
Land at Teversham Road, Fulbourn: Landscape and Visual Impact Assessment

Prepared on behalf of Castlefield International Ltd

January 2017

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ILLUSTRATIVE MATERIAL

Figure 1: Site Context Plan at 1:10,000 scale at A3;

Figure 2: Landscape Character Plan at 1:20,000 scale at A3;

Figure 3: Topographical Features Plan at 1:20,000 scale at A3;

Figure 4: Site Appraisal Plan at 1:2,500 scale at A3;

Figure 5: Visual Appraisal Plan at 1:20,000 scale at A3;

Figure 6: Landscape and Visual Opportunities and Constraints Plan at 1:2,500 scale at A3; and

Figure 7: Landscape Strategy Plan at 1:2,000 scale at A3;

Site Appraisal Photographs (A – K); and

Site Context Photographs (1 – 14).

APPENDICES

Appendix 1: Landscape and Visual Impact Assessment Methodology;

Appendix 2: Published Landscape Character Assessment Extracts;

- National Character Area 87: East Anglian Chalk, 2014
- Vision for the Future Cambridgeshire Landscape, 1991
- The Cambridge Green Belt Study, 2002
- Landscape Character Overview, District Design Guide Supplementary Planning Document, 2010

Appendix 3: Landscape Planning Policy Extracts; and

Appendix 4: Application Parameters Plan and Application Illustrative Layout.

1.0 INTRODUCTION

- 1.1 Barton Willmore Landscape Planning and Design (BWLPD) were commissioned by Castlefield International Ltd to undertake a Landscape and Visual Impact Assessment (LVIA) of land at Teversham Road, Fulbourn, South Cambridgeshire (hereafter referred to as the Site), to determine its suitability for residential development.
- 1.2 The objectives of the LVIA are to assess the landscape character of the Site and its surroundings and to consider the landscape and visual qualities of the Site, its function in the landscape and its contribution to the wider landscape.
- 1.3 A landscape appraisal is the systematic description and analysis of the features within the landscape, such as landform, vegetation cover, settlement and transport patterns, and land use which create a sense of place. A visual appraisal assesses visual receptors, which are the viewers of the landscape, and could include locations such as residential or business properties, public open space and public rights of way (PRoW). A more detailed methodology is included within **Appendix 1**.
- 1.4 To explain the likely landscape and visual effects of the Proposed Development, the key elements of this assessment are to:
- Assess the landscape character and quality of the Site and its context, particularly in relation to existing landscape designations and policies;
 - Assess the visibility of the Site and the nature and quality of existing views;
 - Identify the landscape and visual opportunities and constraints to development to inform development proposals;
 - Make recommendations for a suitable landscape strategy which assists with absorbing the development within the landscape and providing a network of green infrastructure; and
 - Describe the predicted landscape and visual effects of the development.
- 1.5 Information is presented on the following plans and photographs:
- Figure 1: Site Context Plan at 1:10,000 scale at A3;
- Figure 2: Landscape Character Plan at 1:20,000 scale at A3;
- Figure 3: Topographical Features Plan at 1:20,000 scale at A3;
- Figure 4: Site Appraisal Plan at 1:2,500 scale at A3;
- Figure 5: Visual Appraisal Plan at 1:20,000 scale at A3;
- Figure 6: Landscape and Visual Opportunities and Constraints Plan at 1:2,500 scale at A3; and
- Figure 7: Landscape Strategy Plan at 1:2,000 scale at A3.

Site Appraisal Photographs (A – K); and
Site Context Photographs (1 – 14).

2.0 METHODOLOGY

Landscape and Visual Impact Assessment

2.1 The landscape and visual impact assessment has been prepared in accordance with the guidelines set out in the Landscape Institute and Institute of Environmental Management and Assessment's Guidelines for Landscape and Visual Impact Assessment¹ (GLVIA), Third Edition (2013). The methodology for the landscape and visual assessment is set out in **Appendix 1**.

2.2 In summary, the purpose of the LVIA is to identify the likely effects of change resulting from the Proposed Development on identified landscape and visual receptors, defined as:

- landscape - landscape character and the elements and features that contribute to it (landscape receptors); and
- visual - people who experience views within the landscape (visual receptors).

Landscape

2.3 To assess the potential significance of effects, the sensitivity of the landscape receptor and the magnitude of effect experienced as a result of the Proposed Development are established.

2.4 The sensitivity of a landscape receptor is a combination of the value of the landscape receptor and the susceptibility of the landscape receptor to accommodate the Proposed Development, and is assessed as either high, medium or low.

