

4 Landscape and visual effects

Introduction

- 4.1 Terence O'Rourke Ltd was appointed to undertake a landscape and visual assessment for the proposed development. The purpose of this chapter is to assess the potential effects of the proposed development on the landscape character and visual amenity of the site and its setting.
- 4.2 The documents referred to as part of the landscape and visual assessment process are listed in table 4.1.

Table 4.1: References and data sources

Landscape Institute and Institute of Environmental Management and Assessment, 2002, Guidelines for Landscape and Visual Assessment (2nd edition)
Countryside Agency, 2002, Landscape Character Assessment Guidance for England and Scotland
Countryside Character, Volume 6: East of England (Countryside Agency, 1999)
Landscape East, 2011, East of England Integrated Landscape Character Framework
South Cambridgeshire District Council, 2005, Conservation Area Appraisal - Longstanton

Legislation and policy

- 4.3 The relevant planning framework consists of national policy, including the draft National Planning Policy Framework (July 2011), and local policy in the form of the adopted South Cambridgeshire Core Strategy (January 2007), Development Control Policies DPD (July 2007) and the Northstowe Area Action Plan (July 2007).

National policy

- 4.4 The draft National Planning Policy Framework (July 2011) includes a number of relevant policy statements. These include:
- Paragraphs 9-19 (sustainable development)
 - Paragraphs 124-132 (sustainable communities)
 - Paragraphs 163-170 (natural environment)
 - Paragraphs 176-191 (historic environment)
- 4.5 Relevant national planning policy includes planning policy guidance notes (PPGs) and planning policy statements (PPSs). The most relevant to landscape and visual issues are:
- PPS1: Delivering Sustainable Development
 - PPS4: Planning for Sustainable Economic Growth
 - PPS7: Sustainable Development in Rural Areas
 - PPS9: Biodiversity and Geological Conservation
 - PPG17: Planning for Open Space, Sport and Recreation

Regional planning policy

- 4.6 The Localism Bill was enacted in November 2011, thereafter becoming the Localism Act. Different parts of the Act will, however, come into effect at different times over the coming months. The Act enables Regional Spatial Strategies, including the East of England Plan, to be abolished, but this will be undertaken by statutory order by the government in due course (it is currently understood that this will be around March / April 2012), subject to consultation. Whilst the East of England Plan remains part of the development plan until it is formally abolished, the government has advised that the proposed abolition of Regional Spatial Strategies should be regarded as a material consideration by local planning authorities when deciding planning applications. It should therefore be afforded limited weight in the determination of this planning application.

Local policy

- 4.7 The key policies relating to landscape in the adopted South Cambridgeshire *Development Control Policies* DPD include NE/4 (landscape character areas), DP/2 (design of new development), CH/1 (historical landscapes), CH/4 (development within the curtilage or setting of a listed building) and CH/5 (conservation areas). The full text of these policies is set out in annex 1 at the end of this chapter.
- 4.8 Policy EN/7 within SCDC's superseded local plan (2004) encouraged the planting and subsequent management of trees and hedges of appropriate native species. There is no direct alternative to this policy, although there are considerable references to the retention of landscape features and historical features throughout the *Development Control Policies* DPD, which often includes trees and hedgerows.
- 4.9 There is also no direct alternative to Policy EN/31 of the local plan, which stated that SCDC will expect to agree and approve a high standard of design, planting and materials for the hard and soft landscaping of the open public or private spaces connected with developments in conservation areas. However, the principles are referred to in several other *Development Control Policies* DPD policies, which embrace high quality design, planting, material and landscaping standards, such as policy DP/2.
- 4.10 Relevant policies from the adopted *Northstowe Area Action Plan* (2007) include NS/4 (extent and treatment of green separation), NS/12 (landscape principles), NS/13 (landscape treatment of the edges of Northstowe), NS/14 (landscaping within Northstowe), NS/15 (linking Northstowe to its surroundings) and NS/25 (strategic landscaping). The full text of these policies is set out in annex 1.
- 4.11 SCDC has produced several supplementary planning documents (SPDs) that are of relevance to this assessment, including the following:
- Landscape in New Developments SPD (March 2010)

- Open Space in New Developments SPD (January 2009)
- Trees and Development Sites SPD (January 2009)
- District Design Guide SPD – High Quality and Sustainable Development in South Cambridgeshire (March 2010)
- Public Art SPD (January 2009)

Methodology

- 4.12 The assessment has been undertaken with reference to the documents listed in table 4.1 and field studies. A summary of the methodology used in the assessment provided here, and the full methodology is set out in annex 2 at the end of this chapter. Details of the methodology used in the photographic survey are set out in annex 3.
- 4.13 A combination of information from desktop topographical analysis, computer modelling and field studies was used to determine the zone of theoretical visibility (ZTV), which is defined as the extent of potential visibility of the proposed development in the surrounding landscape. A professional judgement has been made that, for this assessment, 7.5 km is the distance beyond which a proposed development of this scale, nature and context would not have a significant effect on either landscape character or views. A 7.5 km radius study area has therefore been set for the assessment. Views and visual receptors were identified within the ZTV and a number of viewpoints were selected for the assessment to provide a representative selection of views from a variety of directions and distances in relation to the range of expected important visual receptors, including local residents, tourists and users of public transport routes.
- 4.14 Landscape effects arise either from direct changes as a result of development in the physical elements of the receiving landscape, or from indirect effects on the character and quality of the surrounding landscape. The significance of a landscape effect is determined by consideration of the sensitivity of the landscape and the magnitude of change that it will undergo.
- 4.15 The baseline section below identifies intrinsic factors that can be used to assess the relative sensitivity, importance or value that society attaches to the landscape, often in the form of a designation. The guidance in figure 4.1 has been used in the assessment to arrive at an evaluation of landscape sensitivity. The magnitude of change is a function of the degree to which the scale, nature and extent of the changes are at variance with the character and qualities of the receiving landscape. Physical landscape characteristics, such as topography, scale, vegetation and land use, are taken into account. The guidance in figure 4.2 has been used in the assessment. The degree of effects on the landscape resource has been considered from a combined evaluation of landscape sensitivity and magnitude of change, using the matrix in figure 4.3. Effects that are moderate or above are considered to be significant.
- 4.16 Visual effects arise from the changes in character and quality of people's views arising from the proposed development. The significance of an effect on

visual amenity is determined by consideration of the sensitivity of the receptor (the group of people experiencing the view) and the magnitude of the change. The guidance in figure 4.4 has been used to arrive at an evaluation of the sensitivity of visual receptors. Views from community areas, residential areas or public footpaths are generally considered more important than transient views from roads or views from workplaces, although transient views can include tourist routes that may be important. Views of attractive unspoilt landscapes might be considered more important than views of a rapidly changing area of development.

- 4.17 The magnitude of change in a view is determined partly by the degree of intrusion and obstruction of views in relation to the receptor, and partly by the degree to which the nature and scale of the proposed development assimilates with, or alters, the character and quality of the existing view. The guidance in figure 4.5 has been used in the assessment of impact magnitude, while the matrix in figure 4.6 has been used to determine effect significance. Effects that are moderate or above are considered to be significant.

Baseline

The application site

- 4.18 Figure 4.7 shows the site appraisal and site photograph viewpoint locations. Photographs of the site are provided in figures 4.8 to 4.12 and the site and / or site features are also shown in the representative views V14 to V25 (figures 4.32 to 4.43).

Site history

- 4.19 The 1888 Ordnance Survey map (figures 5.3 and 5.4 in the cultural heritage chapter) shows that the site was historically divided into several fields, paddocks and orchards, regular in shape but of varying sizes. These were part of a system of regularly shaped enclosed fields and watercourses that surrounded Long Stanton.
- 4.20 Most of the site has undergone a significant amount of change. The majority of the fields shown on the 1888 map have been removed and replaced with a golf course. However, some significant features of the original rural landscape remain, including the hedgerows on the south east and north west boundaries of the golf course, the hedgerows on the south west boundary with Longstanton, some of the hedgerows along Station Road and hedgerows associated with the field north west of Station Road.

Site landscape resources

Hedgerows

- 4.21 As described in paragraph 4.20, there are a number of hedgerows remaining from the original agricultural landscape and a number of more recent

hedgerows. None are classified as important hedgerows under the Hedgerow Regulations 1997 or the UK Biodiversity Action Plan (1994). The majority of the hedgerows are species-poor, dominated by hawthorn, blackthorn and hazel. The Tree Survey and Arboricultural Impact Assessment submitted in support of the application provides a reference for each hedgerow and table 4.2 sets out the hedgerows on site and their landscape contribution.

Table 4.2: Hedgerows on site

Ref	Description and location	Landscape contribution / significance
G3	Unmaintained hedgerow forming part of the south east boundary of the golf course (and site)	Provides a good screen. Significant
H91	Unmaintained hedgerow forming part of the south east boundary of the golf course (and site)	Provides a good screen. Significant
H154	Unmaintained hedgerow forming part of the south east boundary of the golf course (and site), with some mature tree groups	Provides a good screen. Significant
H165 / H166	Site boundary hedge, 2.5 m high on the south west side of field A1	Field boundary and some screening. Significant
G6, G16, G17	Overgrown hedge on the south west boundary with Longstanton	Provides good screening from Longstanton. Significant
H24	Overgrown hawthorn hedge on the south west boundary with Longstanton	Provides good screening from Longstanton. Significant
G38	Overgrown hedge on the south west boundary with Longstanton	Provides good screening from Longstanton. Significant
G57	Site boundary, unmaintained hedge with Station Road	Provides good screening from Station Road. Significant
G174	Site boundary, unmaintained hedge with Station Road	Provides good screening from Station Road. Significant
H179	Maintained 3.5 m high hedgerow on the south west side of field A1	Field boundary, contributes to landscape pattern. Significant
H182	Site boundary, 6 m high maintained hedge with Station Road	Provides a good screen. Significant
H188	Maintained hedgerow, 1.5 m high, in field A1	Field boundary, contributes to landscape pattern. Significant
H184	Site boundary, 7.5 m high unmaintained hedge with Station Road	Provides a good screen. Significant
H173	Semi-maintained hedgerow, 4.5 m high, on Station Road	Provides a good screen. Significant
H169	Semi-maintained hedgerow, 4.5 m high, between golf course and field A4	Contributes to landscape pattern. Significant
H129	Intermittent hedgerow in the north east area of the golf course	Contributes to landscape pattern. Significant
H130	Unmaintained hedgerow in good condition in the north east area of the golf course	Contributes to landscape pattern. Significant
H131	Unmaintained hedgerow in good condition in the centre of the golf course	Contributes to landscape pattern. Significant
G116	Good quality hedgerow in the centre of the golf course	Contributes to landscape pattern. Significant
H110	Good quality hedgerow in the centre of the golf course	Contributes to landscape pattern. Significant
G26	Hedgerow with mature trees in the western area of the golf course	Good screening and contributes to landscape pattern. Significant
H34	Unmaintained hawthorn hedge	Internal site screening and setting of public right of way. Significant
H35	Unmaintained hedgerow	Internal site screening and setting of public right of way. Significant
H15	Good quality hedgerow	Contributes to landscape pattern and setting of public right of way. Significant

Trees

- 4.22 Trees are an important feature of the site, particularly in relation to the interface between the golf course and the village of Longstanton, where the trees form a strong and effective visual screen. Trees are also the key element in the perception of Longstanton from the surrounding landscape, from where it is seen as a wooded area with development barely perceptible.
- 4.23 The tree survey provides a comprehensive description of the trees on site. There are several tree groups and hedgerows planted as part of the relatively recent golf course development. Most of these are categorised as C (low value) in the tree survey and make very little contribution to the wider landscape character. They are therefore not regarded as significant landscape features.
- 4.24 Using the same reference numbers as used in the tree survey, table 4.3 describes the landscape contribution and significance of the trees and tree groups within the site.

Table 4.3: Trees on site		
Reference	Description and location	Landscape contribution
G52, T55, T56, G172, G175	Category B trees on the east side of Station Road	Contribute to the local landscape character of Station Road
G180	Category B tree group on west side of Station Road	Contributes to the local landscape character of the Station Road area and provides a good screen
G187	Category B group of cypresses up to 16.5 m	Distinctive group in the local landscape. Significant
G128, G167, G168, G171	Relatively young plantations in the north of the site	Provide localised screening but not of wider landscape significance
G63, T65, G66-70, G72, G74-75, G77-T79, T81-T88, G93-101, T103, G105, G106, G108, G111-T115, G117-120, G122, G123, G132-134, G135 (cat B), G136-138, G157, G158, G160-163	Mainly category C groups of trees and individual specimens in the main golf course area	Significant only within the golf course and not compatible with the wider landscape character. Not of sufficient height to provide any wider landscape contribution
G59, G61, G64, T71, T73, T89, T90, T92, G102, G107, G109, T124, G125, G143, G145, G147, G156	Category A (high value; few) and category B (moderate value) groups of trees in the main golf course area	Some wider landscape contribution, Good specimens, with some retention value. Significant
G1, G2, G4, T5, G6, G8, T9, T11, G13, T14, G16	Category A and B trees and tree groups in the south west corner of the site	Contribute to the local and wider landscape character of Longstanton and provide screening of the site from Longstanton. Significant
T18-22, T25, T27, T29-33	Category A, B & C trees in hedgerows on the mid east edge of Longstanton	Contribute to the local and wider landscape character of Longstanton and provide screening of the site from Longstanton
T40, G42, T44, G48, G49, G51	Category A and B trees in hedgerows on the northern part of the eastern edge of Longstanton	Contribute to the local and wider landscape character of Longstanton and provide screening of the site from Longstanton. Significant
G76, T80	Category B tree grouping around the golf course pond	Contribute to the local and wider landscape character of Longstanton and provide screening of the site from Longstanton. Significant
G152, G153, G155	Category B tree groups associated with the site's south eastern boundary hedgerow (H154)	Good screening from views to the south and east and good landscape features. Significant

Landscape sensitivity

4.25 The site is variable, being part golf course and part agricultural. It also has influences ranging from residential development in Longstanton village, Station Road, Rampton Drift and the Cambridgeshire Guided Busway (CGB). The large majority of the site is golf course amenity grassland or arable field, both of very little landscape value. The hedgerows and trees in the area of the golf course adjacent to the village edge are the most significant landscape feature, provide the wooded setting to Longstanton, determine its appearance

in the wider landscape and provide valuable screening of the site from Longstanton.

- 4.26 Of more local importance are the trees and hedgerows along Station Road that give the road a semi-rural character, balancing out the urbanising effects of roadside development and highway improvements, including the park and ride access, that have accrued in recent years. The south eastern boundary hedges are also of local importance, largely in their role of maintaining an apparent rural character in views from the Magdalene Road and Rampton Road area by screening views of the golf course. The tranquillity of the site is compromised by its village edge location and proximity to Station Road, the CGB and park and ride.
- 4.27 Taking into account all the landscape features described above, the general poor scenic qualities, moderate condition and low tranquillity of the site and the degree to which the site is used or viewed by the local population, the overall landscape sensitivity of the site is assessed as medium.

Topography

- 4.28 The Cambridgeshire landscape is generally low lying and, although the study area reflects this, there are subtle topographical variations within it. The study area lies at a point of transition between relatively high ground south east of the A14, ranging from 20 m to 70 m AOD, and the very flat fenlands 5 km to the north, ranging from 1 m to 5 m AOD. The A14 runs typically at 15 m to 20 m AOD, while Longstanton lies at 8 m to 10 m AOD. The site is at 5 m to 16 m AOD. Figure 4.14 illustrates the topography and main drainage features.
- 4.29 Land within the study area is slightly undulating and topographical features influence the extent of visibility of the site. Approximately 7 km to the south west, higher ground prevents visibility of the site from land further south west. Some surrounding villages are located on slight rises, which, in combination with development and vegetation, helps screen views of the site from beyond the settlements. Examples include Crafts Hill at the settlement of Bar Hill, which lies on the south west edge of the study area at 41 m AOD, and the nearby village of Oakington to the south at around 9 m AOD. There is a slight ridge in the vicinity of Lambs Cross to the south east of the study area at 11 m AOD.
- 4.30 The land rises gently in the vicinity of Over to the north west of the study area to form a small hill, with a summit of 11 m AOD. The village of Cottenham lies slightly elevated at 10 m AOD to the east of the study area.

Drainage

- 4.31 A sparse network of drains and ditches flow north east to the fenlands. The ditches and drains are not prominent landscape features, except where they include raised flood protection banking or support significant mature trees such as willow and poplars. The larger drains tend not to be flanked by hedgerows, as the vegetation would hinder access for maintenance, such as

Longstanton Brook. This contrasts with the more natural watercourses in the area, such as Oakington Brook and Beck Brook, which tend to slightly meander in very shallow valleys. Stretches of these are prominent local features due to the tree growth along their banks. The drains can also be up to 3 m below ground level and contain little water in the summer, but can be full in the winter. The River Great Ouse is 5 km north of the site.

- 4.32 The main permanent surface water features within the site are the ponds within the golf course and a number of drains running through the site and alongside the CGB.

Vegetation and field pattern

- 4.33 The landscape of the surrounding area is dominated by large open areas of field and occasional belts of trees that combine to limit views. The most significant vegetation in the area of the site is the strong treed edge of Longstanton, which gives the village a distinct character.

- 4.34 The site vegetation is described in paragraphs 4.21 to 4.27 and detailed in tables 4.2 and 4.3.

Land use and settlement

- 4.35 The site is immediately east of Longstanton and there are a number of other villages within a few kilometres of the site, including Willingham approximately 2 km to the north, Rampton 1 km to the east, Cottenham 3 km to the east, Histon 4 km to the south east, Oakington 2 km to the south, Bar Hill 3.5 km to the south west, Boxworth 5 km to the south west, Swavesey 4 km to the west and Over 3 km to the north west.

- 4.36 There are a number of farmsteads distributed through the farmland surrounding the villages, including Brookfield Farm on Rampton Road to the east of the site.

- 4.37 Intervening vegetation results in very low intervisibility of settlements. In the area of Longstanton, the spire of All Saints church and the water tower at the former Oakington Airfield are the only built features visible in the wider landscape.

- 4.38 The former Oakington Airfield and related residential area at Rampton Drift are influential developments to the east of the site.

Public access

- 4.39 The main road relating to the site is the B1050 (Station Road), which passes through the north western part of the site. The B1050 links with the A14 Huntingdon Road 3.5 km to the south west and passes through Willingham 2 km to the north. Rampton Road from Longstanton to the former Oakington Airfield lies to the east of the site. It is not a through road and mainly provides access to Rampton Drift.

- 4.40 The CGB is on the course of a disused railway line and lies immediately east of the site.
- 4.41 There are four public rights of way within the site, three public footpaths in the west of the site and one byway in the east that runs along Rampton Road.

Biodiversity

- 4.42 The biodiversity value of the site is described in the natural heritage assessment in chapter 6. The vast majority of the site is amenity grassland and much of the remaining area is intensively farmed arable land or improved grassland. The small areas of woodland on the golf course have sparse ground flora and the hedgerows are predominantly species poor and none have the species diversity associated with those protected under the Hedgerow Regulations 1997 or the UK BAP. There are 27 ponds recorded on the site, most of them on the golf course. There are several ditches and a watercourse, Longstanton Brook. Table 6.4 of the natural heritage chapter records the level of habitat value for all features as local / low.

