



# Landscape and Visual Analysis

GAMLINGAY PARISH

July 2021

**CSA**  
environmental

**On behalf of:**

Gamlingay Parish Council

**Prepared by:**



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# EXECUTIVE SUMMARY

CSA Environmental has been appointed by Gamlingay Parish Council to undertake a Landscape and Visual Analysis report for the Gamlingay Neighbourhood Plan. The purpose of the analysis is to examine and further elaborate upon key views identified in the Gamlingay Village Design Guide Supplementary Planning Document (adopted January 2020). In addition, and to support the work in analysing the key views, the landscape and visual context of the radial settlement pattern as identified in the Village Design Guide is set out.

The analysis found that settlement in the parish is largely contained to the western two thirds, with the eastern third of the parish comprising mainly arable farmland. Gamlingay village forms the core of the settlement, with a number of satellite areas located along the roads which radiate from its centre, the larger of which are Gamlingay Cinques, Dennis Green/Little Heath and Mill Hill. Millbridge Brook and its tributary to the west define the southern and western edges of Gamlingay village and the landscape adjoining these watercourses acts to separate the village from the larger areas of satellite settlement.

Two of the community priorities identified in the process of producing the Village Design Guide relate to landscape and settlement setting, and these are as follows:

*'Preservation of the landscape setting of*

*Gamlingay; recognising its nature as a radially developed village with a distinctive pattern of satellite hamlets and smallholdings.*

*Identification and protection of locally valued landscape elements and features that define the character of its edges to open countryside.'* (p. 7)

The key views identified in the Design Guide aim to support the community priorities as set out above. The Landscape and Visual Analysis report considers each of these views in more detail, and for the purposes of the analysis, the views perform two primary functions. They illustrate the settlement pattern of the parish (views 1, 3, 4, 6 and 7), or they enable uninterrupted views of key landscape features, such as Gamlingay Wood (view 2) or the wider landscape of the parish (view 5). The analysis divides all the views into main views, which are those which can be appreciated from public vantage points and illustrate the view directly, and supplementary views which are either reciprocal views or those which illustrate the wider context of the view. For each view, a concluding paragraph sets out its landscape context and identifies the key features.

View 1 illustrates the clear separation between Gamlingay village and the satellite settlement of Gamlingay Cinques to the northwest, noting their differences in settlement patterns. View 3 and 4

are concentrated to the northeast and east of Gamlingay village from where the strong edge of the settlement can be appreciated, seen on the lower ground within its well-treed setting, and separated from the predominantly rural remainder of the parish to the north and east. View 6 shows the single depth fields which separate Gamlingay village and Dennis Green /Little Heath, highlighting their importance to the landscape setting of both the village and the satellite settlements. View 7 illustrates the role the fields play in separating Gamlingay village from Mill Hill, as well as highlighting the character differences between the two areas of settlement.

While View 2 enables uninterrupted views towards Gamlingay Wood (the most important landscape feature in the parish), its presence is felt in most views on the northern and eastern side of the village, and is also noted in views 3 and 4. To the south, view 5 offers the only long ranging view from a public vantage point from within Gamlingay village, enabling the rural setting of the southern part of the parish to be appreciated.

The landscape and settlement setting community priorities are supported by the key views identified in the VDG. By undertaking a detailed examination and further refinement of them, this report provides the landscape and visual foundation and rationale for their inclusion as part of the landscape evidence for the Neighbourhood Plan and its policies.

# 1: INTRODUCTION

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- 1.1 CSA Environmental has been appointed by Gamlingay Parish Council to undertake a Landscape and Visual Analysis report for the Gamlingay Neighbourhood Plan.
- 1.2 The purpose of the analysis is to examine and further elaborate upon key views identified in the Gamlingay Village Design Guide Supplementary Planning Document ('VDG'), adopted in January 2020, which was produced on behalf of Greater Cambridgeshire Shared Planning to support the South Cambridgeshire Local Plan (2018). In addition, and to support the work in analysing the key views, the landscape and visual context of the radial settlement pattern as identified in the VDG is set out.
- 1.3 The analysis takes the following format. Section two of the Landscape and Visual Analysis sets out the published character and settlement assessments as the baseline for the report. Section three considers the landscape context of the radial settlement pattern identified in the VDG. Section 4 provides detailed analysis of the key views as identified in the VDG from a landscape / townscape and visual perspective. In section 4, the purpose and character of

each view is set out, explaining the reasons for their identification and importance their as key views. Two additional views have been identified which further illustrate the landscape and settlement character of the parish.

- 1.4 The assessment is based on site visits undertaken by a suitably qualified and experienced Landscape Architect in June 2021. The weather conditions at the time were dry and visibility was good.

## 2: PUBLISHED LANDSCAPE AND SETTLEMENT CHARACTER STUDIES AND OTHER BASELINE

### Published Landscape and Settlement Character Studies

#### National Landscape Character Areas

- 2.1 Natural England has produced profiles for England's National Character Areas ('NCAs'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The majority of the parish, to the west, lies within the north eastern part of the Bedfordshire Greensand Ridge National Character Area (NCA Profile 90), while a smaller portion, to the east of the parish, lies within the Bedfordshire and Cambridgeshire Claylands NCA (NCA Profile 88).
- 2.2 The Bedfordshire Greensand Ridge is described in the document as a distinctive ridge with a north-west facing scarp slope formed by the underlying sandstone geology. It notes that the historic landscapes including farmland, parklands and historic architecture combined with small settlements, greenbelt and woodlands (ancient and modern) give the NCA a timeless feel relative to the surrounding

Bedfordshire and Cambridgeshire Claylands. In addition, it notes that the rolling and elevated ridge provides a southwest facing wooded skyline and there are opportunities for extensive views across the lower lying land of the Bedfordshire and Cambridgeshire Claylands. The following key characteristics of the NCA are identified:

- Substantial blocks of ancient woodland and coniferous plantation on the ridge and on the steeper slopes;
- Wooded pasture and numerous hedgerow trees, copses and shelterbelts associated with the estate farmland and parkland trees;
- Mixed field and roadside boundaries range from mature shelterbelts to 'gappy', short flailed boundaries to intact evergreen hedgerows;
- Commercial arable cropping within a network of large geometric fields is associated with the better soils on the dip slope;
- A patchwork of semi-natural habitats including mire habitats, lowland heathland and lowland mixed

deciduous woodland species, including coppiced hazel; and

- The Ridge is dissected by the rivers Ouzel and Ivel, which have carved distinct valleys with riparian habitats.
- 2.3 The eastern part of the parish, which lies within the Bedfordshire and Cambridgeshire Claylands, is described in the profile as comprising gently undulating, lowland plateaux bisected by river valleys, which gradually widen as they approach The Fens NCA to the northeast. The NCA's key characteristics are described as:
- A predominantly open and arable landscape of planned and regular fields, which are bounded by open ditches and often trimmed, species poor hedgerows;
  - Woodland is varied and scattered, predominantly comprised of smaller plantations, with secondary pollarded willows and poplar along river valleys;
  - Settlements are mainly clustered around major transport corridors of both road and rail;
  - Smaller towns and villages are widely

dispersed throughout the area, giving a rural feel, with small villages being nucleated around village greens or churches.

#### County Landscape Character

- 2.4 The Cambridgeshire Landscape Guidelines (1993) prepared by Cambridgeshire County Council, identify nine Landscape Character Areas ('LCA') in Cambridgeshire.
- 2.5 The parish lies within Area 3 Western Claylands landscape character area (LCA), and is described in the Guidelines as a gently undulating landscape. The characteristic features noted in the document are as follows:
- Large-scale arable farmland of open fields resulting from amalgamated fields due to modern farming practices, with some large farm storage units;
  - Sparsely trimmed hedgerows, many of which are 'gappy';
  - Watercourses often cleared of bankside vegetation;
  - Scattered woodland, half of which are ancient woodland, with the greatest concentration to the south west of the character area; and
  - Small villages and hamlets scattered throughout the area, with church towers and spires visible on the skyline.

2.6 The document sets out its overriding vision for landscape improvement and management for this area as being to develop a new landscape pattern which acknowledges the changes brought about by the post-war large-scale consolidation of fields and which responds to modern farming needs, while balancing necessary landscape enhancement. The principles in terms of landscape include:

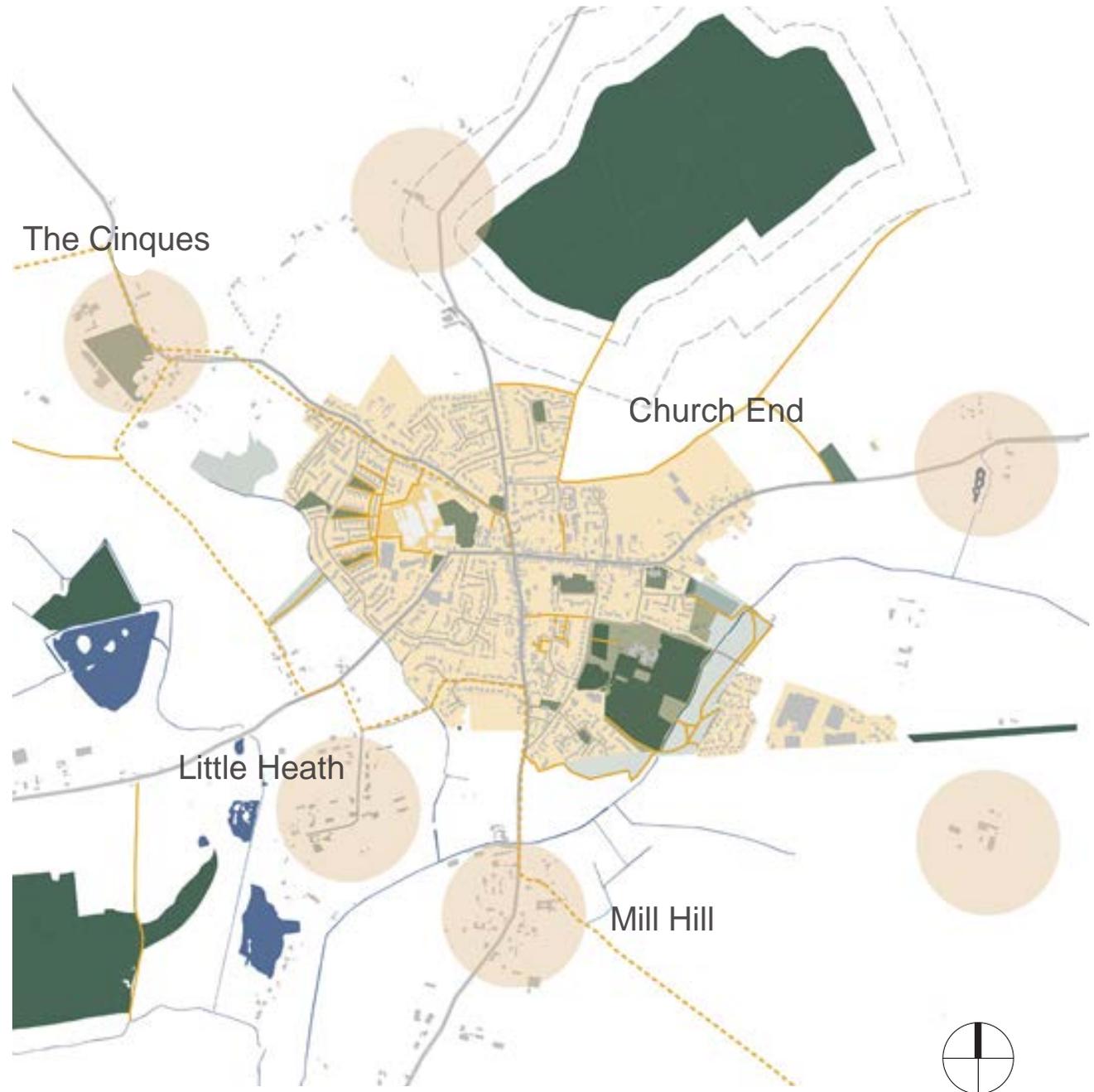
- Management of existing, and creation of new woodlands, and planting of woodland belts;
- Creation of landscape corridors in valley bottoms;
- Reinforcement of existing, and conservation of historic, hedgerows with new planting of hedgerows to emphasise existing landscape form;
- Management of road margins with careful placing of hedgerow trees to allow both enclosure but also to manage longer views on higher ground;
- Improve footpath corridors, integrating with the first two guidelines above; and
- Planting of hedgerow trees, hedgerows and woodland belts along road verges and at edges of villages, without losing views.

- District Landscape Character
- 2.7 South Cambridgeshire District Council ('SCDC') adopted the District Design Guide SPD in March 2010 as a means of providing guidance on the implementation of district wide and Area Action Plan policies. Chapter 3 divides the district into 5 distinctive LCAs, with Gamlingay being identified separately as falling within LCA D: Western Greensand. The key characteristics which are identified in the SPD are as follows:
- *'Undulating dip slope of the Lower Greensand ridge, drained by small streams creating a relatively small scale, varied landform.*
  - *The area has a mixed land use pattern of arable farmland, pasture and market gardening, and deciduous and coniferous woodland. [and]*
  - *Remnant patches of heathland and parkland tree belts add interest and variety.'*
- 2.8 The Design Guide goes on to discuss the settlement character, noting that Gamlingay forms the only large village in the LCA, radiating out along five roads from a central crossroads. It sets out the key settlement pattern characteristics of relevance to this assessment, as being among others, lanes with dispersed

farmsteads, small holdings, cottages and small, detached houses; and a distinctive landscape setting characterised by '... open fields, hedgerowed paddocks, woodland and stream valleys ..... despite a harsh urban edge in parts'. Maintaining the setting is included as one of the Design Principles, and mature hedgerows and trees are included as features to be maintained.

Gamlingay Village Design Guide SPD  
(adopted January 2020)

- 2.9 The Gamlingay Village Design Guide ('VDG'), which covers both the built and natural environment, was produced to build upon the requirements set out in policy HQ/1: Design Principles, as well as other policies relating to the distinctiveness of South Cambridgeshire in the SCDC Local Plan.
- 2.10 The VDG further expands upon the work done in the SCDC Design Guide, noting Gamlingay's dispersed settlement pattern, '... with distinct satellite hamlets, or 'ends' of smaller settlement; historically farms and cottages'. The document highlights Gamlingay Cinques, which is to the northwest of the parish, as being the most clearly defined. This is illustrated in figure 6 of the Guide, reproduced at **Figure 1** alongside.



**Figure 1:** Extract from VDG, showing the dispersed settlement pattern

2.11 It notes that:  
*'The village is situated on an undulating dip slope of the Greensand Ridge, a landscape feature with thin sandy soil supporting lowland heathland and acid grassland. Gamlingay Wood is over 1000 years old, managed by the Wildlife Trust, and one of the West Cambridgeshire Hundreds; ancient woodlands defined by Anglo-Saxon Regional Divisions.'*

2.12 The VDG states that the landscape of the parish is of a predominantly rural character, with arable farmland, market gardens and pasture. To the west of the village, it notes further important landscape features, which include Great Heath and Little Heath (now arable farmland), and the Registered Park and Garden of Gamlingay Park (historically the grounds of Downing Park). To the north west of the parish is Cinques Common, once part of the larger heath, and currently in the process of being restored as heathland.

## Designations and Heritage Assets

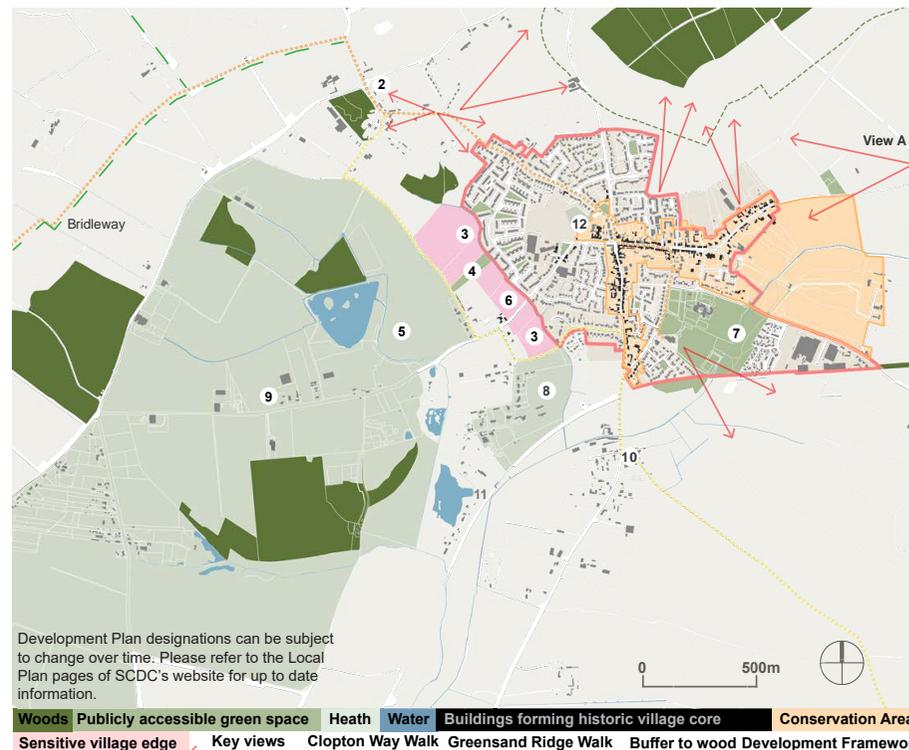
2.13 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') and Local Plan Extract Map, as shown in **Figure 3**, shows the designations and heritage assets of the parish. The main heritage assets include Gamlingay Conservation Area, which includes a number of Grade II\* listed

buildings, and the Grade I Listed Church of St Mary the Virgin, and Gamlingay Park to the west of the village.

2.14 The conservation area extends in a north-south orientation along Mill Street, and east-west along the northern part of Green End and either side of Church Street/Church End, widening to the east in a wedge shape, along Long Lane to the north and Station Road to the south to include the landscape around Merton Grange, and including a number of areas of archaeological interest within its boundary.

2.15 There are a number of areas of ancient woodland in the wider landscape of the parish, including Gamlingay Wood (as mentioned in the VDG), which lies within the parish to the north, as well as Potton Wood and Cockayne Hatley Wood, adjoining the parish's southern boundary, and White Wood which adjoins the western parish boundary.