2.5 The landscape magnitude of effect is informed by judgements about the size and extent of the change brought about by the Proposed Development both in terms of the existing landscape character and landscape elements / features and the addition of new landscape elements / features, and its duration and reversibility and is assessed as either large, medium, small, very small and none.

Visual

2.6 To assess the visual effects, the sensitivity of the visual receptor and the magnitude of effect experienced as a result of the Proposed Development is considered.

2.7 The sensitivity of the visual receptors is based on a combination of their value and susceptibility, assessed as either high, medium or low.

2.8 In the evaluation of the effects on views and the visual amenity of the identified receptors, the magnitude of visual effect is typically described with reference to the scale of change

in the view; the angle of view in relation to the main activity of the receptor and the extent of the area over which the changes would be visible. The visual magnitude is assessed as large, medium, small, very small or none.

Significance of Effects

2.9 To draw conclusions about the significance of landscape or visual effects, the combination of the sensitivity of the receptors and the magnitude of effects are considered for the Proposed Development at Year 1 and Year 20 of operation.

2.10 The effects diagram, provided in Figure 2.1 below, illustrates the typical relationship between the magnitude of effect and the sensitivity of the receptor.

Figure 2.1: Significance of Effects Diagram

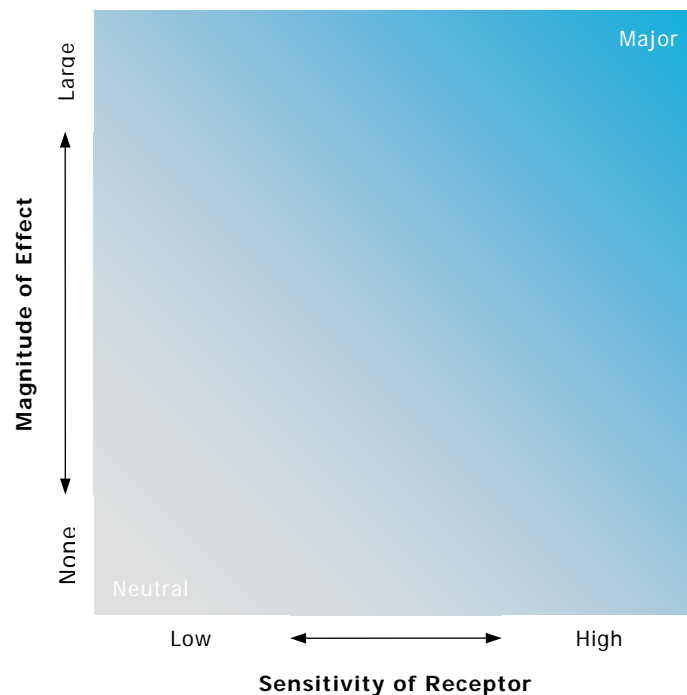


Table 2.1: Landscape Effects Criteria

Effect	Landscape
Major Beneficial	Alterations that result in a considerable / total and distinct improvement of the existing landscape resource. Valued characteristic features would be restored or reintroduced as part of the Proposed Development.
Moderate Beneficial	Alterations that result in a partial improvement of the existing landscape resource. Valued characteristic features would be largely restored or reintroduced.

Effect	Landscape
Minor Beneficial	Alterations that result in a slight improvement of the existing landscape resource. Characteristic features would be partially restored.
Negligible Beneficial	Alterations that result in a very slight improvement to the existing landscape resource, not uncharacteristic within the receiving landscape.
Neutral	No alteration to any of the components that contribute to the existing landscape resource.
Negligible Adverse	Alterations that result in a very slight deterioration to the existing landscape resource, not uncharacteristic within the receiving landscape.
Minor Adverse	Alterations that result in a slight deterioration of the existing landscape resource. Characteristic features would be partially lost.
Moderate Adverse	Alterations that result in a partial deterioration of the existing landscape resource. Valued characteristic features would be largely lost.
Major Adverse	Alterations that result in a considerable / total and distinct deterioration of the existing landscape resource. Valued characteristic features would be wholly lost.

Table 2.2: Visual Effects Criteria

Effect	Visual
Major Beneficial	Alterations that typically result in a pronounced improvement in the existing view.
Moderate Beneficial	Alterations that typically result in a noticeable improvement in the existing view.
Minor Beneficial	Alterations that typically result in a limited improvement in the existing view.
Negligible Beneficial	Alterations that typically result in a barely perceptible improvement in the existing view.
Neutral	No change to the existing view.
Negligible Adverse	Alterations that typically result in a barely perceptible deterioration in the existing view.
Minor Adverse	Alterations that typically result in a limited deterioration in the existing view.
Moderate Adverse	Alterations that typically result in a noticeable deterioration in the existing view.
Major Adverse	Alterations that typically result in a pronounced deterioration in the existing view.