Landscape character and importance of the site and surrounding study area

Character areas

- 4.43 The site is within the Bedfordshire and Cambridgeshire Clay Lands National Character Area, as described in *Countryside Character: Volume 6 East of England* (Countryside Agency, 1999). The description of the landscape in this broad area includes the following characteristics:
- Gently undulating topography and plateau areas, divided by broad shallow valleys
 - Predominantly an open and intensive arable landscape, with fields bounded by either open ditches or sparse closely trimmed hedges, both containing variable number and quality of hedgerow trees
 - The river corridors of the Great Ouse and Ivel comprise cohesive sub-areas characterised by flood plain grassland, riverine willows and larger hedges
 - Woodland cover is variable. There are clusters of ancient deciduous woods on the higher plateau area to north west between Salcey and Grafham Water, and smaller plantations and secondary woodland within the river valleys
 - Settlement pattern clusters around major road and rail corridors (A1 and M1), many with raw built edges. There are smaller, dispersed settlements elsewhere. Village edge grasslands are an important feature
 - A diversity of building materials, including brick, thatch and stone, and limestone villages on the upper Great Ouse
 - A man-made reservoir at Grafham Water, restored gravel working lakes adjacent to River Ouse, and waterbodies in Marston Vale resulting from clay extraction
 - The brickfields of Marston Vale and Peterborough form a major industrial landscape of mixed extraction, dereliction and landfill

- Medieval earthworks, including deserted villages, are the major feature of visible archaeology
- 4.44 The national character assessment forms a framework within which more detailed localised character assessment has been carried out. The more detailed landscape assessment study is contained partly within the Cambridgeshire County Council *Cambridgeshire Landscape Guidelines* (1991) (the site is within Area 3, Western Claylands), and more recently in the Landscape East (2011) *East of England Integrated Landscape Character Framework*. The latter document is considered to be more relevant to this assessment, as it contains more up to date information and description. The assessment of effects on landscape character will therefore be made with reference to the areas as described in that document.
- 4.45 The site lies within the ‘Area 13, Lowland Village Farmlands’ typology, and the zone of visual influence studies suggest that the proposed development might be visible from (and therefore have a potential indirect effect on) the ‘Area 10, Wooded Village Farmlands’, ‘Area 22, Planned Peat Fen’ and ‘Area 19, Valley Meadowlands’. These character areas are shown on figure 4.15.
- 4.46 The detailed descriptions of these landscape character areas and landscape resources are contained in the *East of England Integrated Landscape Character Framework*. Extracts from this document are included in the landscape resource assessment data sheets L1 to L5 in the assessment section of this chapter following paragraph 4.109.

Landscape designations

- 4.47 Landscape-related designations are shown on figure 4.13. There are no landscape designations within the wider landscape of the site, but there are several landscape-related designations within a 7.5 km radius of the site, which are discussed in the following paragraphs.

Landscape-related natural heritage features

- 4.48 There are three ancient and semi-natural woodlands within the study area: Knapwell, 6 km south west of the site, Wood Farm 7 km south west of the site, and one near the American Cemetery at Coton, 7 km south of the site.
- 4.49 There is one local nature reserve within the study area, at Swavesey, 3.5 km north west of the site.

Landscape-related cultural heritage features

- 4.50 There are several scheduled monuments within the 7.5 km radius landscape and visual study area. Of these, Belsar’s Hill, Giant’s Hill at Rampton and Histon Manor are features where the setting may be considered an important element of their appreciation.

- 4.51 There are a number of listed buildings in the Longstanton and Oakington areas. Most have their immediate village context as their settings. The Church of All Saints in Longstanton has a spire that, seen amongst the village edge trees, is a visible feature in the local landscape surrounding Longstanton. Nine of the pillboxes on the former airfield have recently been listed at grade II. The setting of the pillboxes consists of the surviving elements of the former airfield.
- 4.52 The conservation area at Longstanton is 250 m south west of the application boundary. It covers a wide area, incorporating the older village foci in the central and southern parts. South Cambridgeshire District Council's *Conservation Area Appraisal – Longstanton* (2005) highlights that the character and appearance of this area includes not only the built heritage, but also the agricultural and historic character of the area; the building materials used; building heights and scale; and settlement layout. The agricultural character includes field layouts, hedge boundaries and also historic features such as ridge and furrow and the earthwork remnants of former medieval strip farming.
- 4.53 The Oakington conservation area lies to the south east of the site, and encompasses an area around St Andrew's Church, between the High Street and Water Lane. Westwick conservation area is centred on Westwick Hall, Westwick Cottages and Westwick Farm and contributes to the setting of the village.
- 4.54 More detailed information relating to scheduled monuments, listed buildings and conservation areas is provided in the cultural heritage assessment in chapter 5.
- 4.55 There are three registered parks and gardens within the study area, which are described in the following paragraphs. Madingley Hall is located 5.5 km south of the site. English Heritage describes it as follows:
- “Madingley Hall lies in a rural setting on the west side of Madingley village, which is situated c5 km west of Cambridge. The registered site covers c80 ha, bounded to the east by the village, to the north east by Drayton Road, and to the west and south by farmland. Perimeter belts enclose the park on all sides apart from an open view east over the village towards Cambridge. A drain runs north / south through the middle of the site, passing c200 m to the west of the Hall, which also sits in the centre of the park. The gently undulating ground falls generally towards the east, to the lake and village on the east boundary”.
- 4.56 As suggested in the description, the key wider setting to the grounds is the view towards Cambridge.
- 4.57 Childerley Hall is located 5.5 km south west of the site. English Heritage describes it as follows:

“Childerley Hall park covers c26 ha and lies c12 km west of Cambridge, on the north side of the A428 Cambridge to St Neots road in a part of the county dominated by flat, open arable land. The Hall stands in an isolated position, the villages of Great and Little Childerley both having disappeared by the C17, and is entirely surrounded by park and farmland, the boundary of the site to the west being marked by a well-preserved C17 bank and ditch.”

- 4.58 There is no suggestion of a wider setting to the grounds in the description.
- 4.59 The American Cemetery is located 6 km south of the site. English Heritage describes it as follows:

“The American Cemetery is situated c8 km to the west of Cambridge, on the north side of the A1303 St Neots Road. The c12.5 ha site is bounded to the north by Cambridge Road, which links the villages of Coton and Madingley, to the west by a track beside Madingley Wood, to the east by farmland, and to the south by the A1303. The cemetery occupies a rural position on the north slope of a hill which gives extensive views northwards over the surrounding countryside and towards Ely cathedral, some 22 km away, which can be seen on clear days.”

- 4.60 As suggested in the description, the key wider setting to the grounds are the view northward, particularly towards Ely Cathedral, which is in a north, north easterly direction. The site is in a north, north westerly direction.

Identification of visual receptors and assessment of their importance

- 4.61 The extent of visibility of the site and potential visibility of the proposed development has been explored with the generation of ZTV information illustrated in figure 4.16. For the purposes of this study, 7.5 km has been judged by the assessor and agreed with SCDC to be the distance beyond which the proposed development would not have a significant effect on views. The resulting ZTV has indicated areas of the surrounding landscape and developed area within 7.5 km of the site where it is probable that the site, or development within the site, would be visible. These potential views have been checked during fieldwork.
- 4.62 In this particular case, there are several factors that mean that visibility of the proposed development from the surrounding landscape is significantly less than that suggested by the ZTV. The first of these factors is the significant amount of woodland and concentrations of trees and the number of villages that exist in the surrounding landscape. The ZTV also does not take account of hedges and other minor topographical features.
- 4.63 Views towards the site are available from a range of directions from the surrounding landscape. The range of public views from local viewpoints (up to 1 km from the application boundary), medium distance views (1-3 km from

the application boundary) and long distance views (3-7.5 km from the application boundary) are described in paragraphs 4.66 to 4.93.

- 4.64 It is not feasible to illustrate all potential viewpoints within the ZTV. Therefore, photographs were selected from a number of representative locations. These have been taken from varying distances, orientations and potential receptors. The photographic viewpoint locations are illustrated on figures 4.17 and 4.18. They show either typical views or views considered to be important and were agreed through a joint site visit and consultation with landscape officers of SCDC.
- 4.65 In order to avoid repetition and to make the assessment more legible, the detailed descriptions of the representative views and the judgement as to the sensitivity of the receptor are included in the visual amenity data sheets V1 to V25 following paragraph 4.110, under the section dealing with the assessment of effects on visual amenity.

Local views (up to 1 km from the application boundary)

Local views from the area to the south east (viewpoints 21 and 22)

- 4.66 Views from the local area to the south east of the site are obtained mainly from Rampton Road. This is a public road that provides access to a number of properties, including Brookfield Farm and Larkfield and the residential area of Rampton Drift, in particular those properties facing onto Rampton Road. There are also views from the airfield military buildings area. Rampton Road is a byway east of Brookfield Farm, extending up to the CGB. It changes name to Reynolds Drove east of the CGB.
- 4.67 Public views of the site from Rampton Road are limited to some views of the golf course eastern boundary hedgerow through occasional hedge gaps. The byway section of path between Brookfield Farm and the CGB is adjacent to the site, but the only significant views into the site are from field gates and occasional gaps in the hedge.
- 4.68 The character of the views is a mix of rural and urban edge. Due to the traffic using Rampton Road, tranquility is low. There are a number of elements that detract from the rural character of the views as one progresses along the lane. These include the airfield and associated buildings and fencing, the suburban style of development at Rampton Drift and visible development on the edge of Longstanton at Magdalene Close and the nursery development. The hedgerows appear of mixed condition, some being well maintained and others in decline. The majority of the area of the site is not visible and there are no significant distant views obtainable, with the exception of the views from the byway where it meets the CGB at an elevated level. Views elsewhere from the CGB are described in the relevant sections.

Local views from the area to the south (viewpoints 19 and 20)

- 4.69 Views from the local area to the south of the site are obtained mainly from the public footpath between Rampton Road and the golf course, the section of Rampton Road immediately south of the site, Magdalene Close, Thornhill Place and the northern end of Long Lane. There are possible views from residential property in the Woodside and Mills Lane areas of Longstanton, but intervening woodland at Nether Grove and along Long Lane screen or filter most views from further south.
- 4.70 In these views, the eastern boundary of the golf course is the only discernible feature of the site and forms the limit of view to the east and north east. The boundary with the nursery at Larkfield forms the northern limit of view. Although the outlook of the view is rural, it is a constrained view with no significant features and ordinary scenic qualities. The suburban nature of the Magdalene Close and Thornhill Place development and the appearance of the buildings associated with the former airfield detract from the rural character of the view.
- 4.71 The view from most of Long Lane, except for the end at its junction with Rampton Road, is very restricted and includes the buildings associated with the former airfield in the foreground.

Local views from the area to the south west (north eastern edge of Longstanton; viewpoints 17 and 18)

- 4.72 The views from the area to the south west are confined to Longstanton primary school, some two storey houses at Thornhill Place, Prentice Close (a residential development with a small number of two storey houses, but mainly single storey houses), Ladywalk (a residential development of mainly two storey houses), Brewers Close, (a two storey residential development) and a number of individual houses, including Hatton House. Although the residential properties are close to the application site boundary, there are intervening narrow fields and hedgerow vegetation on the eastern boundary of properties that combine to provide an effective screen to views from the residential area. The hedgerow forming the boundary between the school grounds and the site also provides an effective screen. It is probable that there are views from the upper storeys of residential properties of the golf course, particularly in winter.
- 4.73 The clearest views from this direction are from the public right of way that crosses the western end of the golf course. This path has clear views over the golf course and also clear views towards the edge of Longstanton.

Local views from the area to the west (north edge of Longstanton and north west from Station Road area; viewpoints 15 and 16)

- 4.74 The views from the area immediately west of the site include public views from Station Road, from the public footpath on the west edge of the golf course and views from residential and business properties on the west side of Station Road. Views from the public footpath are restricted to the golf course.

Views from the road section adjacent to the golf course are constrained by the roadside hedgerow. The road section north of the golf course has undergone highway improvements and most of the site boundary on the east side of Station Road is chain link fence, providing views over the derelict area of the site previously used for construction activities. The view of the part of the site west of Station Road is constrained by hedgerows and properties on the west side of the road.

- 4.75 Views of the small area of site west of Station Road are limited to Station Road opposite the site and from a small number of properties within the application boundary. The clearest views from this direction are from the public right of way at the western end of the golf course and from the pavement alongside Station Road.

Local views from the area to the north and north east (southern edges of Willingham, extending along Station Road; viewpoint 14)

- 4.76 The views from the area immediately north and north east of the site include public views from the section of Station Road north of the site, from the CGB, views from residential and business properties Gresley House, Orchard Cottage, Stanton House and Mowlem Digital Park on both sides of Station Road, Longstanton parish allotments and views from other properties on Stanton Mere Way. Views from Station Road are constrained by intervening development and vegetation and this effect increases with distance from the site, with the result that there are very few clear views of the site in this area. The clearest views are available from the CGB looking over the intervening park and ride and from a small number of properties, including New Farm and properties along Stanton Mere Way.

Local views from the area to the east (farmland south west of Rampton; viewpoints 23, 24 and 25)

- 4.77 The views from the area immediately east of the site include public views from the CGB, Reynolds Drove, a track linking the airfield and Rampton, Pauly's Drove, the upper storeys of the few properties on the west side of Rampton with views towards the application area (similar to views from Pauly's Drove) and Cuckoo Lane, a track linking Rampton and Westwick.
- 4.78 Views from this area are typically across open arable fields. Field sizes are large and the landscape is very open. The wooded edges of Longstanton and the spire of All Saint's Church are visible in the middle distant skyline. The views are mainly rural in character with few significant detracting influences.

Medium distance views (1-3 km from the application boundary)

Medium distance views from the area to the south east (airfield area, Westwick end of Oakington, farmland north east of Westwick; viewpoints 9 and 10)

- 4.79 Views from this area are limited to a few properties on Oakington Road at Westwick and Lambs Cross, the public rights of way at Rampton Drift, Guns Lane and south of Westwick Hall and farmland between Westwick and Cottenham. The zone of visual influence suggests potential views from the section of CGB within this zone, but the intervening airfield vegetation and development would constrain views.
- 4.80 Views from this area are typically across open arable fields in the foreground. Woodland on the northern edges of Oakington and Station Road constrains visibility towards the western parts of the site. The main focus of the view is the airfield area and its plantations and hangars (and in some views, the water tower) on the skyline in the middle distance. The wooded edges of Longstanton are not discernible.

Medium distance views from the area to the south and south west (Oakington, farmland at Bar Farm and Hill Farm; viewpoint 11)

- 4.81 Views of the site from this area are constrained by intervening development and trees at Longstanton. The zone of visual influence suggests potential views from the Hazlewell Court and Noon Folly Farm and Hill Farm areas.
- 4.82 Views from this area are typically across open arable fields in the foreground. The wooded edges of Longstanton are the main focus of the view on the middle distance skyline.

Medium distance views from the area to the west and north west (farmland north west of Longstanton; viewpoints 12 and 13)

- 4.83 This is a sparsely developed area of farmland crossed by Over Road, Ramper Road, Gravel Bridge Road, Ufton's Drove and the CGB (and the road between Over and Willingham). Residential properties within the zone of visual influence include a few properties on the eastern edge of Over and a small number of farms, including Trinity College Farm, Highfield Farm and High Farm (near Over).
- 4.84 Views of the site from this area typically look east or south east across open arable farmland towards the application site from a distance of 1-3 km from the nearest application boundary. Longstanton and its wooded appearance is the main focus in views. The employment areas of Digital Park and Hydro occupy the skyline in some views.

Medium distance views from the area to the north and north east (farmland south and east of Willingham and the southern edge of the village; viewpoints 5, 6 and 7)

- 4.85 Views from this area include Willingham, and the very sparsely settled area of farmland east of Willingham. Views from the core of Willingham are very constrained by intervening development and vegetation and so the main views from this area are experienced from the roads (Rampton Road, Iram Drove, Cow Lane, and the public right of way between Rampton Lane and Belsar's Hill (scheduled monument). There are few properties in the area of more open farmland to the east. Although more open, hedgerows and shelter belts combine to screen most views towards the site from this area.
- 4.86 Views of the site from this area typically look south or south west across arable farmland towards the application site from a distance of 1-3 km from the nearest application boundary. Longstanton and its wooded appearance is the main focus in views. The barracks and airfield occupy the skyline and no buildings are visible, with the exception of the spire of All Saint's Church and the water tower. Tree belts associated with the small holdings around Willingham occupy the middle distance.

Medium distance views from the area to the east (Rampton, farmland west and south west of Cottenham and the western edge of the village; viewpoint 8)

- 4.87 Views from this area include Rampton, the western edges of Cottenham and the very sparsely settled area of farmland between those two villages. Views from the core of Rampton are very constrained by intervening development and vegetation, and so the main views from this area are experienced from the roads (Rampton Road and Oakington Road) and the public right of way immediately south of Rampton Lane. There are few properties in the area of farmland. Although there are views, hedgerows and shelter belts combine to screen most potential views towards the site from this area and the lack of public access in most of the area also restricts the availability of views.
- 4.88 Views of the site from this area typically look west across arable farmland towards the application site from a distance of 1-3 km from the nearest application boundary. Longstanton and its wooded appearance is the main focus in views. The barracks and airfield occupy the skyline and no buildings are visible with the exception of the hangars and the water tower.

Long distance views (3-7.5 km from the application boundary)

Long distance views from the area to the south (viewpoint 2)

- 4.89 Views from this area are mainly restricted to high ground around the Madingley area. Views are constrained by intervening vegetation and the main public views from this area are experienced from the roads. Although there are views, hedgerows and shelter belts combine to screen most potential views towards the site from this area restricting the availability of views.

- 4.90 Views of the site from the American Cemetery memorial are fragmented by mature trees and, although distant landscape is visible, there is no sense of a strong view of the surrounding landscape. Longstanton and Oakington are perceived as a concentration of woodland on the skyline.

Long distance views from the area to the south west (Bar Hill and Boxworth area; viewpoint 3)

- 4.91 The high ground on Crafts Hill, Bar Hill (2 km from the nearest application boundary) affords views north east across the arable farmland towards Longstanton and the airfield, but views are very restricted by the mature vegetation within the golf course. The tree belts around the perimeter of the airfield are visible between the gaps in the trees and the curving roofs of the hangars can just be made out.

Long distance views from the area to the west (Swavesey and Buckingham area; viewpoint 4)

- 4.92 Views are available from Tipplers Road, 3.7 km west of the application boundary.

Long distance views from the area to the north and north east (farmland between Willingham and Aldreth; viewpoint 1)

- 4.93 Views from this area are mainly restricted to high ground around the Aldreth area. Views from the lower ground are constrained by intervening vegetation. Although there are views, hedgerows and shelter belts combine to screen most potential views towards the site from this area restricting the availability of views. Views of the site from Aldreth are unclear, as the site vegetation merges into the generally wooded appearance of the distant landscape. Longstanton is just perceptible on a clear day due to the spire of the Church of All Saints.

Identification of landscape and visual issues

- 4.94 The proposed development raises a number of issues relating to landscape and visual effects that have been taken into account in the design of the scheme. These issues are summarised in the following paragraphs.

Effect on site landscape features and subsequent effect on landscape character of the site

- 4.95 The site includes trees and field boundaries that are locally important landscape features. The watercourses are not visually prominent, but add to the character and diversity of the site.