2.16 Gamlingay Wood and Potton Wood are also designated as Sites of Special Scientific Interest ('SSSI').



**Figure 2:** Plan from VDG, showing the landscape setting of the parish

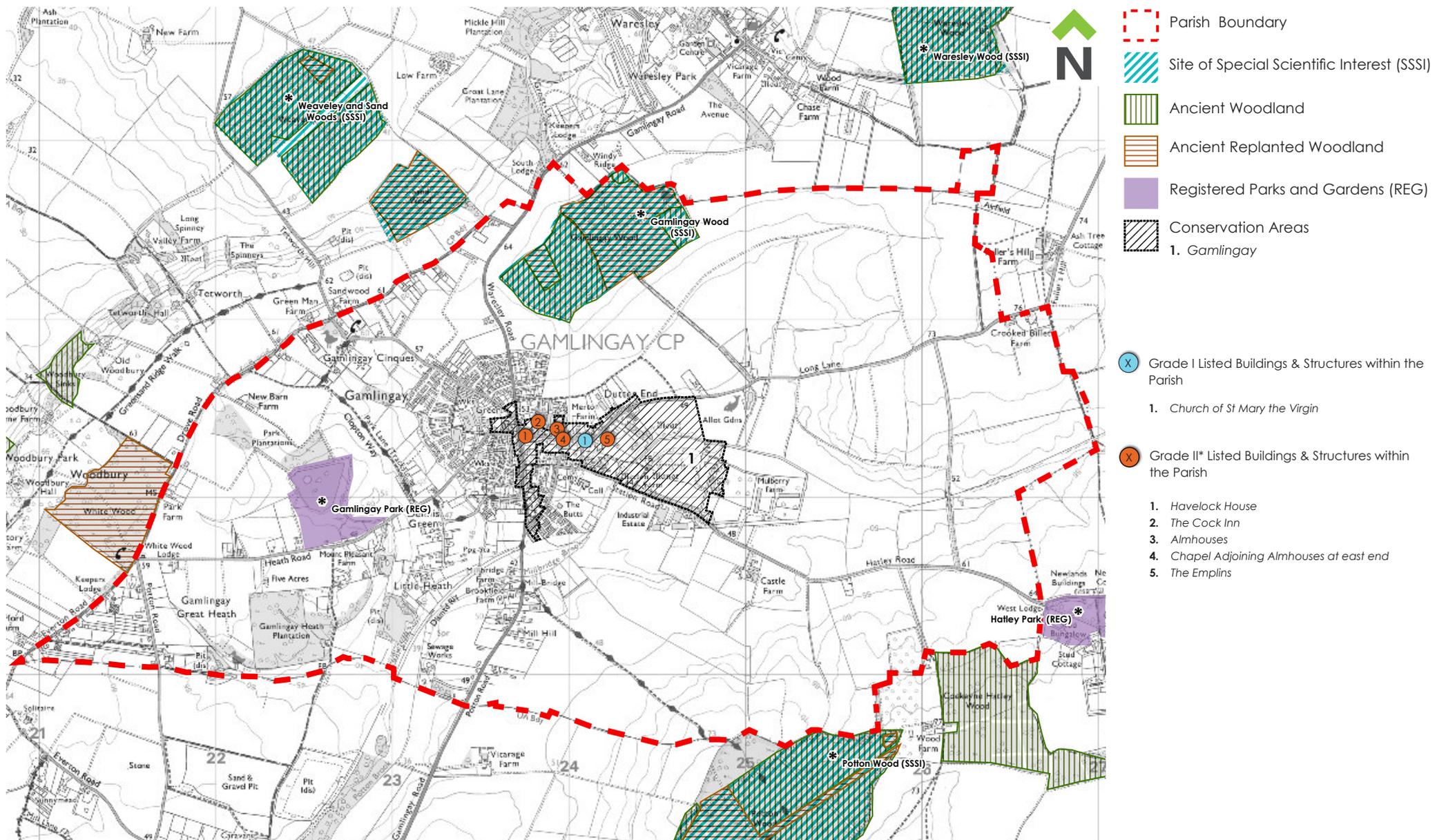


Figure 3: MAGIC Map and Local Plan Extract

### 3: LANDSCAPE AND SETTLEMENT CHARACTER

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- 3.1 In this section the landscape and visual context of the parish as a whole and settlement pattern in particular is explored in more detail drawing from the baseline desk top work and the field analysis which was carried out. The section also aims to set the scene for the work on analysing the views in section 4.
- 3.2 Settlement in the parish is largely contained to the western two thirds, with the eastern third of the parish comprising mainly arable farmland.
- 3.3 Gamlingay village forms the core of the settlement within the parish, with a number of satellite areas of settlement located along the roads which radiate from its centre. To the northwest is Gamlingay Cinques, located either side of The Cinques (road) (close to the junction with Tetworth Hill and Drove Road). To the southwest is Little Heath / Dennis Green accessed off Heath Road, while to the south of Gamlingay village is Mill Hill, which lies either side of Potton Road. Other clusters of settlement, which originated as prominent farmsteads, are located to the northeast of the village along Drove Road close to its junction with Waresley Road (Solitaire Farm), and to the east of the village, along Long Lane in the area around the tree belt and Fishing Lake.
- 3.4 There are a number of watercourses which cut through the moderately undulating landscape of the parish, draining the higher land towards the west. The village is bound by two of these, which follow the main parts of its western and eastern built edges, with their confluence to the south of the village west of Mill Bridge. The more important of the two watercourses is Millbridge Brook, becoming Potton Brook to the south west of the parish boundary, and forming one of the tributaries of the River Ivel to the west of Potton and Sandy. Millbridge Brook Meadows, a community parkland, provides public access to the Brook between the recreation ground and St Mary's Cemetery.
- 3.5 Several smaller watercourses feed into Millbridge Brook to the east and west of the areas of settlement within the parish. These watercourses also feed several waterbodies, many of which originated as brickworks pits, in the Great and Little Heath area to the west of the parish.
- 3.6 Woodland (the larger blocks of which are designated as ancient woodland) lies on the higher ground to the north, south and west of the areas of settlement. There is also plantation woodland in the west of the parish, within the Great and Little Heath area. The parish has a well wooded character, this is as a result of the woodland areas, well wooded waterbodies, lines of trees along parts of the disused railway line and within the grounds of Merton Grange, and a high proportion of continuous hedgerows, many with hedgerow trees. The most important area of woodland within the parish is Gamlingay Wood, which lies to the north, and is designated as ancient woodland and is recorded in 1086 in the Domesday Book. Woodland lies alongside the southern and western parish boundaries, with the northern edges of Potton Wood and Cockayne Hatley Wood lying alongside the southern boundary and White Wood lying alongside the western parish boundary, adjoining Everton Road/Drove Road.
- 3.7 The remaining landscape comprises predominantly arable farmland, with paddocks close to the edges of the areas of settlement. To the west of Waresley



**Figure 4:** 1602 Composite Field System Map overlaid on current aerial photograph (aerial photograph extract from Gamlingay Village Design Guide SPD)

Road and Potton Road, and immediately adjoining the village to the southeast, field sizes tend to be small to medium sized. Despite evidence of more extensive 20<sup>th</sup> century field amalgamation to the east of the parish, there are a striking number of fields in the western part of the parish which retain their original field boundaries from the turn of the 20<sup>th</sup> century, and indeed from considerably earlier, see **Figure 4**, which shows Gamlingay's Field System Map of 1602 overlaid on a current aerial. It is also striking to note how much of the settlement has been contained within historic field boundaries. This includes development west of Cinqes Road on Elizabeth Way, the more recent development west of Mill Street off Wooton Field and the western development edge between these two areas. The fields to the immediate west of the development edge and the tributary to Millbridge Brook, including Lupin Field, while partly amalgamated since 1602, are recognisable and have changed little since the turn of the 20<sup>th</sup> century, as shown on historic maps from this time. Further examples are the narrow plots to the east of Church Street and further east along Church

End, the field at the northern entrance to the village, north of Gray's Road and east of Waresley Road (B1040).

- 3.8 Beyond Gamlingay Conservation Area and the tree belt which links Long Lane to Gamlingay Wood, the predominantly arable land in the east of the parish has a more open character, with clearer evidence of field amalgamation, and therefore larger field sizes. Hedgerows are 'gappier' and there are fewer hedgerow trees, which add to the sense of a more open landscape.
- 3.9 In terms of the topography of the parish, each of the areas of woodland lie on higher land, with arable farmland rising to meet them, and the areas of settlement contained on the lower, albeit undulating slopes. A localised high point reaching 69m Above Ordnance Datum ('AOD') lies within Gamlingay Wood to the north, to south a high point of 80m AOD is found within Potton Wood, while White Wood lies mainly on a plateau of 60m AOD to the west.
- 3.10 Settlement tends to lie between 40m and 60m AOD. Gamlingay village lies on the rising land of the west- and south-facing

slopes above Millbridge Brook and its tributary to the west, at between 45m and 55m AOD. Mill Hill lies on the north-facing slope south of Millbridge Brook, and from Mill Bridge, the land rises from around 42m AOD, to a localised high point of 50m AOD. Little Heath/ Dennis Green lie on the opposite side of the valley to Mill Hill, on a rough plateau around 45-47m AOD. Gamlingay Cinqes lies on a plateau at around 60m AOD, which is the highest part of parish in which settlement is located.

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## 4: KEY VIEWS ASSESSMENT

4.1 The following section examines and refines the key views identified in the Village Design Guide ('VDG') as shown on Figure 5 of the Design Guide. Two of the community priorities identified in the process of producing the VDG relate to landscape and settlement setting and these are as follows:

- *'Preservation of the landscape setting of Gamlingay; recognising its nature as a radially developed village with a distinctive pattern of satellite hamlets and smallholdings.*
- *Identification and protection of locally valued landscape elements and features that define the character of its edges to open countryside.'* (p. 7)