3.0 LANDSCAPE AND VISUAL CONTEXT

- 3.1 This section describes the landscape of the Site and local area to provide a baseline against which to appraise the potential effects of the proposed development.

Site Context

- 3.2 The Site immediately adjoins the northern settlement edge of Fulbourn, South Cambridgeshire. The Site is approximately 6.85ha in size and extends from Teversham Road in the west, to Cox's Drove in the east. The Site comprises two level rough grass fields with encroaching scrub; a plot of scrub land along Teversham Road; and a garden historically associated with the former Fulbourn Pumping Station ('The Pump House Garden'). The Ipswich to Cambridge Railway Line (Cambridge Branch Line) broadly defines the northern edge of Fulbourn and forms the northern boundary of the Site as illustrated on **Figure 1: Site Context Plan**.
- 3.3 Beyond the railway line, to the north of the Site, the predominant land use is arable agricultural, with the flat farmed landscape divided into distinct parcels by a network of drainage channels and ditches.
- 3.4 The Site is effectively contained by the settlement of Fulbourn to the east, south and west, and by the railway line and associated embankment and vegetation to the north.
- 3.5 Cox's Drove and Teversham Road adjoin the eastern and western boundaries of the Site respectively.
- 3.6 To the south of the Site, Cow Lane extends broadly east-west, connecting with Teversham Road and Cox's Drove. Residential properties, the former Fulbourn Pumping Station, and green spaces of Poorwell Water and The Pump House Garden, which forms part of the Site, are situated along Cow Lane, and border, or in the case of the Pump House Garden are included within the Site.

Topography and Hydrology

- 3.7 As shown on **Figure 2: Topographical Features Plan**, Fulbourn and the Site are located within a predominantly flat landscape, ranging between 10m Above Ordnance Datum (AOD) to 20m AOD. South of Fulbourn, land rises gently to localised high points including Wandlebury Country Park at Wormwood Hill at approximately 70m AOD, over 3 kilometres (km) south-west of Fulbourn.
- 3.8 Water bodies within or in close proximity to the Site include the pond at Poorwell Water (south of the Site) and the pond within The Pump House Garden. Two drainage channels

/ streams are present within the Site. These converge and discharge into the network of channels / streams to the north of the Site, beyond the railway line.

Vegetation

- 3.9 The village of Fulbourn is surrounded by countryside to the north, east and south, comprising primarily rectilinear fields divided by hedgerows (along drainage channels), and straight roads. In addition, irregular blocks of woodland, scattered farm complexes and meandering ditches are present, breaking up the rectilinear pattern of the landscape.
- 3.10 The village of Fulbourn has a leafy character, largely due to the mature trees present throughout the village, within gardens and along streets, including Cow Lane along which are a number of mature trees, including those associated with Poorwell Water and The Pump House Garden. This characteristic is one of the features identified in the Fulbourn Parish Plan, described as a "*village among trees*", and "*living among trees*", at Pages 10 and 5 respectively.

Public Rights of Way

- 3.11 There are no Public Rights of Way (PROWs) across the Site, and PROWs within the vicinity of the Site are very limited, as illustrated on **Figure 1: Site Context Plan**.

Landscape Related Designations

- 3.12 Part of Fulbourn is designated as a Conservation Area. The north-western-most extents of the Conservation Area include part of Cow Lane; the properties to the immediate south of the Site, The Pines; Poorwell Water to the immediate south of the Site; and 'The Pump House Garden' (which is part of the Site), as illustrated on **Figure 1: Site Context Plan**.
- 3.13 The southern extent of the Site, The Pump House Garden, therefore extends into the Fulbourn Conservation Area, and the southern boundary of the Site adjoins, in part, the northern boundary of the Conservations Area.
- 3.14 There are two Listed Buildings within 100m of the Site:
- Rose Cottage, 34 Cow Lane, Grade II, approximately 84m to the south-east of the Site boundary; and
 - 28 Cow Lane, Grade II, approximately 90m to the east of the Site boundary.
- 3.15 A Tree Preservation Order imposed in 1962 covers the following within the Site:
- The trees within The Pump House Garden and along the southern edge of Field F1 are within TPO A7; and

- The trees to the east of Poorwell Water are within TPO A6.

3.16 At the time the Tree Preservation Order (1962) was created, large parts of the TPO areas were not developed. There has been subsequent extension to built form in this location (particularly area A6), and therefore it is unclear as to whether all the trees remain.

