseline analysis considers the national and local level landscape, ecological and heritage designations and policies of relevance to the Site and its surroundings, including the GCSP Local Plan Evidence Base and any supporting guidance

documents / informatives. It then goes on to describe the constituent baseline landscape elements (the existing geology, soils, landform, drainage, vegetation cover, land use, settlement, the history of the landscape and the way that landscape is experienced) which together inform landscape character.

The visual analysis establishes the visual relationship between the Site and the surrounding landscape through a combination of desktop analysis and field survey. A photographic survey is included to present the findings of this analysis in relation to the visual envelope for the Site, the different groups of people and places that may be affected by any proposed development as well as the nature of the view and the visual amenity.

The methodology for the baseline analysis is based on the 'Guidelines for Landscape and Visual Impact Assessment' (third edition) by the Landscape Institute and Institute of Environmental Management and Assessment (Routledge, 2013). A full methodology is set out in Section 2 of this Report.

Stage 2: Landscape Strategy

The landscape and visual constraints and opportunities are set out to inform the proposed landscape strategy for the Site and Proposed Development. This incorporates identified mitigation measures in relation to the Site specific landscape and visual considerations. The landscape strategy will establish a series of high level design principles concluding with a Landscape Strategy Concept Plan, which brings together the key principles of the landscape strategy into a spatial framework to inform the development of the emerging framework masterplan.

Figure 2.1 provides a summary of the process adopted.

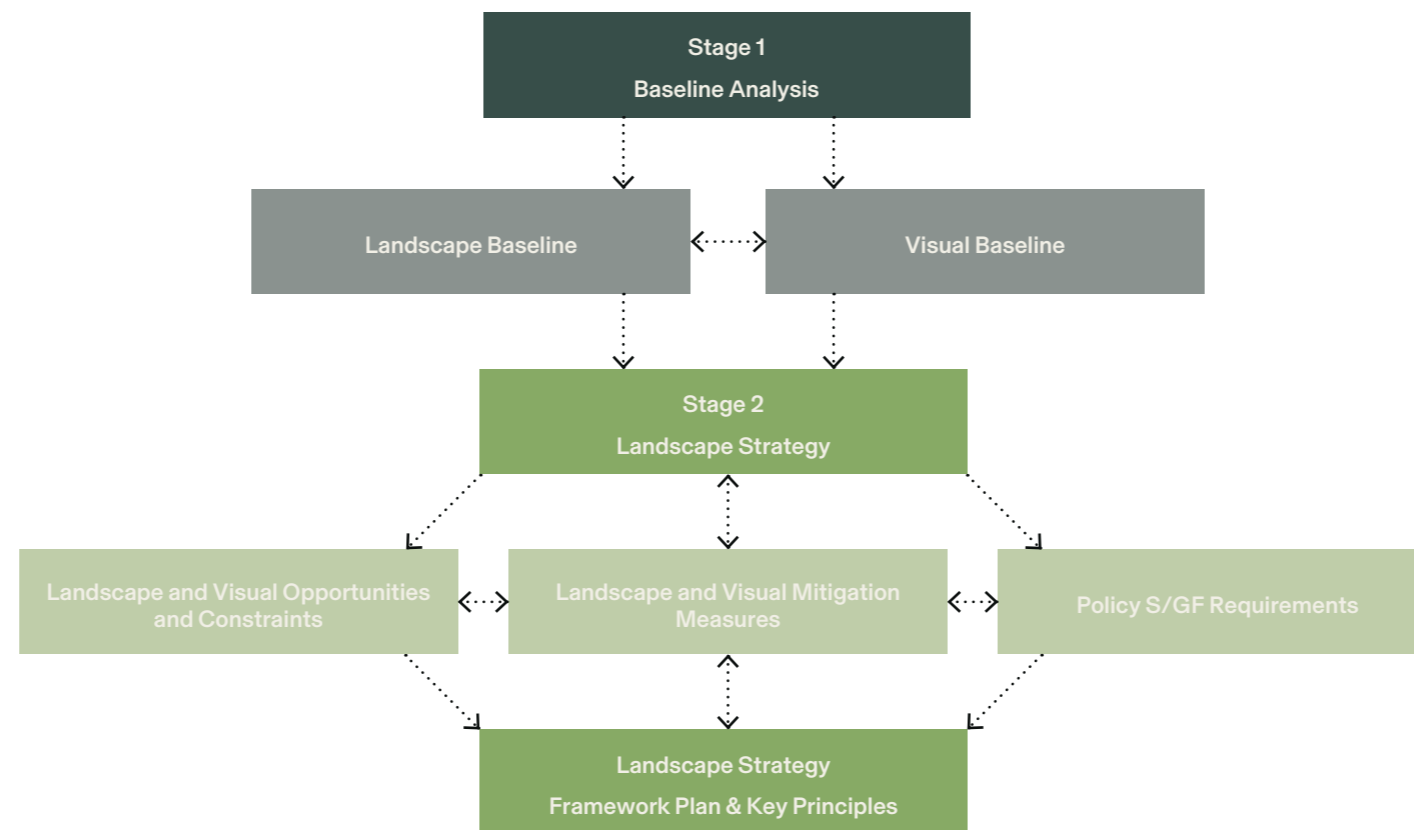


Figure 2.1 – Landscape Strategy Method

2.2.1 Establishing the Landscape Baseline

Previous landscape and visual baseline analysis was prepared in advance of the publication of the Regulation 18 Local Plan and has informed the draft allocation of the Site under Policy S/GF. This included a Landscape and Visual Technical Note prepared by Bradley Murphy Design in 2025, although the recommendations within this note did not relate to the full extent of the land subsequently included within the draft allocation policy. The baseline work for this Landscape Strategy builds upon the previous work outlined above and provides an updated position in response to the emerging draft allocation policy.

Desk and Field Studies

The initial step is to identify the existing landscape and visual resource in the vicinity of the Proposed Development – the baseline landscape and visual conditions. The purpose of baseline study is to record and analyse the existing landscape, in terms of its constituent elements, features, characteristics, geographic extent, historical and cultural associations, condition, the way the landscape is experienced and the value / importance of that particular landscape.

A desk study is carried out to establish the physical components of the local landscape and to broadly identify the boundaries of the study area. Ordnance survey (OS) maps and digital data are used to identify local features relating to geology, soils, landform, drainage, vegetation cover, land use, settlement, the history of the landscape and the way that landscape is experienced, which together combine to create a series of key characteristics and character areas. Vertical aerial photography and Google StreetView will be used to supplement OS information. At this stage, any special designated landscapes (such as National Parks, National Landscapes, Green Belt, Conservation Areas, Listed Buildings, Areas of Special Character); heritage or ecological assets are identified. A review of information available in terms of any published historic landscape characterisation together with any other landscape / capacity / urban fringe and visual related studies is carried out at this stage. In addition, a desk study of any unbuilt commitments will be incorporated.

Landscape character assessment is the tool for classifying the landscape into distinct character areas or types, which share common features and characteristics. There is a well established methodology developed in the UK by the Countryside Agency and Scottish Natural Heritage in 2002, which has been superseded in England by guidance published by Natural England in 2014. The national and regional level character assessments are often available in published documents. However the local / district or site levels may

2.0

Methodology

need to be set out based on a combination of desk studies and field survey work. The landscape character assessment will also identify environmental and landscape opportunities, recent changes, future trends and forces for change where they may be important in relation to the proposal, especially considering how the landscape appears, or would appear prior to the commencement of development. The condition of the landscape, i.e. the physical state of an individual area of landscape, will be described as factually as possible. The assessment of landscape importance includes reference to policy or designations as an indicator of recognised value, including specific features or characteristics that justify the designation of the area. The value of that landscape by different stakeholders or user groups may also influence the baseline assessment.

These desk based studies are then used as a basis for verification in the field. The field based assessment also considers the perceptual qualities of the landscape, including tranquillity.

2.2.2 Establishing the Visual Baseline - Desk & Field Studies

The visual baseline will establish the area in which the Site and any Proposed Development may be visible, the different groups of people who may experience the views, the places where they will be affected and the nature, character and amenity of those views.

The area of study for the visual assessment is determined through identifying the area from which the existing Site and any Proposed Development may be visible through the desktop analysis of OS mapping. The actual extent of visibility has been checked in the field (in the winter months) to record the screening effect of buildings, walls, fences, trees, hedgerows and banks to provide an accurate baseline assessment of visibility. Viewpoints within the proposed study area are also identified during the desk assessment, and the viewpoints used for photographs selected to demonstrate the relative visibility of the Site (and any existing development on it and its relationship with the surrounding landscape and built forms). The selection of a range of representative viewpoints has been based on the following criteria for determination in the field:

- The requirement to provide an even spread of representative, specific, illustrative or static / kinetic / sequential / transient viewpoints around all sides of the Site;
- From locations which represent a range of near, middle and long distance views (although the most distant views may be discounted in the impact assessment if it is judged that

visibility will be extremely limited);

- Views from sensitive receptors within designated, historic or cultural landscapes or heritage assets (such as adjacent to Listed Buildings - and co-ordinated with the heritage consultant - key tourist locations and public vantage points such as viewpoints identified on OS maps);
- The inclusion of strategic / important / designed views and vistas identified in published documents;

Views from the following are to be included in the visual assessment of this Landscape Strategy:

- Key public buildings, where relevant (i.e. libraries, hospitals, churches, community halls etc);
- Transient or static views from public viewpoints (i.e. from roads, railway lines and Public Rights of Way - including tourist or scenic routes and associated viewpoints);
- Areas of publicly accessible green space (i.e. public open space, open access land, recreation grounds, country parks, visitor attractions, tourist destinations or scenic viewpoints); and
- Places of employment, where relevant.

The final selection of the representative viewpoints for inclusion in the Landscape Strategy has been based on publicly accessible receptors and has been discussed with Officers at GCSP through the consultation process detailed in Section 2.

Representative viewpoints relating to any private residential receptors with views of the Site have not been included within the visual survey as it is not possible to gain access to all of these locations. However, these receptors are identified as part of the visual baseline and are an important consideration as part of the Landscape Strategy.

The visual assessment records:

- The character and amenity of the view, including topographic, geological and drainage features, woodland, tree and hedgerow cover, land use, field boundaries, artefacts, access and rights of way, direction of view and potential seasonal screening effects and any skyline elements or features.
- The type of view, whether oblique or direct; panoramic or vistas.
- The extent of visibility of the range of receptors is based on a grading of degrees of visibility, from a visual inspection of the Site and surrounding area. There will be a continuity of degree of visibility ranging from no view of the Site (truncated) to fully open views. Views are recorded, even

if views are truncated of the existing site, as the Proposed Development may be visible in these views. To indicate the degree of visibility of the Site from any location, three categories are used:

- a Open View:**
An open view of the whole site / where much of the Site is visible, or where the Site forms much of the view.
- b Partial View:**
Some of the Site is visible, or where the Site forms a small part of the wider view;
- c Truncated View:**
No view of the Site or the Site is difficult to perceive.

Following the field survey, the extent to which the Site is visible from the surrounding area is mapped. A Photographic Viewpoint Plan illustrates the representative, specific and illustrative views into/towards and within the Site (if publicly accessible) and the degree of visibility of the Site noted. A representative viewpoints plan has been prepared and circulated to Officers at GCSP as part of the consultation process.

The visual analysis includes a series of annotated photographs, the location and extent of the Site within the view together with identifying the character and amenity of the view, alongside any specific elements or important component features such as landform, buildings or vegetation or detracting features which interrupt, filter or otherwise influence views.

By the end of this stage of the combined landscape and visual site study, it will be possible to advise, in landscape and visual terms, on any specific mitigation measures required in terms of the developments preferred siting, layout and design. This information will be presented as the preferred Landscape Strategy in Stage 2 of this Report.

3.0 Landscape Planning Context

3.1 Designations and Policy

Designations

Figure 3.1 opposite identifies the landscape related designations of relevance to the Site and study area. The Site is not subject to any landscape designations of an international or national level. However it does lie adjacent to the Worstead Street Roman Road, which runs along the northern Site boundary and is designated as a Site of Special Scientific Interest and a Scheduled Ancient Monument.

Although not a "landscape" designation as such, much of the Site is classified as Mineral Safeguarding Areas for chalk or sand and gravel within the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

There are no Ancient Woodlands within the Site, although some are found within the wider study area to the east and south. The woodlands within the Site are generally identified as Priority Habitats - deciduous woodland. A tree belt along the southern boundary is subject to a Tree Preservation Order.

Historic and Cultural Landscape

The following historic and cultural designations are of relevance to the Site and study area:

- Worstead Street Roman Road lies adjacent to the northern Site boundary and is a Scheduled Ancient Monument.
- Worsted Lodge Farmhouse is a Grade II listed building in proximity to the northwestern corner of the Site.
- 8 Cambridge Road is a Grade II listed building adjacent to the southern boundary of the Site.
- A number of other listed buildings are located within the Great and Little Abington Conservation Area to the south of the Site with other clusters of historic buildings associated with the Conservation Areas of neighbouring villages such as Babraham, Hildersham and Linton.
- Within the wider study area to the east, Rivey Hill Water Tower is prominent in a number of views and is grade II listed.

Further detail on the importance of these historic buildings and landscapes is set out within the Heritage and Archeology report.

Public Rights of Way

The Site is accessed via a single public footpath, which connects the A1307 Cambridge Road on the southern boundary to Grange Farm Cottage within the central part of the Site. There is no onward connectivity with public access.

Within the wider study area is a network of footpaths, bridleways, byways and national/european long distance routes. Worstead Street Roman Road adjacent to the northern boundary is a Byway Open to All Traffic (BOAT) and a European Long Distance Route. It runs broadly south east to northwest through the study area providing direct links to the Gog Magog Hills and Wandlebury Country Park in the northwest of the study area. A series of other BOATs, footpaths and bridleways spur off from this route. In the north, Fleam Dyke and the Harcamlow Way Long Distance Route provide further strategic connectivity.

In the south, a denser network of footpaths and bridleways provide access along the Granta Valley and into the southern hills beyond.

- Site Boundary
- County Boundary
- Ancient woodland
- Historic Park and Garden
- Conservation Area
- Green Belt
- Site of Special Scientific Interest (SSSI)
- Listed Building
- Scheduled Monument
- PRoW - Footpath
- PRoW - Bridleway
- PRoW - Byway Open to All Traffic (BOAT)
- PRoW - Restricted Byway
- Great Chalk Way LDR

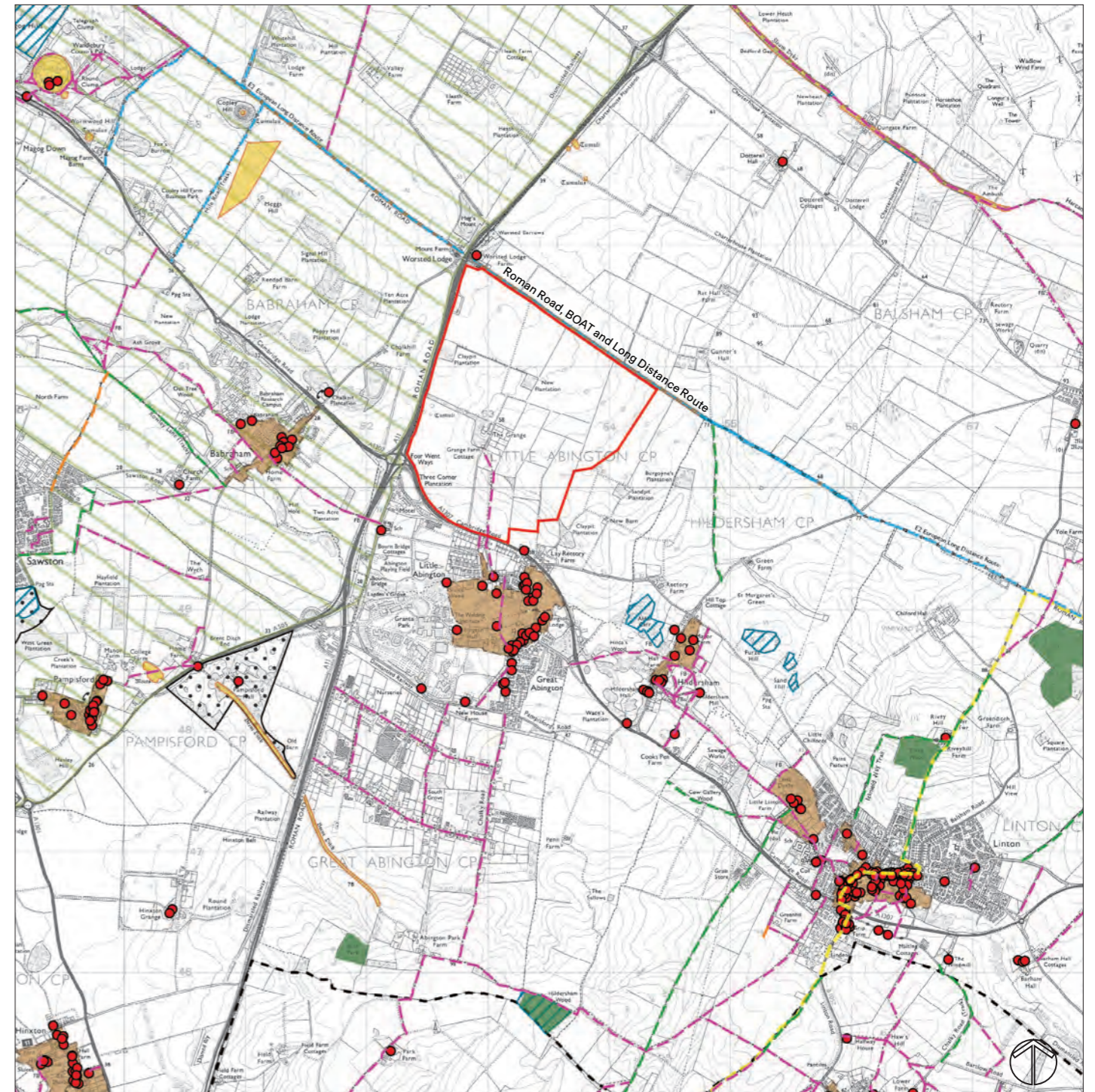


Figure 3.1 – Local Designations and Public Rights of Way (fabrik, 2026)

3.0 Landscape Planning Context

3.2 National Policy Context

The following primary legislation, national level policy and guidance is of relevance to this Landscape Strategy. Further detail of the relevant policies is set out in **Appendix 1**.

- Levelling-up and Regeneration Act (2023) and Countryside and Rights of Way Act 2000
- National Planning Policy Framework (NPPF), December 2024
- Consultation draft NPPF, December 2025
- Planning Practice Guidance (PPG), February 2025
- National Design Guide
- National Model Design Code

3.3 Local Policy Context

GCSP's development plan policy relevant to the Site is set out within the following documents:

- GCSP Local Plan Regulation 18 Draft (Published December 2025)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021)
- South Cambridgeshire Local Plan (Adopted September 2018)

3.3.1 GCSP Local Plan Regulation 18 Draft

Policy S/GF: Land Adjacent to A11 and A1307 at Grange Farm

The draft allocation policy for the Site is set out below with the draft spatial framework illustrated at **Figure 3.2** opposite. The relevant policy points relevant to landscape and visual matters are highlighted in blue.

- 1 *Grange Farm will be a thriving and sustainable new community, providing a distinctive mixed-use development shaped by a comprehensive and innovative approach to delivering resilient placemaking. It will be delivered through a design-led approach with placemaking and nature at the heart of development.*
- 2 *Located at the heart of the Rural Southern Cluster, a globally important cluster of science innovation, Grange Farm will play a vital role in locating high quality new homes close to*

existing employment areas, connected through a holistic active travel and public transport network. At its heart, it will be a vibrant place that provides for the day-to-day health, wellbeing and quality of life needs of new residents, workers, surrounding communities and visitors, by positioning new local centres, schools, community uses, and other local services and amenities close to homes.

- 3 *The new settlement will play a critical role in extending the Cambridge South East Transport scheme, with a new segregated connection proposed which would also enable potential future extension of the proposed scheme to settlements further afield.*
- 4 *Development will need to respond to the surrounding character and context whilst maintaining a distinction with other surrounding settlements, in part through the preservation of the existing distinctive built and natural environment.*
- 5 *The proposed Grange Farm site sits alongside the S/SEA/GF non-development areas adjacent to Grange Farm Strategic Enhancement Area. The Strategic Enhancement Area aims to ensure sufficient separation from neighbouring settlements and maintain a soft, green landscape to protect the development's rural setting. These areas may also be used to deliver other associated uses, including drainage, habitat compensation and informal open space.*
- 6 *Grange Farm contains and is close to a number of nationally significant ecological and historic assets, including the Worsted Street Roman Road Scheduled Ancient Monument and SSSI to the north, County Wildlife Sites, an extensive network of archaeological remains and features, various listed and non-designated heritage assets as well as the Abington Conservation Area to the south. The future layout of the new settlement will consider these assets, identifying and implementing measures that mitigate any impacts but also deliver enhancement wherever possible, including creating an extensive network of ecological corridors.*

Uses

- 7 *Development proposals must make a positive and meaningful contribution to the creation of a fully functional, self-contained new settlement. To achieve this, the Site is allocated for mixed use development comprising:*
 - f. *Approximately 6,000 homes, including:*
 - i. *affordable housing, self and custom build homes and key worker housing to support surrounding employment sites;*
 - ii. *10% of the approximately 6,000 dwellings as specialist accommodation (within Classes C2 and C3), particularly for older people or those with disabilities.*



Figure 3.2 – Spatial Framework of Policy S/GF: Land Adjacent to A11 and A1307 at Grange Farm (GCSP, 2025)

3.0

Landscape Planning Context

- g. A total of 12 Gypsy and Traveller pitches (within a site of approximately 1 hectare);
- h. Class B2 (General Industrial) floorspace and Class B8 (Storage or Distribution) through provision of a local last-mile logistics hub/warehousing of approximately 20,000 square metres (GIA);
 - i. Approximately 15,000 square metres (GIA) office (E(g) (i) floorspace to meet local needs generated by the new settlement;
 - j. A mix of retail, commercial and community facilities including indoor and outdoor leisure provision, provided at a new town centre;
 - k. Provision of educational facilities including primary and secondary schools that are operational from the early phases of development;
 - l. Healthcare facilities to meet the needs of the development; and
 - m. High quality open space and recreation provision, including parks, community gardens and food-growing spaces.

The development of Land Adjacent to A11 and A1307 at Grange Farm must do the following:

Context

2. Embed exemplar principles of landscape, townscape, heritage protection and enhancement into all phases of masterplanning and design by:
 - a. Ensuring the development respects, protects and enhances the landscape within its rural setting, including surrounding chalk hills and woodlands;
 - b. Responding sensitively to the local townscape and heritage, incorporating appropriate buffers where appropriate and necessary, including:
 - i. the Worsted Street Roman Road Scheduled Ancient Monument to the north;
 - ii. the Grade II listed Worsted Lodge Farmhouse immediately to the north-west,
 - iii. onsite burrows;
 - iv. non-designated heritage assets at Grange Farm; and
 - v. known and unknown archaeological assets.
 - c. Establishing a robust landscape framework that integrates the development with the Strategic Enhancement Area (S/SEA/GF) and the wider landscape context, informed through preparation of a Landscape Visual Impact assessment;

- d. Undertaking Heritage Impact and Historic Landscape Character Assessments to understand the impacts of development on landscape character, long range and local views and heritage assets and their setting, identifying appropriate mitigation measures and informing the appropriate siting and design of buildings; and
- e. Maintaining separation between Grange Farm and surrounding existing settlements, including Little Abington and Babraham.