Effect on site landform / topography

- 4.96 The site is low lying at approximately 5 m AOD, and consequently achieving drainage requires the raising of levels for much of the site.

Effect on the settings and character of the wider landscape

- 4.97 The site is within the Lowland Village Farmlands character area. The design includes consideration of the effect that the proposed development may have on the character of the local landscape and the degree to which it assimilates with, or diverges from, the existing landscape character. The indirect effects on more distant character areas are also considered.

Effect on the views of local residents and other local visual receptors

- 4.98 There is an established influence of development on the local landscape arising from the former Oakington airfield, the golf course, housing at Rampton Drift, recent housing development at Home Farm, industrial developments in the Station Road area and, more recently, the development of the CGB. However, it is also clear that the local setting of the site is predominantly rural. The proposed development will greatly increase the extent of development in the area and therefore will have some long term effects on local views, including night time effects from lighting. There will also be short term effects during construction. The most important receptors are residents, recreational users of public rights of way, tourists, road travellers and CGB users.

Effect on views from the wider landscape

- 4.99 The site is either not visible or not easily perceptible from the wider landscape, but tall structures during the construction stage would be visible from some areas of the surrounding landscape and these areas include different groups of visual receptors. The most important are residents, recreational users of public rights of way, tourists and road users.

Landscape strategy

- 4.100 The proposed development illustrated in the parameter plans in figures 2.2 to 2.5 includes measures that have been developed to comply with the many requirements and functions of the proposed development's landscape and open space, as set out in the Northstowe Area Action Plan, the Core Strategy and the SPDs. These measures are set out in detail in the design and access statement. This chapter specifically addresses the landscape and visual issues described above and detailed in the assessment of landscape and visual impacts. The main aims of the strategy in relation to landscape and visual impacts are to:

- Minimise the effect on the rural character of the local landscape
- Minimise the impact on local views

- Minimise the impact of the proposed development on wider views
- Ensure the retention of as much of the existing landscape features as possible, in particular trees in the northern part of the site and boundary vegetation and features

Description of the proposed development in relation to landscape and visual effects

Construction effects

4.101 The construction process is described in chapter 2 of this ES. The main elements giving rise to landscape impacts will be the emergence of the buildings as work progresses, the appearance of plant and equipment, including cranes, the removal of fields and vegetation, the appearance of new roadways and construction-related traffic. There will also be a limited amount of night time light relating to work activities in winter up to 18:00 on weekdays and security lights. The construction period is expected to commence in 2014 and be completed in 2021. This construction period has been taken into account in the assessment of the significance of effects during construction.

Predicted temporary changes

4.102 The following activities will cause temporary changes to landscape and visual receptors during the construction period:

- Infrastructure provision – extension of existing access roads / connection to services / trenching operations
- The erection of temporary protective and security fencing
- Site compounds and contractors' car parking
- Site clearance, including the removal and storage of top soil
- Site level changes, mainly involving excavating of drainage attenuation and filling to development platforms
- Introduction of cranes, rigs and large machinery and their associated movement both to and from the site and around the site
- Temporary lighting and signage associated with construction works
- Changes to the surrounding roads due to additional heavy machinery during construction
- Construction-related noise affecting local levels of tranquillity

Post-construction effects

4.103 Landscape and visual implications of the proposed built development include:

- Massing of development
- Height of development
- Appearance of development, including materials, colour, reflectivity, uniformity, texture and architectural style
- Lighting from residential units, streets and traffic

- Indirect effects of increased population, including increased traffic in the local area, with visual and tranquillity effects and pressure on local landscape resources
- Removal / retention of existing landscape features, mainly trees and hedgerows

4.104 Landscape and visual implications of the proposed public open space, play areas and sports hubs include:

- Significant areas of trees to break up massing of development and eventually screen development
- Trees to reinforce local landscape characteristic of trees forming a strong landscape framework to settlements such as Longstanton
- Trees to reinforce wider landscape character of woodlands and plantations
- Lighting of sports facilities may affect views and landscape character
- Removal / retention of existing landscape features, mainly trees and hedgerows

4.105 Landscape and visual implications of the proposed streets and busway include:

- Appearance of roads, including traffic, signage and lighting
- Impact on landscape resources, particularly removal of vegetation related to road improvements on Station Road (approximately 475 m of B1050 road improvements) and access roads crossing hedgerows

4.106 Landscape and visual implications of the proposed earthworks, cut and fill include:

- Effects on landscape resources in the areas where fill is obtained
- Effects on landscape character of the resulting excavated areas
- Effects on local views of the resulting excavated areas

4.107 Table 4.4 details the landscape features that will or might be removed as a result of development. The details of these features are set out in tables 4.2 and 4.3. The assessment is based on the assumption of a reasonable worst case removal, although it is probable that in the process of detailed design some vegetation scheduled in this assessment for removal might be retained.

Table 4.4: Vegetation to be retained / removed as a result of the proposed development		
Vegetation reference	Significant vegetation	Retained / removed and level of certainty (Certain / probable / possible)
<i>Hedgerows</i>		
G3	Yes	Retained - certain
H91	Yes	Mostly retained except for gaps for future access - certain
H154	Yes	Mostly retained except for gaps for future access - certain
H165 / H166	Yes	H165 retained and H166 mostly retained except for gaps for future access - certain
G6, G16, G17	Yes	Retained - certain
H24	Yes	Retained - certain
G38	Yes	Retained - certain
G57	Yes	Retained - certain
G174	Yes	Removed - certain
H179	Yes	Retained – certain
G181, H182	Yes	H182 Removed – certain and G181 retained except for access gap - certain
H188	Yes	Removed – certain
H184	Yes	Removed – certain
H173	Yes	Retained – certain
H169	Yes	Removed - certain
H129	Yes	Removed - certain
H130	Yes	Removed - certain
H131	Yes	Removed - certain
G116	Yes	Retained except for gap for road access - certain
H110	Yes	Removed - certain
G26	Yes	Retained - certain
H34	Yes	Removed - certain
H35	Yes	Removed – certain
H15	Yes	Retained - certain
<i>Trees</i>		
G52, T55, T56, G172, G175	Yes	G52, T55 and T56: Retained - certain G172 and G175: Removed - certain
G180	Yes	Retained - certain
G187	Yes	Retained – certain
G128, G167, G168, G171	No	Removed – certain
G63, T65, G66-70, G72, G74-75, G77-T79, T81- T88, G93-101, T103, G105, G106, G108, G111-T115, G117-120, G122, G123, G132-134, G135 (cat B), G136-138, G157, G158, G160-163, G185-G186	No	Removed - certain
G59, G61, G64, T73, T89, T90, T92, G102, G147, G156	Yes	G59, G61, G64, T73, T89, T90, T92, G102, G156: Removed – certain. G147 partial retention subject to drainage / earthworks requirements – possible.
T71	Yes	Retained – possible

Table 4.4: Vegetation to be retained / removed as a result of the proposed development		
Vegetation reference	Significant vegetation	Retained / removed and level of certainty (Certain / probable / possible)
G107, G109, T124, G125, G143, G145	Yes	Removed - certain
G1, G2, G4, T5, G6, G8, T9, T11, G13, T14, G16	Yes	Retained - certain
T18-22, T25, T27, T29-33	Yes	Retained - certain
T40, G42, T44, G48, G49, G51	Yes	Retained - certain
G76, T80	Yes	G76: Retained – certain and T80: retained subject to drainage / earthworks requirements – possible.
G152, G153, G155	Yes	Retained - certain

Predicted landscape and visual effects

4.108 This section predicts the potential impacts on the landscape resources and visual amenity receptors within the site and in the areas surrounding the site identified in the baseline section. In the case of each resource or receptor, the predicted significance of the effects is described in relation to year one of completion in winter (worst case visibility) conditions. The effects in relation to the following conditions are also described:

- Night-time effects
- Variation in effects due to seasonal changes
- Effects after 10 years following completion
- Effects during construction

Assessment of effects on landscape character of receiving landscapes

4.109 The direct and indirect effects on the landscape resources identified in the baseline are set out in the form of a data sheet for each identified resource in the following pages. The sensitivity of the landscape to the proposed change has been assessed based on the landscape sensitivity guidance set out in *Guidance on assessing the sensitivity of the landscape of the east of England June 2011*. There are a number of elements that have been considered in assessing the sensitivity.

Data sheet L1: effects on landscape resources: Site landscape features			
Landscape resource definition	All landscape features / resources within site boundary		
Landscape character area	Site is mostly within East of England landscape type Lowland Village Farmland	Landscape designation	None within site
Description of landscape resources and features:			
<p>The site comprises the 18-hole Cambridge Golf Course and driving range in the south and centre and agricultural fields in the north and south east. Site landscape resources are illustrated in figure 4.1 and described in detail in paragraphs 4.18 to 4.24. Resources are summarised as follows:</p> <p>Golf course. In addition to areas of mown and long grass and undulating landform normally associated with golf courses, there are several tree groups and hedgerows. Hedgerows and ponds associated with the golf course are described below.</p> <p>Arable fields. Arable areas A1 and A2 are adjacent to the golf course and area A3 is on the west side of Station Road. They are relatively featureless and their main landscape value is in providing a small contribution to the open setting to the village of Longstanton.</p> <p>Hedgerows. The appraisal has identified 24 hedgerows. None are classed as ‘important hedgerows’ in accordance with the Hedgerow Regulations. Some hedgerows are intact and well-maintained, others are partly removed and in poor condition.</p> <p>Woodland / scrub. There are groupings of trees, but no distinct areas of woodland or scrub.</p> <p>Drainage features. There are some ponds on the eastern edge of Longstanton with some ecological value and some ponds within the golf course of negligible ecological value. Watercourses include field drains and drains adjacent to the CGB. The drainage features are not prominent landscape features but contribute to the character of the site.</p> <p>Landscape character. The site has some of the characteristics as set out in the Landscape Character Assessment provided for Lowland Village Farmland, but as it is mainly a golf course on the edges of Longstanton and close to a busy road and the CGB, it exhibits more of the urban influences of development.</p>			
Sensitivity of the landscape resource: Taking into account all the landscape features described above, the generally poor scenic qualities, moderate condition and low tranquillity of the site and the degree to which the site is used or viewed by the local population, the landscape sensitivity of the site is generally low, but the importance of the tree cover and hedgerows in the part of the site adjacent to Longstanton mean that the overall sensitivity is assessed as medium .			
Magnitude of change (completion):			
<p><i>Effect of proposed development:</i> The proposed development will remove most of the existing golf course and field surface, replacing it with development. Most of the existing hedgerows and trees of most value will be retained. However, a large number of golf course trees of low landscape value will be removed. This will therefore represent a medium magnitude of change and, as there is a consensus that removal of an existing rural landscape element and replacement with any development is an adverse effect, the effects are judged to be adverse.</p> <p><i>Night time effects:</i> Lighting from adjacent development on the edges of Longstanton already influences the site. However, the proposed development’s lighting will add significantly to the light on the site.</p> <p><i>Seasonal changes:</i> Summer conditions will increase the screening effect of the proposed woodland planting and other vegetation, including a reduction in visible light at night.</p> <p><i>Effects after 10 years:</i> New landscape structure planting will have a significant effect, replacing lost areas of woodland and providing new areas of landscape in an urban context.</p> <p><i>Magnitude of change:</i> The magnitude of effects of the proposed development on the receptors will be large.</p>			
Construction effects:			
Cranes and possibly other construction activity will entirely alter much of the site during the period of construction. The magnitude of change will be large.			
Summary:			
<i>Sensitivity of receptor:</i> Medium			
<i>Magnitude of change:</i> Large			
<i>Degree and significance of landscape effects:</i> Substantial, significant (construction effects: substantial, significant)			
<i>Nature of effects:</i> Adverse, long term, permanent			

Data sheet L2: effects on landscape resources: Lowland Village Farmlands (Landscape East typology 13)

Landscape resource definition Area comprising the Lowland Village Farmlands

Distance and orientation from site The site is entirely within the character area

Landscape designation Ancient woodland, scheduled monument, local nature reserve

Description of landscape resources and features:

Summary description: Well settled, low lying landscape, often crossed by major river corridors. The high density of settlement, intensive agriculture and major transport infrastructure mean that this is often a busy, rural landscape.

Shape of the land: Generally low lying, gently rolling topography.

Ground type / soils: A mixture of soil types, including both productive sandy and clayey brown soils.

Natural / water features: Landscape drained by visually indistinct small streams and ditches. Occasional gravel extraction lakes along the River Great Ouse.

Ecological character: Intensively farmed landscape, patches of wet woodland, reedbed and wet grassland along river valleys and in damp, low-lying hollows. Some areas have designated protection.

Land use: Arable farmland predominates. Some pasture and orchards, mineral extraction and brickworks.

Tree cover: Groups of trees, often around farmsteads and occasional small plantations.

Historical development: Landscape is dominated by the late enclosure of common fields. Large pockets of earlier enclosure also exist, created from common fields. Significant 20th century modification.

Enclosure pattern: Medium / large scale, regular field pattern, defined by well trimmed hedgerows. Field systems include a mix of rectilinear and sinuous patterns, reflecting the process of planned enclosure from common fields.

Settlement pattern: Dense, largely nucleated, rural settlement pattern of small towns, villages and outlying farmsteads. Larger towns often exert an urbanising influence on this landscape.

Building descriptions: Main building materials include Gault clay, brick, clay tile, render and thatch.

Historic features: Medieval moated sites and fine stone churches are a characteristic feature.

Visual experience: Sparse woodland cover, giving rise to open character and extensive views.

Tranquility: Away from major transport routes this landscape has a greater sense of tranquility, although intensive farming activity and a high density settlement pattern mean that many areas retain a busy feel.

Sensitivity of the landscape resource:

The landform is relatively featureless and the landscape pattern is simple and large scale. The settlement pattern is concentrated, skylines include contemporary features and the perception is of a busy landscape. Taking these factors into account, this assessment judges the sensitivity to be **low**.

Magnitude of change:

Effect of proposed development: The proposed development will directly affect a very small part of the character area, most of which is golf course and not characteristic of the wider area. The appearance of the proposed development will have an indirect effect on a small proportion of the overall character area. Some existing development, albeit on a lesser scale, is already a feature of those parts that will be indirectly affected. The proposed height of development up to four storeys, (but at the interface with the countryside, up to three storeys), the vernacular form and scale, the careful selection of external building materials, the inclusion of generous swathes of open space to break up the massing, the retention of significant areas of tree cover, particularly adjacent to Longstanton and the provision of structure planting in the area interfacing with the open countryside will combine to minimise the effects on the immediate surrounding area. Measures will comply with the stated key integrated objectives of the landscape character assessment.

Night time effects: Lighting arising from the edges of Longstanton, the local road network and other surrounding settlements and development provides the existing context. Lighting, mainly from the buildings but also from street lighting, will add a significant amount to the light affecting a small part of the character area, but this additional light will not be an easily perceptible change for the majority of the character area.

Seasonal changes: Summer conditions will increase the screening effect of the existing and proposed woodland planting and other vegetation, including a reduction in visible light at night.

Effects after 10 years: The existing and proposed planting will have a significant screening effect following 10 years growth, particularly in summer conditions.

Magnitude of change: The change on the landscape character of the area resulting from the proposed development will affect only a very small part of the area and will have no significant effect on the remainder. The magnitude of change is therefore judged to be **small**.

Construction effects: Cranes and possibly other construction activity may be evident at times from a small part of the character area during the period of construction. The magnitude of change will be small.

Summary:

Sensitivity of receptor: Low

Magnitude of change: Small

Degree and significance of landscape effects: Slight, not significant (construction effects: slight, not significant)

Nature of effects: Adverse, long term, permanent

Data sheet L3: effects on landscape resources: Planned Silt Fen (Landscape East typology)

Landscape resource definition	Area comprising the Planned Silt Fen (north west of Longstanton)		
Distance and orientation from site	Approximately 1.5 km to north west of site	Landscape designation	Scheduled monument, local nature reserve

Description of landscape resources and features:

Summary description: An engineered, large-scale open landscape, distinctively flat and uncomplicated in its patterns. Arable land use occurs in large, regular fields and vertical structures appear prominent.

Shape of the land: Open, low-lying landscape with a distinctive flat landform.

Natural / water features: Area drained by ditches that are often imperceptible unless at close range.

Ecological character: Intensively farmed landscape, patches of wet woodland, reedbed and wet grassland along river valleys and in damp, low-lying hollows. Some areas have designated protection.

Land use: Intensively farmed arable landscape.

Tree cover: Restricted to patches of secondary woodland / scrub and groups of trees around dwellings.

Historical development: Farmsteads, often at the intersection of reclamation periods and sea defences.

Enclosure pattern: Large sized geometric arable fields defined by drainage ditches and dykes.

Settlement pattern: Settlement and built structures are largely absent except for occasional isolated farmsteads, reflecting the late reclamation of this area for agricultural use.

Historic features: Created by drainage of coastal marshland for farmland from the post-medieval period onwards. Most of the area is occupied by recent enclosures, although earlier enclosures occur around the eastern fringes.

Visual experience: Long distance views, open skies and uninterrupted horizons.

Tranquility: Open skies and long distance views create a strong sense of remoteness.

Sensitivity of the landscape resource:

The landform is relatively featureless and the landscape pattern is simple and large scale. Although it is Planned Silt Fen, this particular part of the typology is small and sits within Lowland Village Farmlands, and therefore is not as tranquil or remote as typology description suggests. The settlement pattern is concentrated, skylines include contemporary features and the perception is of a busy landscape. Taking these factors into account, this assessment judges the sensitivity to be **low**.

Magnitude of change:

Effect of proposed development: The proposed development will have no direct landscape effects other than a possible increase in road traffic. Indirect effects will arise from the appearance of the proposed development in the landscape viewed from the character area. The appearance of the proposed development will have an indirect effect on a small proportion of the overall character area. Some existing development, including the new housing development on the west side of Longstanton and commercial development on Station Road, is already a feature of those parts that will be indirectly affected. Most of the proposed development will not be visible, screened by existing development and vegetation at Longstanton. The most visible part will be the residential development west of Station Road up to four storeys and the local centre east of Station Road, also up to four storeys but possibly with a landmark building up to 25 m. The vernacular form and scale and the careful selection of external building materials will help minimise the effect on this part of the character area, but the edge of development facing towards the area will be the interface with future development and therefore there will not be a strong landscape edge until future development takes place.

Night time effects: Lighting arising from the edges of Longstanton, the local road network and other surrounding settlements and development provides the existing context. Lighting, mainly from the buildings but also from street lighting, will add a significant amount to the light affecting a small part of the character area, but this additional light will not be an easily perceptible change for the majority of the character area.

Seasonal changes: Summer conditions will increase the screening effect of the existing and proposed woodland planting and other vegetation, including a reduction in visible light at night.

Effects after 10 years: The limited proposed planting on the temporary edges will provide some softening but no significant screening effect following 10 years growth. The future development phase extending westwards will include a strong landscape structure on the development edge.

Magnitude of change: The change on the landscape character of the area resulting from the proposed development will affect only a very small part of the area and will have no significant effect on the remainder. The magnitude of change is therefore judged to be **small**.

Construction effects: Cranes and possibly other tall construction activity may be evident at times from a small part of the character area during the period of construction. The magnitude of change will be small.