Landscape Planning Context

3.17 The relevant Landscape Planning Policy Context, and supporting evidence base, for the Site includes landscape and visual related policies set out in:

- National Planning Policy Frameworkⁱⁱ (March 2012) (NPPF)
-
- South Cambridgeshire Development Control Policiesⁱⁱⁱ (DPD) (Adopted July 2007) (CD B2)
- Development Affecting Conservation Areas SPD^{iv} (Adopted January 2009)
- Landscape in New Developments SPD^v (Adopted March 2010)
- Cambridgeshire Green Infrastructure Strategy^{vi} (Adopted 2011)
- Strategic Housing Land Availability Assessment^{vii} (August 2013)

3.18 Proposed Submission Local Plan for South Cambridgeshire^{viii} (July 2013) (The draft Local Plan) The relevant policy extracts from the above are set out in **Appendix 3**.

3.19 In summary, National planning policy, as set out in the National Planning Framework (NPPF) , promotes sustainable development, including the consideration of the economic, social and environmental role proposed development would contribute, both in terms of potential benefits and harm. The Site does not currently fall within any areas covered by policies within the NPPF, as set out in Footnote 9 of Paragraph 14, that would restrict the presumption in favour of sustainable development, subject to complying with and meeting the criteria of Paragraph 14.

3.20 National planning policy also seeks to provide protection for the intrinsic character and beauty of the countryside and the natural environment; and the protection and enhancement of valued landscapes. Policy also seeks to ensure that new development is of high quality design; responds to local character and history, and local distinctiveness; includes for the provision of Green Infrastructure; and that it establishes a strong sense of place to create attractive and comfortable places in which to live, work and visit.

3.21 The majority of the Site is located outside of, but immediately adjoins, the extent of the Development Framework for Fulbourn, which defines the settlement boundary, as set out by Policy DP/7 of the adopted Local Plan .

- 3.22 The Site is not within Green Belt, but is subject to Policy GB/3: Mitigating the Impact of Development Adjoining Green Belt; however, the effect of the Proposed Development on adjoining Green Belt is not a reason for refusal and there is no dispute with SCDC with regard to this policy.
- 3.23 The Site is not covered by any policies relating to Village Character, such as Policy CH/6: Protected Village Amenity Areas or Policy CH/7 Important Countryside Fringes.
- 3.24 Local landscape planning, as set out in the adopted Local Plan, also requires that new development should be consistent with the principles of sustainable development; is appropriate in location, scale and form, and that it should conserve and possibly enhance the local landscape character; should conserve or enhance the character of the local area, be compatible with the existing townscape, and promote local distinctiveness; would not have an unacceptable impact on village character maintaining the character of the village, including the important open spaces; should protect and enhance Conservation Areas and their settings; and should not have an unacceptable adverse impact on the wider countryside and landscape character.
- 3.25 Furthermore new development should be of high quality design, responding to its context, being attractive and creating a strong sense of place; be compatible with its location and appropriate in scale, mass, form, siting, design, proportion, materials, texture and colour, promoting local distinctiveness through careful integration with the existing built form; and should establish a robust framework of Green Infrastructure, that is a multi-functional network of high quality landscape proposals, sustainable urban drainage systems, habitat creation and green open space, and that is compatible with the scale and character of the surroundings.
- 3.26 The Proposed Submission Local Plan for South Cambridgeshire (hereafter referred to as the draft Local Plan) will update and replace the documents forming the South Cambridgeshire Local Development Framework. The draft Local Plan will set out the planning policies to guide the development and use of land in the district up to 2031.
- 3.27 The draft Local Plan general promotes similar objectives to those set out in the adopted Local Plan. However, within the draft Local Plan, the Site is proposed, under Policy NH/12, as a Local Green Space.
- 3.28 The draft Local Plan is unadopted and the weight afforded to the proposed designation as Local Green Space was set out in the Committee Report , at Paragraph 76, that:

"Given the Inspectorates interim findings on the Local Plan that the emerging policy is not at an advanced stage, and taking into account the unresolved objections to this

designation this significantly tempers the weight that can be afforded to emerging policy NH/12. Officers are of the view limited weight can be given to the emerging Local Green Space designation"

- 3.29 The Strategic Housing Land Availability Assessment (SHLAA) is one of a number of evidence base documents and supporting studies produced or commissioned by South Cambridgeshire District Council to inform the preparation of their draft Local Plan.
- 3.30 Appendix 7i of the SHLAA assesses all the sites included within the study. The two fields of the Site are identified as Site Number 162 of the SHLAA. Comments within the assessment proforma for Site Number 162 relate to a range of considerations including heritage, landscape and townscape.
- 3.31 The Site is noted as being ***"two enclosed fields"***, and that ***"there is limited opportunity to view the [Appeal] Site from the surrounding area"***.
- 3.32 In relation to Townscape and Landscape Impact, the study concludes that:

"Development on the Site would have a neutral effect on the landscape setting of Fulbourn because the site is so well screened from the residential and commercial buildings that surround it on three sides with the railway forming a barrier to the north."