Built form

3. Ensure the built area of the settlement is contained within the Site Allocation boundary identified on the policies map and as shown on the Spatial Framework diagram.
4. Take a design-led approach to development through the preparation of a comprehensive Masterplan for the Site and subsequent design codes for each phase of development, in accordance with the Spatial Framework, that demonstrate how the design will:
 - a. contribute to creating a thriving place, with access to key services and facilities that will support the community and surrounding villages from the outset;
 - b. respond positively to key landscape, heritage, townscape and ecological features (identified elsewhere in this policy), and how these will be afforded appropriate protection and enhancement;
 - c. deliver buildings that respond to the surrounding context and ensure heights of taller buildings do not adversely impact sensitive views, heritage assets and the setting or character of surrounding communities, particularly considering scale, density, massing and form at:
 - i. the northern area of the Site, where densities should be limited to reduce impacts on the Worsted Road Roman Road;
 - ii. the new local centre towards the centre of the Site (as shown on the Spatial Framework diagram), where taller buildings may be appropriate.
 - d. provide for an appropriate variety of typologies, scales, massing and densities across the Site;
 - e. identify landmark features and buildings that aid legibility and create identity within the new development;
 - h. maintain the distinction between Grange Farm and neighbouring villages, in terms of character and physical separation
 - g. deliver exemplar design quality, reflecting the Site's prominent location and close association with nearby innovative employment centres.

5. Deliver a network of new centres for the town, specifically:
 - a. A vibrant Town Centre, approximately in the centre of the Site (as shown on the Spatial Framework diagram), which will act as a landmark for community and civic facilities and amenities and be the main focus for commercial and retail uses;
 - b. Neighbourhood centres, serving day-to-day need for key services, education and community facilities in close proximity to homes.
6. At these centres, buildings and main entrances provide an active frontage to the public realm and make a positive contribution to the street scene and wider placemaking objectives.
7. Deliver an appropriate mix of well-designed, high-quality residential neighbourhoods to meet a range of needs, incorporating:
 - a. a range of typologies, including terraced houses, semi-detached and mews housing, built at an average density of 50-55 dwellings per hectare (net);
 - b. homes that are adaptable to support the needs of future generations; and
 - c. a range of other uses at neighbourhood centres, embedded within neighbourhoods, providing key facilities, services and flexible community amenity uses, (for example a community centre that provides social benefit including sport and recreation), within a short walking or wheeling distance of homes.

Public space

8. Establish a high-quality public realm that encourages healthy lifestyles, physical activity and positively contributes to wellbeing, including through legible and well-lit routes that enable safe walking and wheeling throughout the day and night.
9. Provide open space comprising formal children's play space, informal children's play space, informal open space, allotments and community orchards.
10. Integrate green and blue infrastructure into the design of the public realm including by providing places for people to interact, play and rest in nature.

Nature

11. Preserve and enhance significant ecological heritage and the natural environment across the allocation, Strategic Enhancement Area (S/SEA/GF), and its surrounding context, by:
 - a. Adopting a landscape-led design that supports the diverse

ecological character and preserves the chalk hills and woodlands that are home to a species rich ecology;

- b. Maximising opportunities for ecological enhancement, such as through restoration of degraded habitats and reinforcements of ecological habitats and networks, including commuting, foraging and sheltering of species such as badgers, bats, hedgehogs and other mammals, birds, amphibians and invertebrates;
 - c. Appropriately responding to the designated Roman Road Site of Special Scientific Interest (SSSI) and remnant lowland calcareous grassland of high floristic diversity to the northern boundary of the development, and non-statutory designations such as local wildlife sites within 2km distance of the development;
 - d. Ensuring that appropriate measures are implemented to minimise recreational disturbance and pressures on ecology at the SSSI;
 - e. Creating dark corridors to ensure nocturnal and crepuscular species are not disturbed, by providing minimal lighting near to the buffer of the development, and directional and movement sensitive lighting where appropriate;
 - f. Preserving the existing range of watercourses and waterbodies of ecological significance and aquatic ecosystems, including the River Granta, a chalk stream that flows through Little and Great Abington;
 - g. Creating a clearly defined green buffer between the neighbouring settlements which:
 - a. preserves viewpoints from the northern and eastern boundary of the Site;
 - b. protects existing landscape features; and
 - c. extend and strengthens the existing treeline along the edge of the Site.
- 12 To inform the design at all phases of development, the applicant must:
- a. carry out a full programme of ecological survey and monitoring, to guide a Biodiversity Implementation and Management Plan, providing appropriate mitigation and enhancement. This must include preparing site-specific ecological surveys to inform all phases of development, including strategic masterplanning, development of design detail (including dark corridors) and, where unavoidable impacts occur, appropriate mitigation;
 - b. propose measures that will support the appropriate positive management of any ecological buffers, to maintain biodiversity value.

Movement

3.0

Landscape Planning Context

13 Deliver a comprehensive movement and connectively network across the whole town that actively encourages and prioritises active and sustainable modes of travel, and provides connections across the Site and to surrounding villages and employment sites. This must:

- a Deliver a well-connected network that prioritises walking, wheeling, cycling and public transport movements and provides a legible high quality street network in accordance with Healthy Streets guidance and National Design Guidance;
- b Improve walking and cycling infrastructure to Babraham, Babraham Research Campus, the Wellcome Genome Campus, Granta Park, Little and Great Abington, Linton, and Whittlesford Station, including addressing local severance from the A1307 and A11;
- c Ensure there is no direct access from the new settlement to the Worsted Road Roman Road, given archaeological, heritage and ecological sensitivities;
- d Provide a segregated link for the proposed Cambridge South East Transport busway to enable the project to serve the development without being impacted by local congestion; and
- e Explore opportunities for an active travel connection parallel to the segregated link to connect the new settlement with central Cambridge, Babraham, the Cambridge Biomedical Campus and Granta Park.

14 Integrate a last mile logistics hub within development to enable delivery of goods from the distribution centre and supports the trip budget in reducing the number of trips through the development.

15 Ensure transport and junction modelling is undertaken to confirm points of vehicular access into the Site and the necessary road and junction enhancements required to satisfy the Highways Authority and National Highways.

16 A trip budget based on detailed evidence must be agreed with the Local Highways Authority prior to submission of the outline application. A monitor and manage approach will be taken to ensure that the development remains within the agreed trip budget for the Site throughout its delivery.

17 To support delivery of the agreed masterplan, a strategic and local transport mitigation plan must be prepared by the developer in consultation with the Local Highways Authority and Local Planning Authority. This must include:

18.

- a providing appropriate access to and from the Site to avoid congestion on the A1307 during peak travel hours, with appropriate mitigation methods to the transport network;

and

- b Potential delivery of mitigations and other supporting transport schemes through Section 106 contributions.

19. To reduce private vehicle usage from the outset of the development and improve placemaking, prioritise incorporating rural car barns into the design at the edge of parcels or plots to enable remote parking solutions.

Resources

20. As part of the design, consider innovative approaches to incorporating low-carbon energy infrastructure, circular economy principles, and sustainable water management, including greywater recycling, rainwater harvesting, and sustainable drainage systems (SuDS), informed by preparation of an Integrated Water Management plan and Water Cycle Strategy.

21. Demonstrate that development can provide or contribute to suitable wastewater treatment plant on-site, or at a suitable nearby location with sufficient capacity to support development.

Lifespan

22. The delivery of Grange Farm, including any individual phases, must be in accordance with an approved phasing plan that must be submitted alongside the first planning application for the Site, to ensure the expansion supports the creation of a fully functioning and successful town.

23. Planning for essential services, facilities and infrastructure must be undertaken in a comprehensive manner at the outset, identifying and anticipating future needs and establishing suitable mechanisms to deliver the infrastructure in a timely and efficient way to achieve the successful delivery of the new settlement.

24. The approach to the long-term management, maintenance and stewardship of the new settlement, including its infrastructure, services, facilities and built and natural environment, must be identified at the outset through a Management and Maintenance Plan that sets out a comprehensive approach to the long-term management of the Site as it evolves.

25. In addition to those required in other areas of this policy, the applicant must prepare a range of supporting studies, and submit these for approval by the Local Planning Authority as part of an outline planning application, including:

26. Phasing and delivery plan, including indicative costings and potential delivery through Section 106 agreements or CIL;

27. A Parking strategy;

28. A Meanwhile Use strategy;

29. An Integrated water management plan;

30. A Waste management plan;

31. A cohesive stewardship strategy through early-phase community engagement including through conservation groups to deliver community-based enhancement stewardship as endorsed by Natural England;

32. A strategic and local transport mitigation plan (in consultation with the Local Highways Authority and Local Planning Authority); and

33. A Sustainability Statement.

Policy BG/BG: Biodiversity and Geodiversity

Emerging Policy BG/BG sets out the expectations for new development in relation to the protection of biodiversity and geodiversity as well as the delivery of Biodiversity Net Gain. The relevant text to this landscape strategy includes:

- 1 "All development must deliver statutory biodiversity net gain (BNG), providing a minimum of 10% BNG against the baseline, unless exempt under the Environment Act 2021, to be provided on-site in line with guidance.
- 2 Major development in Greater Cambridge must provide a minimum 20% biodiversity net gain (BNG), (unless exempt under the Environment Act 2021), to be provided on-site where this is feasible and effective.
- 3 Where onsite options for BNG have been evidenced to be exhausted as agreed with the Local Planning Authority (LPA), BNG should be delivered offsite via the purchase of biodiversity credits from a registered strategic habitat bank provider as listed on the Defra Biodiversity Gains Sites Register, or through a bespoke scheme on a site registered on the Defra Biodiversity Gains Sites Register, or through the purchase of statutory biodiversity credits, or a combination of the above. The Local Planning Authority will encourage delivery of replacement habitat within areas identified within the Cambridgeshire and Peterborough Local Nature Recovery Strategy priority areas...
- 7 Development proposals which have a direct or indirect adverse effect on sites of biodiversity or geological importance (as identified on the Policies Map) will not be permitted. Exceptions will only be made where the benefits of the development significantly outweigh any adverse impacts. In such cases where development is permitted, proposals must demonstrate that the mitigation hierarchy has been

implemented, and the intrinsic natural features of particular interest must be safeguarded and enhanced having regard to:

- a. The international, national or local status and designation of the Site; and,
 - b. The nature and quality of the Site's features, including its rarity value; and,
 - c. The extent of any adverse impacts on the notified features; and,
 - d. The likely effectiveness of any proposed mitigation with respect to the protection of the features of interest; and,
 - e. The need for compensatory measures in order to re-create, on or off the Site, features or habitats that would be lost to development.
8. Development must protect and enhance irreplaceable habitats within Greater Cambridge. Development negatively impacting irreplaceable habitat will not be permitted unless wholly exceptional circumstances are demonstrated, and a bespoke compensation strategy is provided.
9. Development will mitigate evidenced recreational impacts on designated biodiversity and geodiversity sites, including providing Strategic Alternative Green Space for development proposed within Natural England's Impact Risk Zones for Sites of Special Scientific Interest."

Policy BG/GI: Green and Blue Infrastructure

Emerging Policy BG/GI sets out the expectations for new development in relation to green and blue infrastructure. It states:

1. All development must demonstrate how it protects and enhances green and blue infrastructure appropriate to the development's scale and location.
2. Major residential and commercial development must demonstrate how green and blue infrastructure has been integrated into the design approach at an early stage, to ensure that on-site green and/or blue infrastructure is:
 - a. Multifunctional – individual features in combination contribute to a network of multiple benefits
 - b. Connected – provides or fills a missing natural link in the landscape for the benefit of nature and people
 - c. Sympathetically placed – reflects and/or creates a sense of place, considerate to the context and character of the local environment and priorities of its people and wildlife
 - d. Resilient – responds to the climate emergency in a positive,

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contributory way

- e. *Responsibly managed* – has a sustainable mechanism to support its life-long function and benefits
 - f. *Environmentally sensitive* – mitigates its own local impact and improves the quality of the immediate natural environment
3. Strategic development will be encouraged to seek accreditation under the Building with Nature Standards.
4. All major residential development proposals, or proposals that are predominately residentially led, must meet a minimum Greening Factor of 0.4. All major non-residential development, or proposals that are predominately non-residentially led, should aim to meet a Greening Factor of 0.3. Where the Greening Factor cannot be met on site, then the Local Planning Authority will work with applicants to identify offsite opportunities to enhance local green infrastructure, to be secured by planning conditions and/or obligations and delivered in line with locally identified needs.
5. The following strategic green infrastructure initiatives are identified priorities for enhancing strategic green infrastructure across.
- 1 Revitalising the chalk stream network
 - 2 River Cam Corridor
 - 2a River Cam Corridor (North East Cambridge to Waterbeach)
 - 2b River Cam Corridor (through Cambridge City)
 - 2c River Cam Corridor (south of Cambridge City)
 - 3 Gog Magog Hills and chalkland fringe
 - 4 Enhancement of the eastern fens
 - 5 The Great Ouse fenland arc
 - 6 North Cambridge green space
 - 7 West Cambridge buffer – Coton Corridor
 - 8 Western gateway multifunctional corridor
 - 9 Pollinator corridors
- Dispersed initiatives
- 10 Expanding Greater Cambridgeshire's 'urban forest'
 - 11 Woodland expansion and resilience
 - 12 Urban greening and 'de-paving'
 - 13 Allotments and community gardening
 - 14 Environmentally friendly farming

6. Major development located within an area identified for one of the strategic green infrastructure initiatives must demonstrate how the design of on-site green infrastructure has had regard to the relevant initiative's objectives. Major development located elsewhere should provide financial contributions to projects that will deliver on the objectives of one of the green infrastructure strategic initiatives, including relevant for establishment, enhancement and the on-going management costs.

Policy BG/EO: Publicly Accessible Open Space and Recreation

Policy BG/EO sets out the direction of travel for the emerging public open space requirements. It suggests some changes to the adopted policy but stops short of identifying exact quantitative, qualitative and accessibility standards for new development sites. The policy wording is quoted below:

- 1. New development must address the open space needs it generates, which will be secured through a mix of on-site provision and/or financial contributions for off-site open space provision, enhancement and/or management.
- 2. The Councils are exploring the potential to require the following standards for major residential development:
 - a An Accessible Green Space quantity standard to be confirmed per 1,000 population, to secure provision of parks & recreation space, country parks, natural/semi-natural green space, and informal areas of open space.
 - i. As part of the Accessible Green Space quantity standard, the Councils are exploring the potential to:
 - 1. apply a standard for major development in higher density contexts; and
 - 2. secure provision and/or contributions specifically for large scale green spaces including country parks.
 - b 0.55ha children's play space and youth space per 1,000 population;
 - c 0.4ha food growing space per 1,000 population;
 - d Outdoor sports facilities appropriate to the scale and location of the development, informed by needs identified in the Greater Cambridge Interim Sports Strategy and Greater Cambridge Play Strategy or successor documents.
- 4. The Councils will require an Accessible Greenspace standard for commercial development, likely to be applied to development in use classes E(g)(i), E(g)(ii), or E(g)(iii) for 100 employees or more (as calculated using the Councils' latest jobs density calculations). The Councils are continuing to explore the number of hectares per employee to apply within

this requirement.

- 5. The scale and types of open space to be provided on site, and the contribution to offsite provision, must be agreed with the Local Planning Authority, having regard to:
 - a. local area provision and gaps in accessible greenspace when compared against Natural England's Accessible Greenspace Standards – size and proximity standards; and
 - b. site-specific local constraints and opportunities associated with the nature of the proposed development.
- 5. Development proposals must demonstrate how any on-site or off-site open space provided will be of high quality, having regard to the latest best practice guidance for each type of open space provided. The Councils are exploring the benefits of including specific quality standards for certain typologies, including acknowledging the difference between condition and function of open spaces.

3.3.2 South Cambridgeshire Local Plan (Adopted September 2018)

Policy SC/7: Outdoor Play Space, Informal Open Space and New Developments

Policy SC/7 sets out the adopted policy standards for public open space, which have been used as the starting point for the requirements for Grange Farm due to the lack of detail in the emerging policy at this stage. The adopted policy states:

- 1 All housing developments will contribute towards Outdoor Playing Space (including children's play space and formal outdoor sports facilities), and Informal Open Space to meet the need generated by the development in accordance with the following minimum standards:
 - a Outdoor play space, informal open space and allotments and community allotments: 3.2 hectares per 1,000 people comprising:

i Outdoor Sport	1.6 ha per 1,000 people
ii Open Space	1.2 ha per 1,000 people
iii Allotments and community orchards	0.4 ha per 1,000 people
 - b Subject to the needs of the development the open space requirement will consist of:
 - 1 Formal Children's Play Space 0.4 ha per 1,000 people
 - 2 Informal Children's Play Space 0.4 ha per 1,000 people
 - 3 Informal Open Space 0.4 ha per 1,000 people

- 2 Only family dwellings of two or more bedrooms will be required to contribute to the provision of Children's Play Space.
- 3 Housing provision consisting of Sheltered housing, Extra Care housing, and residential and nursing homes will not be required to provide outdoor Play Space except Informal Open Space.
- 4 Where appropriate, provision will be on-site so that provision is integrated into the development and benefits to the health and wellbeing of new residents are maximised, guided by Figure 10. However, an appropriate contribution will be required for "off-site" provision of the types of space not provided on-site. This may be for new facilities and/or improvements to existing facilities. On individual sites negotiation may take place on the types of space provided on site, taking account of the needs of the area, existing provision and any identified deficiencies in provision.
- 5 In developments of less than 10 homes, it is expected that only the Informal Open Space element will be provided on-site. Where an individual phase comprises 10 or fewer dwellings, but will form part of a larger scheme exceeding that total, a proportional contribution to future on-site provision will be required.
- 6 Depending on the nature of provision, contributions may also be required to meet maintenance and/or operating costs either as pump priming or in perpetuity.
- 7 Where on-site provision is required, the Council may seek the option of a commuted capital sum to construct the facility. In these circumstances, a serviced site (as appropriate for the facility concerned) will be transferred to the Council free of charge by the developer.

3.4 Material Considerations and Evidence Base

The following guidance documents are relevant material considerations. Material considerations also include the National Planning Policy Framework, Planning Practice Guidance, National Design Guide and National Model Design Code.

3.4.1 Local Nature Recovery Strategy

The Cambridgeshire and Peterborough Local Nature Recovery Strategy identifies priority opportunities for nature recovery, which can be delivery through public and private action. The

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findings of this strategy can inform future landscape design.

3.4.2 Cambridgeshire Green Infrastructure Strategy

The Cambridgeshire Green Infrastructure Strategy is designed to "assist in shaping and co-ordinating the delivery of Green Infrastructure in the county, to provide social, environmental and economic benefits now and in the future.

This Strategy will demonstrate how Green Infrastructure can be used to help to achieve four objectives:

- 1 To reverse the decline in biodiversity
- 2 To mitigate and adapt to climate change
- 3 To promote sustainable growth and economic development
- 4 To support healthy living and well-being."

3.5 The Gog Magog Countryside Project

The Gog Magog Countryside project is part of the Cambridge 'Necklace' projects, connecting Cambridge City to the wider rural landscape. At the strategic level the draft allocations and existing/emerging settlements of Cambourne, Northstowe, Waterbeach and Grange Farm are all located in proximity to one of the Cambridge 'Necklace' Projects as illustrated on **Figure 3.3** opposite. The Site's location adjacent to the Gog Magogs and Chalkland fringe provides an opportunity for development on the Site to achieve green infrastructure connectivity with the city and to further the aspirations of the Greater Cambridge Strategic Green Infrastructure Initiatives. Development on the Site could seek to deliver the following principles:

- The provision of enhanced and sustainable public access linkages (pedestrian, bridle & cycle routes) to and around the project area and surrounding countryside from the Site
- The creation of a high quality strategic greenspace, within the Site that caters for a significantly increased population, whilst in proximity to the project area
- An "extension to the Cambridge "necklace", creating a liveable, accessible, greener and safer area as a gateway to both the city and the surrounding villages and countryside
- Increasing people's understanding of the local environment through interpretation, education and stewardship.

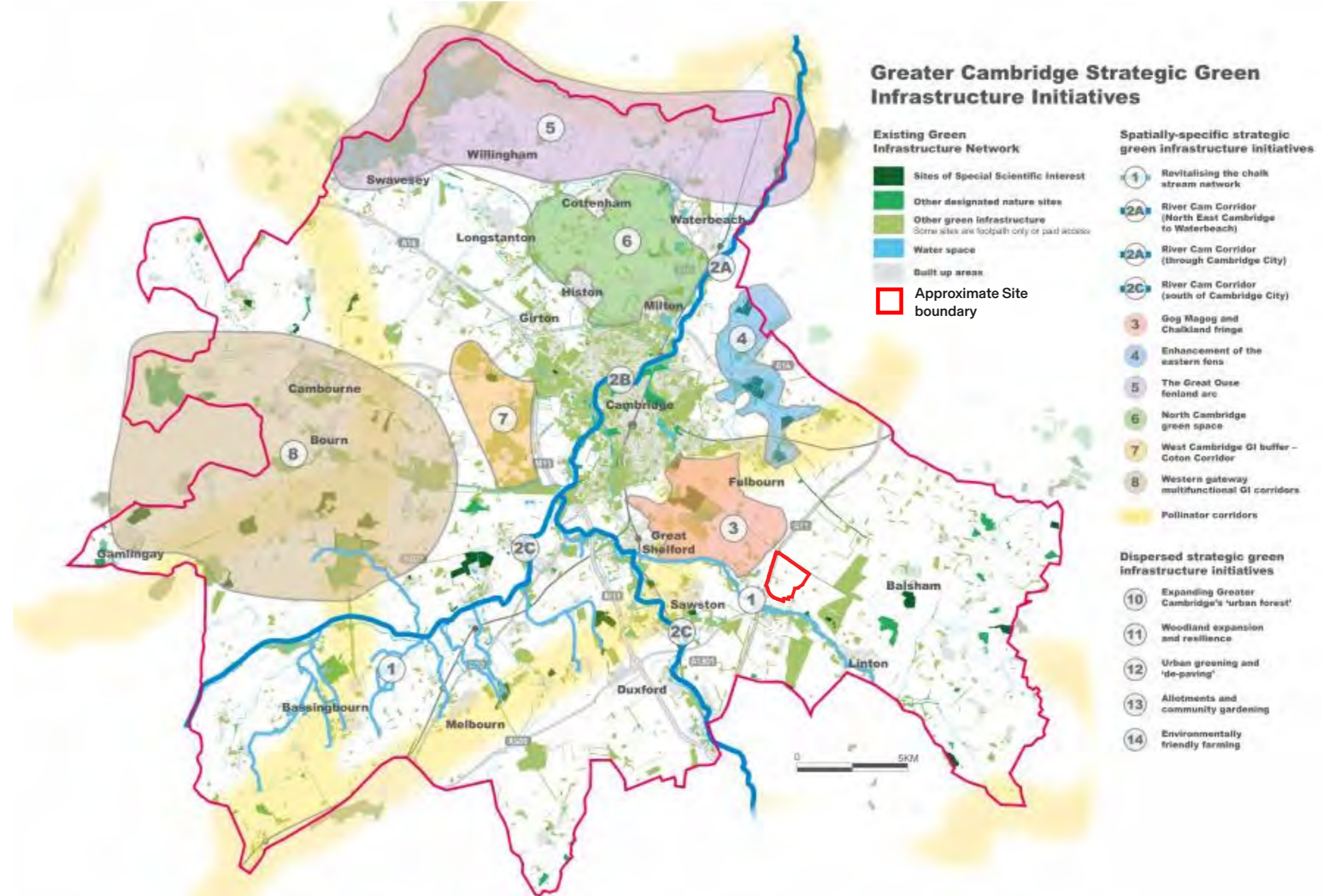


Figure 3.3 – Greater Cambridge Strategic Green Infrastructure Initiatives (GCSP)

4.0

Landscape Character

4.1 Published Landscape Character Assessments

The term 'landscape' commonly refers to the view or appearance of the land as perceived by people. Landscape applies to any natural, rural, urban or urban edge areas, in land, water and seascape areas.

Landscape character is the combination of both natural / physical, cultural / social and perceptual / aesthetic influences, which give rise to a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse and which define the 'sense of place'. The landscape is not therefore simply a visual phenomenon.

The following sections set out the landscape character framework of the study area from the national level through to the county scale based upon existing character assessments undertaken by Natural England, and Greater Cambridge County Council.