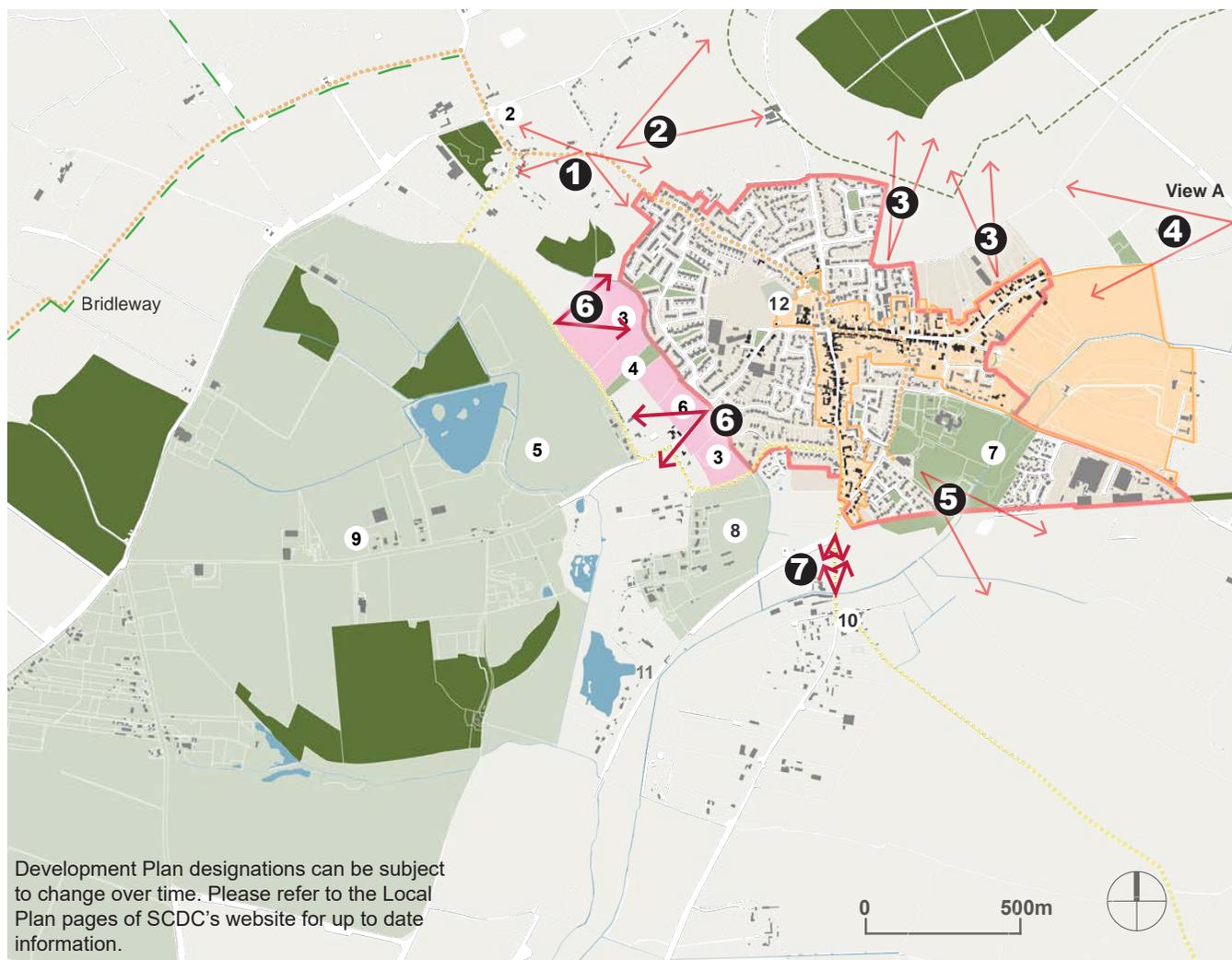
4.2 The key views identified in the Design Guide aim to support the community priorities as set out above. A detailed landscape and visual analysis is conducted for each of them, although in some instances, given findings of the field work, views have been combined into a single assessment.

4.3 Key views for the purposes of the analysis they perform two primary functions. They

illustrate the settlement pattern of the parish, or they enable uninterrupted views of key landscape features, such as Gamlingay Wood or the wider views of the parish. In the analysis below, the views are divided into main views, which are those which can be appreciated from public vantage points and illustrate the view directly, and supplementary views which are either reciprocal views or those which illustrate the wider context of the view.

4.4 Each view (or grouped view) is considered in relation to its purpose, what is visible, and the surrounding landscape and settlement character, with a conclusion drawing together each view analysis. **Figure 5** shows the numbers attributed to each of the views or groups of views.

4.5 Two additional views have been identified which further illustrate and support the settlement character and these have been set out in the same way as those identified in the VDG. These additional views are also shown on **Figure 5** as Views 6 and 7.



- 1** Key view assessment number
- Additional key views assessed

**Figure 5:** Extract from VDG, showing the Key Views 1-5 and additional Views 6 and 7

Woods
Publicly accessible green space
Heath
Water
Buildings forming historic village core
Conservation Area  
Sensitive village edge
Key views
Clopton Way Walk
Greensand Ridge Walk
Buffer to wood
Development Framework

- |                               |                            |                            |  |
|-------------------------------|----------------------------|----------------------------|--|
| 1 Gamlingay Wood              | 4 Log field (Merton field) | 7 Millbridge Brook Meadows | 10 Mill Hill   |
| 2 The Cinques                 | 5 Downing Park             | 8 Little Heath             | 11 Former brickworks, clay pits                            |
| 3 Fields to edge of the brook | 6 Lupin field              | 9 Great Heath              | 12 Access to former First School grounds by CCC permission |