4.0 LANDSCAPE CHARACTER

- 4.1 The assessment of landscape character involves a descriptive approach that seeks to identify and define the distinct character of landscapes that make up the country. In accordance with the European Landscape Convention this approach recognises the intrinsic value of all landscapes, not just 'special' landscapes, as contributing factors in people's quality of life. It also ensures that account is taken of the different roles and character of different areas, in accordance with the NPPF Core Principles.
- 4.2 The description of each landscape is used as a basis for evaluation in order to make judgements to guide, for example, development or landscape management. The published landscape character assessments and studies relevant to the Site are:
- National Character Area (NCA) Profiles, prepared by Natural England (2014). The Site lies within NCA Profile 87: East Anglian Chalk^x, and to the east of NCA Profile 88: Bedfordshire and Cambridgeshire^x;
 - Vision for the Future Cambridgeshire Landscape^{xi}, prepared by Cambridgeshire County Council (1991). The Site and immediate surrounding landscape is identified within the County Landscape Character Area (LCA) 2: Chalklands. The landscape to the north of the Site is identified within the County LCA 8: Fenlands;
 - The District Design Guide SPD^{xii}, prepared by South Cambridgeshire District Council (2010). The Site and surrounding landscape are encompassed within Area B 'Chalklands', which coincides with the LCA identified at a county level; and
 - The Cambridge Green Belt Study^{xiii}, prepared by LDA on behalf of South Cambridgeshire District Council (2002). The majority of the Site lies within the Fen Landscape Character Type (LCT). The south-westernmost part of the Site is identified within the Fen Edge LCT, which extends to the east and west of the Site. The landscape to the south of the Site is encompassed by the Chalk Hills LCT. Each LCT is further subdivided into a series of smaller scale LCAs, with the majority of the Site identified within the Little Wilbraham Fen LCA, and partly encompassing the Fulbourn Eastern Fen Edge LCA.
- 4.3 The NCA Profiles, County LCAs, and Districts LCTs and LCAs are identified on **Figure 2: Landscape Character Plan**.
- 4.4 The published characterisations provide descriptions of the key components and characteristics of the landscape within which the Site is located.
- 4.5 At all levels, the landscape character assessments acknowledge that settlement is a characteristic component of the landscape within which Fulbourn and the Site are located. As such, all the landscape character assessments provide guidance and design principles

for successfully accommodating new development within the landscape, in the acknowledgement that there is the potential for appropriate development in this location, and that the landscape character within which Fulbourn and the Site are located is not particularly sensitive to all or any settlement expansion.

National Level

4.6 As part of Natural England's responsibility in delivering the Natural Environment White Paper, Biodiversity 2020 and the European Landscape Convention, Natural England has developed a series of NCA profiles. These NCA profiles provide a broad range of information including an outline of the key characteristics of a given area; a description of the ecosystem services provided and how these relate to people, wildlife and the economy; and identifies opportunities for positive environmental change. The NCAs cover broad areas, and with regard to the Site and its locality, are too general to be specifically relevant, with the exception of a handful of relevant characteristics and objectives.

4.7 The Site lies within the NCA Profile 87: East Anglian Chalk , and the relevant extract of the NCA Profile 87 is included in **Appendix 2**. The following key characteristics are relevant to the Site:

- *"The underlying and solid geology is dominated by Upper Cretaceous Chalk, ...*
- *Settlement is focused in small towns and in villages ... ; and*
- *Today major roads and railways are prominent landscape characteristics of the NCA."*

4.8 Two Statements of Environmental Opportunity (SEO) are outlined that are of relevance to the Site and its local context. SEO 3 states:

"Conserve and promote the landscape character, geodiversity, historic environment and historical assets of the chalklands, including the open views of undulating chalkland, large rectilinear field pattern and linear ditches, Improve opportunities to enhance people's enjoyment of the area while protecting levels of tranquillity"

4.9 A number of examples are given how this might be achieved, including:

- *"Protecting and appropriately managing the historic environment for its contribution to local character and sense of identity and as a framework for habitat restoration and sustainable development, and enhancing biodiversity."*

4.10 SEO 4 states:

"Conserve the settlement character and create or enhance sustainable urban drainage systems and green infrastructure within existing and new developments, particularly in relation to the urban fringe and growth areas such as south-east Cambridge, to provide recreation opportunities, increase soil and water quality and enhance landscape character."