4.1.1 National Landscape Character Assessment

The general character of the English countryside has been described at a national level by Natural England. At a national scale, the Site lies wholly within NCA 87 - East Anglian Chalk, with the Study Area also containing NCA 86 - South Suffolk and North Essex Clayland. The key characteristics of NCA 81 pertinent to the Study Area are described as:

- *"The underlying and solid geology is dominated by Upper Cretaceous Chalk, a narrow continuation of the chalk ridge that runs south-west-north-east across southern England, continuing in the Chilterns and along the eastern edge of The Wash. The chalk bedrock has given the NCA its nutrient-poor and shallow soils.*
- *Distinctive chalk rivers, the River Rhee and River Granta, flow in gentle river valleys in a diagonally north-west direction across the NCA.*
- *The chalk aquifer is abstracted for water to supply Cambridge and its surroundings and also supports flows of springs and chalk streams; features associated with a history of modification include watercress beds, culverts and habitat enhancements.*
- *The rolling downland, mostly in arable production, has sparse tree cover but distinctive beech belts along long, straight roads. Certain high points have small beech copses or 'hanger', which are prominent and characteristic*

features in the open landscape. In the east there are pine belts.

- *Remnant chalk grassland, including road verges, supports chalkland flora and vestigial populations of invertebrates, such as great pignut and the chalkhill blue butterfly.*
- *Archaeological features include Neolithic long barrows and bronze-age tumuli lining the route of the prehistoric Icknield Way; iron-age hill forts, including that at Wandlebury; impressive Roman burial monuments and cemeteries such as the Bartlow Hills; a distinctive communication network linking the rural Roman landscape to settlements and small towns, such as Great Chesterford; the four parallel Cambridgeshire dykes that cross the Chalk: the Anglo-Saxon linear earthworks of Devil's Dyke, Fleam Dyke, Heydon/Bran Ditch and Brent Ditch; ridge-and-furrow cultivation remains of the open field systems of the earlier medieval period; and large numbers of later moated enclosures, park lands created, sheepwalks, arterial routes and nucleated villages that emphasise the land use change of this period.*
- *Settlement is focused in small towns and in villages. There are a number of expanding commuter villages located generally within valleys.*
- *The NCA is traversed by the Icknield Way, an ancient route that is now a public right of way. Roads and lanes strike across the downs perpendicularly and follow historical tracks that originally brought livestock to their summer grazing. Today major roads and railways are prominent landscape characteristics of the NCA."*

The opportunities and landscape changes identified in the assessment pertinent to the Site are set out below.

- *"SEO 3: Conserve and promote the landscape character, geodiversity, historic environment and historical assets of the chalklands, including the open views of undulating chalkland, large rectilinear field pattern and linear ditches, strong equine association and the Icknield Way prehistoric route. Im- prove opportunities to enhance people's enjoyment of the area while protecting levels of tranquillity.*
- *SEO 4: Conserve the settlement character and create or enhance sustainable urban drainage systems and green infrastructure within existing and new developments, particularly in relation to the urban fringe and growth areas such as south-east Cambridge, to provide recreation opportunities, increase soil and water quality and enhance landscape character."*

4.1.2 County Character Assessment

The landscape character of Cambridgeshire is described in The Greater Cambridge Landscape Character Assessment conducted by Chris Blandford Associates (CBA) in February 2021. **Figure 4.1** on the next page identifies the county-level Landscape Character Areas (LCA) within the study area. Within the assessment, the landscape is divided into Landscape Character Types (LCT), and then further subdivided into Landscape Character Areas. The Site is covered by two county level LCAs, these are:

- 7A: Eastern Chalk Hills, which sits within LCT 7: Chalk Hills
- 8A: Pampisford Lowland Chalklands, which sits within LCT 8: Lowland Chalklands

The guidance for integrating development into each LCT followed by the key characteristics, landscape sensitivities, and landscape guidelines for the corresponding County-level LCAs within the Site are set out below.

LCT 7: Chalk Hills

Guidance for Integrating Development into the Landscape

- *"Maintain the distinctive settlement pattern of the area and its local context · Ensure any extensions to springline villages are located along the bottom of steeper slopes and along lanes*
- *Maintain the linear, or rectilinear form of the settlements · Ensure density and pattern of new developments reflect that of existing villages and hamlets*
- *Avoid backland and cul-de-sac developments where possible*
- *Ensure buildings are arranged in continuous frontages within village cores and are arranged in loose knit patterns facing the street on more peripheral sites*
- *Ensure new developments are integrated with sufficient space for garden and street tree planting where applicable*
- *Enhance village gateways and, where appropriate, appropriate planting on village approaches*
- *Take opportunities to create new village greens and/or wildlife areas within new developments*
- *Ensure new developments integrate/connect with existing Public Rights of Way (PROW) within development layout*
- *Ensure new developments reflect the form, scale and proportions of the existing vernacular buildings and pick up on traditional local building styles, height, materials, colours and textures*
- *Enclose boundaries facing the street in village cores*

by low, or high, flint walls with brick detailing, simple decorative railings, picket fencing or hedging

- *Retain hedges along roads · Enclose boundaries facing the street on village peripheries with hedge and tree planting*
- *Avoid the use of standardised and intrusive urban materials, street furniture, lighting and signage as part of traffic calming measures wherever appropriate*
- *Ensure new agricultural buildings, such as large storage sheds, are sited and designed to reduce their apparent mass, minimising their impact on the wider landscape by the appropriate use of texture, colour and planting*
- *Protect prominent hills and ridges and their skylines by avoiding locating tall structures including masts and wind turbines in visually prominent locations, and by using topography and the landscape's woodlands to reduce the visual impact"*

7A: Eastern Chalk Hills

Key Characteristics

- *"Simple landscape of large predominantly regular fields enclosed by low, gappy hedges*
- *Pocket of 'studscape' in the north including small rectangular paddocks divided by post and rail fencing and shelterbelts*
- *Distinctive pattern of broadleaf, coniferous and mixed shelterbelts and ornamental roadside trees*
- *Small scale landscape, visually contained by landform, trees and shelterbelts, with wind turbines prominent on the horizon of many views."*

Specific Landscape Sensitivities

- *"Pocket of 'studscape' including small rectangular paddocks divided by post and rail fencing and shelterbelts*
- *Distinctive pattern of shelterbelts and ornamental roadside trees*
- *Small scale landscape, visually contained by landform, trees and shelterbelts*
- *Fragment of lowland calcareous grassland at Fleam Dyke."*

Specific Landscape Guidelines

- *"Work with the horse racing industry and major landowners of historic properties to expand the area of species-rich grassland through appropriate management techniques*
- *Conserve characteristic shelterbelts, hedgerows and trees through small scale planting*
- *Conserve small scale framed views across arable fields."*

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Landscape Character

LCT 8 : Lowland Chalklands

Guidance for Integrating Development into the Landscape

- "Maintain the distinctive settlement pattern of the area and its local context · Ensure any extensions to springline villages are located along the bottom of steeper slopes and along lanes
- Maintain the linear, or rectilinear form of the settlements
- Ensure density and pattern of new developments reflect that of existing villages and hamlets.
- Avoid backland and cul-de-sac developments where possible
- Ensure buildings are arranged in continuous frontages within village cores and are arranged in loose knit patterns facing the street on more peripheral sites
- Ensure new developments are integrated with sufficient space for garden and street tree planting where applicable
- Enhance village gateways and, where appropriate, consider provision of appropriate planting on village approaches, and retain hedges along roads
- Take opportunities to create new village greens and/or wildlife areas within new developments.
- Ensure new developments integrate/connect with existing Public Rights of Way (PROW) within development layout
- Ensure new developments reflect the form, scale and proportions of the existing vernacular buildings and pick up on traditional local building styles, height, materials, colours and textures
- Enclose boundaries facing the street in village cores by low, or high, flint walls with brick detailing, simple decorative railings, picket fencing or hedging
- Enclose boundaries facing the street on village peripheries with hedge and tree planting
- Avoid the use of standardised and intrusive urban materials, street furniture, lighting and signage as part of traffic calming measures wherever appropriate
- Ensure new agricultural buildings, such as large storage

sheds, are sited and designed to reduce their apparent mass, minimising their impact on the wider landscape by the appropriate use of texture, colour and planting"

8A: Pampisford Lowland Chalklands

Key Characteristics

- "Mature hedgerows, small blocks of woodland and shelterbelts combine with occasional lines roadside trees to create a visually enclosed, intimate character
- Scattered designed historic parkland features, including some modern developments of large science and technology research parks, in proximity to the River Cam and River Granta
- Settlement pattern of scattered small villages on elevated ground at the edges of the River Valleys"

Specific Landscape Sensitivities

- "Well wooded, visually enclosed, intimate character
- Scattered designed historic parkland features, including some modern developments of large science and technology research parks, in proximity to the River Cam and River Granta."

Specific Landscape Guidelines

- "Manage existing woodland and plant new woodlands to maintain the wooded character
- Manage historic parkland to maintain and enhance its distinctive features and enhance the ecological value of the landscape"

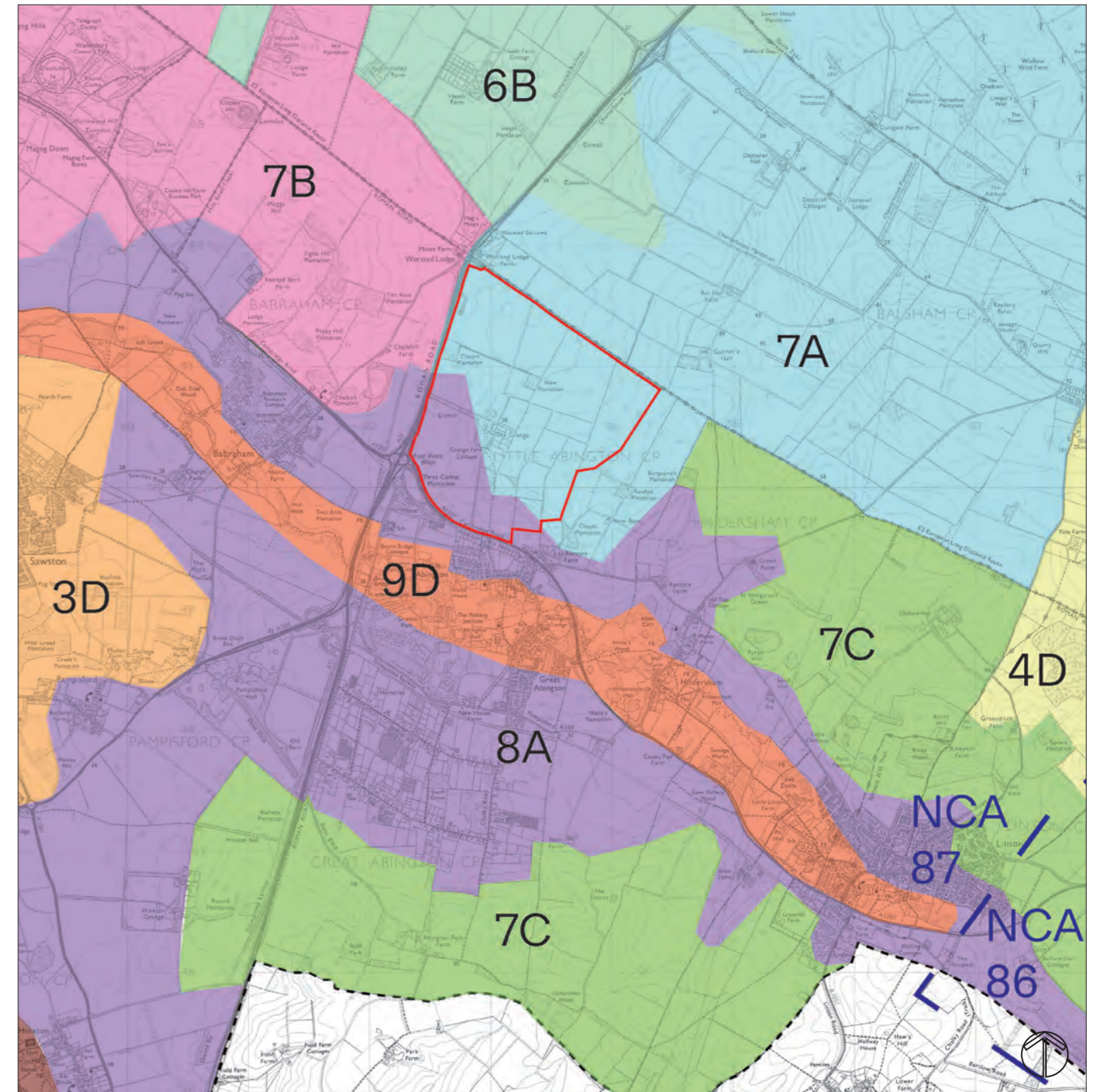


Figure 4.1 – Landscape Character Areas (fabrik, 2026)

4.0

Landscape Character

4.2 Published Landscape Sensitivity Assessment

Greater Cambridge Landscape Sensitivity Assessment Part 1 - Residential, Commercial & Mixed Use Development (November, 2021)

Chris Blandford Associates conducted a landscape sensitivity assessment in 2021 drawing on information within the Greater Cambridge Landscape Character Assessment (2021) to provide a comprehensive understanding of the distinctive features and qualities of the Greater Cambridge landscape and its sensitivity to future development and land use change. **Figure 4.2** shows the Study Area along with the Assessment Units identified within the assessment. The Site sits within Assessment Units GLA01 and GLA02, the following sensitivity levels of each unit are summarised below.

Great & Little Abington Landscape Sensitivity Assessment Unit GLA01

"In summary, rolling Chalk Hills and hilltop woodland are locally distinctive. Key characteristics which are more susceptible to the development scenario include the rolling landform and woodland, natural value of several SSSI, County Wildlife Sites and woodland, high scenic value, strong rural character and valued expansive views across the Granta Valley, including from the elevated E2 European Long Distance Route. Overall, this Assessment Unit is assessed as being of **medium to high sensitivity to the development scenario.**

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

Great & Little Abington Landscape Sensitivity Assessment Unit GLA02

"Overall, this is a landscape of rolling hills north between the Chalk Hills and Granta River Valley, with several small villages. Key characteristics which are more susceptible to the development scenario include the undulating landform, natural value of several SSSI and County Wildlife Sites and generally wellintegrated village edges. Features which are less susceptible to the development scenario include the commonplace arable field pattern and occasional harsh northern edges of Linton. Overall, this Assessment Unit is of **medium to high sensitivity to the development scenario.**

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

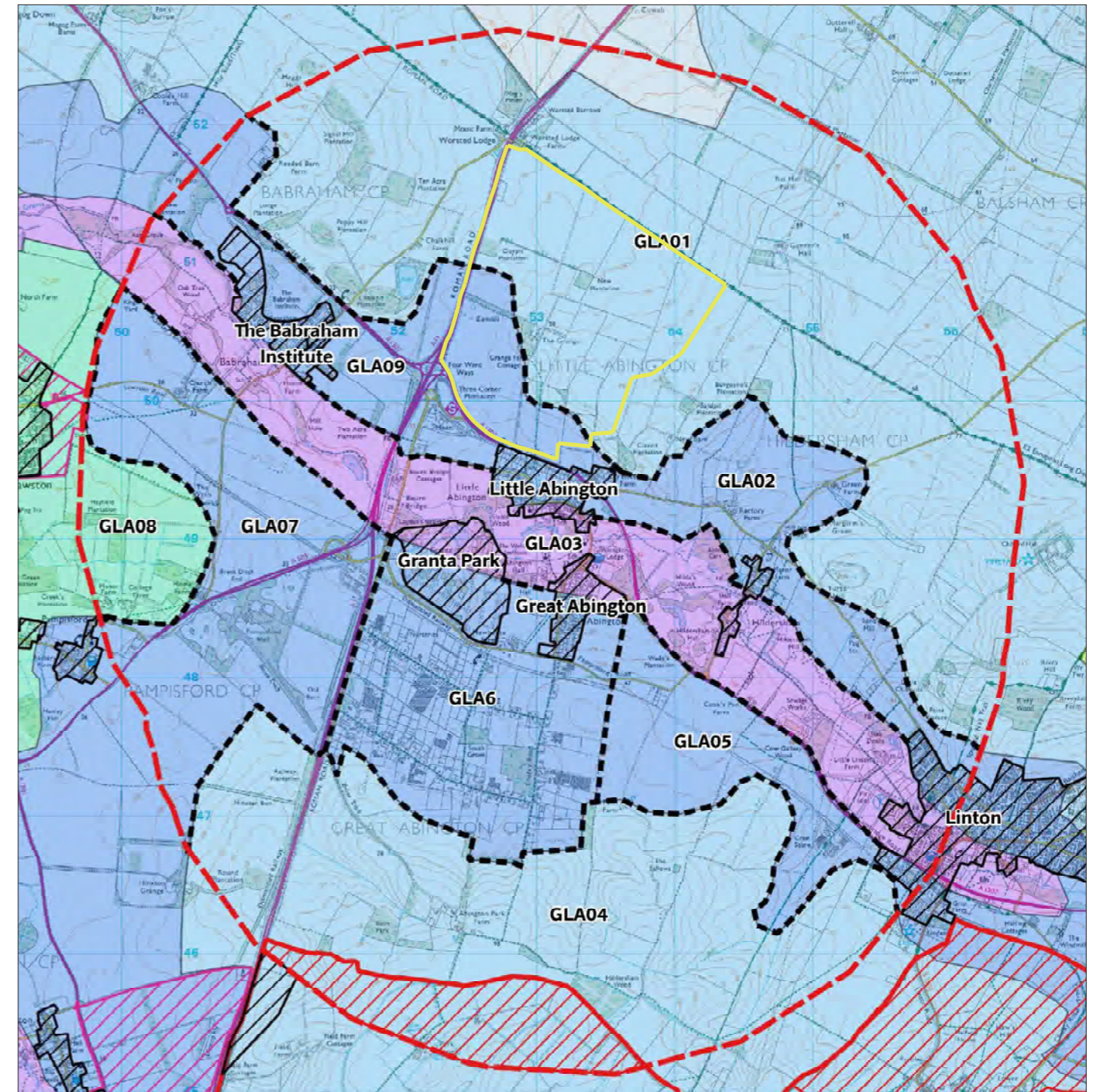
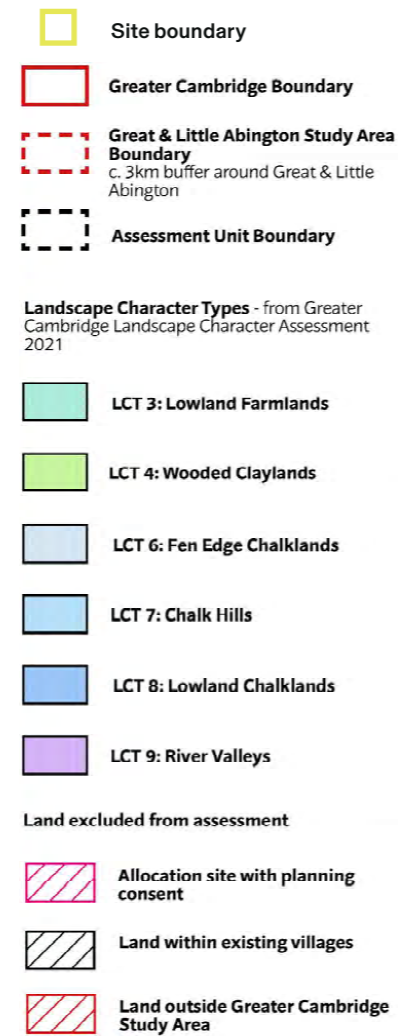


Figure 4.2 – Great & Little Abington Landscape Sensitivity Assessment Units (fabrik, 2026)

4.0

Landscape Character

4.3 Site and Immediate Context Appraisal

The below text describes the key components of the Site's character, which is illustrated on **Figure 4.3** on the following page.

4.3.1 Natural

Geology and Soils

The soils of the Site are predominantly freely draining lime-rich loamy soils within the rolling chalk hills.

Landform and drainage

The Site has an undulating landform with the eastern ridge line forming the localised high point at 70m - 75m AOD. The land falls east, west and south of this ridge down to 60m AOD at the eastern boundary and circa 40m AOD in the south and west. The landform generally slopes in a consistent manner, other than in the south where the topography steepens to create a sharp valley side which creates a sense of containment to the Granta Valley, which lies to the south of the Site. The River Granta is the main watercourse. There are no watercourses or waterbodies within the Site, and the chalk geology results in freely draining ground. Dry valleys are present and topography influences the watersheds, which generally drain towards the Site boundaries in all directions.

Vegetation Cover

There are no Ancient Woodlands within the Site. There are seven woodlands within the Site, many of which have a rectilinear form and plantation characteristics. They are generally classified as Priority Habitats as deciduous woodland.

Field boundaries are generally a combination of hedgerows with scattered trees, tree belts or woodlands. These strike linear features through the landscape, paying little attention to topography. Linear tree belts also follow the A11 and parts of the A1307 Cambridge Road, with a short section protected by a Tree Preservation Order.

Key Natural Elements, Features and characteristics

The key natural elements within the Site are the plantation woodlands, hedgerows and topography.

4.3.2 Cultural / Social

Land Use

The land use within the Site is predominantly agricultural with areas of woodland and vegetation defining field boundaries. An access track to Grange Farm and a PRoW run south - north through the centre of the Site from the A1307 Cambridge Road and a series of farm tracks provide agricultural access to the field parcels in the east. The Roman Road SSSI and Scheduled Ancient Monument runs adjacent to the northern boundary and is also a European Long Distance Route.

Built form / Scale / Mass / Height / Grain

Built form within the Site is limited to some isolated farmsteads and barns associated with Grange Farm and Lay Rectory Farm. To the south of the Site are the settlements of Little Abington and Great Abington, where buildings are predominantly two storeys with some local variation. Larger buildings are present in the wider context at Granta Park. To the north is Worsted Lodge, a Grade II listed building at the crossing of the A11 and the Roman Road.

Enclosure

The field pattern within the Site is generally regular in form and of medium - large size. Field boundaries are predominantly hedgerows with some tree belts in places. Hedgerow field boundaries are often linear and pay little attention to topography. The Roman Road is flanked by two hedgerows, which create a sense of enclosure. The plantation woodlands are generally located on higher ground, creating a sense of containment in conjunction with topography, particularly in the lower lying southern and western areas.

Time Depth

Although no Ancient Woodlands are present within the Site, its field patterns have been consistent for long period of time and demonstrate some time depth, although there has been some change since the medieval period. The Roman Road is a distinctive historic feature in the landscape, which is designated as a Scheduled Ancient Monument due to its archaeology. A number of listed buildings are present in the surrounding contextual area with Little Abington Conservation Area containing a large concentration.

4.3.3 Perceptual Qualities

The Site has a rural character and areas of tranquillity away

from the major transport infrastructure of the A11 and the A1307, which detract from this perception and a sense of remoteness in places. The landform and ridge lines allows views across the chalk farmland and the wider landscape to local landmarks such as Rivey Hill Water Tower. The eastern ridge line creates an association with the wider rural landscape with limited perception of built form. In the south and the west, human intervention is more prevalent through the areas of contextual settlement and transport corridors.

The Site is broadly representative of the landscape character of the wider study area although it is clear this is a result of agricultural influence and land management practices. The Site's location at the edge of the chalk hills means it sits at a transition to the more settled Granta Valley. Its topography and field patterns are notable features from the surrounding area.

Nighttime Character

The Site is predominantly dark with limited light sources within the Site due to the lack of built form. Light sources are generally related to vehicular movements along the transport networks bordering or crossing through the Site and within contextual domestic scale uses at Little Abington and Great Abington as well as the scattered farmsteads.

4.4 Internal Visual Survey

A visual inspection of the Site was conducted on 22nd January and 4th February 2026. The locations of the viewpoints are illustrated on **Figure 4.3** with the photographs set out on the following pages to illustrate the character of the Site.