Summary:

Sensitivity of receptor: **Low**

Magnitude of change: **Small**

Degree and significance of landscape effects: **Slight, not significant** (construction effects: slight, not significant)

Nature of effects: Adverse, long term, permanent

Data sheet L4: effects on landscape resources: Planned Peat Fen (Landscape East typology 22)

Landscape resource definition Area comprising the Planned Peat Fen (part to the north of Longstanton)

Distance and orientation from site Site is part of character area
Landscape designation Very small part near Stoke Hammond is within area of attractive landscape

Description of landscape resources and features:

Summary description: Flat, low lying and sparsely populated landscape. Dark peaty soils, grid pattern of large arable fields bounded by drainage ditches and wide views of distant, often dramatic skies.

Shape of the land: Expansive, low-lying (often below sea level) landscape. Distinctively flat landform.

Ground type / soils: Area characterised by mainly dark peaty soils, but also some areas of silt soils.

Natural / water features: The Hundred Foot Washes are a key water feature when flooded in winter, as are the altered courses of major rivers. There are also occasional gravel extraction lakes.

Ecological character: A uniform and low-lying landscape, characterised by drained fenland, but supporting wetland habitats including fens, reedbed, wet woodland and patches of grazing marsh.

Land use: An intensively farmed arable landscape.

Tree cover: Tree cover is restricted to infrequent patches of secondary woodland and conifer belts around farmsteads.

Historical development: A landscape created by drainage from the medieval period onwards to create farmland. Most comprises recent (18th / 19th century) fen enclosures, but significant areas of early (16th to 18th century) enclosure also exist in the south and around Thorney.

Enclosure pattern: Planned geometric landscape with large fields defined by straight ditches. There is little apparent structural difference between the early and recent episodes of field creation.

Settlement pattern: Settlement is sparse and limited mainly to isolated brick-built farmsteads on former fen islands. Most are post-medieval in origin, reflecting the late reclamation of the area for agriculture. Thorney is the only historic nucleated settlement.

Historical features: The area is dissected by long straight roads with 90 degree bends, often located on dykes above the arable fen fields, or following ditches. Occasional pump houses are a feature.

Visual experience: The flat horizontal nature of the landscape can give vertical features unusual prominence.

Tranquility: A quiet, remote landscape where the sky plays a particularly dominant role in creating interest.

Sensitivity of the landscape resource:

The landform is relatively featureless and the landscape pattern is simple and large scale. However, settlement is sparse and the area is tranquil and feels remote. Taking these factors into account, this assessment judges the sensitivity to be **medium**.

Magnitude of change:

Effect of proposed development: Indirect effects will arise from the appearance of the proposed development in the landscape viewed from the character area. The proposed development will not be perceptible from the majority of the character area, and even in those parts where the ZVI suggests the proposed development might be visible, the accumulation of intervening vegetation and development in the area between Rampton and Willingham will substantially screen development. It is possible that the 25 m landmark building might be visible from some locations within the area.

Night time effects: Lighting arising mainly from the edges of Willingham, Rampton, Cottenham, the local road network and the park and ride area provides the existing context. Lighting arising from the proposed development will be mainly from the higher buildings and some limited street lighting. There will probably also be a low level of glow. This will add a moderate amount to the light already affecting a small part of the character area, and this additional light will not be an easily perceptible change for the majority of the character area.

Seasonal changes: Summer conditions will increase the screening effect of existing planting, including a reduction in visible light at night.

Effects after 10 years: The existing and proposed planting on the landscape structure to the north of the proposed development will have a significant screening effect following 10 years growth, particularly in summer conditions.

Magnitude of change: The change on the landscape character of the area resulting from the proposed development will be limited, will affect only a very small part of the area and will have no significant effect on the remainder. The magnitude of change is therefore judged to be **small**.

Construction effects:

Cranes and possibly some higher level construction activity may be evident from small parts of this character area during the period of construction. The magnitude of change will be small.

Summary:

Sensitivity of receptor: Medium

Magnitude of change: Small

Degree and significance of landscape effects: Slight, not significant (construction effects: slight, not significant)

Nature of effects: Adverse, long term, permanent

Data sheet L5: effects on landscape resources: Wooded Village Farmlands (Landscape East typology 10)

Landscape resource definition	Area comprising the Wooded Village Farmlands (area on higher ground south west of Longstanton)		
--------------------------------------	--	--	--

Distance and orientation from site	Approximately 5 km to south west of site	Landscape designation	Scheduled monument, local nature reserve
---	--	------------------------------	--

Description of landscape resources and features:

Summary description: A gently rolling, elevated arable landscape with ancient woodland blocks and small, nuclear villages. An open landscape with long distance views, although woodland contains views around settlements.

Shape of the land: Elevated, gently rolling landscape typically associated with broad glacial plateaux.

Natural / water features: Minor streams drain this landscape creating shallow depressions, or valleys, amongst the arable land use. Occasional field ponds.

Ecological character: Clusters of small to medium sized ancient woodlands connected by a network of hedgerows.

Land use: Arable land use.

Tree cover: A wooded landscape with many ancient woodlands and frequent hedgerow trees (oak and ash).

Historical development: The majority of fieldscapes in this landscape are derived from the late enclosure of common fields. There are also areas of earlier enclosure, some of which may have been derived from assarting (the act of clearing forested lands for use in agriculture or other purposes).

Enclosure pattern: A mixture of medium to large scale, sub-regular and sinuous fields (often with tall hedgerows) alongside areas of planned geometric fields, reflecting the late enclosure of former common arable and wasteland.

Settlement pattern: Low density small nuclear villages, often arranged around a central village green, with occasional outlying farms often set in fields away from roads. Minimal 20th century expansion of settlement.

Historic features: Green lanes, trackways, moats, churches and deserted villages, reflecting a more populated past. A scattering of small to medium sized parklands are also a recurring feature.

Visual experience: Elevation and openness of the landscape offers some long ranging views across lower lying areas. Woodland screens views in places, creating more intimate feel, particularly around settlements.

Tranquility: Peaceful and rural character.

Sensitivity of the landscape resource:

The landform is gently rolling, the landscape pattern varies in complexity and scale and there are a number of historic features integral to the landscape. It is a relatively tranquil landscape with little modern influence. Taking these factors into account, this assessment judges the sensitivity to be **medium**.

Magnitude of change:

Effect of proposed development: The proposed development will have no direct landscape effects other than a possible slight increase in road traffic due to the general increase in population of the area. Indirect effects will arise from the appearance of the proposed development in the landscape viewed from the limited part of the character area on some of the north facing slopes around Boxworth, Bar Hill, Madingley and Hardwick. Existing development and vegetation at Longstanton is perceptible and this will, to a varying degree dependent on the relative location of view, screen the proposed development and reduce the extent to which it might appear as a change in the landscape. Any change will occur in a small part of the overall view. The most visible part of the proposed development will be the taller buildings (four storeys and landmark building, which might be perceptible beyond or at the edges of the existing developed area. Although the form will not be perceptible at this distance, the scale and the careful selection of external building materials will help reduce the extent to which it might be perceived.

Night time effects: Lighting arising from the edges of Longstanton, the intervening road network and other surrounding settlements and development provides the existing context. Lighting, mainly from the buildings but also from street lighting, will add a small additional concentration of light affecting a small part of the setting of a small part of the character area.

Seasonal changes: Summer conditions will probably not alter the degree of change arising from the proposed development.

Effects after 10 years: The growth of planting in this period will probably not alter the degree of change arising from the proposed development.

Magnitude of change: The change on the landscape character of the area resulting from the proposed development will be difficult to perceive, will also affect only a very small part of the area and will have no significant effect on the remainder. The magnitude of change is therefore judged to be in the upper range of **negligible**.

Construction effects:

Cranes and possibly some higher level construction activity may be evident from small parts of this character area during the period of construction. The magnitude of change will be small to negligible

Summary:

Sensitivity of receptor: Medium

Magnitude of change: Negligible (upper range)

Degree and significance of landscape effects: Slight, not significant (construction effects: slight, not significant)

Nature of effects: Adverse, long term, permanent

Predicted potential effects on visual amenity

4.110 The effects on visual amenity are assessed through the use of representative viewpoints. The results of the assessment are set out in the following data sheets.

Visual amenity data sheet 1: Viewpoint 1: Aldreth

Viewpoint location	From Aldreth Road at Aldreth		
Grid reference	(544947, 273833)	Figure number	4.19
Direction of view	South west	Distance to site boundary	~7.3 km
Landscape character area	Lowland Village Farmlands	Landscape designation	None

Context and current view:

The view, from an elevated location, looks south westwards over the flat landscape of the Ouse flood plain. The skyline is formed by the ridge of high ground extending west of Cambridge. Due to the distance, the site extends over a moderately small proportion of the view, but is not easily perceived amongst the general layering of hedgerows, woodland and shelter belts in the intervening landscape. The steeple of Church of All Saints in Longstanton is just perceptible in clear conditions. Features that are more visible include the communication mast at Gravel Hill and Willingham Church (St Mary and All Saints) spire 8.5 km and 5.5 km from the viewing point respectively. The general character of the view is rural. The more developed parts of the landscape, including the A14 north of Cambridge, are distant features that are not sufficiently perceptible to affect the rural character of the view.

Sensitivity of the visual receptors:

The view is representative of views from the spur of high ground at Aldreth, north of the River Ouse. The main receptors of this and similar views would be local road and public right of way users and residents of properties in the area with views towards the site. Taking into account the expectations of the receptors of a continuance of views of a rural landscape, and the probable importance of those views from an area of high ground with a number of public rights of way, the receptor sensitivity is judged to be in the upper range of **medium**.

Magnitude of visual effects:

Effect of proposed development: The proposed development will not be readily perceptible from the viewpoint, partly due to the distance, relative elevation (that will keep the proposed development well below the skyline) and the accumulation of intervening vegetation that will substantially screen development. It is possible that the upper parts of the four storey buildings and the 25 m landmark building(s) might be visible.

Night time effects: Lighting arising mainly from the edges of Willingham, Rampton, Cottenham and from more distant settlements, including Cambridge, provides the existing context. Lighting arising from the proposed development will be mainly from the higher buildings and some limited street lighting. There will probably also be a low level of glow. This will add a small additional concentration of light that will not be an easily perceptible change in the view

Seasonal changes: Summer conditions will probably not alter the degree of change arising from the proposed development.

Effects after 10 years: The growth of planting in this period will probably not alter the degree of change in the view arising from the proposed development.

Magnitude of change: The change in the view resulting from the proposed development will be visible but not readily perceived and will affect only a small part of the view. The magnitude of change is therefore judged to be in the upper range of **negligible**.

Construction effects:

Cranes and possibly other large scale construction activity might be perceptible from this viewpoint during the period of construction. The magnitude of change will be in the upper range of negligible.

Summary

Sensitivity of receptor: **Medium** (upper range)

Magnitude of change: **Negligible** (upper range)

Degree and significance of visual effects: **Slight, not significant** (construction: slight, not significant)

Nature of effects: Adverse, long term, permanent

Visual amenity data sheet 2: Viewpoint 2: American Cemetery Memorial Chapel

Viewpoint location	From public footpath in American Cemetery Memorial Chapel off the A1303		
---------------------------	---	--	--

Grid reference	(540584, 259543)	Figure number	4.20
-----------------------	------------------	----------------------	------

Direction of view	North	Distance to site boundary	~7.3 km
--------------------------	-------	----------------------------------	---------

Landscape character area	Lowland Village Farmlands	Landscape designation	None
---------------------------------	---------------------------	------------------------------	------

Context and current view:

The main focus of the view is the immediate dramatic sweep of the cemetery, semi-enclosed by an arboretum-like groupings of trees. The view is from one of the more elevated parts of the cemetery, which also provides one of the clearer views of the landscape beyond. Nonetheless, the height and massing of trees in the near and middle distance substantially obscure the view of the surrounding countryside, with the result that it is not perceived as a panorama and therefore the wider view is barely legible. Some more recognisable elements can be identified, for instance the communications mast at Gravel Bridge Road and woodland at Oakington and Longstaton area are perceptible on the distant skyline.

Sensitivity of the visual receptors:

The view is representative of views from the north facing slopes of gently rising ground west of Cambridge. Visibility of the site is very restricted by intervening development and vegetation and would affect a small part of the landscape in the Madingley area. The main receptors of this and similar views would be local road and public right of way users and residents of a very few properties in the area with views towards the site. Taking into account the expectations of the receptors of a continuance of views of a generally rural landscape, and the probable importance of those views from an important place visited by people for whom the rural setting of the cemetery is probably an important element of the experience, the receptor sensitivity is judged to be in the upper range of **medium**.

Magnitude of visual effects:

Effect of proposed development: Existing vegetation at Longstaton and Oakington is perceptible and this, together with development in both villages, will screen the proposed development and reduce the extent to which it might appear as a change in the view. Any change will occur in a small part of the overall view. The most visible part of the proposed development will be the taller buildings (four storeys and landmark building), which might be perceptible beyond the existing developed area. Although the form will not be perceptible at this distance, the scale will help reduce the extent to which it might be perceived.

Night time effects: Lighting arising from the edges of Longstaton, the intervening road network and other surrounding settlements and development provides the existing context. Lighting, mainly from the buildings but also from street lighting, will add a small additional concentration of light, affecting a small part of the view.

Seasonal changes: Summer conditions will probably not alter the degree of change arising from the proposed development.

Effects after 10 years: The growth of planting in this period will probably not alter the degree of change arising from the proposed development.

Magnitude of change: The change to the view resulting from the proposed development will be difficult to perceive and will affect only a very small part of the view. The magnitude of change is therefore judged to be in the upper range of **negligible**.

Construction effects:

Cranes and possibly some large scale construction activity may be perceptible from this viewpoint during the period of construction. The magnitude of change will be small to negligible.

Summary

Sensitivity of receptor: **Medium** (upper range)

Magnitude of change: **Negligible** (upper range)

Degree and significance of visual effects: **Slight, not significant** (construction: slight, not significant)

Nature of effects: Adverse, long term, permanent

Visual amenity data sheet 3: Viewpoint 3: Farmland south of Boxworth

Viewpoint location	From farmland south of Boxworth		
Grid reference	(534510, 262938)	Figure number	4.21
Direction of view	North east	Distance to site boundary	-6.7 km
Landscape character area	Wooded Village Farmlands	Landscape designation	None

Context and current view:

The main focus of the view is the foreground expanse of arable farmland, framed by woodland in the middle distance, and a skyline with distinctive trees and woodland at Lolworth and The Grange. The wider distant landscape beyond is perceived as a flat indistinct landscape of farmland, interspersed with trees and woodland, and Longstanton is visible as a small component of the view, amongst this wider landscape seen beyond Lolworth. High ground at Haddenham forms the distant skyline beyond.

Sensitivity of the visual receptors:

The view is representative of views from the north east facing slopes of high ground west of Bar Hill and south of the A14. The area that would experience similar views is restricted by intervening topography, vegetation and, in some cases, development. In this view, visibility of the site is partly restricted by the topography and vegetation in the Lolworth area. The main receptors of this and similar views would be local road and PROW users and residents of a very few properties in the area (Boxworth and some isolated farmsteads) with views towards the site. Taking into account the expectations of the receptors of a continuance of views of a generally rural landscape, but also taking into account the low numbers of receptors experiencing the view, the receptor sensitivity is judged to be **medium**.

Magnitude of visual effects:

Effect of proposed development: Existing development (particularly the new residential development to the south west of Longstanton) and vegetation at Longstanton and on Station Road is perceptible and this will screen or partly screen the proposed development and reduce the extent to which it might appear as a change in the view. Moreover, the distant skyline will ensure that any taller elements of the proposed development do not break the skyline. Any change will occur in a small part of the overall view. The most visible part of the proposed development will be the taller buildings (four storeys and landmark building), which might be perceptible beyond the existing developed area. Although the form will not be perceptible at this distance, the scale will help reduce the extent to which it might be perceived.

Night time effects: Lighting arising from the edges of Longstanton, the intervening road network and other surrounding settlements and development provides the existing context. Lighting, mainly from the buildings but also from street lighting, will add a small additional concentration of light, affecting a small part of the view.

Seasonal changes: Summer conditions will probably not alter the degree of change arising from the proposed development.

Effects after 10 years: The growth of planting in this period will probably not alter the degree of change arising from the proposed development.

Magnitude of change: The change to the view resulting from the proposed development will be difficult to perceive and will affect only a very small part of the view. The magnitude of change is therefore judged to be in the upper range of **negligible**.

Construction effects:

Cranes and possibly some large scale construction activity may be perceptible from this viewpoint during the period of construction. The magnitude of change will be small to negligible.

Summary

Sensitivity of receptor: **Medium**

Magnitude of change: **Negligible** (upper range)

Degree and significance of visual effects: **Slight, not significant** (construction: slight, not significant)

Nature of effects: Adverse, long term, permanent

Visual amenity data sheet 4: Viewpoint 4: Tiplers Road (byway)

Viewpoint location	From Tiplers Road (byway)		
Grid reference	(536010, 266682)	Figure number	4.22
Direction of view	East	Distance to site boundary	~3.7 km
Landscape character area	Lowland Village Farmlands	Landscape designation	None

Context and current view:

The main focus of the view is the foreground expanse of flat arable farmland with sparsely treed hedgerows. Vegetation and development at Longstanton, including the spire of the Church of All Saints, form the skyline in the middle distance. The communications mast at Gravel Bridge Road is visible to the north. The extent of the site is a moderately small element of the view and no site features are clearly visible. The view includes some elements, such as the communications mast and the new residential development to the south west of Longstanton, that slightly detract from a view that is primarily rural in character.

Sensitivity of the visual receptors:

The view is representative of views from the flat arable landscape south of Swavesey and north of the A14. There are a small number of public rights of way and local roads within the area and a small number of farmsteads. The main receptors of this and similar views would be local road and public right of way users and residents of a very few properties in the area (mainly isolated farmsteads) with views towards the site. Taking into account the expectations of the receptors of a continuance of views of a generally rural landscape, but also taking into account the low numbers of receptors experiencing the view, the receptor sensitivity is judged to be **medium**.

Magnitude of visual effects:

Effect of proposed development: Most of the proposed development will not be visible, screened by existing development and vegetation at Longstanton and along Station Road. The most visible part will be the residential development west of Station Road up to four storeys and the local centre east of Station Road, also up to four storeys but possibly with a landmark building up to 25 m. These elements will appear to slightly break the skyline to a similar extent as the existing development and vegetation at Longstanton. The vernacular form and scale will help minimise the effect on this view, but the edge of development facing towards the area will be the interface with future development and therefore there will not be a strong landscape edge until future development takes place.

Night time effects: Lighting arising from the edges of Longstanton, the local road network and other surrounding settlements and development provides the existing context. Lighting, mainly from the buildings but also from street lighting, will add a significant amount to the light affecting the view, but this additional light will not be an easily perceptible change.

Seasonal changes: Summer conditions will increase the screening effect of the existing and proposed woodland planting and other vegetation, including a reduction in visible light at night.

Effects after 10 years: The limited proposed planting on the temporary edges will provide some softening, but no significant screening effect, following 10 years growth. The future development phase extending westwards will include a strong landscape structure on the development edge. Over time this will form a similar wooded appearance to the trees enveloping the edge of Longstanton.

Magnitude of change: The change to the view resulting from the proposed development will affect only a small part of the view, but will extend the amount of built development. The magnitude of change is therefore judged to be **small**.