4.11 A number of examples are given how this might be achieved, including:

- ***"Avoiding minimising further erosion of tranquillity by ensuring that development is appropriate to the setting and incorporates suitable measures, such as tree planting or green buffers;***
- ***Improving green infrastructure within settlements and through new development, particularly in relation to urban fringe and growth areas such as south-east Cambridge." (page 18)***

County Level

Vision for the Future Cambridgeshire Landscape

4.12 The Vision for the Future Cambridgeshire Landscape report was produced by Cambridgeshire County Council in 1991 and identifies the decline of Cambridgeshire's landscape quality over the past few decades, particularly during the 1980's, and introduces a strategy and set of objectives for developing landscape renewal. The report includes a landscape characterisation study and identifies the Site within the Chalklands LCA, which is described as follows:

"The complex history of settlement and the impact of people on the landscape over the centuries is particularly apparent in this part of the County. Roman roads, Anglo-Saxon earthworks, large fields, modern roads and developments are all interlinked..."

The majority of the chalkland is devoted to growing cereal crops, despite the frequently poor, thin soils. It is a broad-scale landscape of large fields, low mechanically trimmed hedges and few trees. The eastern part of this area has a number of woodlands and shelter belts which help to break up the long distant views and give some form and character.

Certain high points have small beech copses or 'hangers' which are prominent and characteristic features in the open landscape."

4.13 The 'Principles for Landscape Improvement and Management section' in the Chalklands LCA concentrates on the rural character of the area where it states:

"The future pattern is for a large-scale landscape defined by rolling hills, large fields, bold shelter belts, sweeping masses of woodland and occasional beech hangers."

District/Local Level Character Assessments

District Design Guide Supplementary Planning Document (March 2010), Landscape Character Overview

4.14 The village of Fulbourn and its surroundings are situated within Landscape Character Area B 'Chalklands', based on the county scale landscape character assessment (page 19).

4.15 The Chalklands Landscape Character Area is described as:

"[...] a broad scale landscape of large fields, low trimmed hedgerows and few trees. Certain high points have small beech copses which form strong focal points, and there are occasional shelterbelts around settlements." (page 25)

4.16 Key characteristics of the Chalklands landscape character include:

- ***A distinctive landform of smooth rolling chalk hills and gently undulating chalk plateau.***
- ***A mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality.***
- ***Remnant of chalk grassland occurs on road verges and along tracks.***
- ***Small beech copses on the brows of hills, and occasional shelterbelts, are important features.***
- ***...***
- ***Lanes are often straight, occasionally 'dog-legging'.***
- ***Mostly strong rural character"***

4.17 Key characteristics of the Chalklands settlement character include:

- ***[...] Mostly a well treed character to villages, which are often not visible in the wider landscape, despite adjoining open arable fields. Avenue trees on wide road verges are characteristic of some approaches, such as Fowlmere.***
- ***Enclosed meadows and parkland are important features of village setting in the river valleys.***
- ***Village greens are frequent, both small and large.***
- ***Mostly linear form to the settlements.***
- ***Buildings are either arranged as continuous frontages facing streets, or have a much looser pattern with open land interspersed.***
- ***...***
- ***Many mature trees, both in front gardens and on the grass verges, together with streams and ponds, add to the rural character. [...]" (page 28)***

4.18 Under 'Building and Materials', the following is noted:

- *Buildings are traditionally two storey, simple and small in scale. A few, large, two and a half, or three storey eighteenth and nineteenth century houses occur in some villages.*
- *A wide variety of materials are used in walls, including; plastered timber-frame constructions*
- *...*
- *Many of the twentieth century estates do not respond to the local vernacular." (page 29)*

4.19 Under 'Trees and hedgerows', typical species listed include beech and ash. Small leaved lime, hornbeam, wild cherry, yew and field maple are listed as less common.

4.20 Hedgerows are described as typically comprising hawthorn, hazel, blackthorn, field maple, dog rose, and, occasional, wild privet and wayfaring tree.