4.0 Landscape Character



Figure 4.3 – Site landscape appraisal with internal photograph locations (fabrik, 2026)



5.0

Visual Assessment

5.1 Visual Assessment

The extent to which the Site is visible from the surrounding landscape is based on grading of degrees of visibility. Initial representative viewpoints for consideration in the field were identified through desktop analysis of OS mapping and topographical data. These identified locations were verified through a visual inspection of the Site and its context from roads, PRoW and public open spaces in February 2026. Findings of the visual survey and viewpoints were presented to GCSP Officers on the 10th February 2026. Further field work was then carried out to consider possible views from Fleam Dyke and is therefore included within the visual assessment accordingly. Winter views have therefore been provided.

Seasonal change in existing evergreen and deciduous plant material will affect the available views. Typically views will be different through the seasons with a greater sense of enclosure in the summer months when deciduous trees are in leaf. The viewpoint photography was completed in February 2026.

The findings of the visual analysis have established that the undulating topography and ridge lines within the Site and surrounding landscape create visual associations between different parts of the Site from different locations within the surrounding landscape. **Figure 6.1** opposite illustrates the locations of the representative viewpoints with the photographs set out on the following pages.

Long distance views are available from Magog Down within the Gog Magog Countryside Project Area to the west of the Site (Viewpoint 1). The western part of the Site forms a small part of the wider panorama.

Views from the Roman Road adjacent to the norther Site boundary are generally funnelled along its alignment unless gaps in hedgerow/changing topography allow (Viewpoints 5 - 8). To the northwest of the Site and the A11, views are more open across the western part of the Site (Viewpoint 3). The elevated overpass crossing the A11 allows for panoramic views across the Site from a short section (Viewpoint 4).

Elevated vantage points to the east at Rivey Hill (Viewpoint 11) and south at Abington Park Farm (Viewpoint 17) offer panoramic views of the eastern parts of the Site and the central steep slopes.

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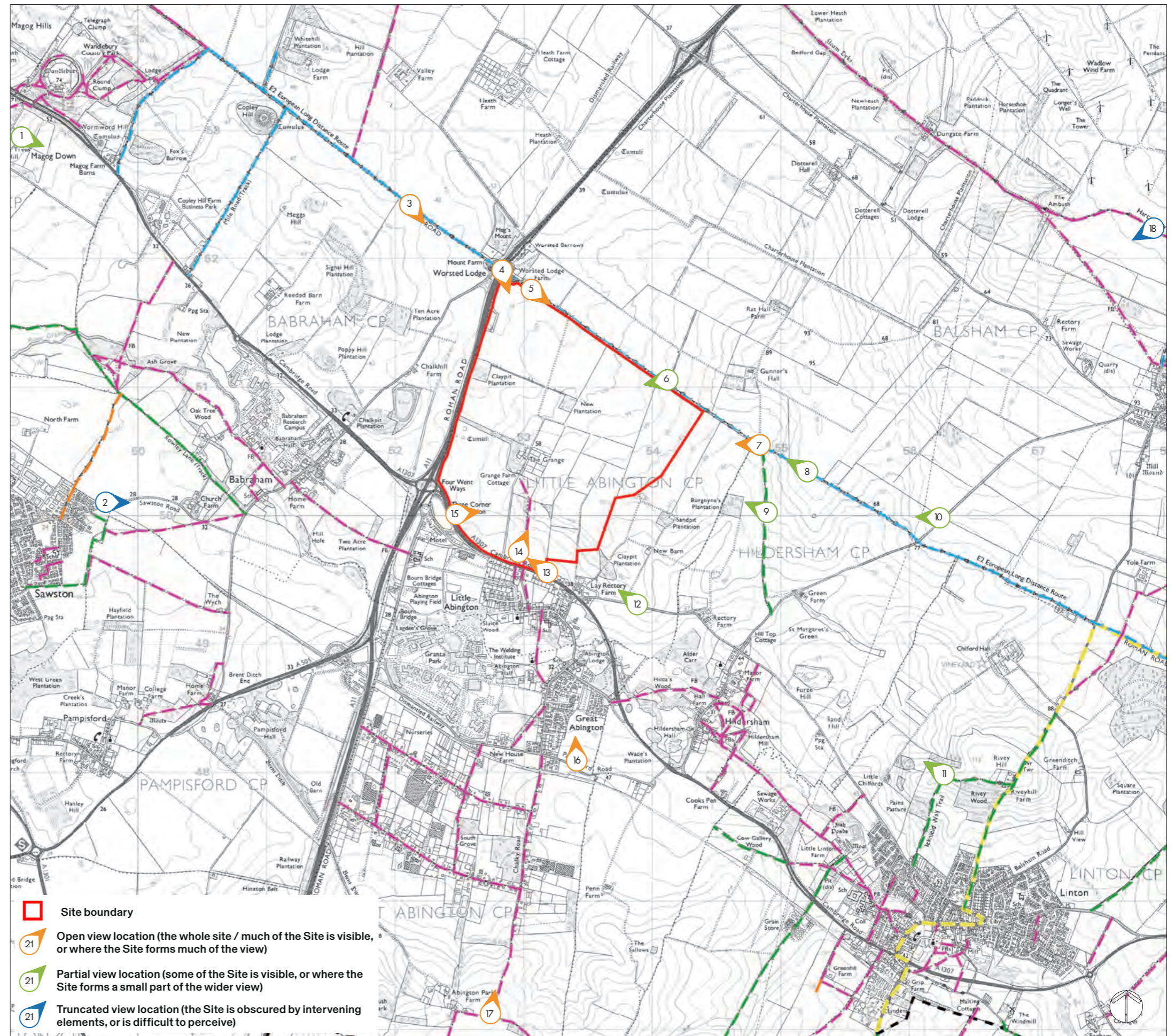


Figure 5.1 – Visual Summary from local area (fabrik, 2025)



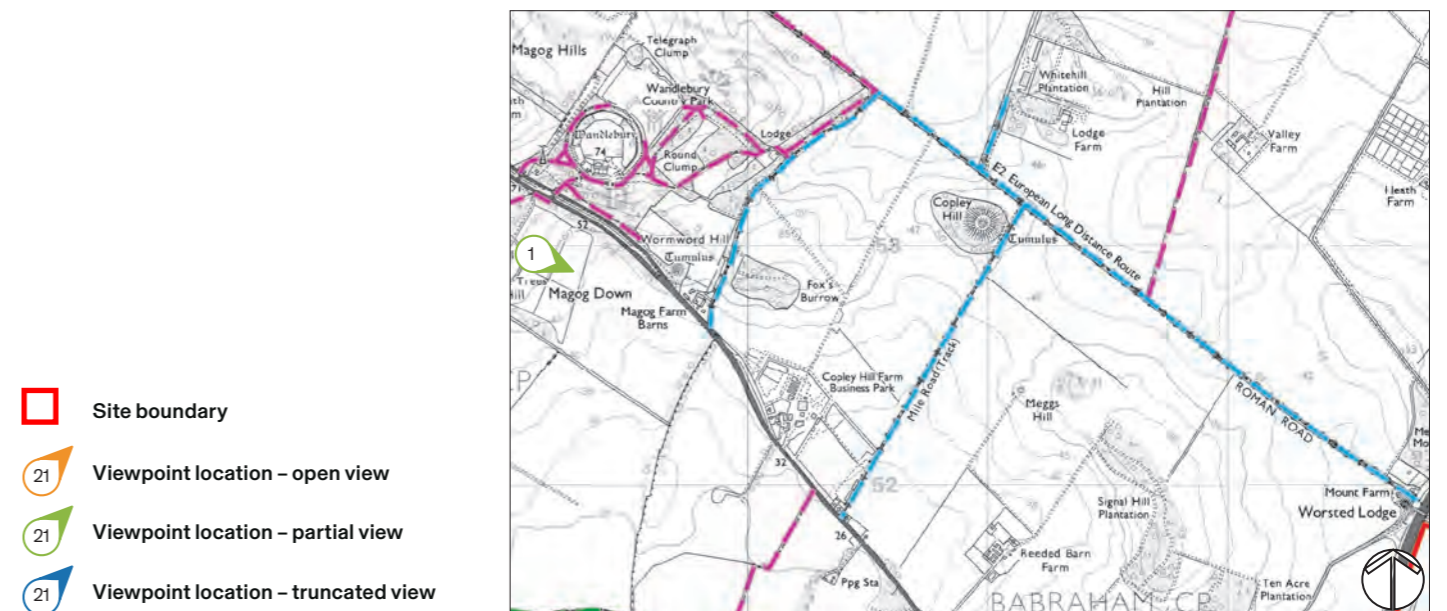
Viewpoint 1			
Receptors	Elevation	Distance from site	Description of view
Transient receptors within Magog Down	55m AOD	4km	View from Magog Down to the west of the Site, looking east. The Site forms part of the lower lying landscape in the middle distance with the rising clay farmland beyond. Rivey Hill Water Tower is visible against the skyline beyond the Site.

5.1 Visual Assessment Continued

The southern steep slopes act as a containing feature in views from Cambridge Road and Pampisford Road (Viewpoints 15 and 16). The southern parts of the Site are prominent in views from the A1307 Cambridge Road and properties in Little Abington adjacent to the road corridor (Viewpoints 13 and 15).

The Harcamlow Way long distance route follows Fleam Dyke to the north of the Site, views of the Site are generally truncated by intervening topography and vegetation from the higher locations in the north east (Viewpoint 18).

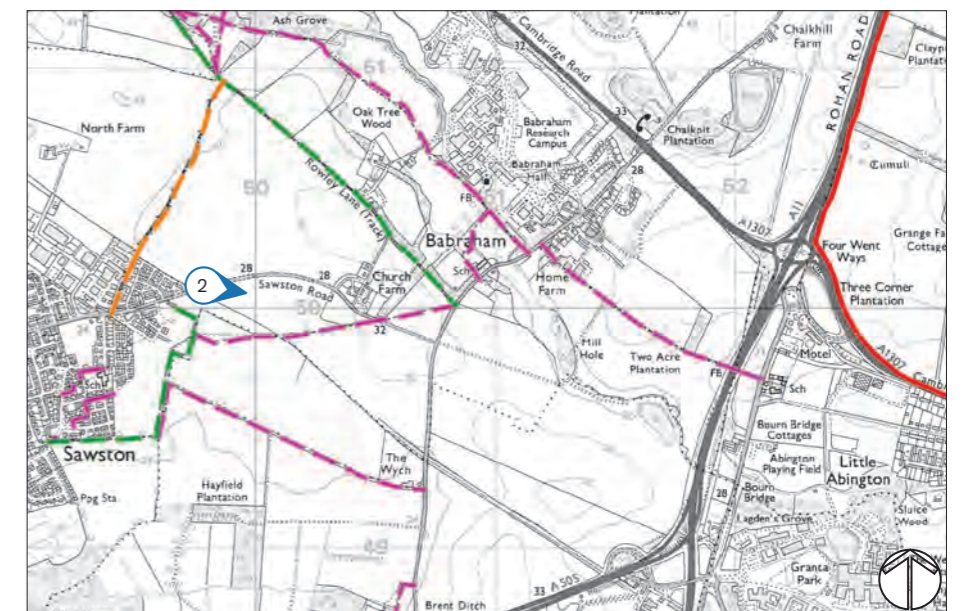
Wider views from the south west at the edge of Sawston are also truncated (Viewpoint 2).





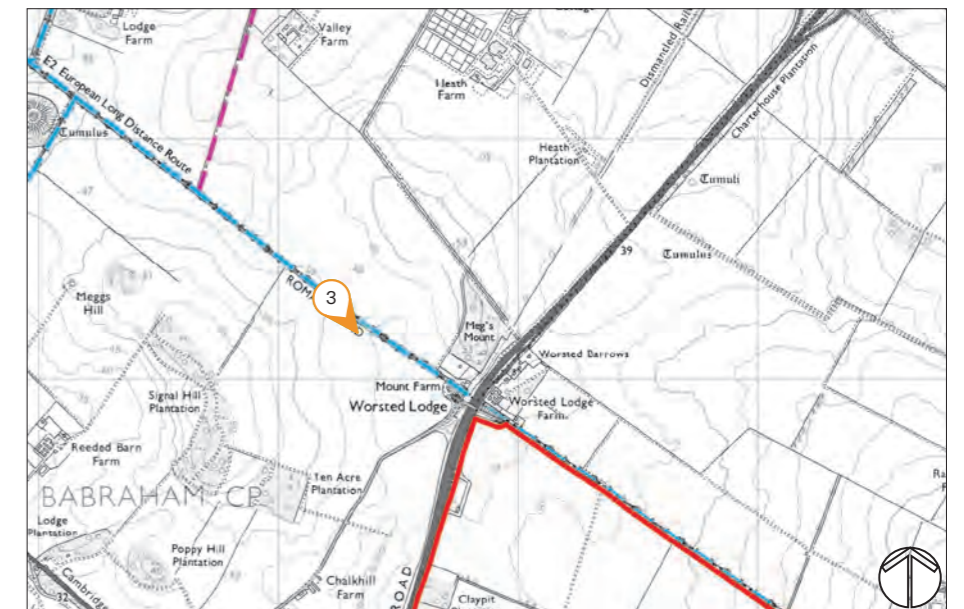
Viewpoint 2			
Receptors	Elevation	Distance from site	Description of view
Transient receptors on Sawston Road	27m AOD	2.6km	View from Sawston Road to the west of the Site, looking north east. The view is characterised by the open, flat fields in the foreground and the wooded hills beyond. The built form at Granta Park and Rivey Hill Water Tower are prominent features.

- Site boundary
- ② Viewpoint location – open view
- ② Viewpoint location – partial view
- ② Viewpoint location – truncated view





Viewpoint 3			
Receptors	Elevation	Distance from site	Description of view
Transient receptors using the Roman Road/E2 European Long Distance Route	45m AOD	1km	View from the Roman Road/E2 European Long Distance Route to the north west of the Site, looking south east. The view is characterised by the linear form of the Roman Road and the surrounding agricultural fields. The rising ground and woodlands within the Site are visible beyond the A11 corridor with the Rivey Hill Water Tower visible on the horizon.

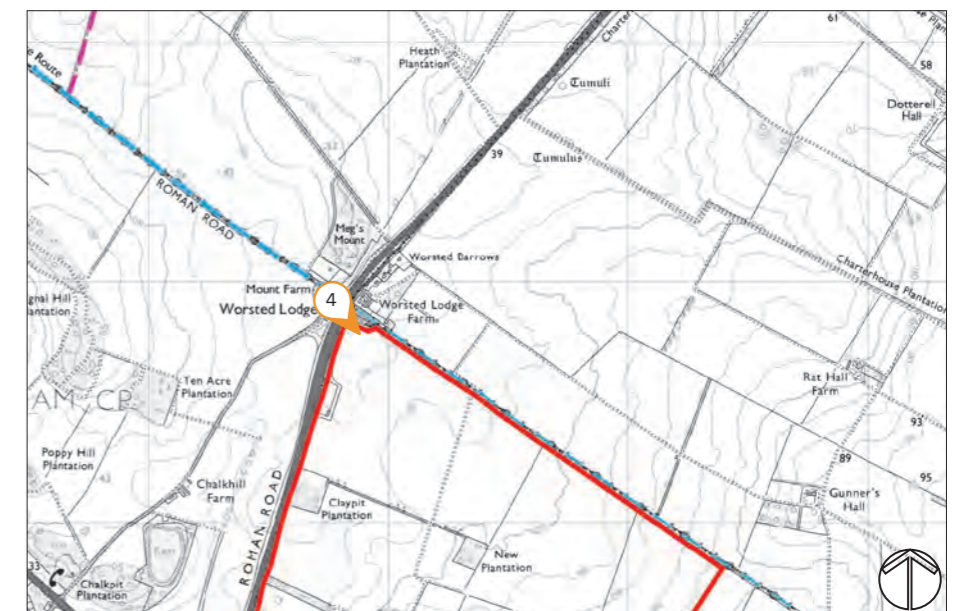


- Site boundary
- 21 Viewpoint location – open view
- 21 Viewpoint location – partial view
- 21 Viewpoint location – truncated view



Viewpoint 4			
Receptors	Elevation	Distance from site	Description of view
Transient receptors on A11 overpass	40m AOD @ ground level	30m @ ground level	View from the A11 overpass is proximity to Worsted Lodge and connecting the two sides of the Roman Road across the road corridor. There are open views across the Site to Rivey Hill Water Tower and the wider landscape beyond. The view is characterised by the large scale agricultural fields and patterns of woodland and hedgerows.

- Site boundary
- 21 Viewpoint location – open view
- 21 Viewpoint location – partial view
- 21 Viewpoint location – truncated view





Viewpoint 5			
Receptors	Elevation	Distance from site	Description of view
Transient receptors using the Roman Road/E2 European Long Distance Route	42m	<15m	View from the Roman Road/E2 European Long Distance Route adjacent to the northern boundary of the Site, looking south east. The view is characterised by the linear form of the Roman Road with views of the surrounding agricultural fields limited by the boundary hedgerow. Some partial views of the rising ground within the Site are possible in the distance.

- Site boundary
- 21 Viewpoint location – open view
- 21 Viewpoint location – partial view
- 21 Viewpoint location – truncated view



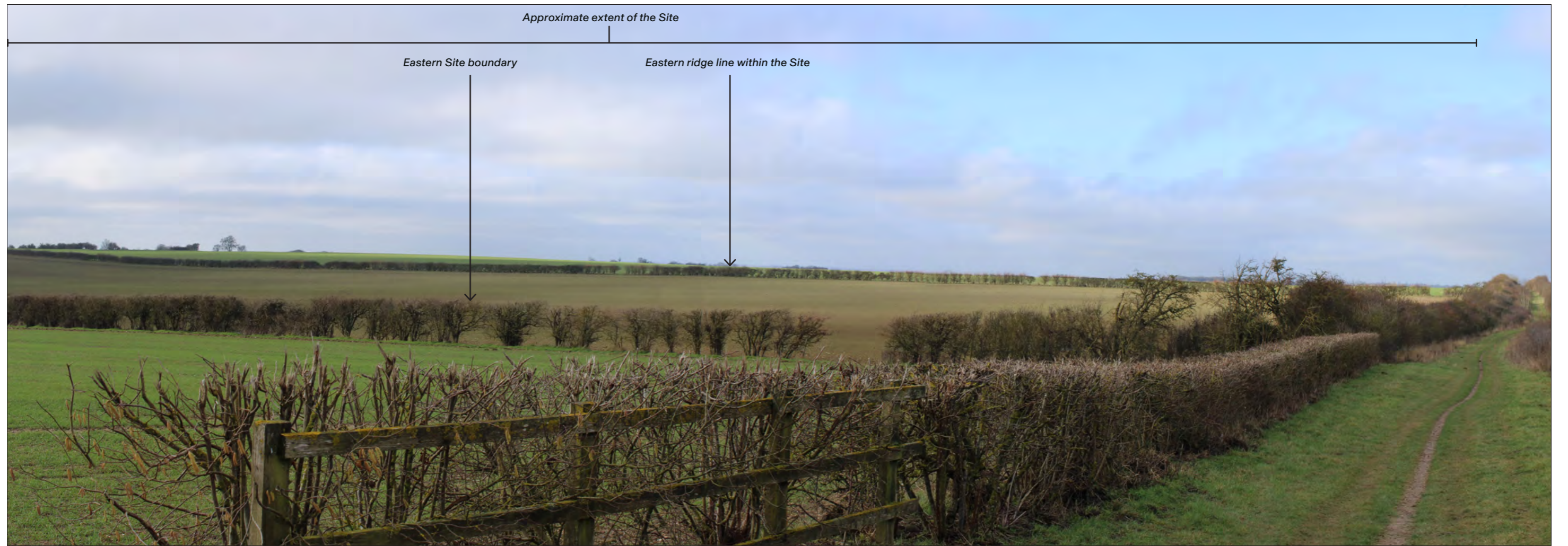
Approximate extent of the Site







Viewpoint 6			
Receptors	Elevation	Distance from site	Description of view
Transient receptors using the Roman Road/E2 European Long Distance Route	60m AOD	<15m	View from the Roman Road/E2 European Long Distance Route adjacent to the northern boundary of the Site, looking north west . The view is characterised by the linear form of the Roman Road with views of the surrounding agricultural fields limited by the boundary hedgerow. Some partial views of the lower ground within the north western corner of the Site are possible in the distance with the rising ground of the Gog Magogs visible beyond.

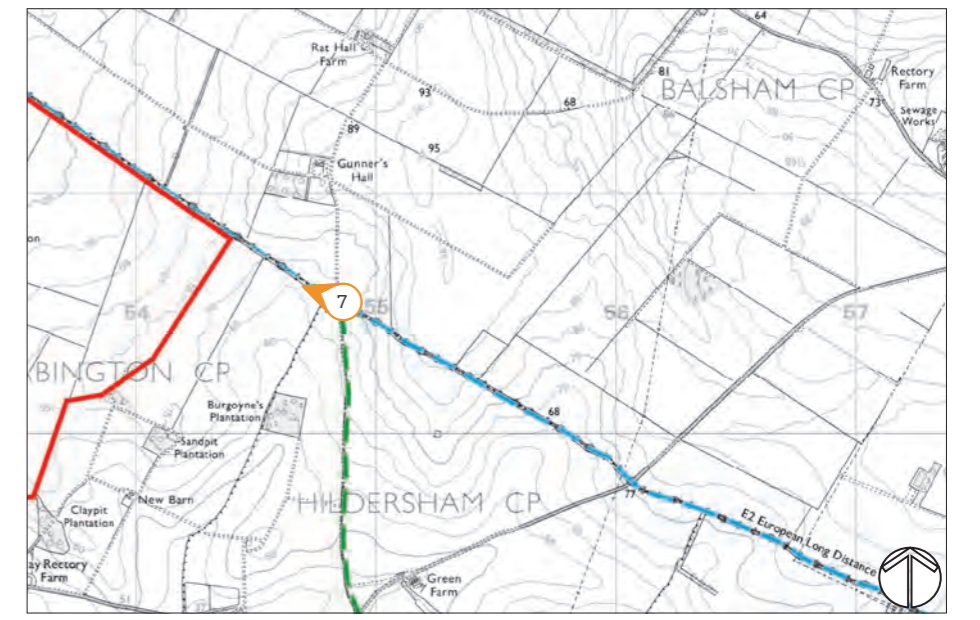
- Site boundary
- 21 Viewpoint location – open view
- 21 Viewpoint location – partial view
- 21 Viewpoint location – truncated view









Viewpoint 7			
Receptors	Elevation	Distance from site	Description of view
Transient receptors using the Roman Road/E2 European Long Distance Route	72m AOD	520m	View from the Roman Road/E2 European Long Distance Route to the north east of the Site. There are open views of the eastern field parcels with the ridge line within the Site truncating wider views of the Site. The view is characterised by the linearity of the Roman Road and the neighbouring open agricultural fields and hedgerow field boundaries within the Site.