**KEY VIEW 1** Cinques Road between Gamlingay village and Gamlingay Cinques

01



02



03

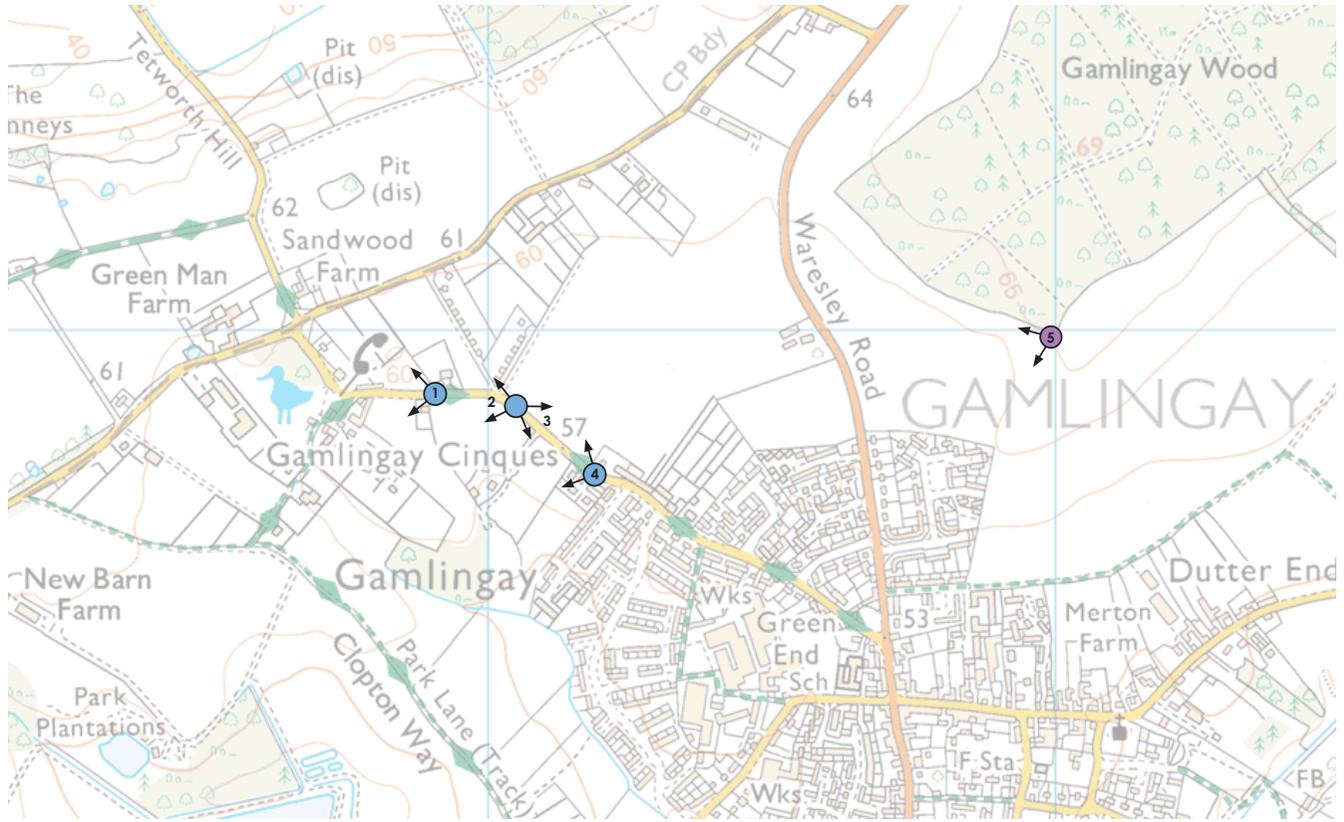


04



05



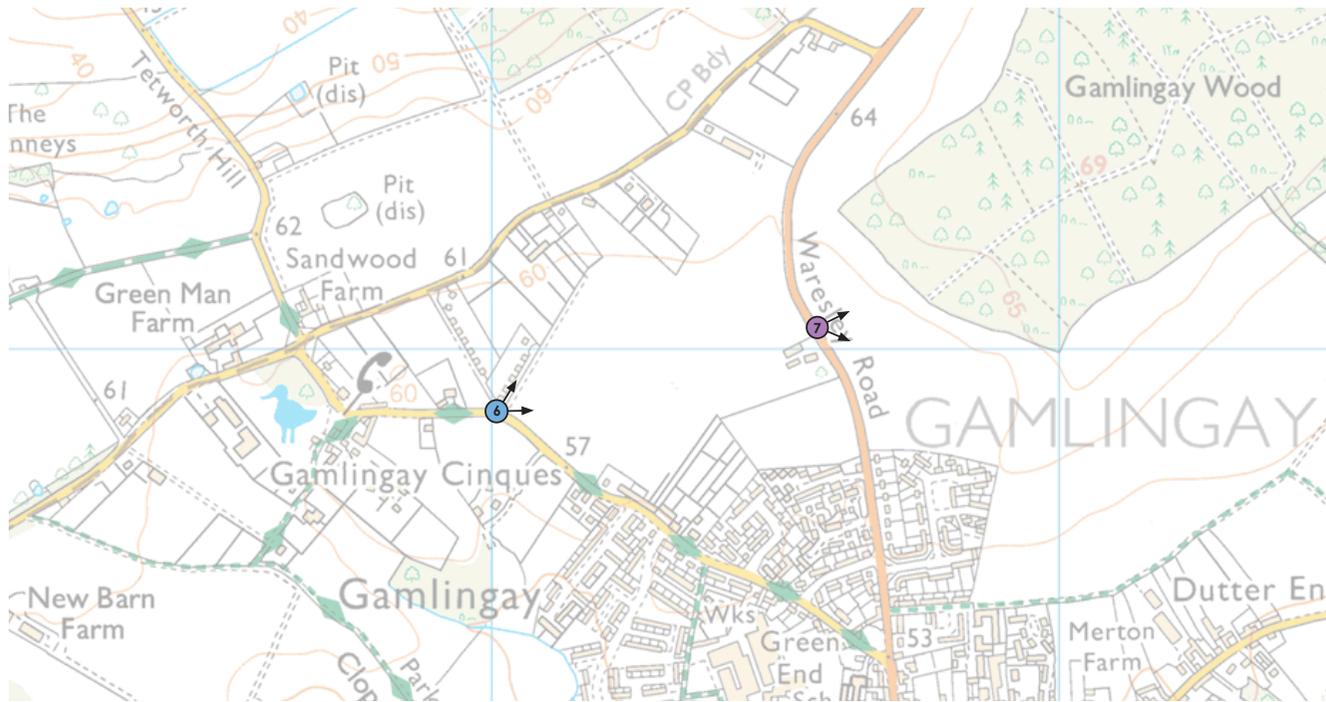


Purpose of view:	To illustrate the settlement pattern, and show the separation between Gamlingay village and Gamlingay Cinques, in the north western part of the parish.	
Location of view:	<b>Main views:</b> north and south along Cinques Road, see photographs 01, 02, 03, and 04;	<b>Supplementary views:</b> from permissive footpath at southern edge of Gamlingay Wood looking west, see photograph 05.
Landscape and Settlement Character in view(s):	<ul style="list-style-type: none"> <li>• Flatter part of the parish, with land gently rising between approximately 55m and 60m AOD;</li> <li>• Rural character with Cinques Road lined with good stretches of dense hedgerow on both sides of the road, which screen views for much of the road;</li> <li>• Rural character of Cinques Road reinforced during winter months when vegetation is out of leaf, with views filtered by hedgerows allowing views into fields between two areas of settlement;</li> <li>• Agricultural fields visible through field entrances and where hedgerows are absent, seen glimpsed or for some longer stretches along Cinques Road;</li> <li>• Transitional fields between two areas of settlement have a well-wooded backdrop mainly comprised of broadleaf trees, in particular to the west and beyond North Lane to the east;</li> <li>• Uncharacteristic line of tall conifer hedging to southwest of Cinques Road, located along the southern boundary of Brockall Grove field, as identified in the 1602 Composite Field System map;</li> <li>• Distinct entrance to Gamlingay village (housing at Stubbs Oak) on approach from the northwest with un-hedgerowed verge to east allowing views to fields and Gamlingay Wood beyond; [ref photo18 &amp; 20 reciprocal view];</li> <li>• More diffuse entrance to Gamlingay Cinques visible on approach from southeast at bend in Cinques Road, with modern housing on the edge of the hamlet seen to the northwest across fields at a gap in the hedgerow and to the east along North and East Lanes;</li> <li>• Older houses forming core area of Gamlingay Cinques only visible as road straightens beyond bend, seen framed by hedgerows; and</li> <li>• From the east (from Wareley Road and from permissive footpath at southern end of Gamlingay Wood), views of agricultural fields, opening out into a wedge shape towards the rural landscape to the east, with clear separation visible between the northern edge of Gamlingay village and the line of houses along East Lane, with the rest of Gamlingay Cinques beyond.</li> </ul>	
Conclusion	The views along Cinques Road illustrate the clear separation between the two areas of settlement, and are key in understanding their relationship. They also highlight the difference in settlement patterns between the more compact edge of the village, and the more diffuse nature of the southern edge of the hamlet. In addition, while the conifer hedging along the southern boundary of 'Brockall Grove' (see the overlaid 1602 Composite Field System Map and current aerial map, at <b>Figure 4</b> ) is uncharacteristic relative to the rest of the vegetation in the area, it highlights that the field system between the two areas of settlement is over 400 years old, making it a highly sensitive area of landscape in the parish.	

**KEY VIEW 2** View to Gamlingay Wood from Cinques Road



<p>Purpose of view:</p>	<p>To illustrate the rural landscape setting of Gamlingay Wood and enable views to it from the north western part of the parish.</p>	
<p>Location of view:</p>	<p><b>Main views:</b> from Cinques Road just beyond the northern edge of Gamlingay village and from a field entrance immediately south of the junction of Cinques Road, North Lane and East Lane, see photograph 06;</p>	<p><b>Supplementary views:</b> from Waresley Road (B1040), looking east and south, see photograph 07.</p>



Landscape and Settlement Character in view(s):

- Land gently rises to Gamlingay Wood in these views from approximately 55m to 60m AOD near the woodland edge, continuing within the woodland to rise to the localised high point of 69m AOD;
- Gamlingay Wood designated as ancient woodland, thought to be over 1000 years old and recorded in 1086 Domesday Book;
- Strong visual presence of Gamlingay Wood given its extent and location on rising ground, and largely marking the northern extent of the parish;
- Rural character of views, with mainly agricultural fields between viewer and woodland;
- Limited intervening built form, and where occurring, it comprises farm complexes, with farmsteads and/or agricultural barns; and
- Some detracting features in the view, such as line of post mounted overhead cables, but of limited visibility from Cinques Road.

Conclusion

Gamlingay Wood is the most important landscape feature within the parish, and has been a presence in the area for over 1000 years. Whereas the heathland to the west of the parish is now arable farmland, the woodland has remained. These views in the north western part of the parish give legibility to it, and allow the woodland to be seen unimpeded by development. The views from Cinques Road and from the west are key in illustrating the rural landscape setting of the woodland and its overall importance to the landscape of the parish.

**KEY VIEW 3** View from the north eastern settlement edge of Gamlingay village

08



09



10



11

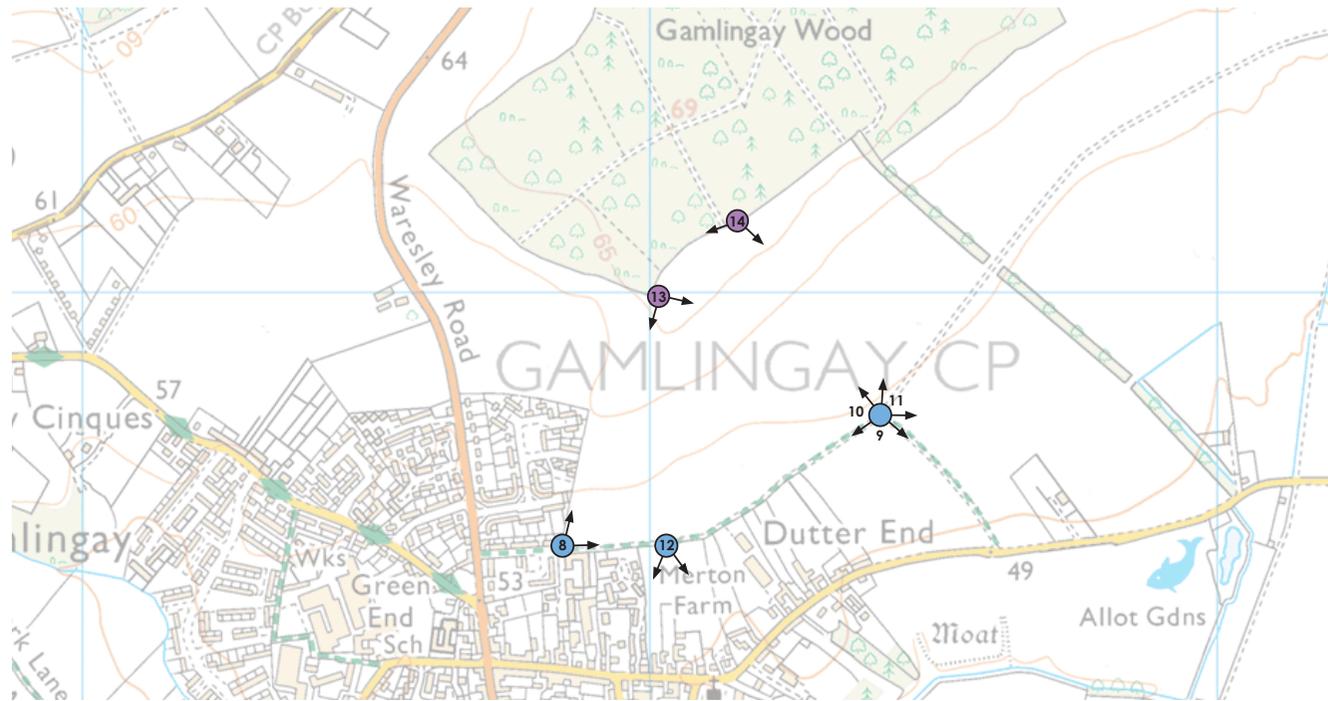


12



13





Purpose of view:	To illustrate the landscape setting of Gamlingay Wood and the north eastern village edge, in the context of the historic nature of this part of the parish landscape. A secondary purpose is to illustrate the rural landscape context of the parish as a whole and the setting of the village within it.	
Location of view:	<b>Main views:</b> from public footpath 96/1 along the north eastern edge of Gamlingay village and extending to the east to meet the permissive footpath along the track to the tree belt east of the allotments, see photographs 08, 09, 10, 11 and 12.	<b>Supplementary views:</b> reciprocal views from permissive footpath along southern edge of Gamlingay Wood, see photographs 13 and 14.
Landscape and Settlement Character in view(s):	<ul style="list-style-type: none"> <li>• Public footpath on similar contours to that of much of the northern part of Gamlingay village, with arable land rising towards and into Gamlingay Wood to the north (approximately 55m to 65m AOD);</li> <li>• Sensitive north eastern edge to the settlement where extant linear plots remain dating to earlier than 1602;</li> <li>• Gamlingay Wood on horizon, separated from village edge by arable farmland;</li> <li>• Overall form of intervening arable farmland retained from prior to 1602 Field System, although internally altered/ amalgamated, with tree belt added in the 20<sup>th</sup> century;</li> <li>• Limited edge of settlement character to footpaths (both public and permissive footpaths) to north eastern edge of The Maltings and to north eastern edge of development off Murfitt Way;</li> <li>• Rural character from beyond The Maltings as the public footpath heads towards Dutter End, where village edge is marked by larger trees and denser hedgerows;</li> <li>• Vegetation mainly screens development along Church Street and Church End from footpath (beyond the Maltings), and where visible, it is seen across undeveloped linear plots in the middle ground (a view of the Church of St Mary the Virgin is possible through a gap in the hedgerow), apart from barns in one of the plots, which are closer to the footpath;</li> <li>• Arable undulating farmland extends to the east, rising to the eastern edge of the parish just beyond tree lined public bridleway 96/6;</li> <li>• Evidence of development beyond the eastern edge of the village is limited, and where present, in area of Fishing Lake, is screened by tree belt to the east;</li> <li>• Allotments visible to south accessed off extension of public footpath 96/1 and Long Lane; and</li> <li>• Views to Potton Wood and Cockayne Wood, marking the southern extent of the parish.</li> </ul>	
Conclusion	<p>Gamlingay Wood commands a strong presence over the landscape in this part of the parish, and views to the important landscape feature are unimpeded for the full length of the public footpath. Much of the north eastern village edge and the linear plots which mark it, date back to earlier than 1602, as does the overall form of the intervening field between the village edge and the woodland. These key views allow this sensitive part of the parish landscape to be appreciated.</p> <p>In addition, from the higher land of the permissive footpath on the southern edge of Gamlingay Wood, the overall landscape context of the parish can be appreciated. The village can be seen on lower ground within its well-treed landscape setting, while the predominantly rural remainder of the parish can be seen on gently undulating rising ground to the east and south.</p>	