Construction effects:

Cranes and possibly some other tall construction activity will be evident from this viewpoint during the period of construction. The magnitude of change will be small.

Summary

Sensitivity of receptor: **Medium**

Magnitude of change: **Small**

Degree and significance of visual effects: **Slight, not significant** (construction: slight, not significant)

Nature of effects: Adverse, long term, permanent

Visual amenity data sheet 5: Viewpoint 5: Iram Drove

Viewpoint location	From Iram Drove, east of Willingham		
Grid reference	(542711, 270015)	Figure number	4.23
Direction of view	South west	Distance to site boundary	~2.9 km
Landscape character area	Planned Peat Fen	Landscape designation	None

Context and current view:

The main focus of the view is the foreground expanse of flat arable farmland with sparsely treed hedgerows. Vegetation and development at Willingham to the west and Rampton to the south, and the communications mast at Gravel Bridge Road, are middle distance features. Vegetation at Longstanton and the airfield is just perceptible and the skyline is provided by the high ground on the ridgeline extending west from Cambridge. The extent of the site is a moderately small element of the view and no site features are clearly visible. The view is rural in character.

Sensitivity of the visual receptors:

The view is representative of views from the remote feeling flat arable fen landscape between Willingham and Cottenham. There are a small number of public rights of way, including the Aldreth Causeway, and the main access into the area is minor local roads from Willingham and Cottenham. Properties comprise a small number of farmsteads. There is a scheduled monument, Belsars Hill, near to the viewpoint. The main receptors of this and similar views would be local road and public right of way users and residents of the very few properties in the area (mainly isolated farmsteads) with views towards the site. Taking into account the expectations of the receptors of a continuance of views of a rural landscape, but also taking into account the low numbers of receptors experiencing the view, the receptor sensitivity is judged to be in the lower range of **medium**.

Magnitude of visual effects:

Effect of proposed development: The accumulation of intervening vegetation and development in the area between Rampton and Willingham will substantially screen development. It is possible that the 25 m landmark building and some of the four storey development might be visible from some locations within the area, including the viewpoint.

Night time effects: Lighting arising mainly from the edges of Willingham, Rampton, Cottenham, the local road network and the park and ride area provides the existing context. Light sources arising from the proposed development will be mainly from the higher buildings and some limited street lighting on the northern edges of the development. There will probably also be a low level of glow. This will add a small amount to the light already affecting the view, and this additional light will not be an easily perceptible change.

Seasonal changes: Summer conditions will increase the screening effect of existing planting, including a reduction in visible light at night.

Effects after 10 years: The existing and proposed planting on the landscape structure to the north of the proposed development will have no significant additional screening effect following 10 years growth, over and above that provided by the existing intervening vegetation.

Magnitude of change: The change in the view resulting from the proposed development will be limited and will affect only a small part of the view and will have no significant effect on the rural character of the view. The magnitude of change is therefore judged to be **small**.

Construction effects:

Cranes and possibly some higher level construction activity will be evident from this viewpoint during the period of construction. The magnitude of change will be small.

Summary

Sensitivity of receptor: **Medium** (lower range)

Magnitude of change: **Small**

Degree and significance of visual effects: **Slight** (upper range), **not significant** (construction: upper range of slight, not significant)

Nature of effects: Adverse, long term, permanent

Visual amenity data sheet 6: Viewpoint 6: Rampton Road

Viewpoint location	From Rampton Road, near Mistletoe Farm, east of Willingham		
Grid reference	(541264, 269079)	Figure number	4.24
Direction of view	South	Distance to site boundary	~1.4 km
Landscape character area	Lowland Village Farmlands	Landscape designation	None

Context and current view:

The main focus of the view is the foreground expanse of flat arable farmland, with trees and shelterbelts on the eastern edges of Willingham to the west and vegetation on the western edges of Rampton to the east. To the south, the skyline is provided by the trees on the northern edges of Longstanton and Oakington. The airfield water tower and the spire of the Church of All Saints, Longstanton, are visible but not prominent features. The communications mast at Gravel Bridge Road is a middle distance skyline feature to the west. The extent of the site is a moderately large element of the view, although site features are not clearly visible. The view is rural in character.

Sensitivity of the visual receptors:

The view is representative of views from the flat arable landscape between Willingham and Rampton. The main access into the area is Rampton Road and local properties comprise some properties on the western edges of Rampton, the eastern edges of Willingham and a small number of farmsteads in the area of farmland between. The main receptors of this and similar views would be local road users and residents of the very few properties in the area with views towards the site. Taking into account the expectations of the receptors of a continuance of views of a rural landscape, but also taking into account the low numbers of receptors experiencing the view, the receptor sensitivity is judged to be **medium**.

Magnitude of visual effects:

Effect of proposed development: The intervening vegetation in the area east of Willingham will partly screen the western part of the proposed development, but there is a large expanse of farmland extending to the CGB that will allow clear views of the eastern part of the proposed development. It is probable that the three and four storey development will be visible against the wooded background of Longstanton and it is probable that any 25 m landmark building may be skyline features, appearing above the intervening vegetation. The vernacular form and scale will help minimise the effect on this view, but it will introduce a significant additional amount of development into the middle distance of the view, which is primarily rural.

Night time effects: Lighting arising mainly from the edges of Willingham, Rampton, the local road network, Longstanton, Oakington and the park and ride area provides the existing context. Light sources arising from the proposed development will be mainly from the higher buildings and some limited street lighting on the northern edges of the development. There will probably also be a low level of glow. This will add a moderate amount to the light already affecting the view, and this additional light will not be an easily perceptible change.

Seasonal changes: Summer conditions will increase the screening effect of existing planting, including a reduction in visible light at night.

Effects after 10 years: The existing and proposed planting on the landscape structure to the north of the proposed development will have no significant additional screening effect following 10 years growth, over and above that provided by the existing intervening vegetation.

Magnitude of change: The change in the view resulting from the proposed development will be immediately noticeable, will affect a moderately large part of the middle distance of the view and will detract from the rural character of the view. The magnitude of change is therefore judged to be in the upper range of **medium**.

Construction effects:

Cranes and other tall construction activity will be evident from this viewpoint during the period of construction. The magnitude of change will be in the upper range of medium.

Summary

Sensitivity of receptor: **Medium**

Magnitude of change: **Medium** (upper range)

Degree and significance of visual effects: **Substantial, significant** (construction: substantial, significant)

Nature of effects: Adverse, long term, permanent

Visual amenity data sheet 7: Viewpoint 7: Rampton Road

Viewpoint location	From Rampton Road, west of Rampton		
Grid reference	(541770, 268400)	Figure number	4.25
Direction of view	South west	Distance to site boundary	~1 km
Landscape character area	Lowland Village Farmlands	Landscape designation	None

Context and current view:

The main focus of the view is the foreground expanse of flat arable farmland, with trees and sparse hedgerows on the western edges of Rampton. To the south, the skyline is provided by the trees on the northern edges of Longstanton and Oakington. The airfield water tower and the spire of the Church of All Saints, Longstanton, are visible but not prominent features. The extent of the site is a moderately large element of the view, although site features are not clearly visible. The view is rural in character.

Sensitivity of the visual receptors:

The view is representative of views from the flat arable landscape between Willingham and Rampton. The main access into the area is Rampton Road and local properties comprise some properties on the western edges of Rampton, the eastern edges of Willingham and a small number of farmsteads in the area of farmland between. The main receptors of this and similar views would be local road users and residents of the very few properties in the area with views towards the site. Taking into account the expectations of the receptors of a continuance of views of a rural landscape, but also taking into account the low numbers of receptors experiencing the view, the receptor sensitivity is judged to be **medium**.

Magnitude of visual effects:

Effect of proposed development: The intervening vegetation in the area east of Willingham will partly screen the western part of the proposed development, but there is a large expanse of farmland extending to the CGB that will allow clear views of the eastern part of the proposed development. It is probable that the three and four storey development will be visible against the wooded background of Longstanton and it is probable that any 25 m landmark building may be skyline features, appearing above the intervening vegetation. The vernacular form and scale will help minimise the effect on this view, but it will introduce a significant additional amount of development into the middle distance of the view, which is primarily rural.

Night time effects: Lighting arising mainly from the edges of Willingham, Rampton, the local road network, Longstanton, Oakington and the park and ride area provides the existing context. Light sources arising from the proposed development will be mainly from the higher buildings and some limited street lighting on the northern edges of the development. There will probably also be a low level of glow. This will add a moderate amount to the light already affecting the view, and this additional light will not be an easily perceptible change.

Seasonal changes: Summer conditions will increase the screening effect of existing planting, including a reduction in visible light at night.

Effects after 10 years: The existing and proposed planting on the landscape structure to the north of the proposed development will have no significant additional screening effect following 10 years growth, over and above that provided by the existing intervening vegetation.

Magnitude of change: The change in the view resulting from the proposed development will be immediately noticeable, will affect a moderately large part of the middle distance of the view and will detract from the rural character of the view. The magnitude of change is therefore judged to be in the upper range of **medium**.

Construction effects:

Cranes and other tall construction activity will be evident from this viewpoint during the period of construction. The magnitude of change will be medium to large.

Summary

Sensitivity of receptor: **Medium**

Magnitude of change: **Medium** (upper range)

Degree and significance of visual effects: **Substantial, significant** (construction: substantial, significant)

Nature of effects: Adverse, long term, permanent

Visual amenity data sheet 8: Viewpoint 8: Rampton Road

Viewpoint location	From Rampton Road, near community forest west of Cottenham		
Grid reference	(543838, 267774)	Figure number	4.26
Direction of view	West	Distance to site boundary	~2.5 km
Landscape character area	Lowland Village Farmlands	Landscape designation	None

Context and current view:

The main focus of the view is the foreground of informal avenue along Rampton Road, with the flat arable farmland, trees and sparse hedgerows beyond. To the south, the skyline is provided by the trees on the northern edges of Longstanton and Oakington. The spire of the Church of All Saints, Longstanton, is visible but not a prominent feature. Vegetation on the southern edges of Rampton obscures the view towards the northern part of the site. The extent of the site is a moderately large element of the view, although site features are not clearly visible and much of the site is fully screened. The view is rural in character.

Sensitivity of the visual receptors:

The view is representative of views from the arable landscape south and west of Cottenham and south of Rampton. The main access into the area is via Rampton Road and Oakington Road and local properties comprise some properties on the southern and western edges of Cottenham, the eastern edges of Willingham and the farmstead of North Fen Farm in the area of farmland between. The main receptors of this and similar views would be local road users and residents of the very few properties in the area with views towards the site. Taking into account the expectations of the receptors of a continuance of views of a rural landscape, but also taking into account the low numbers of receptors experiencing the view, the receptor sensitivity is judged to be **medium**.

Magnitude of visual effects:

Effect of proposed development: The intervening vegetation in the area south of Rampton will partly screen the northern part of the proposed development, but the relatively low and sparse hedgerows in the intervening farmland extending to the CGB will have only a limited screening effect on views of the southern part of proposed development. It is probable that the three and four storey development in the southern part of the site will be visible against the wooded background of Longstanton and it is possible that any 25 m landmark building may be a skyline feature, appearing above the intervening vegetation on the edge of Rampton. The vernacular form and scale will help minimise the effect on this view, but it will introduce a significant additional amount of development into the middle distance of the view, which is primarily rural.

Night time effects: Lighting arising mainly from the edges of Cottenham, Rampton, the local road network and, to a small extent, Longstanton and Oakington provides the existing context. Light sources arising from the proposed development will be mainly from the higher buildings and some limited street lighting on the northern edges of the development. There will probably also be a low level of glow. This will add a moderate amount to the light already affecting the view, and this additional light will not be an easily perceptible change.

Seasonal changes: Summer conditions will increase the screening effect of existing planting, including a reduction in visible light at night.

Effects after 10 years: The existing and proposed planting on the landscape structure to the north of the proposed development will have no significant additional screening effect following 10 years growth, over and above that provided by the existing intervening vegetation.

Magnitude of change: The change in the view resulting from the proposed development will be noticeable, will affect part of the middle distance of the view and will detract from the rural character of the view, although the rural character will predominate. The magnitude of change is therefore judged to be **medium**.

Construction effects:

Cranes and other tall construction activity will be evident from this viewpoint during the period of construction. The magnitude of change will be medium.

Summary

Sensitivity of receptor: **Medium**

Magnitude of change: **Medium**

Degree and significance of visual effects: **Moderate, significant** (construction: moderate, significant)

Nature of effects: Adverse, long term, permanent

Visual amenity data sheet 9: Viewpoint 9: Rampton Drift

Viewpoint location	From Rampton Drift (byway)		
Grid reference	(542432, 266218)	Figure number	4.27
Direction of view	North west	Distance to site boundary	~1.4 km
Landscape character area	Lowland Village Farmlands	Landscape designation	None

Context and current view:

The main focus of the view is the track (Rampton Drift public right of way) that traverses through the slightly undulating farmland. There are low and gappy hedgerows, but the CGB line, approximately 600 m to the west, is indicated by mainly scrub vegetation. The skyline is formed by the trees on the northern edges of Longstanton and Oakington. The spire of the Church of All Saints, Longstanton, is visible but not a prominent feature. The airfield water tower is more visible. The layering effect of hedgerows makes it difficult to distinguish site vegetation, but some site hedgerows and golf course trees are perceptible. The view is rural in character.

Sensitivity of the visual receptors:

The view is representative of views from the farmland between Cottenham and Oakington. The main access into the area is via Oakington Road and Rampton Drift (byway). Local properties comprise a small number of farm properties. The main receptors of this and similar views would be persons travelling on the byway and, to a lesser extent, Oakington Road users, because views from the road are not as clear. Taking into account the public right of way status, low numbers of receptors experiencing the view and the expectations of the receptors of a continuance of views of a rural landscape, the receptor sensitivity is judged to be **medium**.

Magnitude of visual effects:

Effect of proposed development: The relatively low and sparse hedgerows in the intervening farmland extending to the CGB and beyond will have only a limited screening effect on views of the southern part of the proposed development. The most effective part of the screening will arise from the hedgerows forming the south eastern boundary of the site. It is probable that the three and four storey development will be visible partly on the skyline and partly against the wooded background of Longstanton. The 25 m landmark building will be a skyline feature. The vernacular form and scale will help minimise the effect on this view, but it will introduce a significant additional amount of development into the middle distance of the view, which is primarily rural.

Night time effects: Lighting arising mainly from the edges of Longstanton and Oakington provides the existing context, but the viewpoint location is a generally unlit area. Light sources arising from the proposed development will be mainly from the higher buildings and some limited street lighting on the north eastern edges of the development. There will probably also be a low level of glow. This will add a large amount to the light already affecting the view, and this additional light will be an easily perceptible change.

Seasonal changes: Summer conditions will not result in any significant reductions in visibility, night or day.

Effects after 10 years: The existing and proposed planting on the landscape structure to the north eastern edge of the proposed development will have not grown sufficiently to provide a significant additional screening effect following 10 years growth, over and above that provided by the existing intervening vegetation.

Magnitude of change: The change in the view resulting from the proposed development will be noticeable, will affect part of the middle distance of the view and will detract from the rural character of the view, although the rural character will predominate. The magnitude of change is therefore judged to be **medium**.

Construction effects:

Much of the construction activity will be evident from this viewpoint during the period of construction. The magnitude of change will be medium.

Summary

Sensitivity of receptor: **Medium**

Magnitude of change: **Medium**

Degree and significance of visual effects: **Moderate, significant** (construction: moderate, significant)

Nature of effects: Adverse, long term, permanent

Visual amenity data sheet 10: Viewpoint 10: Guns Lane

Viewpoint location	From Guns Lane, north east of Westwick		
Grid reference	(542779, 265280)	Figure number	4.28
Direction of view	North west	Distance to site boundary	~2.5 km
Landscape character area	Lowland Village Farmlands	Landscape designation	None

Context and current view:

The main focus of the view is the track (Guns Lane bridleway) that crosses through the flat farmland. Traffic and vegetation mark the alignment of Oakington Road. There are few visible features beyond the road, but the airfield water tower and trees on the airfield are visible but not prominent. The view is rural in character.

Sensitivity of the visual receptors:

The view is representative of views from the farmland south east of Oakington Road, between Westwick and Histon and Cottenham. The main access into the area is via Oakington Road, Cottenham Road, Guns Lane (bridleway) and a small number of other public rights of way. Local properties comprise a small number of farm properties. The main receptors of this and similar views would be persons travelling on Oakington Road, Cottenham Road the byway and other public right of way users. Taking into account the expectations of the receptors of a continuance of views of a rural landscape, but also taking into account the moderate numbers of receptors experiencing the view, and the mainly transitory nature of the receptors, the receptor sensitivity is judged to be **medium**.

Magnitude of visual effects:

Effect of proposed development: The views towards the site extend partly over farmland, but mainly over the redundant airfield. The trees in the area accumulate to provide a good level of screening of the site. In addition, the development at Rampton Drift and the redundant buildings combine to form further screening of much of the site. It is probable that the three and four storey development in the northern and western parts of the site will be visible partly on the distant skyline. The 25 m landmark building will be a skyline feature. The vernacular form and scale will help minimise the effect on this view. The development will not be prominent and the change in the view will not be sufficiently noticeable to alter the perception of the view as primarily rural.

Night time effects: Lighting arising mainly from the edges of Oakington and Westwick provides the existing context, but the viewpoint location is a generally unlit area. Light sources arising from the proposed development will be mainly from the higher buildings and some limited street lighting on the eastern edges of the development. There will probably also be a low level of distant glow. This will add a small amount to the light already affecting the view, and this additional light will not be an easily perceptible change.

Seasonal changes: Summer conditions will not result in any significant reductions in visibility, night or day.

Effects after 10 years: The existing and proposed planting on the landscape structure to the north eastern edge of the proposed development will not have grown sufficiently to provide a significant additional screening effect following 10 years growth, over and above that provided by the existing intervening vegetation, but it is likely that tree growth in the airfield area will continue to increase the degree of screening so that in 10 years time there will be a significant screening effect.

Magnitude of change: The change in the view resulting from the proposed development will be perceptible but not particularly noticeable and will affect a distant part of the view. It will not detract significantly from the rural character of the view, which will predominate. The magnitude of change is therefore judged to be **small**.

Construction effects:

Cranes and other tall elements of the construction activity may be evident from this viewpoint during the period of construction. The magnitude of change will be small.

Summary

Sensitivity of receptor: **Medium**

Magnitude of change: **Small**

Degree and significance of visual effects: **Slight, not significant** (construction: slight, not significant)

Nature of effects: Adverse, long term, permanent

Visual amenity data sheet 11: Viewpoint 11: B1050 junction with A14

Viewpoint location	From B1050 junction with A14 at Bar Hill		
Grid reference	(538269, 264223)	Figure number	4.29
Direction of view	North east	Distance to site boundary	~3 km
Landscape character area	Lowland Village Farmlands	Landscape designation	None

Context and current view:

The main focus of the view is the B1050 and A14 junction and the expanse of flat arable landscape extending towards Longstanton. Longstanton is a skyline feature in the middle distance, appearing as a wooded area. The spire of the Church of All Saints is the only building discernible at this distance. Other features include a communications mast near Bar Farm.