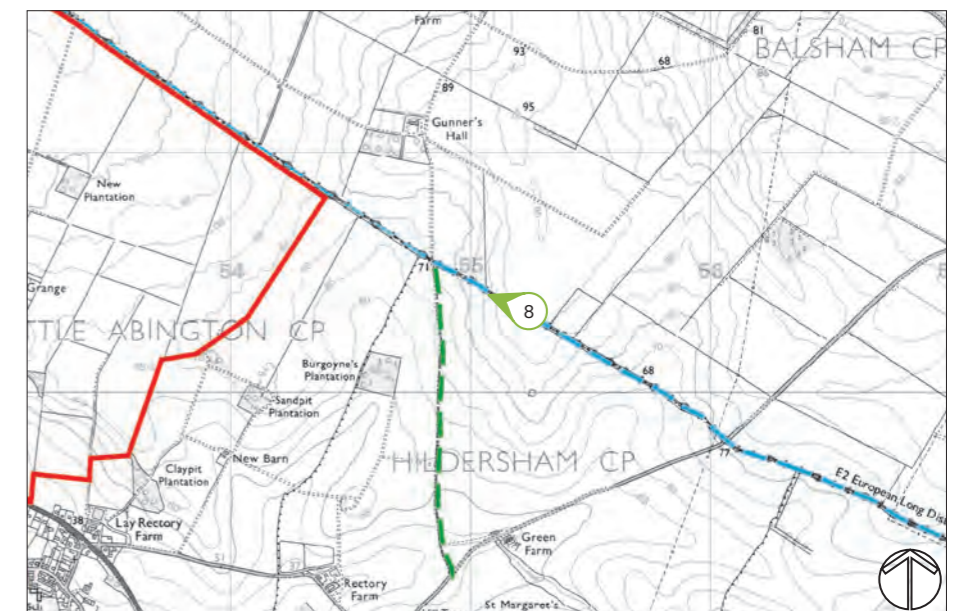
-  Site boundary
-  Viewpoint location – open view
-  Viewpoint location – partial view
-  Viewpoint location – truncated view









Viewpoint 8			
Receptors	Elevation	Distance from site	Description of view
Transient receptors using the Roman Road/E2 European Long Distance Route	90m AOD	840m	View from the Roman Road/E2 European Long Distance Route to the east of the Site on higher ground, looking north west . The view is characterised by the linear form of the Roman Road which rolls across the chalk hills, descending down towards the Site and wider landscape beyond. The hedgerow boundaries are taller and wilder, limiting lateral visibility, however long distance views are available along the route with falling topography allowing partial views of the north eastern part of the Site. The ridge line plays a role in limiting wider visibility of the Site. The rising ground of the Gog Magogs is visible beyond.

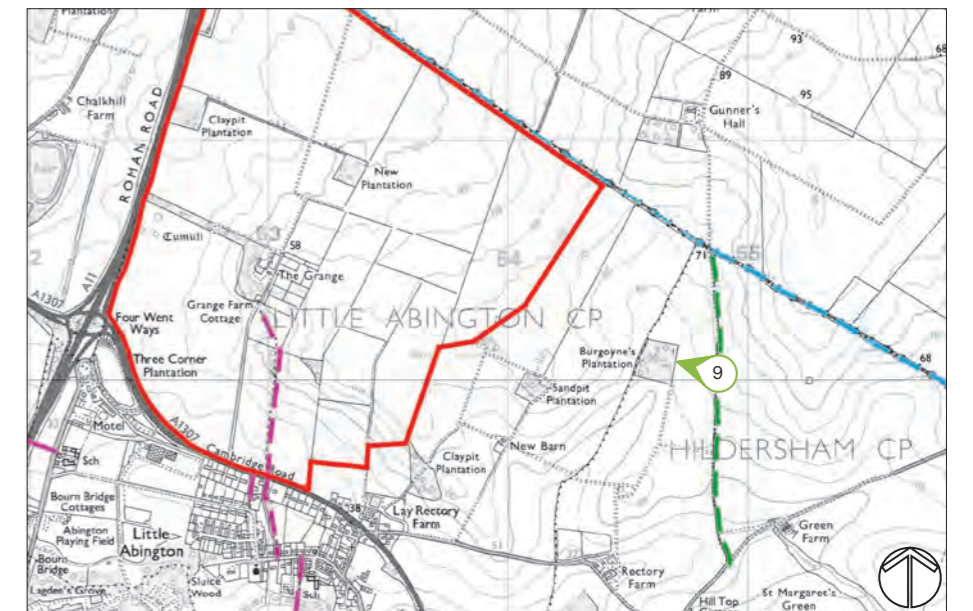
-  Site boundary
-  Viewpoint location – open view
-  Viewpoint location – partial view
-  Viewpoint location – truncated view





Viewpoint 9			
Receptors	Elevation	Distance from site	Description of view
Transient receptors using PRoW Bridleway Hildersham 2	65m AOD	305m	View from PRoW Bridleway Hildersham 2 to the east of the Site, looking west. Burgoyne's Plantation is a prominent feature on the lower ground with Claypit Plantation and Sandpit Plantation present on the ridgeline. The ridge line which is well treed and limits visibility of the Site.

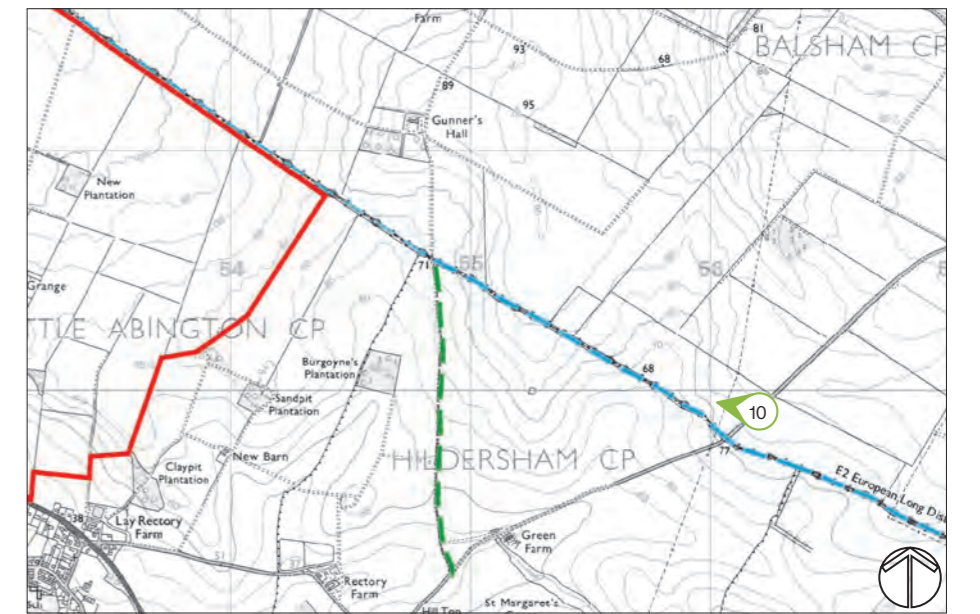
-  Site boundary
-  Viewpoint location – open view
-  Viewpoint location – partial view
-  Viewpoint location – truncated view

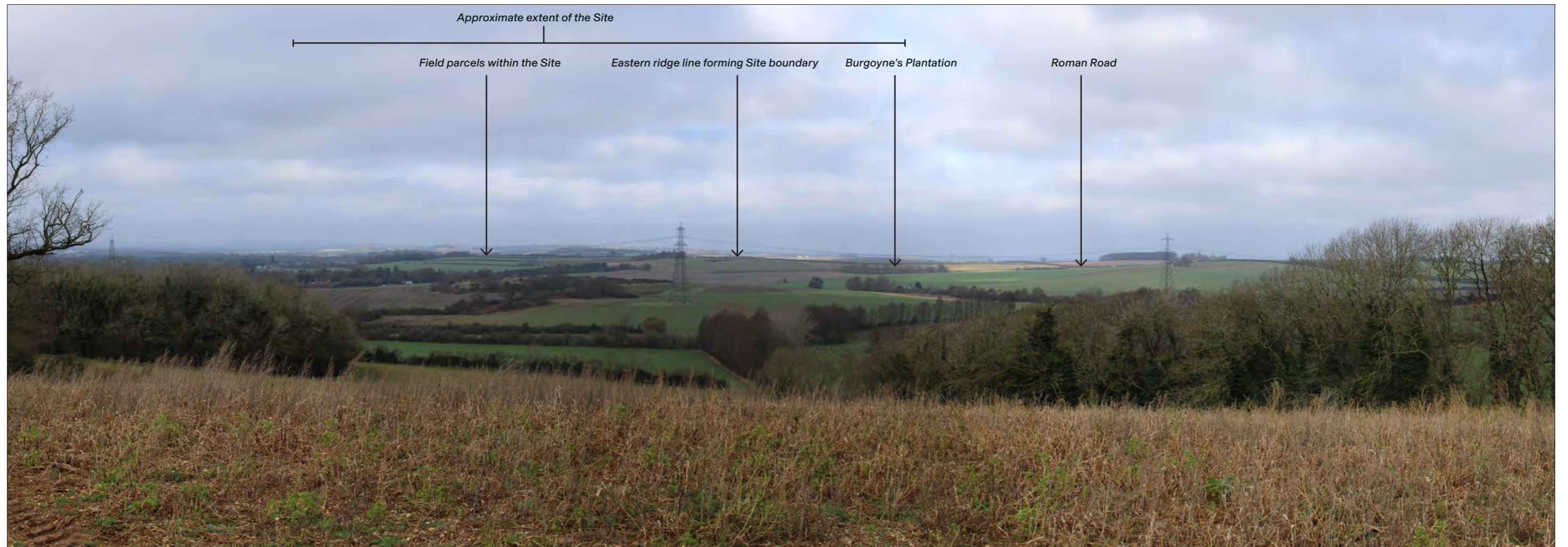




Viewpoint 10			
Receptors	Elevation	Distance from site	Description of view
Transient receptors using Hildersham Road	86m AOD	2km	View from Hildersham Road to the east of the Site, looking south west towards the Site and Little Abington. The view is characterised by rolling agricultural fields, with the Roman Road forming a linear feature in the foreground. Existing built form within Little Abington and Granta Park is visible in the distance. Claypit and Sandpit Plantations are partially visible in the middle distance with glimpsed views of the Site beyond.

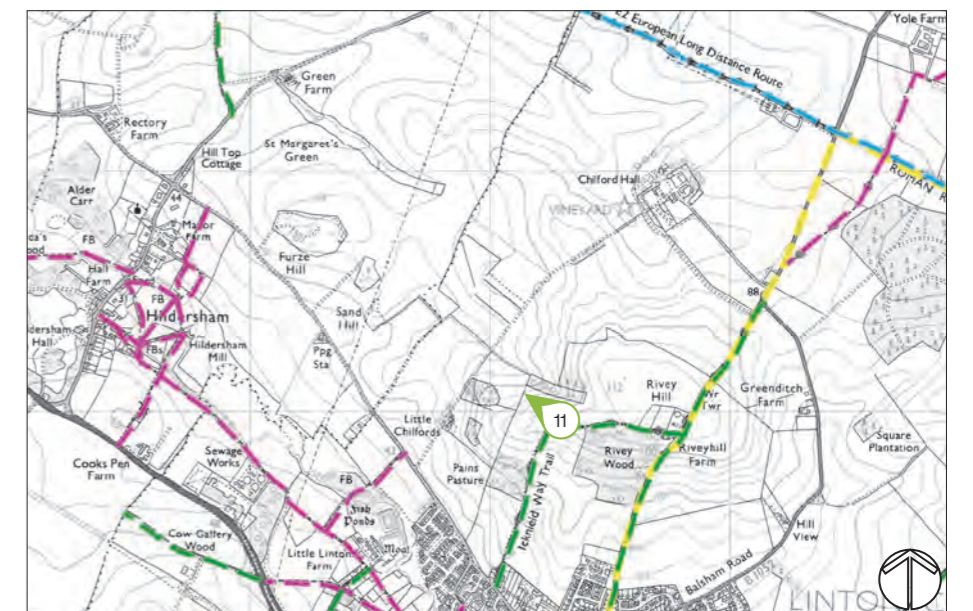
- Site boundary
- ① Viewpoint location – open view
- ① Viewpoint location – partial view
- ① Viewpoint location – truncated view





Viewpoint 11			
Receptors	Elevation	Distance from site	Description of view
Transient receptors using the Icknield Way Trail/ Bridleway Linton 21	86m AOD	3.2km	View from the Icknield Way Trail on Rivey Hill, looking west across the Site towards the Gog Magogs. There are partial views of the Site beyond the rolling agricultural landscape in the middle distance.

- Site boundary
- 21 Viewpoint location – open view
- 21 Viewpoint location – partial view
- 21 Viewpoint location – truncated view

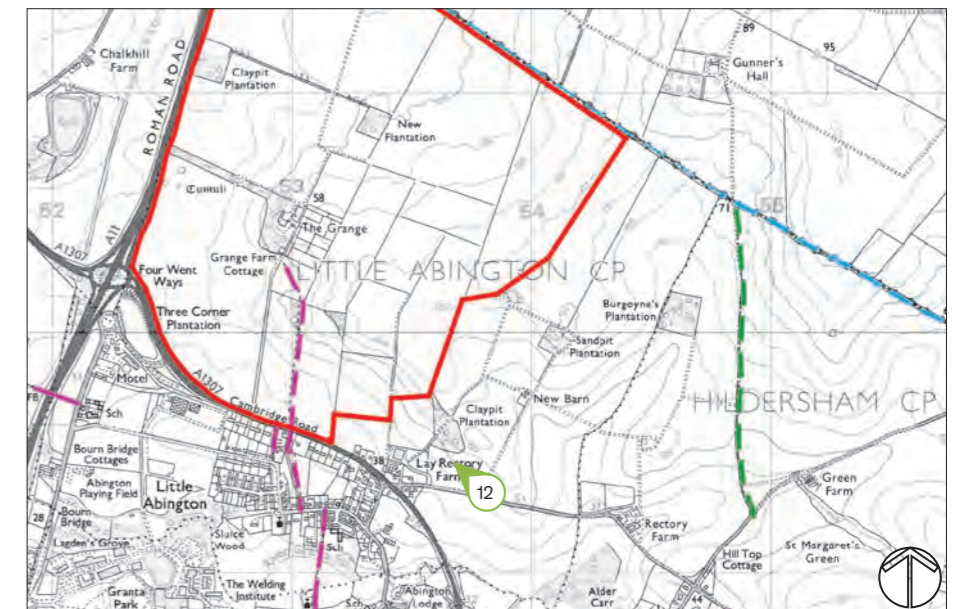


Approximate extent of the Site



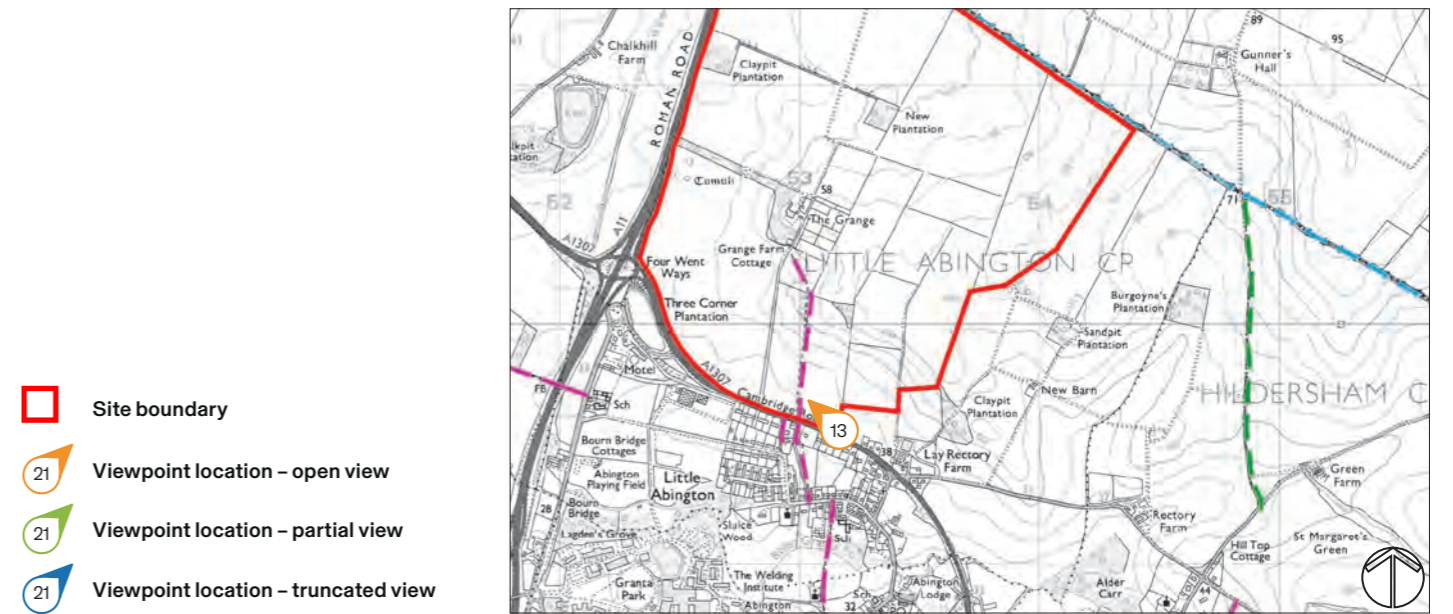
Viewpoint 12			
Receptors	Elevation	Distance from site	Description of view
Transient receptors on Hildersham Road	46m AOD	470m	View from Hildersham Road to the south east of the Site, looking west. The view is characterised by the intervening agricultural fields, there are partial views of the southern part of the Site where gaps in the intervening trees and topography allow.

- Site boundary
- ②1 Viewpoint location – open view
- ②1 Viewpoint location – partial view
- ②1 Viewpoint location – truncated view





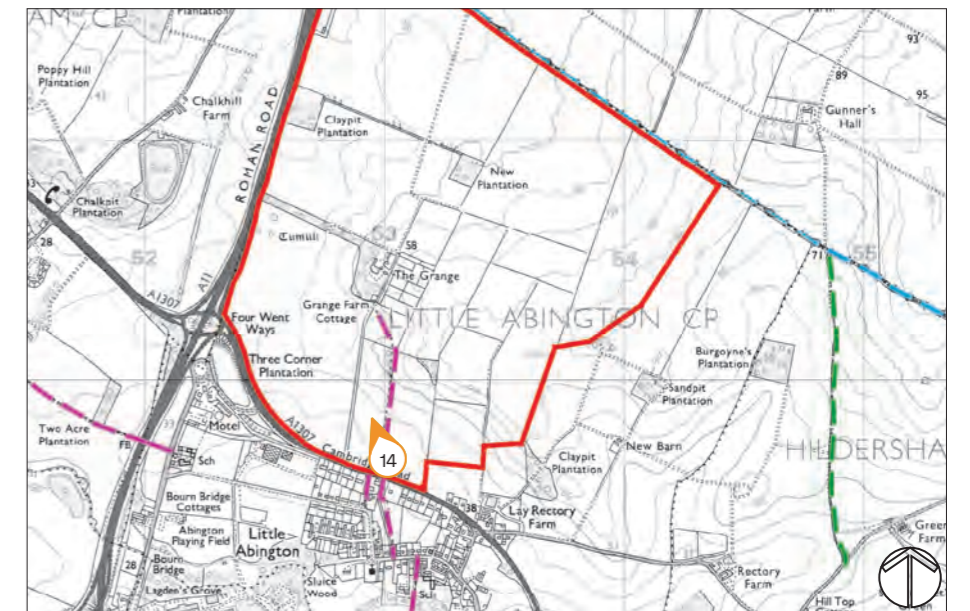
Viewpoint 13			
Receptors	Elevation	Distance from site	Description of view
Transient receptors using the A1307 Cambridge Road	39m AOD	<15m	View from the A1307 Cambridge Road adjacent to the southern Site boundary, looking north west across the southern part of the Site where gaps in the boundary vegetation allow.





Viewpoint 14			
Receptors	Elevation	Distance from site	Description of view
Transient receptors using PRoW Footpath Little Abington 2	36m AOD	<15m	View from PRoW Footpath Little Abington 2 in the south of the Site, looking north west towards the Gog Magogs. The view is characterised by the open fields and woodlands within and beyond the Site on the horizon.

- Site boundary
- 21 Viewpoint location – open view
- 21 Viewpoint location – partial view
- 21 Viewpoint location – truncated view



Approximate extent of the Site

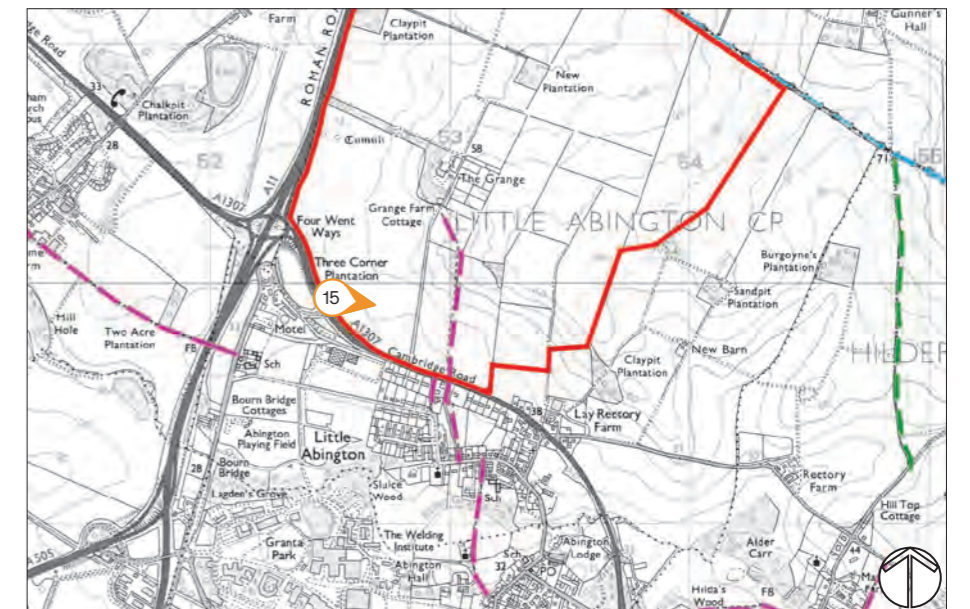
Southern slopes within the Site

Claypit Plantation



Viewpoint 15			
Receptors	Elevation	Distance from site	Description of view
Transient receptors using the A1307 Cambridge Road	33m AOD	<15m	View from the A1307 Cambridge Road, looking east across the southern part of the Site. The steep southern slopes form the horizon, creating a sense of containment to the view in conjunction with the woodlands within the Site.

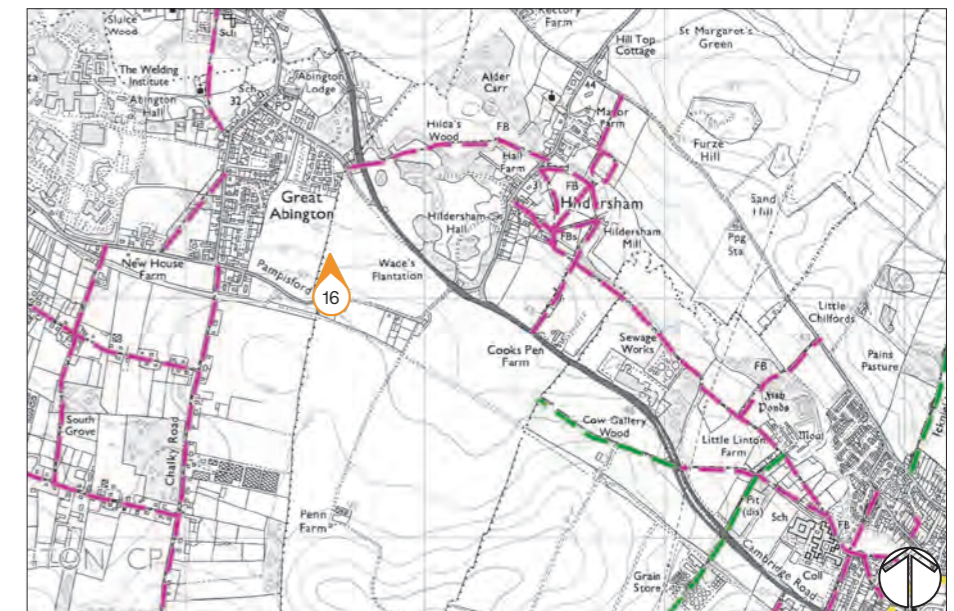
- Site boundary
- 21 Viewpoint location – open view
- 21 Viewpoint location – partial view
- 21 Viewpoint location – truncated view





Viewpoint 16			
Receptors	Elevation	Distance from site	Description of view
Transient receptors using Pampisford Road	48m AOD	1.32km	View from Pampisford Road to the south of the Site, looking north across Great Abington and the Granta Valley towards the Site. The steep southern slopes within the Site and eastern ridge line within the Site form the horizon line, defining the edge of the Granta Valley and creating a sense of containment.