4.21 'Key Design Principles' include:

- *"Maintain the distinctive, settlement pattern of the area and its local context.*
- *...*
- *Ensure density and pattern of new developments reflect that of existing villages and hamlets. Avoid backland and cul-de-sac developments where possible.*
- *...*
- *Ensure new developments are integrated with sufficient space for garden and street tree planting where applicable.*
- *...*
- *Take opportunities to create new village greens and/or wildlife areas within new developments.*
- *Ensure new developments reflect the form, scale and proportions of the existing vernacular buildings of the area and pick up on the traditional building styles, materials, colours and textures of the locality.*
- *...*
- *Enclose boundaries facing the street on village peripheries with hedge and tree planting.*
- *Avoid the use of standardised and intrusive urban materials, street furniture, lighting and signage as part of traffic calming measures wherever appropriate." (page 30).*

Cambridge Green Belt Study

4.22 Although the Site is not located within the Green Belt, the Cambridge Green Belt Study prepared for South Cambridgeshire District Council in 2002 includes an appraisal of the landscape character of the whole of South Cambridgeshire.

- 4.23 The majority of the Site is within with the Fen LCT, which is described as low-lying and flat, with a dispersed settlement pattern, with numerous straight drainage ditches that divide regular fields. The Fen LCT comprises a series of smaller scale LCAs, with the Site and the landscape to the north of the Site identified as the Little Wilbraham Fen LCA.
- 4.24 The Little Wilbraham LCA is described as *"a small pocket of low-lying fen with a regimented pattern of flat arable fields and areas of wetland vegetation, divided by a network of straight droveways and drainage ditches, which is generally open albeit with enclosure provided by trees and shrubs"*. In addition, the Study states that watercourses are often lined with hawthorn scrub or large willow trees, which are often prominent features on the skyline.
- 4.25 The majority of the village of Fulbourn, and the south-westernmost part of the Site, is identified within the Fen Edge LCT. The Fen Edge LCT is described as a transitional landscape type, situated between the Fens and higher land, and is relatively low-lying and traditionally a location for settlement. As with the Fen LCT, the Fen Edge LCT is further subdivided into a series of smaller scale distinct LCAs, with the south-westernmost part of the Site and the landscape to the east identified within the Fulbourn Eastern Fen Edge LCA, which is described as:

Fulbourn Eastern Fen Edge is situated between higher chalk hills to the south, Little Wilbraham Fen to the north west and further Fen Edge landscape to the northeast. Landform is gently rolling with some low-lying flat areas. The landscape provides a rural setting for the small, densely treed villages of Great Wilbraham and Little Wilbraham, and the east side of the larger village of Fulbourn. These villages are set on rolling and slightly elevated ground.

This area contains a larger coverage of trees and woods than other Fen Edge landscapes described above, mostly associated with the grounds of old halls. Some of these include specimen trees in parkland settings. These provide a high degree of enclosure close to villages, with the landscape becoming more open towards Little Wilbraham Fen and the chalk hills. Localised enclosure is also provided by hedges and scrub, and buildings associated with villages.

Fields are variable in size, being smaller closer to villages and woodlands, and larger towards Little Wilbraham Fen and the chalk hills.

Summary

- 4.26 Fulbourn and the Site are located within the East Anglian Chalk, NCA and within a "Chalklands" landscape, as identified at both County and District level published Landscape Character Assessments

4.27 As identified in the Green Belt Study for South Cambridgeshire, the Site is located on the edge of the Little Wilbraham Fen LCA, which is described "as a small pocket of low-lying fen with a regimented pattern of flat arable fields and areas of wetland vegetation, divided by a network of straight droveways and drainage ditches, which is generally open albeit with enclosure provided by trees and shrubs". The Site immediately adjoins the Fulbourn Eastern Fen Edge LCA, which is a transitional landscape type, situated between the Fens and higher land, and is relatively low-lying and traditionally a location for settlement. It provides a rural setting for the small, densely treed east side of the village of Fulbourn, with fields being of variable size, being smaller closer to villages, and having a larger coverage of trees and woods than other Fen Edge landscapes.

4.28 From the guidelines set out in the landscape character assessments, the following principles should inform the design of new development in the locality of the Site:

- Conserve the settlement character and create or enhance sustainable urban drainage systems and green infrastructure within existing and new developments, to provide recreation opportunities and enhance landscape character;
- Maintain the distinctive settlement pattern of the area and its local context;
- Ensure density and pattern of new developments reflect that of existing villages and hamlets, ensuring that new developments reflect the form, scale and proportions of the existing vernacular buildings of the area and reflect the traditional building styles, materials, colours and textures of the locality.
- Ensure new development incorporates suitable measures, such as tree planting or green buffers, with sufficient space for garden and street tree planting;
- Enclose boundaries facing the street on village peripheries with hedge and tree planting;
- Take opportunities to create new village greens and/or wildlife areas within new developments;
- Avoid the use of standardised and intrusive urban materials, street furniture, lighting and signage as part of traffic calming measures wherever appropriate; and
- Improve opportunities to enhance people's enjoyment of the area while protecting levels of tranquillity.