Sensitivity of the visual receptors:

The view is representative of views from the flat arable landscape south west of Longstanton, extending to the A14 and the northern edges of Bar Hill. The main access into the area is Hattons Road (B1050) and the A14. Wilson's Road (public right of way) runs parallel to Hattons Road between Bar Hill and Longstanton. Properties comprise a small number of farmsteads, including Hazlewell Court, Noon Folly Farm, Bar Farm and Hill Farm. The main receptors of this and similar views would be road and public right of way users and residents of the very few properties in the area (mainly isolated farmsteads) with views towards the site. Taking into account the expectations of the residential and public right of way receptors of a continuance of views of a rural landscape, but also taking into account the transient nature of the majority of receptors experiencing the view from roads, the receptor sensitivity is judged to be **medium**.

Magnitude of visual effects:

Effect of proposed development: Longstanton intervenes in the view towards the primary development site and therefore the screening effect of existing buildings and trees will mean that only the tallest elements of the proposed development would be perceived, i.e. the four storey element and the landmark building.

The flood attenuation ponds on Hatton's Road will be locally visible from close sections of Hattons Road, a section of Wilson's Road and from nearby properties, but will appear as gentle mounding up to 3 m high with scrub, woodland and grassland.

Night time effects: Lighting arising from the edges of Longstanton, the road network, particularly the A14, and other surrounding settlements and development provides the existing context. Lighting, mainly from the buildings but also from street lighting, will be mostly screened by Longstanton and therefore will add a small additional amount of visible light and glow affecting a small part of the view.

Seasonal changes: Summer conditions will increase the screening effect of the existing and proposed woodland planting and other vegetation, including a reduction in visible light at night.

Effects after 10 years: The growth of planting in this period will probably not alter the degree of change in the view arising from the proposed development.

Magnitude of change: The change in the view resulting from the proposed development will be limited, will affect only a small part of the view and will have no significant effect on the character of the view.

The magnitude of change is therefore judged to be **small**.

Construction effects:

Cranes and possibly other tall elements of construction activity of the main development area will be evident from this viewpoint during the period of construction. The construction activity around the flood attenuation area will be closer, but on a smaller scale, with the main visible elements being earth-moving vehicles. The overall magnitude of change will be small.

Summary

Sensitivity of receptor: **Medium**

Magnitude of change: **Small**

Degree and significance of visual effects: **Slight, not significant** (construction: slight, not significant)

Nature of effects: Adverse, long term, permanent

Visual amenity data sheet 12: Viewpoint 12: Ramper Road

Viewpoint location	From Ramper Road		
Grid reference	(538033, 267418)	Figure number	4.30
Direction of view	East	Distance to site boundary	~1.5 km
Landscape character area	Lowland Village Farmlands / Planned Silt Fen	Landscape designation	None

Context and current view:

The main focus of the view is Ramper Road and the expanse of flat farmland to both sides. Longstanton is visible, mainly perceived as a line of woodland, although the recent development to the west of Longstanton is visible. Vegetation in the Station Road area is also visible.

Sensitivity of the visual receptors:

The view is representative of views from the flat farmland west of Longstanton, extending to the eastern edges of Swavesey. The main access into the area is via Ramper Road and Over Road / Gravel Bridge Road. There is one (inaccessible) public right of way between Ramper Road and Swavesey. Properties with views from a similar direction include a few on the eastern edges of Swavesey and Boxworth End and a small number of farmsteads, including Highfield Farm and Trinity College Farm. New residential development on the west side of Longstanton is set against the background of trees in village. The main receptors of this and similar views would be road and public right of way users and residents of the very few properties in the area (mainly isolated farmsteads) with views towards the site. Taking into account the expectations of the residential and public right of way receptors of a continuance of views of a rural landscape, but also taking into account the transient nature of the majority of receptors experiencing the view from roads, the receptor sensitivity is judged to be **medium**.

Magnitude of visual effects:

Effect of proposed development: Longstanton and vegetation west of Longstanton intervene in the view towards the primary development site and therefore the screening effect of existing buildings and trees will mean that only the tallest elements of the proposed development would be perceived, i.e. the residential development west of Station Road up to four storeys and the local centre east of Station Road, also up to four storeys but possibly with a landmark building up to 25 m. The vernacular form and scale will help minimise the effect on this view, but the edge of development facing towards the area will be the interface with future development and therefore there will not be a strong landscape edge until future development takes place. The effect is likely to be similar to the recent development west of Longstanton, but more distant.

Night time effects: Lighting arising from the edges of Longstanton, the road network, including the recently constructed lit junctions west of Longstanton, and other surrounding settlements and development provides the existing context. Proposed lighting, mainly from the buildings but also from street lighting, will be mostly screened by Longstanton and therefore will add a small additional amount of visible light and glow to the view.

Seasonal changes: Summer conditions will increase the screening effect of the existing and proposed woodland planting and other vegetation, including a reduction in visible light at night.

Effects after 10 years: The growth of planting in this period will probably not alter the degree of change in the view arising from the proposed development.

Magnitude of change: The change in the view resulting from the proposed development will be limited. The change will appear similar to the appearance of recent development west of Longstanton, but will be more distant and so it will have no significant effect on the character of the view. The magnitude of change is therefore judged to be **small**.

Construction effects:

Cranes and possibly other tall elements of construction activity will be evident from this viewpoint during the period of construction. The magnitude of change will be small.

Summary

Sensitivity of receptor: **Medium**

Magnitude of change: **Small**

Degree and significance of visual effects: **Slight, not significant** (construction: slight, not significant)

Nature of effects: Adverse, long term, permanent

Visual amenity data sheet 13: Viewpoint 13: Ramper Road

Viewpoint location	From Ramper Road, at the junction with Over Road		
Grid reference	(538868, 267532)	Figure number	4.31
Direction of view	East	Distance to site boundary	~0.6 km
Landscape character area	Lowland Village Farmlands	Landscape designation	None

Context and current view:

The main focus of the view is Ramper Road and the highway and drainage engineering elements. The recent development to the west of Longstanton is clearly visible to the east and vegetation and development in the Station Road area are also visible.

Sensitivity of the visual receptors:

The view is representative of views from the area of road corridor west of Longstanton. The main access into the area is via Ramper Road and the B1050. There are no public rights of way. No properties with similar views have been identified. The main receptors of this and similar views would be road users on the sections of road with views towards the site. Taking into account the expectations of receptors of a continuance of views of a developing landscape that has undergone highway and residential development in recent years, which is ongoing, and also taking into account the transient nature of the majority of receptors experiencing the view from roads, the receptor sensitivity is judged to be **low**.

Magnitude of visual effects:

Effect of proposed development: Longstanton and vegetation west of Longstanton and on Station Road intervene in the view towards the primary development site. Therefore, the screening effect of existing buildings and trees will mean that only the higher and closer elements of the proposed development will be perceived, i.e. the residential development west of Station Road up to four storeys and the local centre east of Station Road, also up to four storeys but possibly with a landmark building up to 25 m. The vernacular form and scale will help minimise the effect on views, but the edge of development facing towards the area will be the interface with future development and therefore there will not be a strong landscape edge until future development takes place. The effect is likely to be similar to the recent development west of Longstanton, but more distant.

Night time effects: Lighting arising from the edges of Longstanton, the road network, including the recently constructed lit junctions west of Longstanton, and other surrounding settlements and development provides the existing context. Proposed lighting, mainly from the buildings but also from street lighting, will be mostly screened by Longstanton with the exception of the area west of Station Road and therefore will add a small additional amount of visible light and glow to the view.

Seasonal changes: Summer conditions will increase the screening effect of the existing and proposed woodland planting and other vegetation, including a reduction in visible light at night.

Effects after 10 years: The growth of planting in this period will probably not alter the degree of change in the view arising from the proposed development.

Magnitude of change: The change in the view resulting from the proposed development will be limited. The change will appear similar to the appearance of recent development west of Longstanton, but will be more distant and so it will have no significant effect on the character of the view. The magnitude of change is therefore judged to be **small**.

Construction effects:

Cranes and possibly other tall elements of construction activity will be evident from this viewpoint during the period of construction. The magnitude of change will be small.

Summary

Sensitivity of receptor: **Low**

Magnitude of change: **Small**

Degree and significance of visual effects: **Slight, not significant** (construction: slight, not significant)

Nature of effects: Adverse, long term, permanent

Visual amenity data sheet 14: Viewpoint 14: B1050

Viewpoint location	From B1050 at junction with Park and Ride		
Grid reference	(539886, 267935)	Figure number	4.32
Direction of view	South east	Distance to site boundary	0 km
Landscape character area	Lowland Village Farmlands	Landscape designation	None

Context and current view:

The main focus of the view is the junction of the new park and ride access road with the recently improved section of B1050. In the middle distance, mostly young tree planting associated with the golf course screens the view towards Longstanton and vegetation on the west side of the B1050 encloses views to the west, obscuring the view of the site area west of the B1050. A drainage attenuation pond lies just south of the junction but is not prominent in the view. The lamp columns on the new road layout are stark features against a flat and open landscape. The character of the view is sub-rural due to the scale and nature of recent infrastructure development and it is of low scenic value.

Sensitivity of the visual receptors:

The view is representative of views from the Station Road corridor north of Longstanton and south of the CGB crossing. The main access into the area is via Station Road (the B1050). There are no public rights of way represented in this view. Properties with similar views may include up to five residential properties accessed from this section of Station Road. The main receptors of this and similar views would be road users on the sections of road with views towards the site. Taking into account the expectations of receptors of a continuance of views of a developing landscape that has undergone highway and industrial development in recent years, which is ongoing, and also taking into account the transient nature of the majority of receptors experiencing the view from roads, the receptor sensitivity is judged to be **low**.

Magnitude of visual effects:

Effect of proposed development: The nearest element of the proposed development will be the employment and household recycling centre, which will be visible immediately beyond the attenuation lake and extend eastwards. Further eastwards, residential development will be visible beyond the park and ride. To the south, a small part of the local centre will be perceived south of the employment area. Further to the south, residential development up to four storeys will be visible. The employment development buildings will have a primarily industrial vernacular form and scale. There is an establishing substantial area of planting south of the park and ride and attenuation pond, but this is currently too low to have any screening or softening effect. The development will obstruct the existing sense of open landscape and it will become a localised view of development.

Night time effects: Lighting arising from the edges of Longstanton, the road network, including the recently constructed lit junction, and other surrounding settlements and development provides the existing context. Proposed lighting, mainly from the buildings but also from street lighting, will add a large additional amount of visible light and glow to the view.

Seasonal changes: Summer conditions will, over time, increase the screening effect of the existing and proposed woodland planting and other vegetation, including a reduction in visible light at night.

Effects after 10 years: The growth of recently established planting in this period will have some effect in softening the effect of development but will not alter the degree of change in the view arising from the proposed development.

Magnitude of change: The proposed development will change the character of the view from sub-rural to fully developed and any existing openness will be removed. The magnitude of change is therefore judged to be **large**.

Construction effects:

All construction activity will be evident from this viewpoint during the period of construction. The magnitude of change will be large.

Summary

Sensitivity of receptor: **Low**

Magnitude of change: **Large**

Degree and significance of visual effects: **Moderate, significant** (construction: moderate, significant)

Nature of effects: Adverse, long term, permanent

Visual amenity data sheet 15: Viewpoint 15: Station Road (B1050)

Viewpoint location	From Station Road (B1050)		
Grid reference	(539943, 267636)	Figure number	4.33
Direction of view	East	Distance to site boundary	0 km
Landscape character area	Lowland Village Farmlands	Landscape designation	None

Context and current view:

The main focus of the view is the area of open land (previously the constructor's yard) extending eastwards towards the mass of lamp columns indicating the park and ride to the north east and the edge of the golf course to the south east. The junction of the new park and ride access road and attenuation pond, with the recently improved section of B1050, are visible to the north. The highway improvements, including lighting and signage, chain link fence and traffic on Station Road, significantly reduce the rural character of Station Road. The character of the view is sub-rural due to the scale and nature of recent infrastructure development and it is of low scenic value.

Sensitivity of the visual receptors:

The view is representative of views from the Station Road corridor north of Longstanton and south of the CGB crossing. The main access into the area is via Station Road (the B1050). There are no public rights of way represented in this view. Properties with similar views may include up to five residential properties accessed from this section of Station Road. The main receptors of this and similar views would be road users on the sections of road with views towards the site. Taking into account the expectations of receptors of a continuance of views of a developing landscape that has undergone highway and industrial development in recent years, which is ongoing, and also taking into account the transient nature of the majority of receptors experiencing the view from roads, the receptor sensitivity is judged to be **low**.

Magnitude of visual effects:

Effect of proposed development: The nearest element of the proposed development will be the employment and recycling centre, which will be visible immediately adjacent to the road and extend along the road to the north and south.

The local centre will be visible south of the employment area. Further to the south, residential development up to four storeys will be visible. The removal of the hedgerow on both sides of Station Road to form a new urban street will enable views of the residential development up to four storeys on the western side of Station Road. The employment development buildings will have a primarily industrial vernacular form and scale. The development will obstruct the existing sense of open landscape and it will become a localised view of urban development.

Night time effects: Lighting arising from the edges of Longstanton, the road network, including the recently constructed lit junction, and other surrounding settlements and development provides the existing context. Proposed lighting, mainly from the buildings but also from street lighting, will add a large additional amount of visible light and glow to the view.

Seasonal changes: Summer conditions will not result in a significant reduction in visible light at night.

Effects after 10 years: The growth of new planting in this period will have some effect in softening the effect of development but will not alter the degree of change in the view arising from the proposed development.

Magnitude of change: The proposed development will change the character of the view from sub-rural to fully developed and any existing openness will be removed. The magnitude of change is therefore judged to be **large**.

Construction effects:

All construction activity will be evident from this viewpoint during the period of construction. The magnitude of change will be large.

Summary

Sensitivity of receptor: **Low**

Magnitude of change: **Large**

Degree and significance of visual effects: **Moderate, significant** (construction: moderate, significant)

Nature of effects: Adverse, long term, permanent

Visual amenity data sheet 16: Viewpoint 16: Western side of golf course

Viewpoint location	From the public footpath at the western side of the golf course (151/5)		
Grid reference	(539907, 267506)	Figure number	4.34
Direction of view	South east	Distance to site boundary	0 km
Landscape character area	Lowland Village Farmlands	Landscape designation	None

Context and current view:

The main focus of the view is of the golf course and the uniform planting of trees, which obscure the openness of the view. The character of the view is of a typical golf course and the scenic quality is moderate, as there is little sense of the underlying rural character.

Sensitivity of the visual receptors:

The main current receptors of this view would be the golf course users and people using the public footpath that crosses the site. For most receptors, the main focus of their attention would be on the sport and recreation, but the landscape is a part of the enjoyment and there is probably an expectation that the views would remain as a golf course. The numbers of receptors are moderate. No similar residential views have been identified. Taking these factors into account, the receptor sensitivity is judged to be **medium**.

Magnitude of visual effects:

Effect of proposed development: The nearest element of the proposed development will be residential development up to four storeys extending to the north east, residential development up to two storeys extending to the south west and the employment and household recycling centre, which will be visible immediately adjacent to the road and extend along the road to the north and south. The vernacular form and scale will help minimise the effect on views. The development will remove the existing sense of semi-open golf course landscape and it will become a localised view of urban development.

Night time effects: Lighting is not a significant component of the existing view. Proposed lighting, mainly from the buildings but also from street lighting, will add a large additional amount of visible light and glow to the view.

Seasonal changes: Summer conditions will not result in a significant reduction in visible light at night.

Effects after 10 years: The growth of new planting in this period will have some effect in softening the effect of development but will not alter the degree of change in the view arising from the proposed development.

Magnitude of change: The proposed development will change the character of the view from golf course to fully developed and any existing openness will be removed. The magnitude of change is therefore judged to be **large**.

Construction effects:

All construction activity will be evident from this viewpoint during the period of construction. The magnitude of change will be large.

Summary

Sensitivity of receptor: **Medium**

Magnitude of change: **Large**

Degree and significance of visual effects: **Substantial, significant** (construction: substantial, significant)

Nature of effects: Adverse, long term, permanent.

Visual amenity data sheet 17: Viewpoint 17: Public footpath through golf course

Viewpoint location	From the public footpath through the golf course (151/5)		
Grid reference	(539937, 267083)	Figure number	4.35
Direction of view	East	Distance to site boundary	0 km
Landscape character area	Lowland Village Farmlands	Landscape designation	None

Context and current view:

The main focus of the view is of the golf course and the hedgerow that forms the south eastern boundary of the site. Scattered trees partly obscure the openness of the view. The character of the view is of a typical golf course and the scenic quality is moderate, as there is little sense of the underlying rural character.

Sensitivity of the visual receptors:

The main current receptors of this view would be the golf course users and people using the public footpath that crosses the site. For most receptors, the main focus of their attention would be on the sport and recreation, but the landscape is a part of the enjoyment and there is probably an expectation that the views would remain as a golf course. The numbers of receptors are moderate. No similar residential views have been identified. Taking these factors into account, the receptor sensitivity is judged to be **medium**.

Magnitude of visual effects:

Effect of proposed development: The nearest element of the proposed development will be the sports hub and landscape structure to the south west of residential development up to three storeys, approximately 70 m from the viewpoint. The sports hub and landscape will extend to the south eastern boundary and therefore some openness will be retained in the view towards the hedgerow. The vernacular form and scale will help minimise the effect on views. The development will obstruct most of the existing sense of semi-open golf course landscape and it will become a localised view of urban development, with a strong landscape edge in the foreground that will soften the views of development.

Night time effects: Lighting is not a significant component of the existing view. Proposed lighting, mainly from the buildings but also from street lighting, will add a large additional amount of visible light and glow to the view.

Seasonal changes: Summer conditions will not result in a significant reduction in visible light at night.

Effects after 10 years: The growth of new planting in this period will have some effect in softening the effect of development but will not alter the degree of change in the view arising from the proposed development.

Magnitude of change: The proposed development will change the character of the view from golf course to mainly developed and most of the existing openness will be removed. The magnitude of change is therefore judged to be **large**.

Construction effects:

All construction activity will be evident from this viewpoint during the period of construction. The magnitude of change will be large.

Summary

Sensitivity of receptor: **Medium**

Magnitude of change: **Large**

Degree and significance of visual effects: **Substantial, significant** (construction: substantial, significant)

Nature of effects: Adverse, long term, permanent

Visual amenity data sheet 18: Viewpoint 18: Southern side of golf course

Viewpoint location	From the public footpath at the southern side of the golf course (151/5)		
Grid reference	(539984, 266862)	Figure number	4.36
Direction of view	North east	Distance to site boundary	0 km
Landscape character area	Lowland Village Farmlands	Landscape designation	None

Context and current view:

The main focus of the view is of the golf course and the hedgerow that forms the south eastern boundary of the site. In this part of the course there is a moderate sense of openness of the view due to the alignment of the golf course planting. The character of the view is of a typical golf course and the scenic quality is moderate, as there is little sense of the underlying rural character.

Sensitivity of the visual receptors:

The main current receptors of this view would be the golf course users and persons using the public footpath that crosses the site. For most receptors, the main focus of their attention would be on the sport and recreation, but the landscape is a part of the enjoyment and there is probably an expectation that the views would remain as a golf course. The numbers of receptors are moderate. No similar residential views have been identified. Taking these factors into account, the receptor sensitivity is judged to be **medium**.