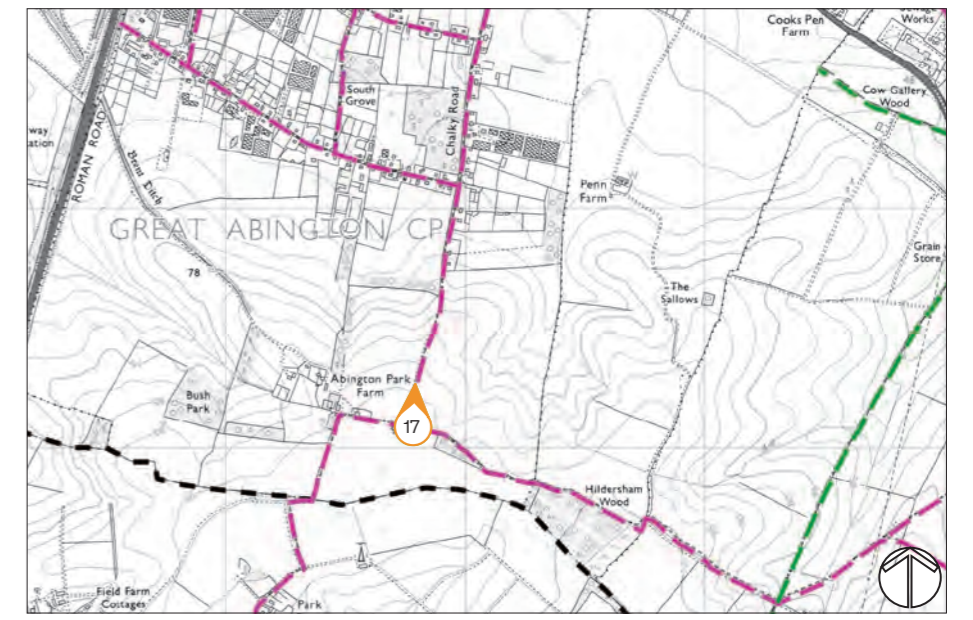
- Site boundary
- 21 Viewpoint location – open view
- 21 Viewpoint location – partial view
- 21 Viewpoint location – truncated view





Viewpoint 17			
Receptors	Elevation	Distance from site	Description of view
Transient receptors using PRow Footpath Great Abington 3	98m AOD	3.4km	View from PRow Footpath Great Abington 3 to the south of the Site, looking north. The view is characterised by the open agricultural foreground, which gives way to a far reaching panorama across the Granta Valley to the Site, the Gog Magogs and Cambridge beyond. The rolling agricultural landscape and pattern of woodland copses are the predominant characteristic with the large scale built form associated with Granta Park visible in the valley to the west.

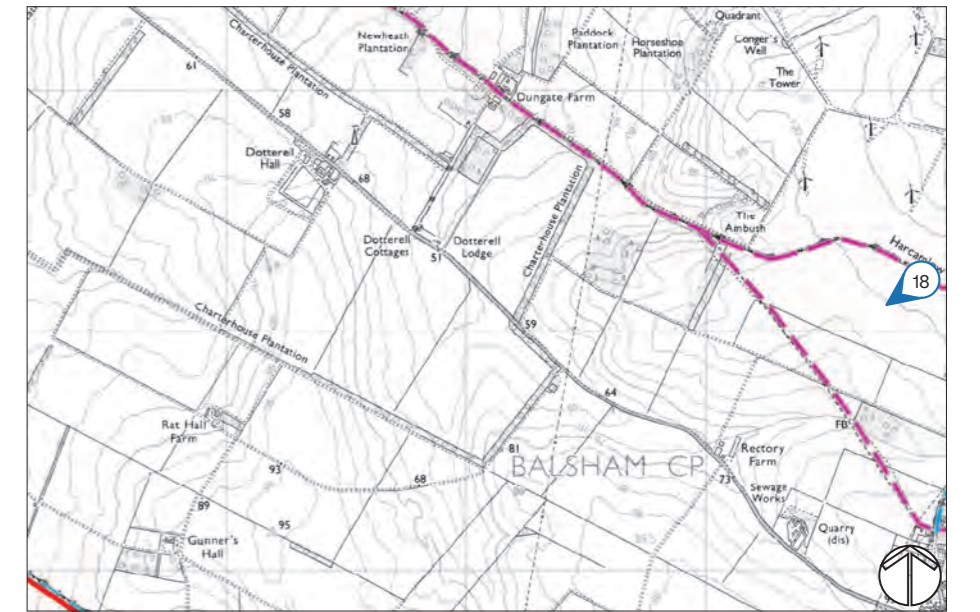
- Site boundary
- ① Viewpoint location – open view
- ① Viewpoint location – partial view
- ① Viewpoint location – truncated view





Viewpoint 18			
Receptors	Elevation	Distance from site	Description of view
Transient receptors using the Harcamlow Way Long Distance Route/PRoW Footpath West Wratting 18	101m AOD	3.49km	View from the Harcamlow Way long distance route at Fleam Dyke in the north east of the study area, looking south west towards the Site. Views of the Site are truncated by the intervening topography and vegetation.

-  Site boundary
-  Viewpoint location – open view
-  Viewpoint location – partial view
-  Viewpoint location – truncated view



Landscape Strategy

6.1 Overview






















The Landscape and Visual baseline set out in Part 1 of this Landscape Strategy document summarises the pertinent designations, features and characteristics of the Site and its surroundings, as well as identifying the visual receptors with views of the Site. The above baseline conditions have informed the identification of the relevant landscape and visual constraints as well as the mitigation measures proposed in response to the Site's physical and visual relationship with the surrounding landscape and wider landscape. **Figure 6.1** opposite provides an illustration of this analysis.

6.2 Landscape and Visual Constraints and Opportunities

- Existing landscape features: The retention and enhancement of the existing woodlands and hedgerows within the Site.
- The Roman Road along the northern boundary: A linear landscape feature, which is designated as a SSSI for ecological interest and a Scheduled Ancient Monument for archaeological interest, whilst also functioning as a Public Right of Way and European Long Distance Route with views of the Site and wider landscape. An appropriate multi-functional landscape response is required to address the various considerations, including the Strategic Enhancement Area, whilst integrating the development into the landscape.
- The interface with Little Abington: There is an opportunity to locate tree belts, open space and SuDS attenuation along the southern edge of the Site to maintain separation from the existing settlement of Little Abington, both spatially and visually, preventing coalescence of the development at Grange Farm with the existing village, protecting its identity.
- The southern slopes and ridge line: This forms part of the landscape setting to Little Abington and the Granta valley, particularly in views from south. The steep slopes should be kept free from development. The position of tree belts and woodlands along the upper fringes of this space provide opportunities to minimise visual impact.
- Transition to agriculture in the east: There is an opportunity for a natural/semi-natural greenspace along the ridge to create a transition to built development whilst providing a destination park with far reaching easterly views allowing appreciation of the Roman Road as a landscape feature and to local landmarks such as Rivey Hill Water Tower. Structural planting on the ridge can also minimise visual impact and help to provide integration with the surrounding

rural landscape. The retention of an agricultural edge and interface with the Strategic Enhancement Area to the east of the ridge.

- Central zone: Opportunity to incorporate strong network of hedgerows into the development.
- The A11 runs along the western edge of the Site and will require an appropriate landscape buffer to mitigate noise. There are opportunities to use bunding, woodlands and SuDS attenuation along this edge whilst also locating appropriate land uses such as sports pitches in this area.

	Site boundary
	Ancient Woodland
	Historic Park and Garden
	Conservation Area
	Green Belt
	Site of Special Scientific Interest (SSSI)
	Listed Building
	Scheduled Ancient Monument
	PRoW - Footpath
	PRoW - Bridleway
	PRoW - Byway Open to All Traffic (BOAT)
	PRoW - Restricted Byway
	Great Chalk Way LDR
	Viewpoint location - Views from within the Site to local landmark (Gog Magogs/Roman Road/Rivey Hill Water Tower)
	Viewpoint location - Views of the Site from the Roman Road
	Existing woodland within or bounding the Site
	Existing hedgerow
	Existing 5m contours
	Landscape buffer to northern, western and southern site boundaries - widths and landscape treatments to be determined
	Local ridge line within the Site - opportunity for structural planting around its eastern and southern edges
	Steeper slope visible from the south - opportunity for green infrastructure/ structural planting

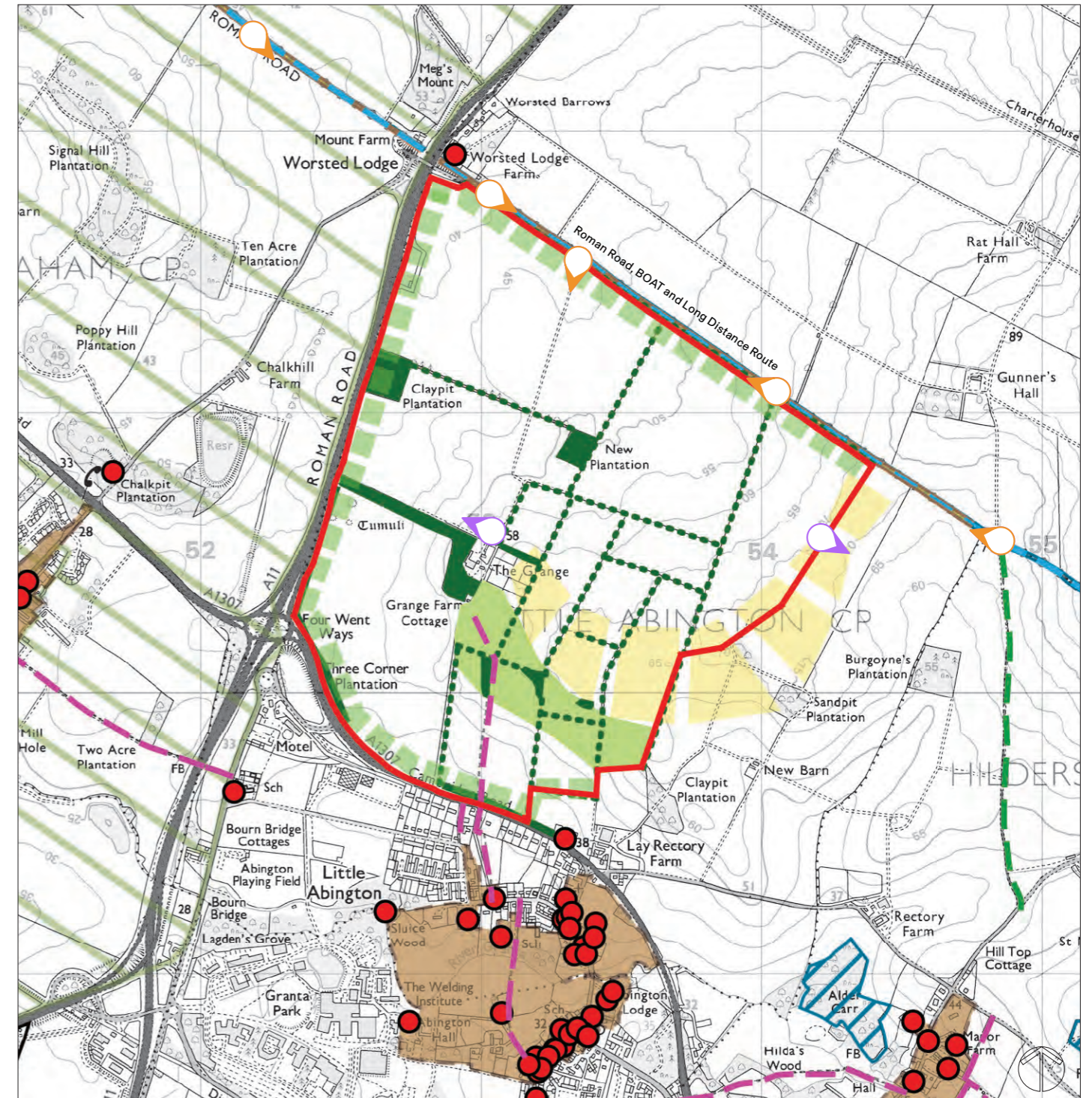
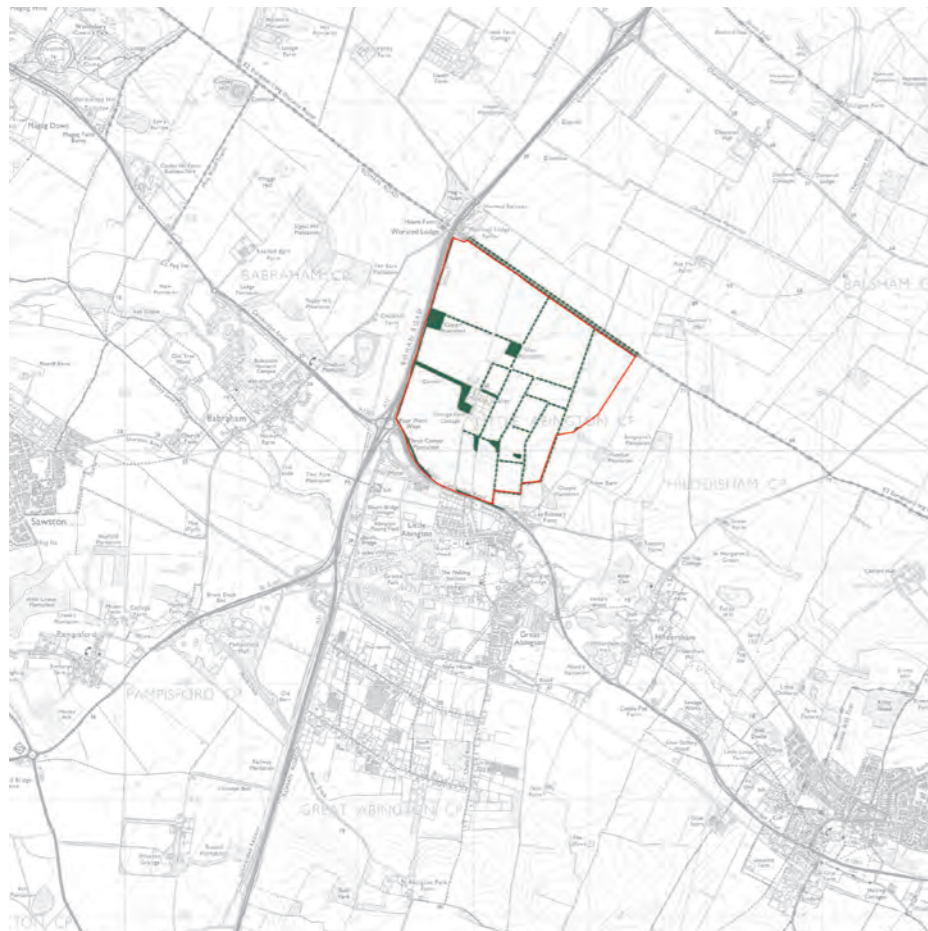


Figure 6.1 – Landscape and Visual Constraints and Opportunities Plan (fabrik, 2026)

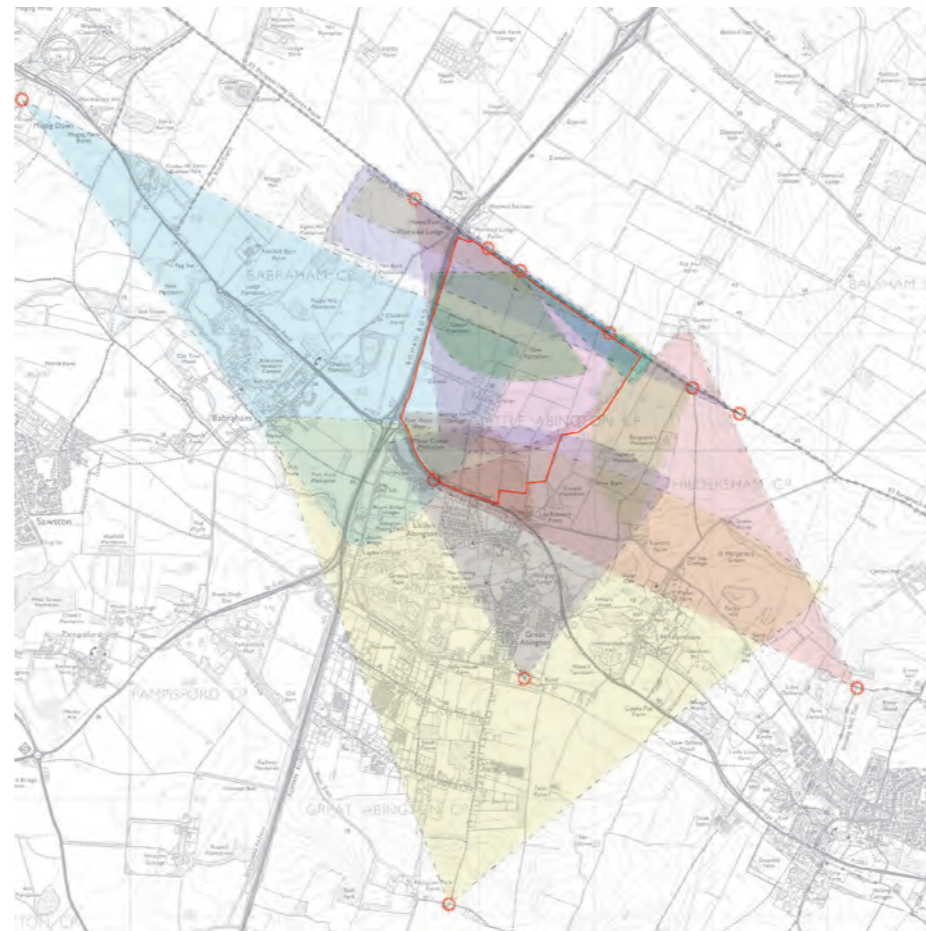
6.0 Landscape Strategy

6.3 Landscape Concepts



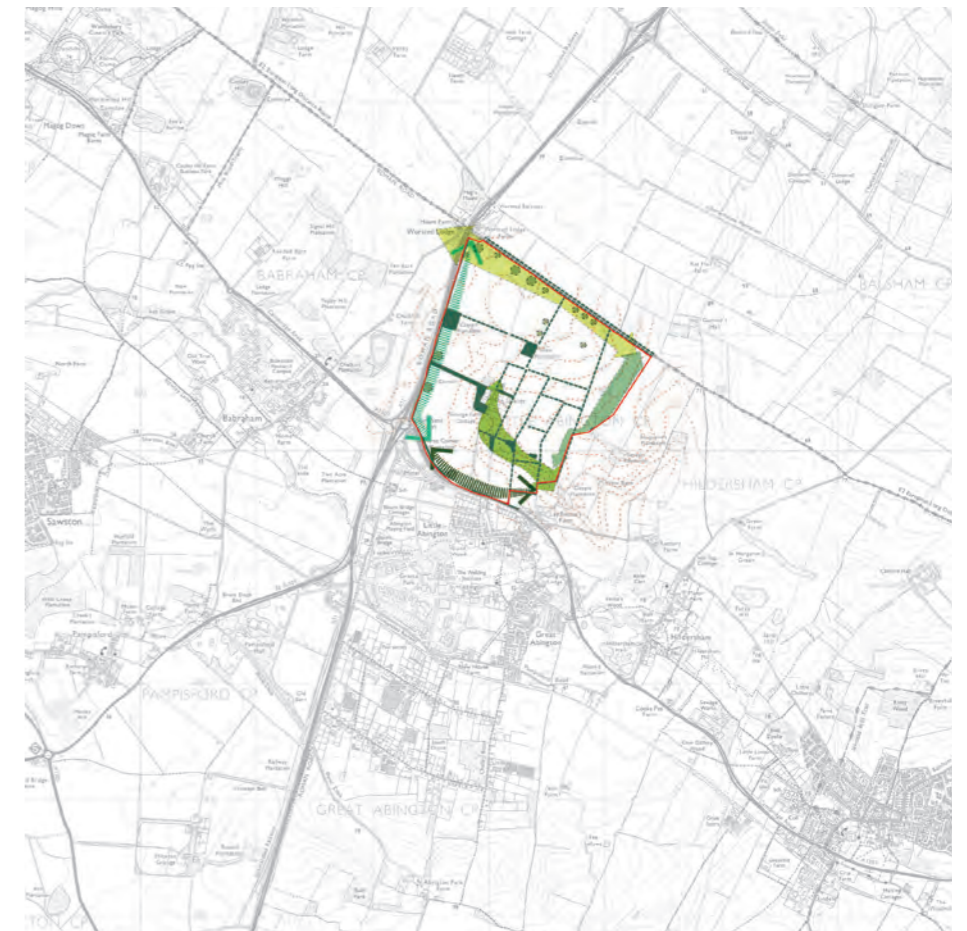
Existing landform and features

- The Site forms part of chalk hills to the east of Cambridge and north of the River Granta.
- Ridge lines in the central and eastern parts of the Site have strong influence on the Site's visual relationship with the surrounding landscape and settlements.
- The western and northern parts are more gently sloping.
- Woodlands are generally deciduous and rectilinear in form and generally found on higher ground. A strong network of linear hedgerows cuts across the landform.



Views

- The undulating topography and ridge lines create visual associations between different parts of the Site from different locations within the surrounding landscape.
- Elevated vantage points to the east (Rivey Hill) and south (Abington Park Farm) offer panoramic views of the eastern parts of the Site and the central steep slopes.
- Views from the Roman Road are generally funnelled along its alignment unless gaps in hedgerow/topography allow.
- The southern steep slopes act as containing feature in views from Cambridge Road and Pampisford Road to the south.



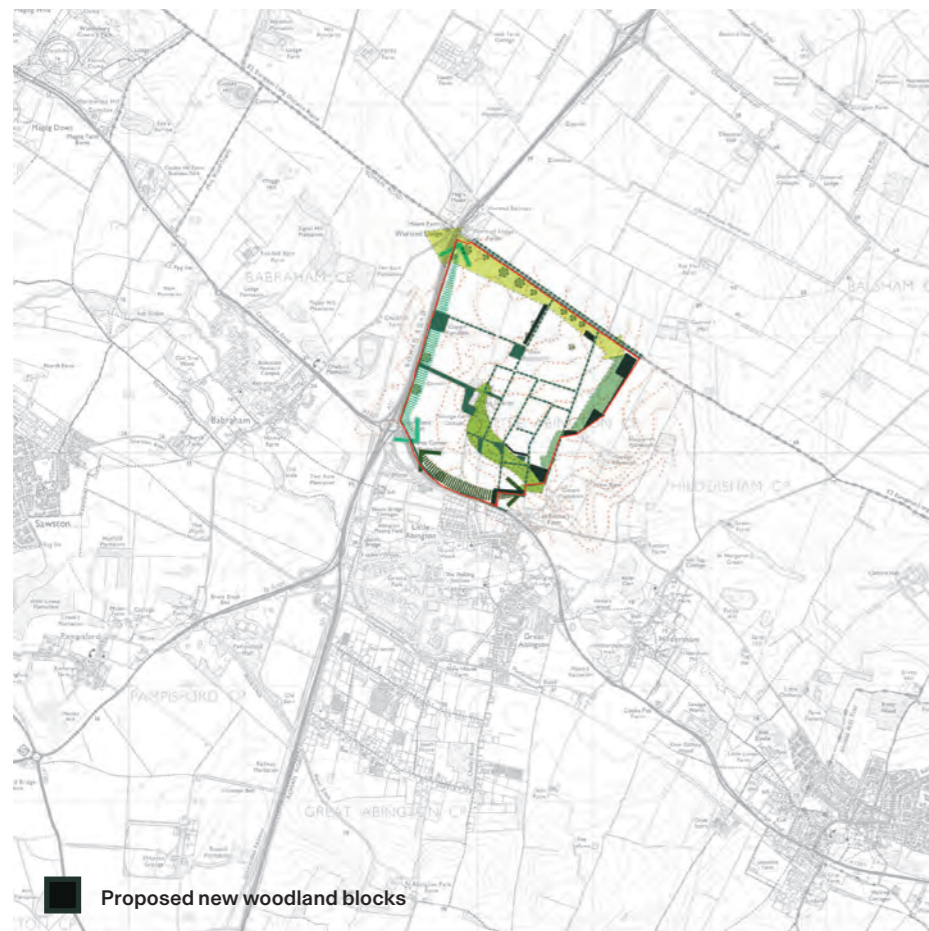
Buffers, Separation and Integration

- Land within the Site east of the ridge line has a topographical and visual association with the wider agricultural landscape and is visible from elevated viewpoints such as Rivey Hill, the Roman Road and PRowWs around Abington Park Farm. This should be retained as agriculture.
- The southern steep slopes are visible from public viewpoints to the south of the Site and play a role in containing the Granta Valley and associated settlements. This should be kept free of development with structural planting reinforcing character.
- Buffers to the Roman Road should be mindful of topography and the linear views in a north westerly direction towards the Gog Magogs. When approaching from the west, the northwestern parts of the Site are visible. Long distance views are also available from Magog Down to parts of the Site.
- Provision of green buffers relative to the Strategic Enhancement Areas to the north and east.