**KEY VIEW 4** View from eastern approach into Gamlingay village

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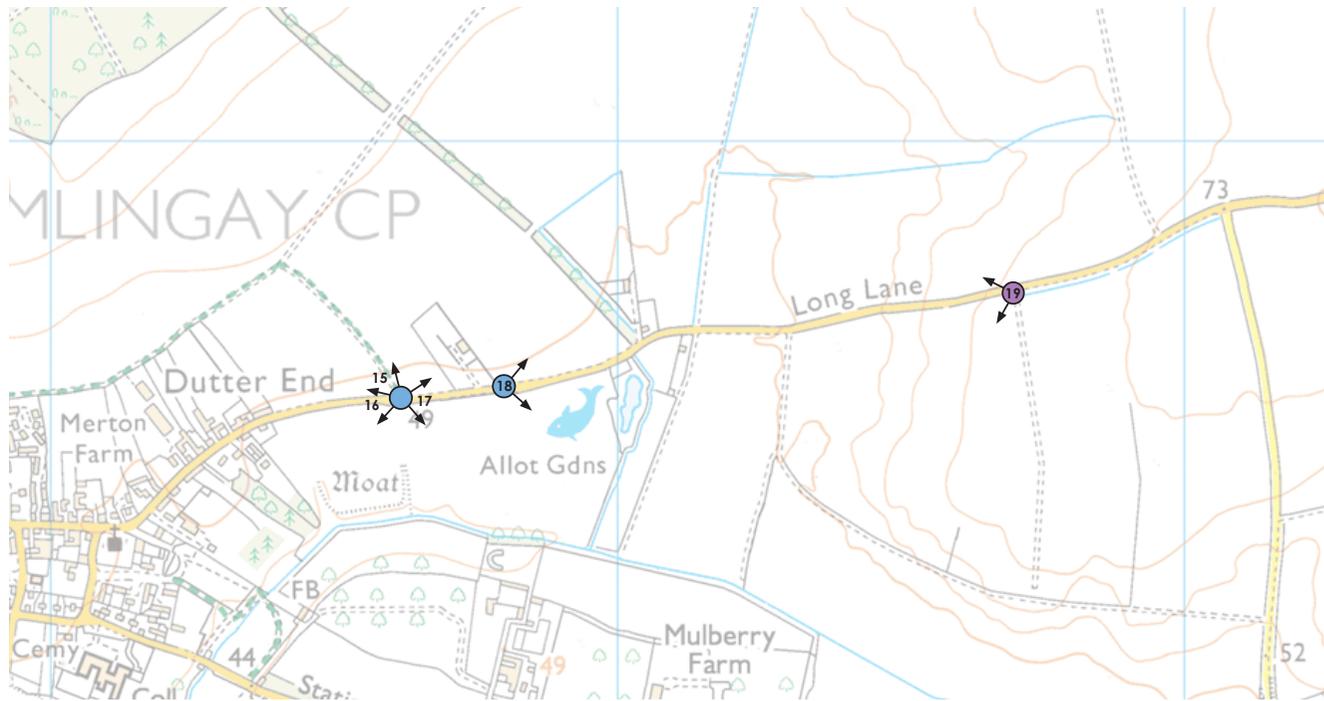


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<p>Purpose of view:</p>	<p>To illustrate the rural setting of the eastern edge of Gamlingay village and the north eastern edge of the Gamlingay Conservation Area, the rural approach into Gamlingay village from the east and the separation between the village and the cluster of development to the east of the tree belt along Long Lane.</p>	
<p>Location of view:</p>	<p><b>Main views:</b> from junction of Long Lane and public foot-path 96/1 which meets it on the edge of the allotments, and further to the east towards the tree belt east of the allotments, see photographs 15, 16, 17 and 18.</p>	<p><b>Supplementary views:</b> from higher ground on Long Lane, between junction with New Road and tree belt, see photograph 19.</p>

<p>Landscape and Settlement Character in view(s):</p>	<ul style="list-style-type: none"> <li>• Long Lane between village edge and tree belt follows roughly level ground at just lower than 50m AOD, falling gently as it reaches the tree belt east of the allotments, and then rising to a high point of 73m AOD at the junction with New Road, with the land continuing to a plateau at 75m AOD at the eastern edge of the parish;</li> <li>• North eastern edge Gamlingay Conservation Area extends in a wedge-shape between Long Lane and Station Road, encompassing part of the field south of Long Lane and the well-treed grounds of Grade II Listed Merton Grange and stables (with some recent development off their access road to the south);</li> <li>• Gamlingay Wood on the horizon to the north, seen beyond the gently rising arable farmland;</li> <li>• Rural character to lane, with small open agricultural fields to east of village, with evidence of field amalgamation and resultant loss of linear plots to the north of the lane (when examining the 1602 Field System Map);</li> <li>• Views of a small number of dwellings on the eastern village edge on approach from the east, seen against the well-treed backdrop of the village which screens the rest of the village from view;</li> <li>• Allotments accessed off Long Lane and public footpath 96/1 a short distance from village, wrapping around The Conifers (comprising agricultural barns and mobile caravan) to the east and south;</li> <li>• Tree belt extends south from edge of Gamlingay Wood to Long Lane, with lower part marking the remnant eastern edge of a field known as 'East End Close' as shown on the 1602 Field System Map;</li> <li>• Cluster of farmstead type buildings / agricultural barns and a Fishing Lake to the east of the tree belt, either side of Long Lane; and</li> <li>• Panoramic views of the parish looking west from the higher ground on Long Lane near New Road, from where the mainly well-treed Gamlingay village can be seen on lower ground, with the land rising to Gamlingay Wood to the north and White Wood on the western parish boundary beyond the wooded village.</li> </ul>
<p>Conclusion</p>	<p>Long Lane is a rural road, with views mainly comprising arable fields and large areas of woodland to the north and south on rising ground. Closer to the approach into the village, a small cluster of development, with the character of an expanded farmstead, with a fishing lake to the south, becomes visible, with arable fields between it and the edge of the village. A limited amount of housing on the edges and eastern periphery of Gamlingay village, can be seen against the well-treed village backdrop. The intervening arable fields are punctuated by the allotments and The Conifers on the northern side of Long Lane, while to the south, more than half of the field is designated as the Gamlingay Conservation Area. The conservation area's presence is an important element in the character of the landscape, and while this is not immediately obvious on the approach into the village on Long Lane, once entering Church End (the extension of Long Lane) the older properties, many of which are listed buildings indicate the historic nature of this part of the village.</p> <p>The well-treed linear plots on the northern side of the road and the generally well-treed backdrop to the village provide a strong eastern edge to the village, as can be seen in the views. The strong edge clearly separates the village from the landscape to the north and east, where the arable fields form part of the wider rural landscape. These fields also act to separate the village edge from the cluster of expanded farmstead development to the east of the tree belt.</p>

**KEY VIEW 5** View from recreation ground to Potton Wood

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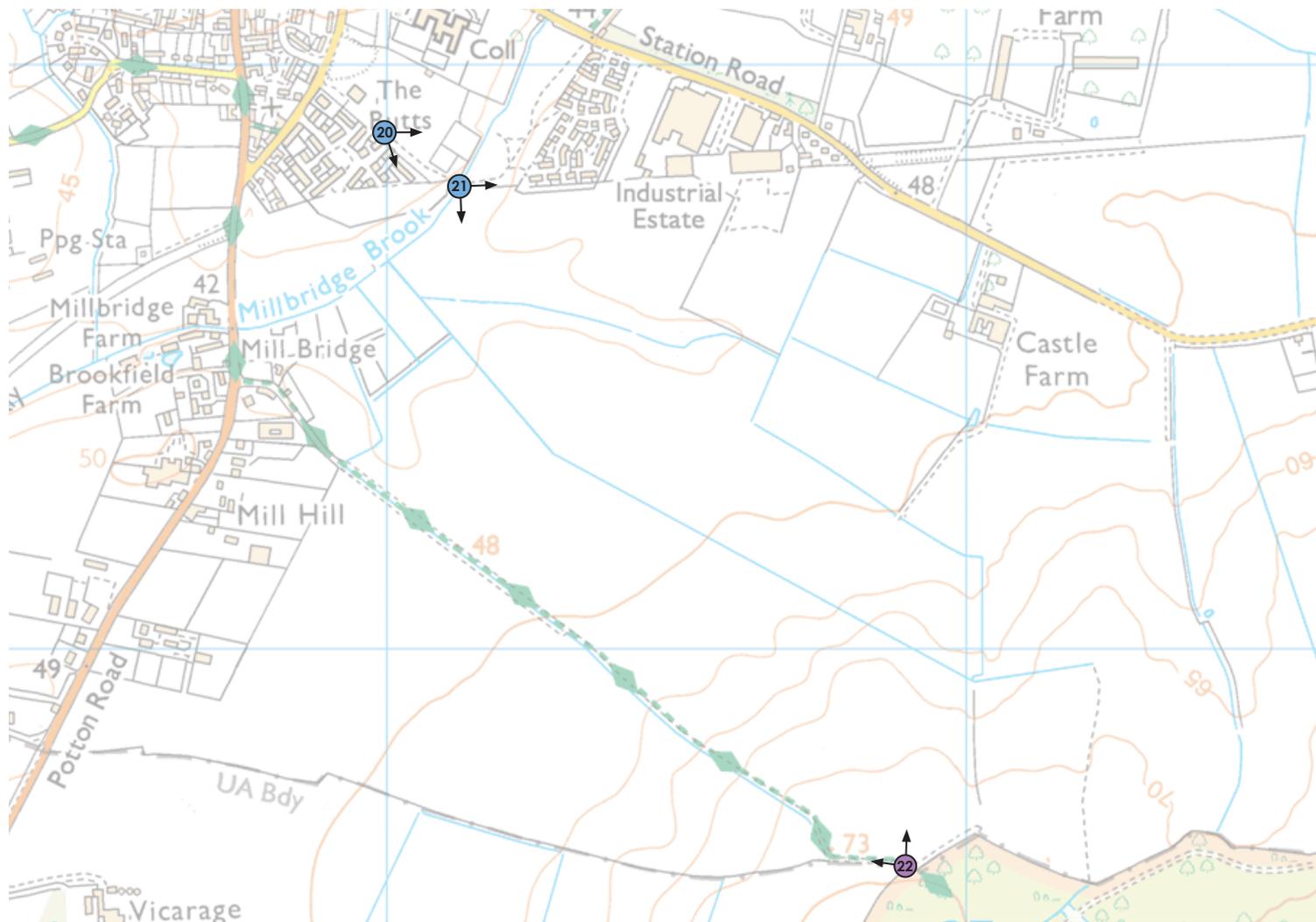