Magnitude of visual effects:

Effect of proposed development: The nearest element of the proposed development will be the sports hub and landscape structure to the south west of residential development up to three storeys, approximately 120 m from the viewpoint. The sports hub and landscape will extend to the north west, and the public open space in the form of a greenway will also extend along the south eastern boundary. Some openness will therefore be retained in the view in these directions. The vernacular form and scale will help minimise the effect on views. The development will obstruct most of the existing sense of semi-open golf course landscape and it will become a localised view of urban development, with a strong landscape edge in the foreground that will soften the views of development.

Night time effects: Lighting is not a significant component of the existing view. Proposed lighting, mainly from the buildings but also from street lighting, will add a large additional amount of visible light and glow to the view.

Seasonal changes: Summer conditions will not result in a significant reduction in visible light at night.

Effects after 10 years: The growth of new planting in this period will have some effect in softening the effect of development but will not alter the degree of change in the view arising from the proposed development.

Magnitude of change: The proposed development will change the character of the view from golf course to mainly developed and most of the existing openness will be removed. The magnitude of change is therefore judged to be **large**.

Construction effects:

All construction activity will be evident from this viewpoint during the period of construction. The magnitude of change will be large.

Summary

Sensitivity of receptor: **Medium**

Magnitude of change: **Large**

Degree and significance of visual effects: **Substantial, significant** (construction: substantial, significant)

Nature of effects: Adverse, long term, permanent

Visual amenity data sheet 19: Viewpoint 19: Magdalene Close

Viewpoint location	From the public footpath opposite Magdalene Close (151/6)		
Grid reference	(540154, 266656)	Figure number	4.37
Direction of view	North east	Distance to site boundary	0.2 km
Landscape character area	Lowland Village Farmlands	Landscape designation	None

Context and current view:

The view from the public footpath is also representative of the view from the residential area of Magdalene Close immediately to the south of the footpath. The main focus of the view is the field immediately to the south east of the site. This is enclosed by a hedgerow along Rampton Road, vegetation surrounding Larksfield Nursery to the north east and the site boundary hedgerow to the north west. Although the outlook of the view is rural, it is a constrained view with no significant features and ordinary scenic qualities. The suburban nature of the Magdalene Close and Thornhill Place development and the appearance of the immigration centre detract from the rural character of the view.

Sensitivity of the visual receptors:

The main receptors of the views are residents looking out over the field through the chain link boundary fence and persons using Rampton Road and the public footpaths for recreation. There are a moderate number of receptors and most have long-established expectations of development. However, the paths and the view of the open field are valued as a recreational and visual resource by the local community. Taking these factors into account, the receptor sensitivity is judged to be **high**.

Magnitude of visual effects:

Effect of proposed development: The nearest visible element of the proposed development will be the residential development ranging from up to two storeys to up to four storeys near to the eastern boundary of the site. The existing retained hedge and residential development will screen most of the rest of the proposed development, with the exception of the landmark building in the local centre. The public open space, in the form of a greenway extending along the south eastern boundary, will provide a minimum 30 m distance between the boundary and development, which will reduce its visual impact and increase the relative screening effect of the boundary hedgerow. The vernacular form and scale will help minimise the effect on views. The development will not reduce the extent of the existing view, but its character will change from a mainly rural outlook to a semi-urban character.

Night time effects: Lighting is not a significant component of the existing view. Proposed lighting, mainly from the buildings but also from street lighting, will add a large additional amount of visible light and glow to the western part of the view.

Seasonal changes: Summer conditions will not result in a significant reduction in visible light at night.

Effects after 10 years: The growth of new planting in this period will have some effect in softening the effect of development but will not alter the degree of change in the view arising from the proposed development.

Magnitude of change: The proposed development will change the character of the view from golf course to mainly developed and most of the existing openness will be removed. The magnitude of change is therefore judged to be **large**.

Construction effects:

Taller elements of the construction activity will be evident from this viewpoint during the period of construction. The magnitude of change will be large.

Summary

Sensitivity of receptor: **High**

Magnitude of change: **Large**

Degree and significance of visual effects: **Very substantial, significant** (construction: very substantial, significant)

Nature of effects: Adverse, long term, permanent

Visual amenity data sheet 20: Viewpoint 20: Rampton Road

Viewpoint location	From Rampton Road near the entrance to the airfield		
Grid reference	(540291, 266703)	Figure number	4.38
Direction of view	North west	Distance to site boundary	0.2 km
Landscape character area	Lowland Village Farmlands	Landscape designation	None

Context and current view:

The main focus of the view is the field south of the site boundary and the view extends to the hedgerow forming the site boundary. The hedgerow is unmaintained and effectively screens most of the site, with the exception of some golf course trees visible beyond the hedge. Although the outlook of the view is rural, it is a constrained view with no significant features and ordinary scenic qualities. The suburban nature of the Magdalene Close and Thornhill Place development, and the appearance of the immigration centre, detract from the rural character of the view.

Sensitivity of the visual receptors:

The main receptors of the views are persons using Rampton Road for access or for recreation. There are a moderate number of receptors and most have long-established expectations of development. However, the road and the view of the open field are valued as a recreational and visual resource by the local community. Taking these factors into account, the receptor sensitivity is judged to be **medium**.

Magnitude of visual effects:

Effect of proposed development: The nearest visible element of the proposed development will be the residential development ranging from up to two storeys to up to four storeys near to the eastern boundary of the site. The existing retained hedge and residential development will screen most of the rest of the proposed development, with the exception of the landmark building in the local centre. The public open space, in the form of a greenway extending along the south eastern boundary, will provide a minimum 30 m distance between the boundary and development, which will reduce its visual impact and increase the relative screening effect of the boundary hedgerow. The vernacular form and scale will help minimise the effect on views. The development will not reduce the extent of the existing view, but its character will change from a mainly rural outlook to a semi-urban character.

Night time effects: Lighting is not a significant component of the existing view. Proposed lighting, mainly from the buildings but also from street lighting, will add a large additional amount of visible light and glow to the western part of the view.

Seasonal changes: Summer conditions will not result in a significant reduction in visible light at night.

Effects after 10 years: The growth of new planting in this period will have some effect in softening the effect of development but will not alter the degree of change in the view arising from the proposed development.

Magnitude of change: The proposed development will change the character of the view from a mainly rural outlook with some residential development to a more developed outlook. The magnitude of change is therefore judged to be **large**.

Construction effects:

Taller elements of the construction activity will be evident from this viewpoint during the period of construction. The magnitude of change will be large.

Summary

Sensitivity of receptor: **Medium**

Magnitude of change: **Large**

Degree and significance of visual effects: **Substantial, significant** (construction: substantial, significant)

Nature of effects: Adverse, long term, permanent

Visual amenity data sheet 21: Viewpoint 21: Rampton Road

Viewpoint location	From Rampton Road, south west of Brookfield Farm		
Grid reference	(540711, 266964)	Figure number	4.39
Direction of view	North west	Distance to site boundary	~0.3 km
Landscape character area	Lowland Village Farmlands	Landscape designation	None

Context and current view:

The main focus of the view is the field south of the site boundary. The view extends to the hedgerows forming the site boundary and the boundary of Larksfield nursery to the south west. Brookfield Farm constrains the view to the north east. The hedgerow is unmaintained and effectively screens most of the site, with the exception of some golf course trees visible beyond the hedge. Although the outlook of the view is rural, it is a constrained view with no significant features and ordinary scenic qualities. The suburban nature of the Rampton Drift development and the airfield development detract from the rural character of the view.

Sensitivity of the visual receptors:

The main receptors of the views are persons using Rampton Road for access or for recreation. There are a moderate number of receptors and most have long-established expectations of development. However, the road and the view of the open field are valued as a recreational and visual resource by the local community. Taking these factors into account, the receptor sensitivity is judged to be **medium**.

Magnitude of visual effects:

Effect of proposed development: The nearest visible element of the proposed development will be the residential development ranging from up to two storeys to up to four storeys near to the eastern boundary of the site. The existing retained hedge and residential development will screen most of the rest of the proposed development, with the exception of the landmark building in the local centre. The public open space, in the form of a greenway extending along the south eastern boundary, will provide a minimum 30 m distance between the boundary and development, which will reduce its visual impact and increase the relative screening effect of the boundary hedgerow. The vernacular form and scale will help minimise the effect on views. The development will not reduce the extent of existing view, but its character will change from a mainly rural outlook to a semi-urban character.

Night time effects: Lighting is not a significant component of the existing view. Proposed lighting, mainly from the buildings but also from street lighting, will add a large additional amount of visible light and glow to the view.

Seasonal changes: Summer conditions will not result in a significant reduction in visible light at night.

Effects after 10 years: The growth of new planting in this period will have some effect in softening the effect of development but will not alter the degree of change in the view arising from the proposed development.

Magnitude of change: The proposed development will change the character of the view from a mainly rural outlook to a mainly developed skyline. The magnitude of change is therefore judged to be **large**.

Construction effects:

Taller elements of the construction activity will be evident from this viewpoint during the period of construction. The magnitude of change will be large.

Summary

Sensitivity of receptor: **Medium**

Magnitude of change: **Large**

Degree and significance of visual effects: **Substantial, significant** (construction: substantial, significant)

Nature of effects: Adverse, long term, permanent

Visual amenity data sheet 22: Viewpoint 22: Rampton Road

Viewpoint location	From Rampton Road at the eastern edge of the site		
Grid reference	(540949, 267116)	Figure number	4.40
Direction of view	North west	Distance to site boundary	0 km
Landscape character area	Lowland Village Farmlands	Landscape designation	None

Context and current view:

The main focus of the view is the field track and partly screened view of Brookfield Farm yard and fields beyond. The farmyard is not included in the site, but the field north of the viewpoint is part of the site. The hedgerow is unmaintained and screens much of the site. Although the character of the view is rural, it is a constrained view with no significant features and ordinary scenic qualities.

Sensitivity of the visual receptors:

The main receptors of the views are persons using Rampton Road for recreation. There are a moderate number of receptors and most have long-established expectations of development. There are no residential receptors. However, the track and the views available from it are valued as a recreational and visual resource by the local community. Taking these factors into account, the receptor sensitivity is judged to be **medium**.

Magnitude of visual effects:

Effect of proposed development: The nearest visible element of the proposed development will be the new access road providing future access to phase 2, which will extend up to Rampton Road. To the north there will be residential development in the easternmost field up to three storeys 60 m from the viewpoint. To the north east, the proposed development will comprise a large area of public open space and flood attenuation area, including a large pond, other water bodies, grassland, trees and scrub. The existing retained hedge will screen most of the rest of the proposed development and therefore the view through the field gate will be the only part of the view that changes. The vernacular form and scale will help minimise the effect on views. The development will change the character of the view from a mainly rural outlook to a semi-urban character.

Night time effects: Lighting is not a significant component of the existing view. Proposed lighting, mainly from the buildings but also from street lighting, will add a large additional amount of visible light and glow to the view.

Seasonal changes: Summer conditions will not result in a significant reduction in visible light at night.

Effects after 10 years: The growth of new planting in this period will have some effect in softening the effect of development but will not alter the degree of change in the view arising from the proposed development.

Magnitude of change: The proposed development will change the character of the view from a mainly rural outlook to a partly developed area and new major road access. The magnitude of change is therefore judged to be **large**.

Construction effects:

All construction activity will be evident from this viewpoint during the period of construction. The magnitude of change will be large.

Summary

Sensitivity of receptor: **Medium**

Magnitude of change: **Large**

Degree and significance of visual effects: **Substantial, significant** (construction: substantial, significant)

Nature of effects: Adverse, long term, permanent

Visual amenity data sheet 23: Viewpoint 23: Reynolds Drove

Viewpoint location	From Reynolds Drove		
Grid reference	(541399, 267450)	Figure number	4.41
Direction of view	South west	Distance to site boundary	~0.15 km
Landscape character area	Lowland Village Farmlands	Landscape designation	None

Context and current view:

The main focus of the view is the expanse of flat arable farmland east of the CGB. The villages of Longstanton and Willingham appear on the skyline as wooded areas. There is some scrub alongside the CGB, which screens the northern part of the site. The character of the view is rural and open.

Sensitivity of the visual receptors:

The main receptors of the views are persons using Reynolds Drove for recreation. There are a moderate number of receptors and most have long-established expectations of development. However, the track and the views available from it are valued as a recreational and visual resource by the local community. Taking these factors into account, the receptor sensitivity is judged to be **medium**.

Magnitude of visual effects:

Effect of proposed development: The nearest visible element of the proposed development will be residential development in the easternmost field up to three storeys, 350 m from the viewpoint. The north east of the proposed development will comprise a large area of public open space and flood attenuation area, including a large pond, other water bodies, grassland, trees and scrub. Although not initially visible, it will act as a buffer zone reducing the influence of development on views from the public right of way. The vernacular form and scale will help minimise the effect on views. The development will change the character of the view from a mainly rural outlook to a semi-urban character.

Night time effects: Lighting is not a significant component of the existing view, with limited lighting visible at Longstanton and Willingham. Proposed lighting, mainly from the buildings but also from street lighting, will add a large additional amount of visible light and glow to the view.

Seasonal changes: Summer conditions will not result in a significant reduction in visible light at night.

Effects after 10 years: The growth of new planting in this period will have some effect in softening the effect of development but will not alter the degree of change in the view arising from the proposed development.

Magnitude of change: The proposed development will change the character of the view from a mainly rural outlook to a partly developed area. The magnitude of change is therefore judged to be **large**.

Construction effects:

Taller elements of the construction activity will be evident from this viewpoint during the period of construction. The magnitude of change will be large.

Summary

Sensitivity of receptor: **Medium**

Magnitude of change: **Large**

Degree and significance of visual effects: **Substantial, significant** (construction: substantial, significant)

Nature of effects: Adverse, long term, permanent

Visual amenity data sheet 24: Viewpoint 24: CGB

Viewpoint location	From CGB near Rampton Road		
Grid reference	(541221, 267420)	Figure number	4.42
Direction of view	South west	Distance to site boundary	0 km
Landscape character area	Lowland Village Farmlands	Landscape designation	None

Context and current view:

The main focus of the view is the strong linear route of the CGB and the easternmost field. The village of Longstanton appears on the south western skyline as wooded areas. The view of the site is mainly restricted to the easternmost field, bounded by Rampton Road to the south east, Brookfield Farm to the south west and the golf course boundary to the west. Trees in the golf course are visible beyond the boundary hedge. The airfield water tower and communications tower at Gravel Hill Road are both visible, but the view is primarily rural.

Sensitivity of the visual receptors:

The main receptors of the views are persons using the CGB for commuting and using the adjacent public right of way for recreation. There are a large number of receptors and most have long-established expectations of development. However, the CGB and the views available from it are valued as a recreational and visual resource by the local community. Taking these factors into account, the receptor sensitivity is judged to be **high**.

Magnitude of visual effects:

Effect of proposed development: The nearest visible element of the proposed development will be residential development in the easternmost field up to three storeys, 230 m from the viewpoint. The north east of the proposed development will comprise a large area of public open space and flood attenuation area, including a large pond, other water bodies, grassland, trees and scrub, and will act as a buffer zone reducing the influence of development on views from the public right of way alongside the CGB. The vernacular form and scale will help minimise the effect on views. The development will change the character of the view from a mainly rural outlook to an urban character.

Night time effects: Lighting is not a significant component of the existing view, with limited lighting visible at Longstanton and Willingham. Proposed lighting, mainly from the buildings but also from street lighting, will add a large additional amount of visible light and glow to the view.

Seasonal changes: Summer conditions will not result in a significant reduction in visible light at night.

Effects after 10 years: The growth of new planting in this period will have some effect in softening the effect of development, but will not alter the degree of change in the view arising from the proposed development.

Magnitude of change: The proposed development will change the character of the view from a mainly rural outlook to a partly developed area. The magnitude of change is therefore judged to be **large**.

Construction effects:

All construction activity will be evident from this viewpoint during the period of construction. The magnitude of change will be large.

Summary

Sensitivity of receptor: **High**

Magnitude of change: **Large**

Degree and significance of visual effects: **Very substantial, significant** (construction: very substantial, significant)

Nature of effects: Adverse, long term, permanent

Visual amenity data sheet 25: Viewpoint 25: CGB

Viewpoint location	From CGB adjacent to site boundary		
Grid reference	(540649, 267785)	Figure number	4.43
Direction of view	South west	Distance to site boundary	~0.02 km
Landscape character area	Lowland Village Farmlands	Landscape designation	None

Context and current view:

The main focus of the view is the strong linear route of the CGB, and the adjacent public footpath / cycleway. The view towards the site includes the north eastern edge of the golf course and the field of rough grass east of the park and ride. The village of Longstanton appears on the south western skyline as wooded areas. The view of the site is mainly restricted to the closer parts of the golf course and western field. The park and ride is visible to the west, as is vegetation along Station Road. Trees in the golf course are visible beyond the boundary hedge. The view is primarily rural but with some strong aforementioned detracting elements.

Sensitivity of the visual receptors:

The main receptors of the views are people using the CGB for commuting and using the adjacent public right of way for recreation. There are a large number of receptors and most have long-established expectations of development. However, the CGB and the views available from it are valued as a recreational and visual resource by the local community. Taking these factors into account, the receptor sensitivity is judged to be **high**.

Magnitude of visual effects:

Effect of proposed development: The nearest visible element of the proposed development will be residential development in the eastern part of the golf course up to three storeys, 90 m from the viewpoint. The north east of the proposed development will comprise a large area of public open space and flood attenuation area, including a large pond, other water bodies, grassland, trees and scrub, and will act as a buffer zone reducing the influence of development on views from the public right of way alongside the CGB. The vernacular form and scale will help minimise the effect on views. The development will change the character of the view from a mainly rural outlook to an urban character.

Night time effects: Lighting is not a significant component of the existing view, with limited lighting visible at Longstanton and Willingham. Proposed lighting, mainly from the buildings but also from street lighting, will add a large additional amount of visible light and glow to the view.

Seasonal changes: Summer conditions will not result in a significant reduction in visible light at night.

Effects after 10 years: The growth of new planting in this period will have some effect in softening the effect of development, but will not alter the degree of change in the view arising from the proposed development.

Magnitude of change: The proposed development will change the character of the view from a mainly rural outlook to a partly developed area. The magnitude of change is therefore judged to be **large**.

Construction effects:

All construction activity will be evident from this viewpoint during the period of construction. The magnitude of change will be large.

Summary

Sensitivity of receptor: **High**

Magnitude of change: **Large**

Degree and significance of visual effects: **Very substantial, significant** (construction: very substantial, significant)

Nature of effects: Adverse, long term, permanent

Mitigation

4.111 Measures to minimise the landscape and visual effects have been developed during the design process and incorporated into the final design. The predicted adverse effects beyond the immediate local area are mainly as a result of the scale and nature of the development and there are no practicable additional available measures that could reduce the adverse effects of the proposed development. For this reason no additional mitigation measures are proposed.

Residual effects

- 4.112 As there are no additional mitigation measures to those included in the proposed development assessed for potential effects, the results of the residual landscape and visual effects of the proposed development are the same as the results for the predicted potential effects.
- 4.113 The significant residual effects are summarised in table 4.5. For the purposes of this assessment, effects that are moderate and above are regarded as significant. Receptors where there are slight or negligible effects are therefore not listed in the table.