6.0

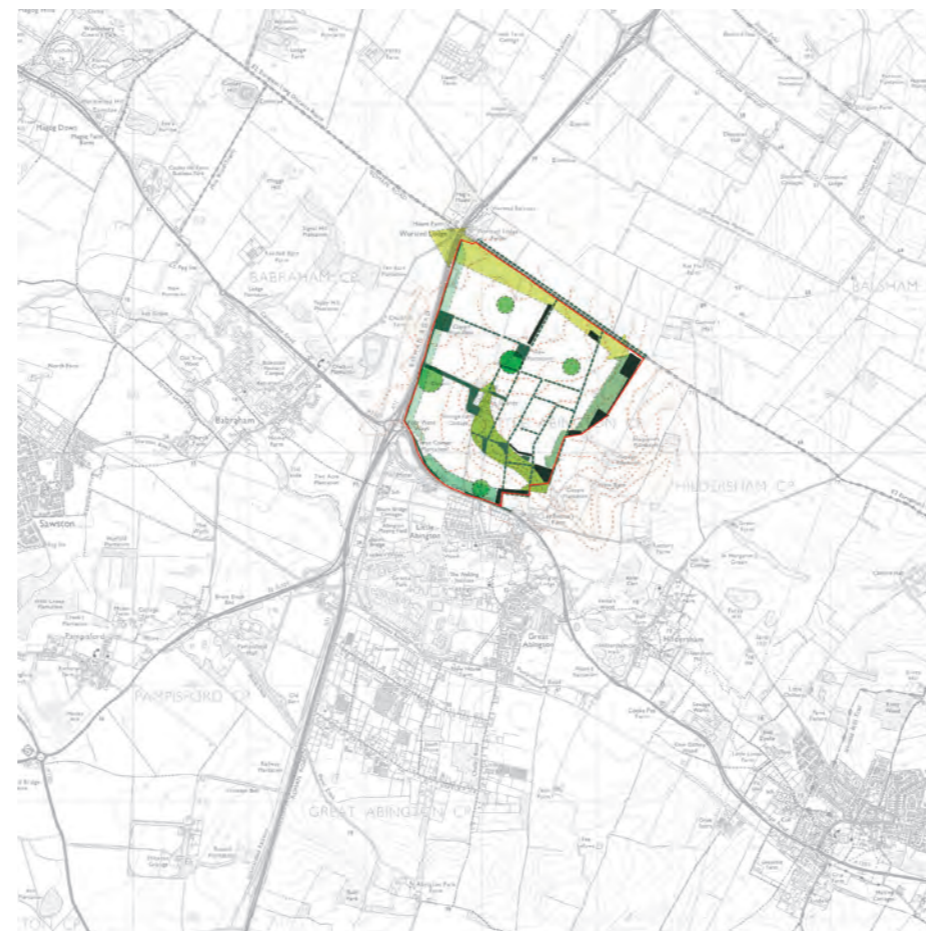
Landscape Strategy

6.3 Landscape Concepts



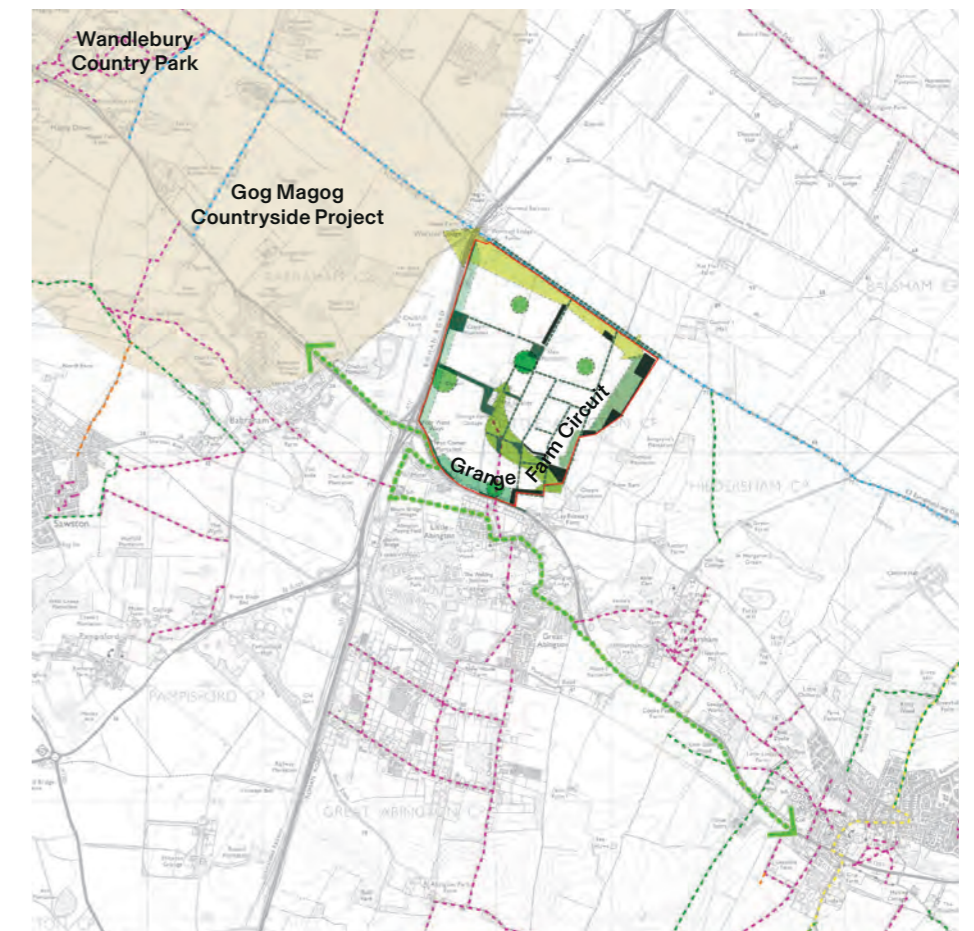
Structural Planting and Nature

- New geometric shaped woodlands should be planted in strategic locations along ridge lines and within the landscape of the Site to reflect existing landscape pattern and to aid visual screening.
- Habitat connectivity created through use of proposed woodlands, hedgerows and tree belts to establish an interconnected network with existing features.
- Primary/secondary streets should be tree lined. An Advanced planting strategy is to be considered as part of the phasing strategy to maximise the function of the structural planting.



Public Open Space

- The proposed Green infrastructure network is to have a diverse, multi-functional character bringing the agricultural landscape into the Site via the retained farmland in the east and the retained field patterns of the southern slopes.
- A ridge line park in the east will take advantage of views east to Rivey Hill and allow an appreciation of the Roman Road. The central slopes offer food growing and livestock grazing opportunities, linking to a central community food growing area. Central spaces within the development to deliver opportunities for community food growing, sport and play
- The buffer to the Roman Road has a linearity in form, with open views west towards the Gog Magogs. The western buffer incorporates areas of heritage interest and the southern buffer offers interaction with woodland and water as well as providing opportunities for informal recreation, play and SuDS.



Recreation and Connection

- Grange Farm has the potential to deliver a wide variety of public open spaces. The network of green and blue infrastructure and retained agricultural landscape creates an opportunity for an interlinked green necklace of spaces of differing character, all linked by footpaths and cycle ways that create a significant landscape offer on site. Limited connectivity to the Roman Road should be considered and positively planned for. Its function as a Public Right of Way provides potential strategic links to the Gog Magogs, Wandlebury Country Park, Fleam Dyke, Rivey Hill and beyond. To the south, key pedestrian/cycle connections should offer opportunity to connect to the Abingtons, the Granta Valley and the emerging Linton Greenway and future CSET link.

6.0 Landscape Strategy

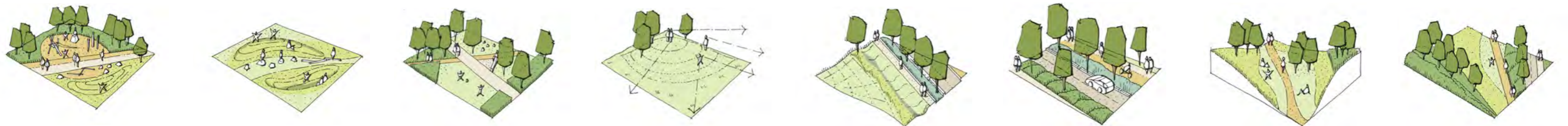
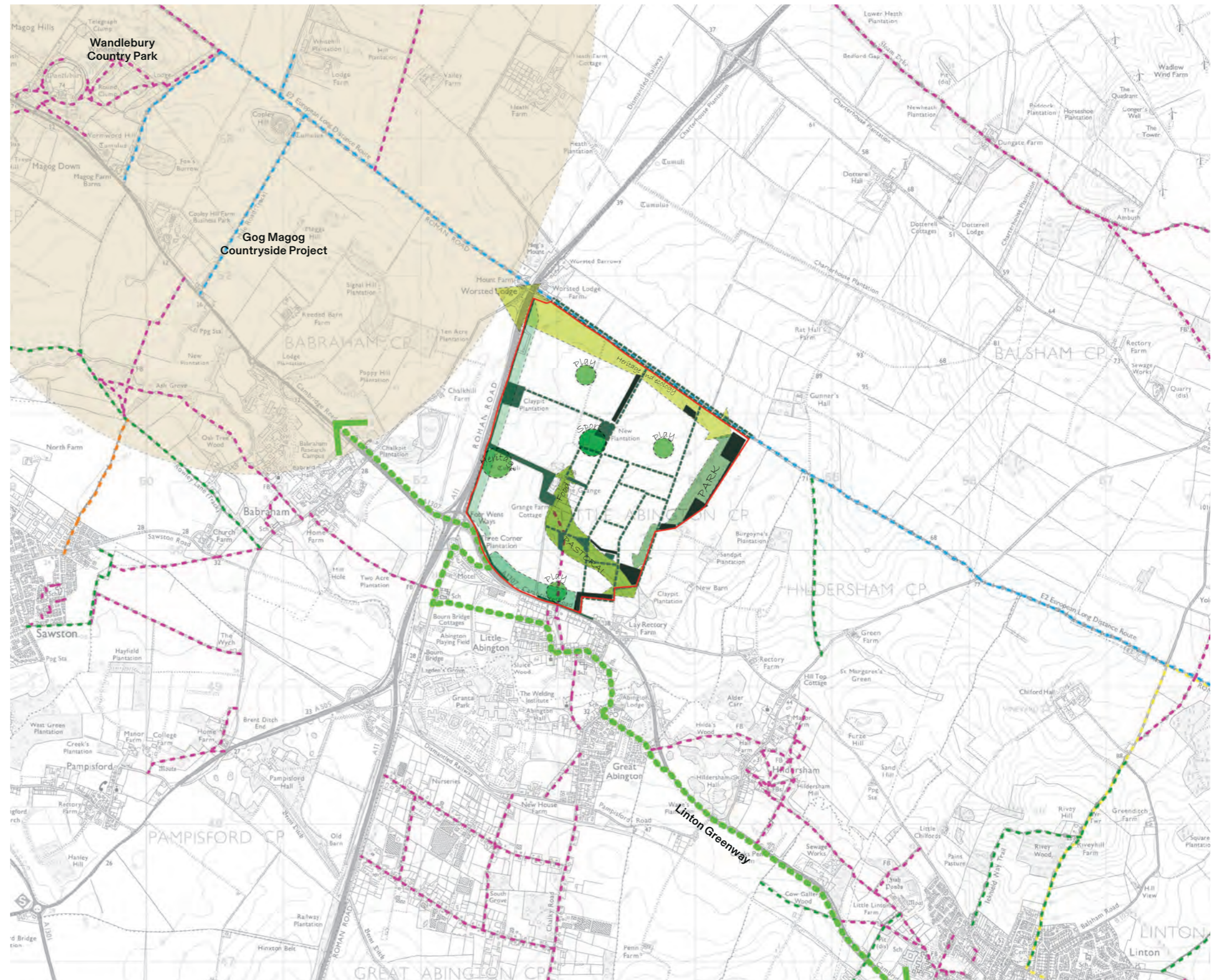
6.4 Emerging landscape concept diagram

Productive landscapes and community food growing create a transition from the agricultural landscape in the east through to a community farm around the current location of Grange Farm.

An interconnected network of woodlands, hedgerows and tree belts across topographical levels, creating a sense of characteristic integration through visual mitigation.

In response to the Strategic Environmental Area, a green necklace of open spaces including a ridge line park with unique views out across rolling farmland to Rivey Hill and the Roman Road, linear parkland alongside the Roman Road and a green setting to the Barrows, providing opportunities for ecological arrange a heritage trail, retained farmland for grazing and food growing on the southern slopes, and opportunities for sport and play throughout the development.

A series of footpaths and cycle ways that link the green necklace together and connect to the surrounding landscape via the existing PRow network. Opportunities to connect to Little Abington and the River Granta including the Linton Greenway, plus potential strategic recreational connectivity to Wandlebury Country Park and the Gog Magogs.



6.0

Landscape Strategy

6.5 Landscape & Public Open Space Masterplan Framework

The proposed landscape strategy establishes a clear and distinctive structure for the emerging masterplan framework, defined by a series of interconnected landscape moves that shape the development and anchor it within its rural setting and in response to the Strategic Enhancement Area. It has been informed by the baseline analysis set out in this report to embed appropriate mitigation measures that respond to the landscape and visual considerations identified in Section 6.2.


















At its heart, a productive farm landscape centred on Grange Farm and utilising the southern slopes becomes the defining organising element. This working landscape integrates community food growing, grazing, and productive uses, reinforcing the Site's agricultural heritage with a physical and visual connection to the wider agricultural landscape to the east, while supporting health, wellbeing, and community life within the Site itself.

A network of greenways can weave through and around the Site to form a continuous 'green embrace' of open space, woodland, hedgerows, and tree belts. This framework provides structure and containment, responding to topography by reinforcing ridge lines, filtering views, and creating a connected habitat network that enhances biodiversity and ecological resilience.

To the east, an agricultural edge park retains and reinterprets existing farmland, forming an open, expansive landscape with long views towards Rivey Hill and the Roman Road. This space supports informal recreation, heritage interpretation, and productive use, creating a strong and legible transition to the wider countryside.

These defining elements are supported by a series of multifunctional open spaces, including linear parkland along the Roman Road, green corridors, and spaces for play, sport, and SuDS. Tree-lined streets extend this landscape structure into the development, with advanced planting ensuring early establishment and immediate impact.

KEY

-  Site boundary
-  Primary Roads
-  Secondary Roads
-  Development Parcels
-  Amenity Grass
-  Grassland Buffer
-  Existing Woodland Blocks
-  Structural Planting
-  Hedgerows with Trees
-  Community Farm
-  Community Farmland Growing Space
-  Pastoral Grazing Farmland
-  Farmland Development Buffer
-  Grassland 10m Ecological Buffer
-  Passive Buffer
-  Agricultural Landscape
-  Indicative SuDS Location



6.0

Landscape Strategy

6.6 Integration of sport and play - concept

Emerging concept makes allowance for current adopted standards in relation to public open space, sport and play. The diagram to the right illustrates how sports pitch provision and play could be delivered within the Site to meet policy standards and provide good access to high-quality play spaces for all ages and abilities. The plan includes

- Children's Play
- 2 Neighbourhood Equipped Areas for Play (NEAP)
- 7 Local Equipped Areas for Play (LEAP)
- 27 Local Areas for Play (LAP)
- Sports pitch provision

Allowance for circa 20 ha formal sports pitches based on adopted policy. The over-arching strategy for facilities to be spread throughout the development rather than one large "sports hub" approach. Provision to include a range of sports pitches and courts for all ages and abilities subject to local needs assessment to determine exact quantum.

The masterplan adopts a co-location strategy for sports and education facilities, maximising land efficiency and delivering clear community benefits. By incorporating the schools with the wider sports provision, the development enables shared use of pitches, courts and ancillary infrastructure, ensuring that high-quality facilities can be delivered and sustained in the long term.

A total of 10 hectares of land is provided for the combined education and sports uses. The co-location approach supports sustainable travel patterns, concentrates activity in a well-designed and appropriately serviced hubs, and reinforces the wider landscape framework by keeping large open spaces connected and multifunctional. It is recognised further dialogue is required to agree the approach to shared use of school sports facilities for community use, but as a principle it is considered a benefit.

This integrated arrangement ensures efficient land take, reduces duplication of infrastructure, and delivers a cohesive, landscape-led design that responds to need while aligning with best-practice guidance for school and sports masterplanning.

KEY

- Site boundary
- LAP
- LEAP
- NEAP
- MUGA/ Pitch
- Tennis Court
- Cricket Pitch



Landscape Strategy

6.7 Northern boundary - Constraints, Opportunities

- The Roman Road along the northern boundary is a linear landscape feature, which is designated as a Site of Special Scientific Interest (SSSI) for its ecological interest and a Scheduled Ancient Monument for its archaeological interest, whilst also functioning as a Public Right of Way and European Long Distance Route with views of the Site and wider landscape. An appropriate multi-functional landscape response is required to address the various considerations whilst integrating the development into the landscape.
- The retention of existing agricultural fields in the east of the Site beyond the eastern ridge line will minimise visual impact in views from the Roman Road and provide integration with the surrounding rural landscape to the east of the Site. There is an opportunity for a natural/semi-natural greenspace along the ridge to create a transition to built development whilst providing a destination park with far reaching easterly views allowing appreciation of the Roman Road as a landscape feature and to local landmarks such as Rivey Hill Water Tower. Structural planting on the ridge can also minimise visual impact.



Extract of Landscape and Visual Constraints and Opportunities Plan - northern boundary (fabrik, 2026)

6.0 Landscape Strategy

6.8 Northern boundary - Consideration of views

The field work carried out as part of the landscape and visual appraisal has considered views from the PRoW/European Long Distance Route along the Roman Road adjacent to the Site boundary and within the wider landscape to the east and west. Representative viewpoints 5 - 8 presented opposite and located below demonstrate the general character of the views available when travelling in a northwesterly or southeasterly direction in proximity to the Site.

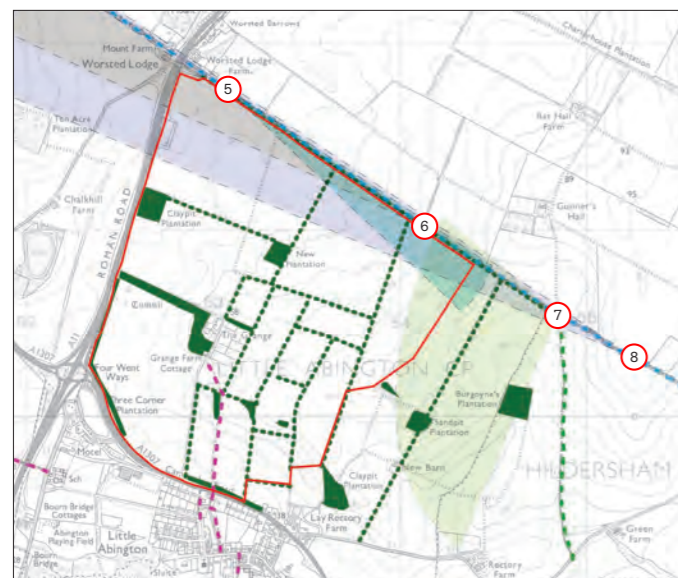
In general topographical terms, the section of the Roman Road adjacent to the northern site boundary climbs gradually in a northwesterly - southeasterly direction. The section of the Roman Road to the west of the Site and A11 climbs very gently in the opposite direction towards the Gog Magogs, although generally it remains low within the landscape. To the east of the Site, the route flows over undulating landform, whilst continuing to climb to higher elevations (Viewpoint 8).

The route therefore has a similar topographical profile to the northern parts of the Site and the views available from it are generally channelled along its alignment by the boundary hedgerows, which display varying degrees of management (Viewpoints 5 and 6). Widening view cones are available from higher vantage points along the route (Viewpoints 6 and 8) when looking west.

The ridge line to the east of the Site and the agricultural land use plays a role in the open views available from viewpoint 7, whilst limiting wider views of the Site beyond from this location.

The approximate extent of visibility from the representative viewpoints is mapped below. This highlights that the northern parts of the Site are visible to varying degrees depending on the location along the route. It also demonstrates that the eastern ridge line plays a role in limiting views of the central and western parts of the Site from the higher parts of the Roman Road to the east. The eastern parts of the Site therefore have a more open visual relationship to this section of the Roman Road.

This analysis has informed the emerging landscape strategy and suggested design principles overleaf. This seeks to establish a set of criteria that can retain the open, agricultural character of the eastern part of the Site to retain the character of Viewpoint 7. Structural planting on the ridge line can seek to further minimise visual impact in a manner that appears characteristic of the surrounding landscape. The strategic placement of woodlands and tree planting identified below highlights a potential response to screen views of the Site from the highest vantage point at Viewpoint 8. The structural planting strategy then allows the establishment of a landscape buffer of varying width along the northern boundary to retain an open setting to the Roman Road in views from the PRoW. The buffer width is suggested to gradually increase in size from east to west to a width of 100 - 110m to maximise the screening effect of the existing hedgerow whilst retaining views to the Gog Magogs beyond.