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Purpose of view:	To enable an appreciation of the rural setting in which settlement within Gamlingay parish is located, and of the rural landscape to the south of the parish.	
Location of view:	<b>Main views:</b> from footpath within and on edge of recreation ground, looking south, see photographs 20 and 21.	<b>Supplementary views:</b> from Clopton Way, public footpath xx on northern edge of Potton Wood, looking north, see photograph 22.
Landscape and Settlement Character in view(s):	<ul style="list-style-type: none"> <li>• Recreation ground at southern edge of village off Stocks Lane;</li> <li>• Land within recreation ground falls towards Millbridge Brook, at 45m AOD and then rises to approximately 73m AOD at northern edge of Potton Wood (and continuing to rise to small plateau of 80m AOD within woodland);</li> <li>• Within settlement location (of main view) framed by relatively recent development off Poppyfields to the east and Chapel Field to the west, with disused railway line marking their edges;</li> <li>• Eco Hub Community Centre to northeast, with tennis courts / bowls green contained within well-treed edges, and path linking recreation ground to Millbridge Brook Park (extending to northeast along edge of watercourse);</li> <li>• Arable fields with some field boundaries on rising ground;</li> <li>• Potton Wood and Cockayne Hatley Wood, linked by intervening woodland on horizon;</li> <li>• Clopton Way (public footpath 96/5) marked as London Waye on 1602 Field System Map, and retaining alignment from this date, extending through landscape from Potton Road to Potton Way;</li> <li>• Some recognisable field boundaries from 1602 Field System map, including fields between Clopton Way and parish boundary, and to the north of Potton Wood;</li> <li>• Main views: <ul style="list-style-type: none"> <li>○ Partial views, partly screened by trees on edge of sports courts through to rural landscape in the south of the parish; and</li> <li>○ Framed, but otherwise unimpeded views, of arable fields and field boundaries, with Potton Wood (and Cockayne Hatley Wood) seen on rising ground on the edge of the parish from edge of the recreation ground;</li> </ul> </li> <li>• Supplementary view: Panoramic views of the southern part of the parish from Clopton Way on the northern edge of Potton Wood.</li> </ul>	

## Conclusion

The view from the recreation ground is the only view from a public vantage point within the settlement. From the recreation ground, the rural setting of the southern part of the parish can be appreciated, with views to the edge of the parish marked by Potton Wood and Cockayne Hatley Wood on the horizon. The view, while framed by recent development, is of arable fields (and woodland) with very limited intervening built form. In the reciprocal view towards the edge of Gamlingay village (supplementary view), where development is visible, it lies tightly against the village edge, and is mainly contained by well-treed edges, in particular to the west. In the east, the recent development off Poppyfields is an exception, as is the light industrial area to its immediate east. A wind turbine and the Castle Farm complex of buildings lie in open landscape to the southeast, and the settlement pattern to the west, in the areas of Mill Hill and Little Heath while more dispersed, is clearly separated by fields from the edge of Gamlingay village. These views are key in the understanding and appreciation of the rural setting in the southern part of the parish and its settlement pattern.

**KEY VIEW 6** Views of the western edge of Gamlingay village (additional view not included in VDG identified views)

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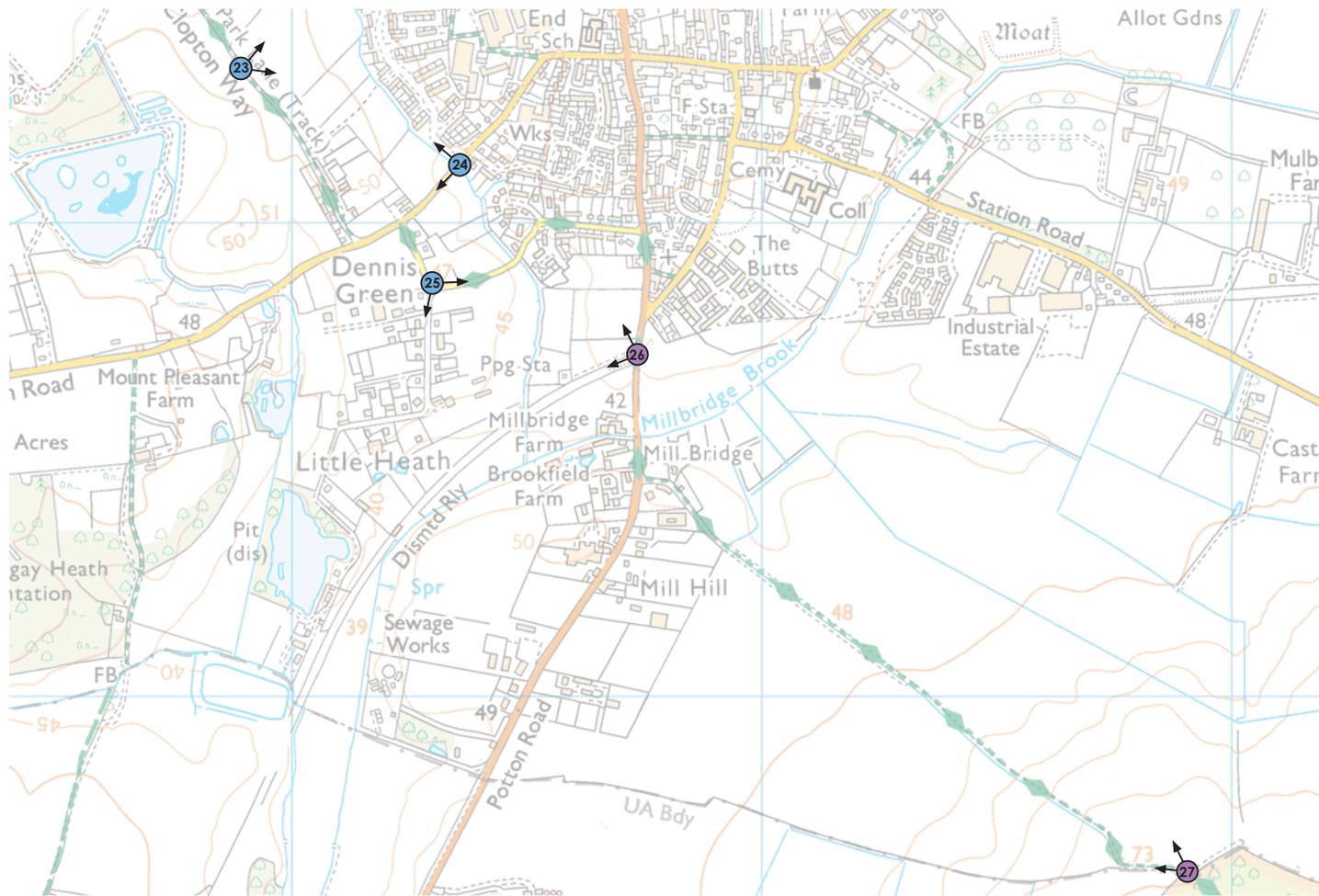


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<p>Purpose of view:</p>	<p>To enable an appreciation of the landscape features and the role they play in the setting of the settlement on the western side of the parish and to illustrate the separation between Gamlingay village and the satellite settlements of Dennis Green/ Little Heath.</p>	
<p>Location of view:</p>	<p><b>Main views:</b> from Clopton Way, public footpath 96/8 to the west of the village, from the junction of Heath Road and Green Acres (photo) and from West Road, looking south towards Little Heath, see photographs 23, 24 and 25.</p>	<p><b>Supplementary views:</b> from Potton Road (B1040) to the south of the village looking northwest, see photograph 26 and 27.</p>