Table 4.5: Significant residual effects

Topic	Significant residual effect	Receptor sensitivity	Impact magnitude	Nature	Duration	Degree of effect	Level of certainty
Landscape and visual effects	Change in character and landscape resources of site area	Medium	Large	Adverse	Long term	Substantial	Reasonable
	Change to Viewpoint 6: Rampton Road	Medium	Medium (upper range)	Adverse	Long term	Substantial	Reasonable
	Change to Viewpoint 7: Rampton Road	Medium	Medium (upper range)	Adverse	Long term	Substantial	Reasonable
	Change to Viewpoint 8: Rampton Road	Medium	Medium	Adverse	Long term	Moderate	Reasonable
	Change to Viewpoint 9: Rampton Drift	Medium	Medium	Adverse	Long term	Moderate	Reasonable
	Change to Viewpoint 14: B1050 near Park and Ride	Low	Large	Adverse	Long term	Moderate	Reasonable
	Change to Viewpoint 15: B1050	Low	Large	Adverse	Long term	Moderate	Reasonable
	Change to Viewpoint 16: Western side of golf course	Medium	Large	Adverse	Long term	Substantial	Reasonable
	Change to Viewpoint 17: Public footpath through golf course	Medium	Large	Adverse	Long term	Substantial	Reasonable
	Change to Viewpoint 18: Southern side of golf course	Medium	Large	Adverse	Long term	Substantial	Reasonable
	Change to Viewpoint 19: Magdalene Close	High	Large	Adverse	Long term	Very substantial	Reasonable
	Change to Viewpoint 20: Rampton Road	Medium	Large	Adverse	Long term	Substantial	Reasonable
	Change to Viewpoint 21: Rampton Road	Medium	Large	Adverse	Long term	Substantial	Reasonable
	Change to Viewpoint 22: Rampton Road	Medium	Large	Adverse	Long term	Substantial	Reasonable
	Change to Viewpoint 23: Reynolds Drove	Medium	Large	Adverse	Long term	Substantial	Reasonable
	Change to Viewpoint 24: CGB	High	Large	Adverse	Long term	Very substantial	Reasonable
	Change to Viewpoint 25: CGB	High	Large	Adverse	Long term	Very substantial	Reasonable

Annex 1: Summary of local planning policy relevant to landscape and visual issues

South Cambridgeshire Development Control Policies Development Plan Document (adopted 2007)

A1.1 The key policies relating to landscape in the adopted South Cambridgeshire Development Control Policies DPD are set out below.

A1.2 Policy NE/4: Landscape Character Areas states:

“Development will only be permitted where it respects and retains or enhances the local character and distinctiveness of the individual Landscape Character Area in which it is located”.

A1.3 Policy DP/2: Design of New Development states:

“1.) All new development must be of high quality design and, as appropriate to the scale and the nature of the development should:

- a) Preserve or enhance the character of the local area.
- b) Conserve or enhance important environmental assets of the site.
- c) Include variety and interest within a coherent design, which is legible and provides a sense of place which also responds to and respects local distinctiveness.
- d) Achieves a legible development which includes streets, squares and other public spaces with a defined sense of enclosure and interesting vistas, skylines, focal points and landmarks, with a good relationship between buildings, routes and spaces both with the development and the surrounding area.
- e) Achieve permeable development for all sectors of the community and modes of transport including links to other existing footways, cycleways, bridleways, rights of way, green spaces and roads.
- f) Be compatible with its location and appropriate in terms of scale, mass, form, setting, design proportion, materials, texture and colour in relation to the surrounding area.
- g) In the case of residential development provide higher densities and a mix of housing types including smaller homes.
- h) Provide high quality public space.
- i) Provide an inclusive environment that is created for people, that is and feels safe, and that has a strong community focus.

- j) High quality landscaping compatible with the scale and the character of the development and its surroundings.”

A1.4 Policy CH/1: Historical Landscapes states:

“Planning permission will not be granted for development which would adversely affect or lead to the loss of important areas and features of the historic landscape whether or not they are statutorily protected.”

A1.5 Policy CH/4: Development Within the Curtilage or Setting of a Listed Building states:

“Planning permission will not be granted for development which would adversely affect the curtilage or wider setting of a listed building. Proposals must provide clear illustrative and technical material to allow the impact to be properly assessed.”

A1.6 Policy CH/5: Conservation Areas states:

“Planning applications for development proposals (including applications for conservation area consent for demolitions) in or affecting Conservation Areas will be determined in accordance with legislative provisions and national policy (currently PPG15) and guidance contained in specific Conservation Area Appraisals (where they exist) and the district guidelines.”

Northstowe Area Action Plan (adopted 2007)

A1.7 The relevant policies from the Northstowe Area Action Plan are set out below.

A1.8 Policy NS/4: Extent and Treatment of Green Separation states:

- “Conservation Area, Longstanton St Michael’s. Public access to countryside west of Long Lane will be controlled to protect the Conservation Area. The open aspect of the fields affording views of All Saints Church will be maintained. Elsewhere the Landscape Character of a series of hedged paddocks, small copses and tree belts will be maintained and enhanced.
- Conservation Area, St Michael’s Mount, Longstanton: The Landscape Character will be maintained and enhanced adjoining St Michael’s Mount.
- Oakington: The green separation on the Northern side of Oakington will comprise addition tree planting of individual trees, groups and copses to reinforce pastoral parkland nature of this local landscape area. Tree groups would be located so as to shield views through the green separation but at the same time retain a more open character”

A1.9 Policy NS/12: Landscape Principles states:

“1. A Landscape Strategy for Northstowe, of a level of detail appropriate

to the type of application, should be submitted prior to the granting of outline planning approval, and the formal approval of the Landscape Strategy will be secured at the grant of outline planning permission. The strategy will be implemented as part of the conditions / planning obligations for the development of the new town. The strategy will:

- a). Create an appropriate setting for the new town, minimizing any adverse visual or landscape impacts on the surrounding area including the setting and the character of the surrounding settlements, in particular the closest villages of Longstanton, Westwick and Oakington and their Conservation Areas as well as its more distant neighbours at Rampton, Willingham, Over and Bar Hill;
- b). Ensure a high degree of connectivity between the new town and wider countryside for wildlife and people, including extending the rights of way network (public footpaths and bridle ways);
- c). Include appropriate planting and landscaping alongside all new access roads and the parallel distributor roads alongside the A14 as well as substantial planted areas in association with balancing ponds;
- d). Create a quality environment for residents, workers and visitors to the town;
- e). Ensure a high degree of connectivity between green areas within the town;
- f). Create a network of green spaces which contribute to legibility, are pleasant, attractive and beneficial to wildlife, and integrate well with the wider countryside;
- g). Enable landscaped areas to provide an environment suitable to mitigate any adverse wildlife impacts and to maximize the benefits to wildlife thus increasing biodiversity;
- h). Enable landscaped areas to contribute to the informal recreational needs of the town;
- i). Make the best use of existing tree resource on the site, and sensitively integrate open spaces and areas of built form;
- j). To ensure that any alterations to topography are appropriate to local Landscape Character;
- k). Include appropriate management systems to ensure high quality, robust and effective maintenance of the landscape areas.

2. Construction spoil on the site must be distributed in a manner

appropriate to the local topography and Landscape Character, and can be used for more noise mitigation, flood risk management or biodiversity enhancement.

3. Where practical, water in the form of lakes and water courses will be one of the defining characteristics of Northstowe.

4. In order to assist the creation of a mature landscape at an early stage in development, existing features will be retained where they can make a significant contribution to the urban environment”.

A1.10 Policy NS/13: Landscape Treatment of the Edges of Northstowe states:

“1. A landscaped water park with appropriate planting and footpaths will be provided on the other edge of Northstowe to the East along St Ives railway. The water park will provide an attractive amenity for the town and a landscape buffer to the open countryside. It will also provide opportunities to create wildlife habitats and thus increase biodiversity.

2. The tree belt along the airfield road between Longstanton and Oakington will be retained and enhanced with additional planting to provide strategic landscape boundary to the new town.

3. Sensitive integration of the existing properties along Station Road, Longstanton, will be achieved by a variety of landscape and design responses”.

A1.11 Policy NS/14: Landscaping Within Northstowe states:

“1. A series of Green Corridors will be created into and through the urban area, which may be based on:

- a). Drainage infrastructure;
- b). Existing landscape features;
- c). New Landscape Character areas.

2. Water will be a central feature in many of these Green Corridors.

3. They will have landscaping and biodiversity value and also perform a recreational function for both formal and informal recreation and children’s play. Public access will include provision for walking cycling and horse riding.

4. Road and bus crossings through the Green Corridors will be designed to limit any adverse safety implications for people and be low key in character to limit adverse effects on the landscape. Safe and appropriate crossing facilities for wildlife will also be provided, such as tunnels under roads and ditches along side roads where appropriate.

5. Sensitive integration of Rampton Drift into Northstowe will be achieved through a variety of landscape treatments which will include additional planting to supplement the existing nearby mature trees.
6. The built environment will be landscaped with high quality design, materials and planting; this will be addressed in a Strategic Design Guide which must be submitted to and approved by the local planning authority prior to the approval of any reserved matters application or detailed planning consents.
7. Pursuant to Policy NS/19 (Recreation) the town park will need to bring forward a high quality landscape which will enhance the setting of the town centre.
8. Open spaces which have recreational or amenity function will be landscaped to the highest quality and be sympathetic to the distinctive character of Northstowe and local Landscape Character”.

A1.12 Policy NS/15: Linking Northstowe to its Surroundings states:

- “1. New roads linking the town to the existing network will require landscaping which is consistent with local Landscape Character and which mitigates any adverse impact on the landscape. This will include planting beyond the highway boundary, for example in association with balancing ponds, as well as planting trees and hedgerows along the highway boundary.
2. The landscaped areas and green corridors within Northstowe will be designed to connect to each other and to the green areas on the periphery of the town and the wider community beyond to create a comprehensive green landscaped network”.

A1.13 Policy NS/25: Strategic Landscaping states:

- “1. Strategic landscaping of the new town site is essential for the early establishment of woodland, tree and hedgerow planting together with an agreed program of earth moving to deliver the agreed landscaping strategy. The planting conditions / legal agreements covering landscaping should include provisions for the developers to maintain landscaping and replace dead, diseased and dying stock for a period of 10 years and details of long term management thereafter.
2. In those areas of green separation for both Oakington and Longstanton, where mitigation is necessary early in the development, and also at the agreed boundary treatment for Rampton Drift, planting will take place in the first planting season after the grant of outline planning permission for Northstowe”.

Annex 2: Assessment methodology

A2.1 To be read with reference to figures 4.1 to 4.6.

Introduction

A2.2 The following paragraphs set out the methodology that has been followed in the baseline appraisal of the existing landscape and the assessment of the effects of the proposed development.

Site familiarisation

A2.3 The site and surrounding area have been visited to obtain familiarity with the landscape. Field studies and desk studies of photographs, aerial photographs, map information, landscape character assessments and local plans have enabled the recording of landscape elements such as topography, drainage, land use, development, vegetation and other features. This has enabled the landscape character and resources in and around the site to be evaluated.

Zone of theoretical visibility

A2.4 A combination of information from desktop topographical analysis, computer modelling and field studies has been used to determine the zone of theoretical visibility (ZTV), which is defined as the extent of potential visibility of the proposed development in the surrounding landscape. The ZTV is based on underlying topography generated by OS height data at 10 m interval postings only and does not take into account development, vegetation and minor topographical variations such as hedge banks.

A2.5 The ZTV was calculated based on a number of selected points within the proposed development area. The height from which the features can be seen was set at 2.0 m (i.e. the average eye level of a person standing plus an error allowance to take account of potential inaccuracies in the data).

A2.6 A professional judgement has been made that, for this assessment, 7.5 km is the distance beyond which a proposed development of this scale and nature and context would not have a significant effect on either landscape character or views.

A2.7 GIS data relating to areas of woodland and development can be added to the ZTV to provide a zone of visual influence (ZVI) and this adjusted information can then be taken out into the field and checked for accuracy. In this study, due to the relatively flat landscape, woodland and development are particularly important in determining extent of visibility. The ZTV was taken on fieldwork, which was confined to public rights of way and the highway network.

A2.8 Views and visual receptors within the ZTV have been identified. The viewpoints chosen provide a representative selection of views from a variety of directions, distances and in relation to the range of expected important visual receptors, including local residents, tourists and users of public transport routes.

Assessing significance of effects

- A2.9 Chapter 2 of this ES and the parameter plans in figures 2.2 to 2.5 provide a description of the proposed development. In this chapter the proposed development is described in paragraphs 4.100 to 4.107, with emphasis on the elements that are likely to give rise to landscape or visual effects. The effects on landform and on existing landscape features such as vegetation are also described. Proposals for landscape measures such as new planting and earth shaping are set out.
- A2.10 Landscape and visual effects can be positive or negative and are therefore referred to as either beneficial or adverse.
- A2.11 At all stages of the iterative design development, the purpose has been to reduce predicted potential adverse effects. Mitigation addresses any adverse effects that have not been designed out and is described in the section on proposed mitigation measures.
- A2.12 As part of the development design process, it may become apparent that there are opportunities to incorporate measures to improve the landscape, such as restoring landscape features that are or were characteristic of the local area. These measures, whilst often linked to mitigation, are not designed specifically to avoid or reduce adverse effects, and are therefore referred to as enhancement proposals.
- A2.13 In describing potential effects, account must also be taken of on-going changes to the area surrounding the site. These may include existing planning policy, allocations, applications or permissions. Vegetation growth may progressively reduce the visibility of the development, or conversely views of the development may be opened up if, for example, vegetation is regularly coppiced or harvested as a crop.
- A2.14 The degree of landscape and visual effects can vary considerably between day and night, over time and with changing seasonal conditions. The description of effects therefore includes consideration of effects during construction, at completion of the development and during operation after ten years following construction. Winter and summer conditions and night-time views are also considered.

Definition and classification of effects on landscape as a resource

A2.15 Landscape effects arise either from direct changes as a result of development in the physical elements of the receiving landscape, or from indirect effects on the character and quality of the surrounding landscape. The significance of a landscape effect is determined by consideration of the importance of the landscape and the magnitude of the change that it undergoes.

Landscape sensitivity

A2.16 The baseline section identifies intrinsic factors that can be used to assess the relative sensitivity, importance or value society attaches to the landscape, often in the form of designation. The guidance set out in figure 4.1 has been used in this assessment to arrive at an evaluation of landscape sensitivity. This judgement may be moderated by reference to one or more of the additional criteria shown, such as landscape rarity, fragility or cultural or natural heritage interests. Evaluation of landscape sensitivity is ultimately a matter of professional judgement and is defined in this chapter as high, medium, low or negligible.

Magnitude of change

A2.17 The magnitude of change is a function of the degree to which the scale and / or nature and / or extent of the changes are at variance with the character and qualities of the receiving landscape. The guidance set out in figure 4.2 has been used for this assessment. Physical landscape characteristics such as topography, scale, vegetation and land use, which may affect the sensitivity of the landscape to a particular form of development and hence the capacity of the landscape to accommodate change, are taken into account. Evaluation of the magnitude of change is a matter of professional judgement and is defined in this chapter as large, medium, small or negligible.

Degree of landscape effects

A2.18 The degree of the effects on the landscape resource is considered from a combined evaluation of the landscape importance and the magnitude of change. The matrix in figure 4.3 has been used to guide this judgement. The definitions used are included in that figure. They are applied to predicted potential effects where initial mitigation measures were considered from the outset, and to residual effects after additional mitigation. Effects that are moderate or above are considered to be significant.

Definition and classification of effects on visual amenity

A2.19 Visual effects result from the changes in character and quality of people's views arising from the proposed development. The significance of the effect on visual amenity is determined by consideration of the sensitivity of the receptor (the group of people experiencing the view) and the magnitude of the change. These are defined in the following paragraphs.

Sensitivity of visual receptor

A2.20 Each view may include several categories of receptor varying in degree of proprietary interest, occupation / activity / interests, expectations and likely tolerance to change. The guidance set out in figure 4.4 has been used in this assessment to arrive at an evaluation of the sensitivity of the visual receptors landscape sensitivity. Views from community areas, residential areas or public footpaths are generally considered more important than transient views from roads or views from workplaces, although transient views can include tourist routes that may be important. Views of attractive unspoilt landscapes might be considered more important than views of a rapidly changing area of development. Views that have cultural associations might also be considered to be of importance. The judgement may also be moderated by reference to one or more of the additional criteria listed below:

- The number of people affected
- The period of time and frequency that receptors experience the view
- The status (resident / visitor), occupations / activity and consequent expectations of the receptor group and the degree to which that group has a proprietary interest in the view and is tolerant to change
- The consensual importance of the view; this can include cultural, historical and archaeological associations and tourist / leisure / recreational associations
- The context of the viewpoint
- Other factors such as specific, regular meteorological conditions at the site or the landscape being in constant change due to the type of use, e.g. mineral storage and movement of aggregate stockpiles

A2.21 Evaluation of visual receptor importance is ultimately a matter of professional judgement and is defined in this chapter as high, medium, low or negligible.

Magnitude of change

A2.22 The magnitude of change in the view is determined partly by the degree of intrusion and obstruction of views in relation to the receptor and partly by the degree to which the nature and scale of the proposed development assimilates with or alters the character and quality of the existing view. Distance plays an important part in both of these factors. The criteria in figure 4.5 have been used to determine the magnitude of change for this assessment. Evaluation of magnitude of change is a matter of professional judgement and is defined in this chapter as large, medium, small or negligible.

Degree of visual effect

A2.23 The degree of visual effect is determined from a consideration of the importance of the visual receptor and the magnitude of change. The matrix in figure 4.6 has been used to guide this judgement. The definitions used are included in that figure. They can be applied to predicted potential effects where initial mitigation measures were considered from the outset, and to

residual effects after additional mitigation. Effects that are moderate or above are considered to be significant.

Annex 3: Photographic images methodology

Photographic survey

- A3.1 The aim is to recreate as closely as possible what the human eye can see. 50 mm is a traditionally agreed focal length for matching a photograph to the actual view seen, but a range between 45 mm to 55 mm is often used.
- A3.2 When using digital SLR cameras, the image sensor¹ on the camera unit is sometimes smaller than on traditional SLR cameras, so the focal length is therefore calculated for the change in magnification. For this assessment, a Nikon D80 Digital SLR zoom lens camera was used. This has an image sensor magnification of 1.5, which when used with a 35mm lens setting results in a focal length of 52.5mm ($1.5 \times 35 = 52.5$).
- A3.3 Where possible or practicable, a tripod is used when taking the photograph, as this allows a flat level base for the camera, and allows it to be set at a desired height or eye level. In this assessment, the photographs are taken at 1.5m above ground level.
- A3.4 As well as recording time and date information for the view, GPS units are used to provide a six-figure National Grid reference for the view. The accuracy of these devices can vary (depending on factors like satellite coverage, proximity of buildings, tree coverage etc) so these figures are then checked on detailed OS survey plans to give a more accurate reference.
- A3.5 For panoramic photographs an overlap of between 35% and 50% of each frame is used to allow the creation of a seamless panoramic, using Photoshop.
- A3.6 This chapter includes photographic representations of the view that provide a 'human eye' representation of the view and also a representation of the context of that view with a field of view that is up to 180°.

¹ The image sensor is the digital equivalent of photographic film, and converts the optical image to an electric signal.