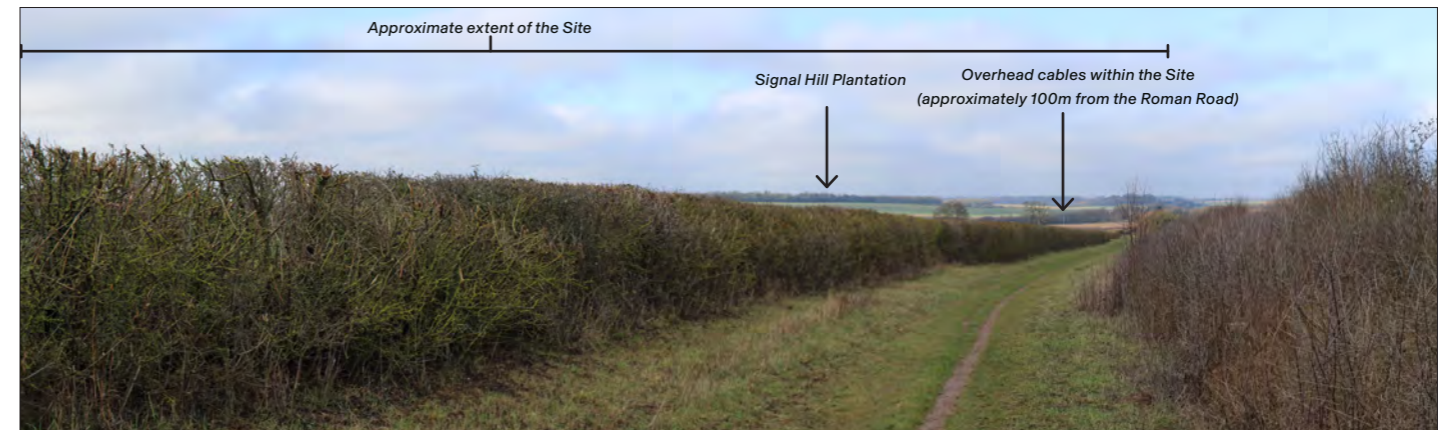
Representative viewpoint locations and approximate visibility of the Site from the Roman Road



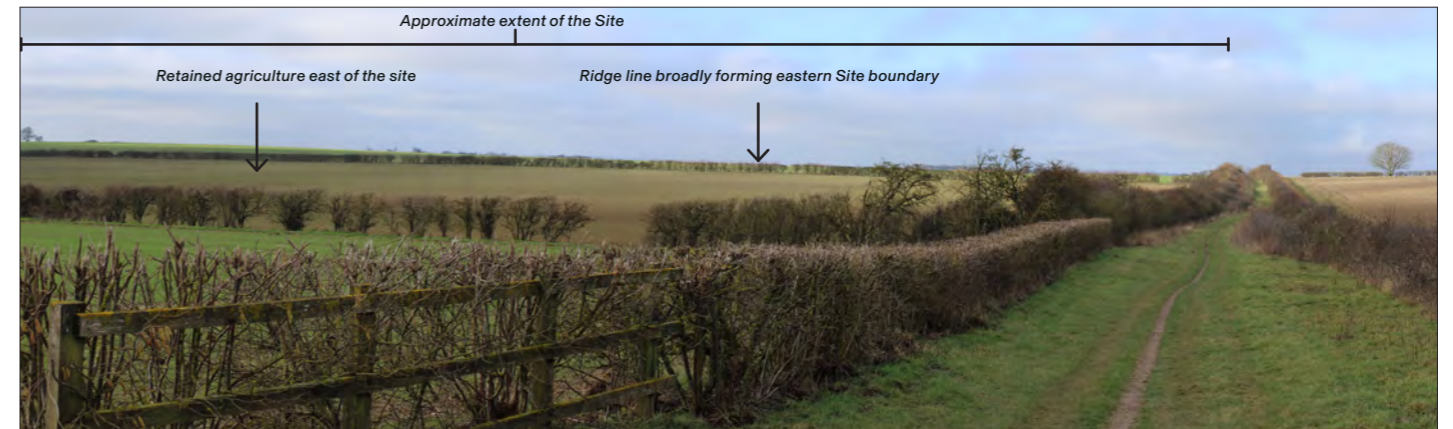
Emerging landscape buffer and structural planting mitigation strategy in response to visual analysis



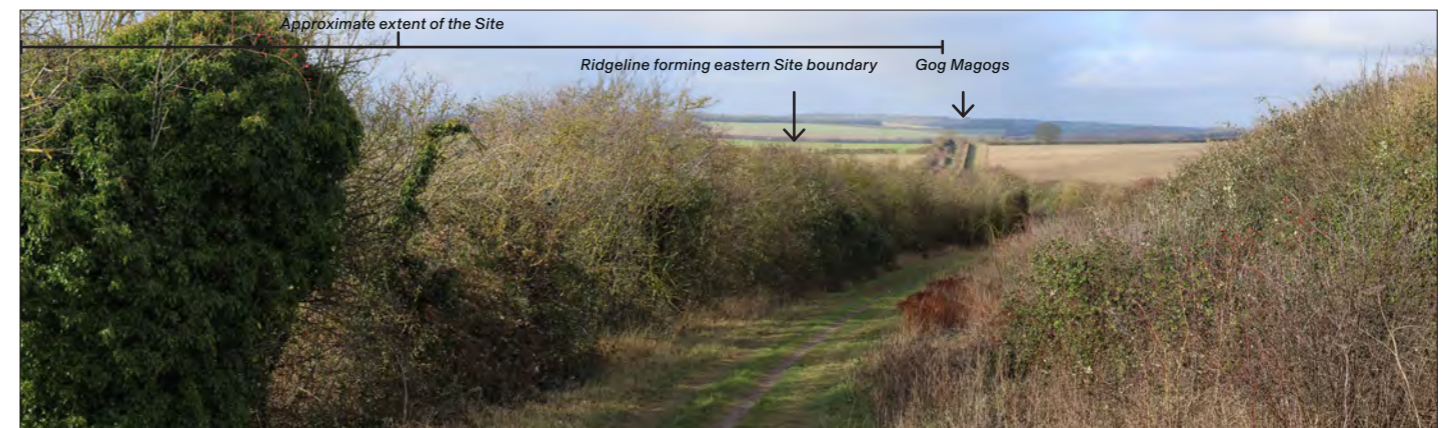
Viewpoint 5 - View from the Roman Road adjacent to the northern Site boundary, looking east.



Viewpoint 6 - View from the Roman Road on rising ground adjacent to the northern Site boundary, looking west towards the Gog Magogs.



Viewpoint 7 - View from the Roman Road at the north eastern corner of the Site, the eastern ridge line limits views of the Site beyond.



Viewpoint 8 - View from the higher ground along the Roman Road to the east of the Site, looking west. The eastern ridge line is visible with the Site beyond.

Landscape Strategy

6.9 Roman Road SSSI/ SAM Edge: Landscape Design Principles

The below principles seek to establish a set of performance-based criteria that can facilitate a multifunctional design response to the northern edge being delivered in a manner that balances the various heritage, ecological, landscape, visual and place-making considerations identified. The principles-based approach seeks to allow a degree of flexibility for appropriate design solutions to be tested through a future planning application process in line with an appropriate allocation policy plan.

Protect the Linear Heritage Character

- The Roman Road is a strong linear corridor of heritage and ecological value. The proposed development must create an appropriate buffer that balances ecological, heritage, visual and recreational considerations in a manner that responds appropriately to the linear form and character of this designation so that the historic route remains clearly legible within the landscape.

Provide a Quiet, Continuous Ecological Buffer

- A continuous ecological buffer of calcareous grassland meadow adjacent to the Roman Road SSSI will remain free from formal recreational or other access. This will function as a low-disturbance habitat corridor of valuable open habitat that reflects the linearity of the Roman Road. The green buffer will also extend further southwards via drainage basins and accessible greenspace, both supporting native habitat and plant native plants, and unlit, providing a wide dark corridor adjacent to the Roman Road.

Use Drainage to Define the Transition

- Swales and attenuation basins will form a clear threshold between the ecological corridor and public open space while managing surface water and discouraging informal access.

Create a Green Corridor that is Informed by Topography and Views to Minimise Visual Intrusion of Development

- The Roman Road is linear in form but undulating in elevation. It broadly rises from west to east with localised peaks and troughs along its route. A landscape buffer of appropriate width must be informed by topography and views. Development should avoid extending beyond the ridge line in the east of the Site to minimise visual intrusion from the higher points of the Roman Road within the wider landscape to the east. The green buffer should vary in width in response to views to/from elevated positions to retain the character of the views as far as possible.

Create a Meandering Passive Landscape

- Beyond the ecological buffer the landscape will transition into a passive meadow landscape with wildflower swathes and winding mown paths that contrast with the Roman Road's linear character, yet preserve an open setting in response to local views.

Locate Activity at the Settlement Edge

- More active recreation will be located closest to development and may include surfaced paths, LAPs and informal recreation spaces framed by tree planting.

Integrate Informal Movement Routes

- Pedestrian and cycle routes will follow sinuous alignments through the landscape, focusing movement parallel to the Roman Road and connecting into the wider green infrastructure network offering attractive alternatives to the Roman Road.

Limit Access to the Roman Road

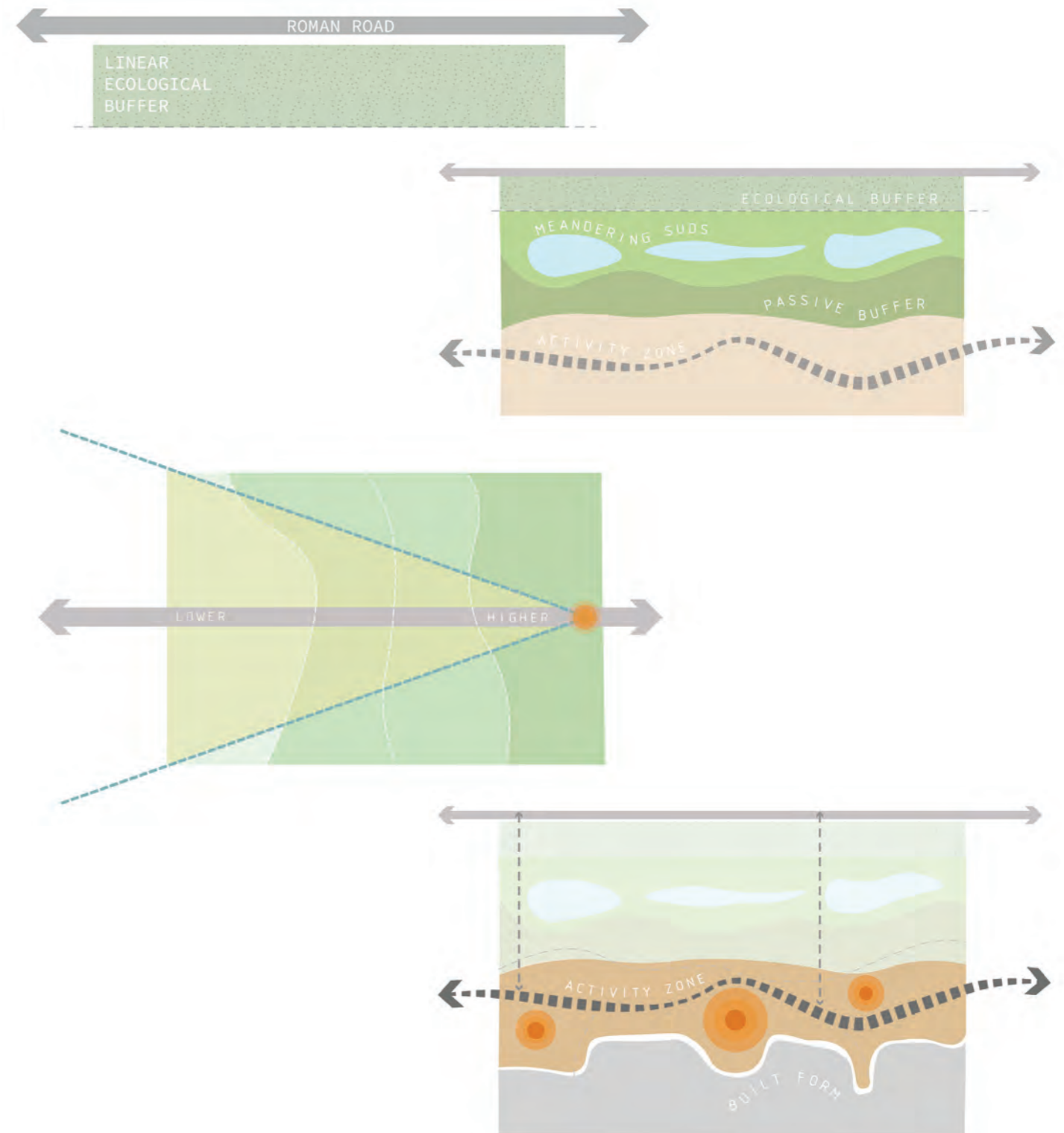
- The Roman Road currently functions as a Public Right of Way and European Long Distance Route. Whilst connections to the Roman Road from the Site should be minimal and carefully controlled to protect its ecological and archaeological interest, access to it should be positively incorporated at appropriate select locations to minimise risk of incidental connections being made.

Establish a Clear Landscape Sequence

- The edge will form a clear sequence of zones: Roman Road corridor, calcareous meadow strip, swale and attenuation buffer, passive meadow landscape, and an active recreation zone adjoining development.

Provide Natural Surveillance

- Development will front onto the active landscape edge to provide overlooking, lighting and passive surveillance at varying distances from the Roman Road in response to the above principles.

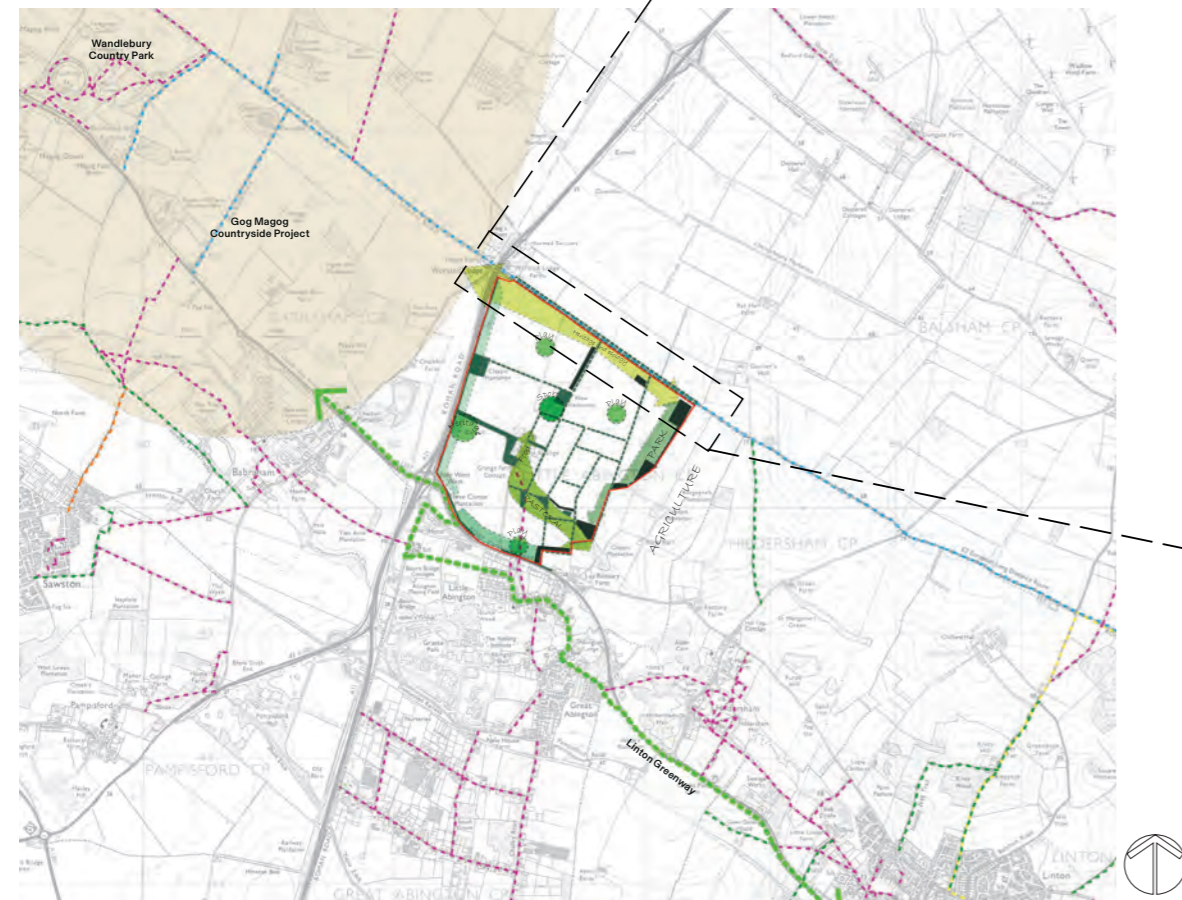


6.0

Landscape Strategy

6.10 Roman Road SSSI/ SAM Edge: Illustrative Application of Principles

The illustrative plan opposite provides an example of how the design principles could be delivered as part of a future masterplan. Illustrative cross sections are presented on the following page to provide an indication of the varying widths of the buffer and the multi-functionality of the green spaces within this part of the Site.



- Existing hedgerow to be retained
- Existing contours @ 5m intervals
- Proposed trees
- Meandering SuDS
- Proposed chalk grassland buffer
- Proposed play areas
- Proposed meadow grass
- Proposed footpaths / cyclways
- Proposed grass
- Proposed road



6.0

Landscape Strategy

6.11 Roman Road SSSI/ SAM Edge: Illustrative Cross Sections

The illustrative cross sections are presented on the following page to provide a sense of the potential overall width of the buffer at different locations along the northern edge. The general principle being that the width of the green buffer increases in size from east to west, working with topography to retain a sense of openness from the elevated views from the Roman Road.

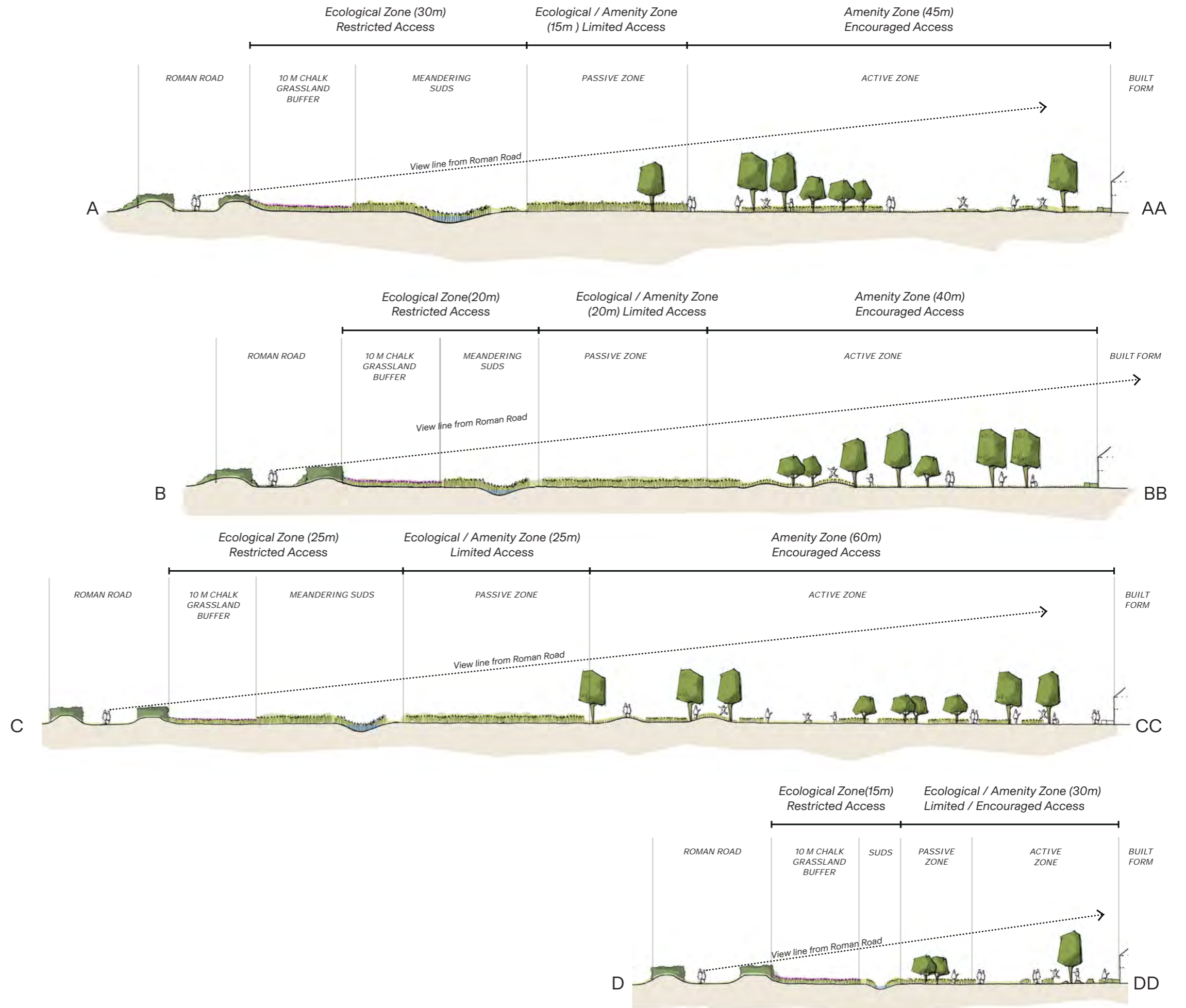
The width of the buffer ranges from 45m to 110m with localised variations along the length of the northern edge at key interfaces with green corridors, retained hedgerows and key movement corridors. These illustrate how the combination of design principles set out on the previous pages can be used to retain a sense of openness to the interface with the Roman Road, whilst using planting and attenuation features to restrict or limit access to encourage ecological enhancement.

The cross sections demonstrate that regardless of the width of the buffer, it is possible to retain circa 50% for ecological enhancement and the retention of an open interface with the Roman Road. Active zones for informal recreation and play are located in closest proximity to the residential edge. The combination of these land uses also helps to minimise views of the proposed dwellings from the Roman Road itself.



6.0 Landscape Strategy

The sections opposite include annotations of the indicative widths of zones and buffers at this strategic stage of the project.



7.0

Conclusion

7.1 Conclusion

This Landscape Strategy has been prepared to inform the evidence submission by the Pampisford Estate, to inform GCSP's proposed Regulation 19 Local Plan consultation.

The methodology employed in establishing the landscape and visual baseline conditions has been drawn from the Landscape Institute and the Institute of Environmental Management and Assessment's 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) Third Edition (Routledge 2013). The method adopted follows a structured and transparent process, and has been tailored for the purposes of these representations.

The Landscape Strategy sets out the baseline landscape and visual analysis that has informed the emerging Green and Blue Infrastructure Framework (GBIF) for the Site and sets out the high-level landscape strategy principles that have informed the emerging vision for the Site. This has been informed by the combination of, and interplay between, the existing landscape related designations alongside associated policy, emerging policy and design guidance; existing landscape character, including key characteristics and guidance pertinent to the Site; the analysis of the contextual environment; and the Site specific landscape and visual considerations, the latter being informed by the representative viewpoints and location of green infrastructure and associated structure planting accordingly.

The key findings and recommendations of this analysis that have informed the design response, which is sensitive to its context, and which has sought to minimise landscape and visual harm to the Site and limited localised area are set out as follows.

- The undulating topography and ridgelines within the central and eastern parts of the Site have a strong influence on the relationship with the surrounding landscape and settlements.
- The topographic profile also informs the openness of views of the Site from the surrounding area, with the eastern part of the Site being visible from elevated viewpoints such as Rivey Hill, the Roman Road and PRoW around Abington Park Farm. As such, to provide a sensitive and responsive approach to views, this eastern edge is to be retained as agriculture; the southern steep slopes are to be kept free of development with structural planting reinforcing character; with a green buffer along the northern edge relative to the Roman Road, considering predominantly funnelled views its alignment, but also retaining views towards and therefore a relationship with Gog Magogs.
- Existing woodlands are generally deciduous, rectilinear

and found on higher ground. These are to be retained, with new woodlands to be planted along ridgelines to reflect the existing landscape pattern and aid screening / integration of the proposed built form.

- The retention of the strong network of hedgerows across the Site, maintaining habitat connectivity. Alongside the provision of new woodland, treebelts and hedgerows reflecting the existing landscape pattern provides the opportunity to extend habitat connectivity.
- The provision of a landscape buffer to the west and south of the Site, allowing the opportunity for planting enhancements and assimilation of the development parcels into the landscape.
- A green setting to the Roman Road SSSI / SAM edge is to be retained through the provision of a linear, landscape and ecological buffer of varying in width and providing alternative movement corridor to the Roman Road (as a response to the Strategic Enhancement Area in a different manner to that to the east).
- The green infrastructure (GI) network overall is to be interconnected and multifunctional, bringing the agricultural landscape into the Site via the retained farmland in the east (as a clear and distinct response to the Strategic Enhancement Area) and the retained field pattern of the southern slopes. The vision is that the GI enables the potential to provide community food growing areas and livestock grazing opportunities, together with a co-ordinated response to the provision of a range of spaces for sport, play and SuDS. These green spaces are to be linked by footpaths and cycleways, but that connectivity to the Roman Road is to be limited and managed in a way that provides strategic links to Gog Magogs, Wandlebury Country Park, Fleam Dyke, Rivey Hill and beyond, with new pedestrian and cycle connections provided to the Abington's, the Granta Valley, the emerging Linton Greenway and future CSET link.

It is further recommended that:

- The provision of spaces which are overlooked by dwellings.
- The proposed street network is to be designed to enable the provision of street trees.

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