<p>Landscape and Settlement Character in view(s):</p>	<ul style="list-style-type: none"> <li>• Fields, lying between 45m and 50m AOD, between Clopton Way/Park Lane and north and south of West Road rise to the southwest from the tributary of Millbridge Brook;</li> <li>• Dennis Green and Little Heath, lie on a plateau at roughly 45m - 47m AOD;</li> <li>• Tributary of Millbridge Brook marks the western edge of Gamlingay village, with the fields to its west of meadow character;</li> <li>• Meadows and watercourse of identified ecological importance, with fields being remnants of the original heathland in the western part of the parish;</li> <li>• Single depth of fields separating development on Gamlingay village edge off Green Acres from Dennis Green / Little Heath, with some development on the eastern side of Park Lane, which erodes this pattern;</li> <li>• Many intact field boundaries dating from the 1602 Field System Map, both in relation to the fields which separate the village from the satellite settlements, as well as some boundaries within Little Heath), in particular: <ul style="list-style-type: none"> <li>o the fields around the junction of West Road/Cow Lane and Little Heath, including those of Soule Crofte between Heath Road and West Road/Cow Lane;</li> <li>o the field to the south of West Road/Cow Lane; and</li> <li>o Chamberlaines and parts of Heath Ende Closes to the west of West Road / Little Heath (where development appears to have been contained in some of these field boundaries).</li> </ul> </li> <li>• Once out of the village, Heath Road has the character of a small, rural road, lined with trees and hedgerows, with sporadic development along it;</li> <li>• West Road / Cow Lane (historically the eastern part of West Road) is a single track road with high banks and few passing places, opening out at Cowslip Lane once it reaches the village edge;</li> <li>• Satellite settlement is focussed along a short stretch of Heath Road, and on part of the eastern side of West Road, and off Park Lane and along Little Heath, both unadopted tracks;</li> <li>• Settlement character in the satellite areas is looser and generally dwellings are on larger plots, with their location influenced by original farmsteads along the routes;</li> <li>• Views often screened by trees lining transport / walking routes, on field boundaries or by larger groups of trees (as well as some evergreen conifers on settlement edges), such as along Park Lane / Clopton Way, well-treed banks of West Road/Cow Lane and field boundaries west of Potton Road.</li> </ul>
<p>Conclusion</p>	<p>The single depth fields between the edge of Gamlingay village and the development at Dennis Green / Little Heath form remnant parts of the original heathland on the western side of the parish, which along with the tributary of Millbridge Brook also mean that they are of ecological importance. In several cases, the field boundaries have remained intact for over 400 years, as can be seen by comparing the 1602 Field System Map to a current aerial map. In addition, the fields provide a separation between the edge of the village and the satellite areas of settlement at Dennis Green and Little Heath. The views are key to the appreciation of the landscape on the western side of the parish, the role the fields play in the landscape setting of the settlement, and in understanding the separation between the village and the satellite settlements of Dennis Green/Little Heath.</p>

**KEY VIEW 7** View to and from Mill Bridge (additional view not included in VDG identified views)

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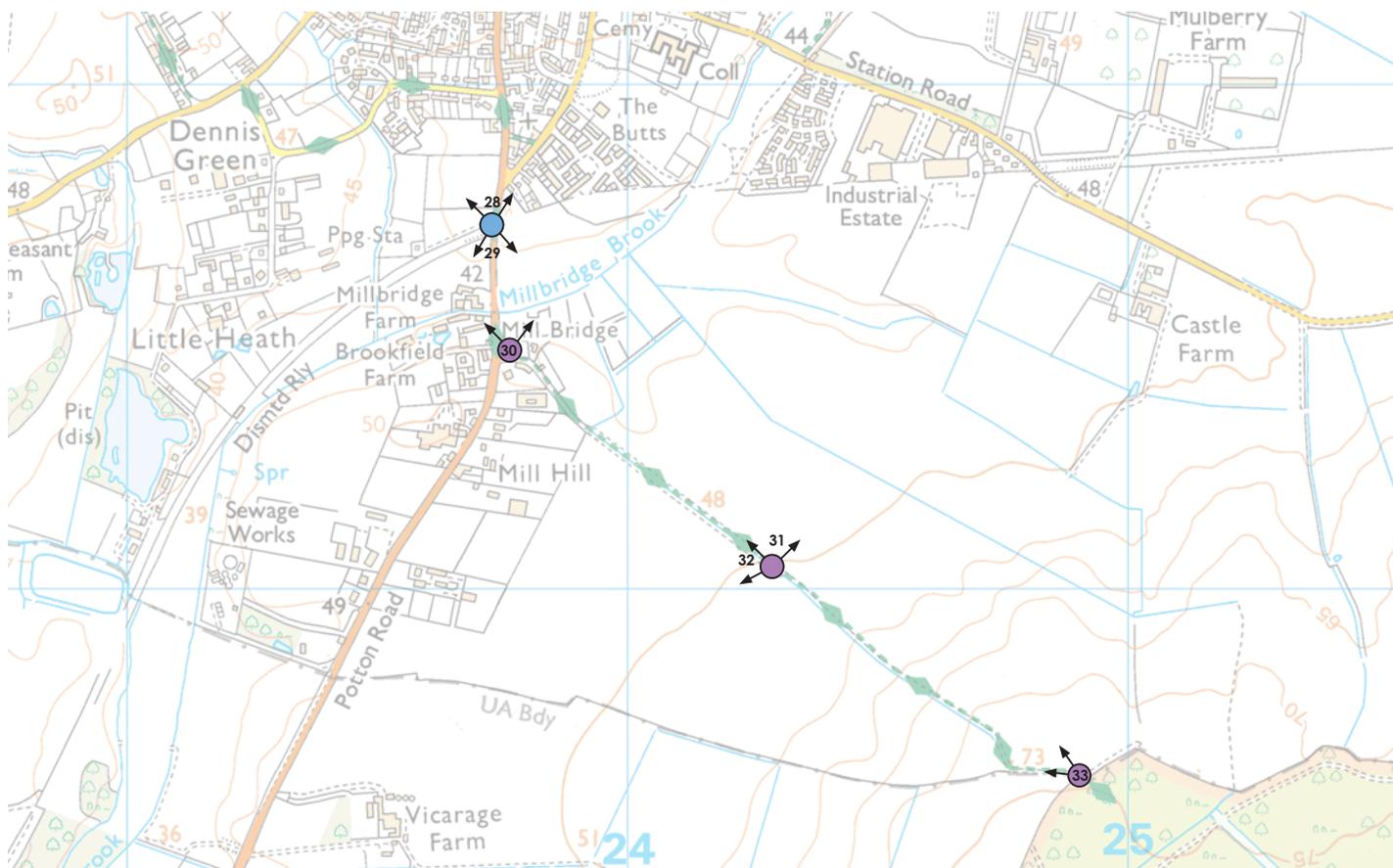


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<p>Purpose of view:</p>	<p>To enable an appreciation of the landscape features and the role they play in the setting of the settlement between the southern edge of Gamlingay village, to illustrate the settlement pattern and show the separation between Gamlingay village and Mill Hill and to demonstrate the distinct character of each area of settlement.</p>	
<p>Location of view:</p>	<p><b>Main views:</b> from Potton Road on the bridge over the disused railway line looking north and south towards Mill Hill and the southern edge of Gamlingay village; and from Clopton Way, public footpath 96/5, close to its junction with Potton Road, see photographs 28, 29 and 30.</p>	<p><b>Supplementary views:</b> from Clopton Way, public footpath 96/5, looking north and west, from further to the south of Clopton Way, at the northern edge of Potton Wood, see photographs 31, 32 and 33.</p>

<p>Landscape and Settlement Character in view(s):</p>	<ul style="list-style-type: none"> <li>• Fields rise towards Gamlingay village edge from Millbridge Brook and its tributary from around 42m to 45m AOD;</li> <li>• Southern edge of Gamlingay Conservation Area follows Potton Road (B1040) for a short distance parallel with fields to west, before extending southeast away from the road between two properties off Honey Hill;</li> <li>• Mill Hill lies either side of Potton Road on rising ground to the south, at between 42m and 50m AOD;</li> <li>• Millbridge Brook flows through the northern part of the satellite settlement, before turning south and extending parallel with Potton Road, with its tributary marking the western edge of the fields which separate the village from Mill Hill (course of Millbridge Brook has been straightened in this part of the parish, probably due to route of disused railway line);</li> <li>• Small fields of meadow character, with well-treed field boundaries of limited number separate the village from the start of development at Mill Hill on western side of Potton Road;</li> </ul> <p>On the western side of Potton Road, the meadows and watercourse are of identified ecological importance, with fields being remnants of the original heathland in the western part of the parish;</p> <ul style="list-style-type: none"> <li>• Field system interrupted by route of railway line (now disused), but field boundaries to the west of Potton Road and south of disused railway line are identifiable remnant field boundaries dating from before 1602 Field System Map, including those entitled Checker Platte and Brownings Acre;</li> <li>• Agricultural field and smaller horse paddocks to the east of Potton Road play role in separation of village from Mill Hill, and are of importance in the landscape setting of the southern part of the village;</li> <li>• Southern edge of village in views and character is fairly homogenous, comprising residential dwellings, including some older properties as well as more recent development such as that off the eastern part of West Road;</li> <li>• Mill Hill is formed mainly of light industrial units and repurposed barns, but there is a core of residential dwellings, located off Meadow Lane and a private road to the east (part of Clopton Way, public footpath 96/5) either side of Potton Road; and</li> <li>• Views are as follows: <ul style="list-style-type: none"> <li>o views towards Gamlingay village show a relatively well vegetated edge to the settlement, with trees screening much of the interior of the village, adjoining fields to the south;</li> <li>o looking south to Mill Hill, the satellite settlement is visible on rising ground, within a well-treed landscape, and although some of the development on the western side of Potton Road is visible, it's scale and mainly rural character is not incongruous in the rural landscape (the industrial units have more of a presence when passing through Mill Hill); and</li> <li>o to the southeast on Clopton Way, development at Mill Hill is contained within trees with some views of units / residential properties with the field to the east of Potton Road, south of the village visible.</li> </ul> </li> </ul>
<p>Conclusion</p>	<p>The fields to the west and east of Potton Road between the edge of Gamlingay village and Mill Hill play an important role in the landscape setting and clear separation of the two areas of settlement. Given their historically recognisable field boundaries, which date prior to 1602, and the meadow character which links them to the wider heathland, the fields to the west of Potton Road form part of the sensitive landscape features in the parish. In addition, it is clear from the views that the character of each of the settlement areas is quite different, with the village edge comprising mainly residential development, while development visible in the views of Mill Hill comprises a mix of repurposed agricultural buildings, some light industrial units and a small number of residential dwellings.</p>