5.0 LANDSCAPE AND VISUAL APPRAISAL OF THE SITE

Site Appraisal

- 5.1 The Site is illustrated on **Figure 4: Site Appraisal Plan**, and in **Site Appraisal Photographs A - K**.
- 5.2 The Site extends from Teversham Road in the west, to Cox's Drove in the east. The northern boundary is defined by the Cambridge to Ipswich railway and associated embankment and a substantial builders' yard and industrial units; and the southern boundary is defined by properties on Teversham Road and Cow Lane, residential properties off Cow Lane and on The Pines, and the former Fulbourn Pumping Station, now in commercial office use.
- 5.3 The Site is approximately 6.85 hectares (ha) in size, comprising two level semi-improved rough grassfields, with encroaching scrub (Fields F1 and F2); a plot of scrub land along Teversham Road; and The Pump House Garden historically associated with the former Fulbourn Pumping Station, as shown on **Figure 4: Site Appraisal Plan**.
- 5.4 The Site is predominantly flat, falling slightly in a northerly direction. Two drainage channels / streams are present within the Site; Channel A extends along the southern boundary of Field F1, the line of which follows the mature tree belt illustrated, as shown by **Site Appraisal Photograph G**; and Channel B and its associated hedgerow divides Fields F1 and F2, as illustrated by **Site Appraisal Photograph A**. Channel A converges with Channel B on the southern boundary of the Site, north of Poorwell Water, and from here, Channel B flows northwards, and discharges into the network of channels / streams to the north of the Site, beyond the railway line.
- 5.5 Forbes Laird Arboricultural Consultancy undertook a Tree Survey, the findings of which are set out within 'Tree Survey to BS5837:2012' in August 2014^{xiv}. 92no. individual trees, 34no. groups of trees, 1no. woodland group, 5no. hedges / hedgerows were surveyed, indicating the well vegetated nature of the Site, in particular, along its boundaries and immediately surrounding the Site. The Tree Survey notes that the majority of trees within or adjacent to the Site are B and C grade; where B grade is defined as moderate quality and value, and C grade is defined as low quality and value. The exceptions are the Austrian Pine and Sycamore tree group (TG3007) along the southern boundary of the Site, between Field F1 and The Pump House Garden, and trees within The Pump House Garden, which are A grade, where A grade is defined as high quality and value.
- 5.6 Fields F1 and F2 comprise the majority of the Site. These rough grass fields are relatively large, and although open in character, are well contained; being surrounded by a

combination of built form and vegetation, with a substantial hedgerow, associated with Channel B, separating the two fields.

5.7 **Site Appraisal Photographs A, B, C, and D** illustrate the character of Field F2, and demonstrate the enclosure, even in winter, provided by the combination of residential, commercial and industrial development immediately adjoining the Site, and substantial mature vegetation on the boundaries of, and surrounding the Site, in particular:

- Residential and commercial properties and industrial units on Cox's Drove to the east;
- Residential properties on Cow Lane and The Pines to the south;
- The substantial hedgerow, tree belt and embankment on the northern boundary adjoining the railway line;
- The substantial tree belt including numerous evergreen trees on the southern boundary;
- The mature trees on the eastern boundary and within the residential, commercial and industrial properties on Cox's Drove;
- The substantial hedgerow separating Fields F1 and F2;
- The substantial vegetation associated with Poorwell Water to the immediate south of the Site;
- The substantial mature trees within the residential development on Cow Lane to the south of the Site.

5.8 **Site Appraisal Photographs E, F and G** illustrate the character of Field F1 and, again, demonstrate the enclosure provided by the combination of residential, commercial and industrial development and substantial vegetation immediately adjoining and surrounding the Site, in particular:

- Residential development on Cow Lane and substantial residential development on The Pines to the south of the Site;
- The former Fulbourn Pumping Station, now in commercial office use, to the south of the Site;
- Residential development on Teversham Road on the western boundary of the Site;
- The substantial industrial development immediately adjoining the northern boundary of the Site;
- The substantial hedgerow separating Fields F1 and F2;
- The substantial tree belt including numerous evergreen trees on the southern boundary, including the dense mature vegetation within The Pump House Garden which is within the Site but which also contributes to the containment and enclosure of Field F1;

- The mature woodland and tree belt surrounding the industrial development on the northern boundary of the Site; and
- The mature trees on the western boundary and within the residential on Teversham Road;

5.9 **Site Photograph H** illustrates the character of the eastern extension of the Site; a small plot of scrubby land, between residential properties on Teversham Road, and providing a connection through to Teversham Road.

5.10 The Pump House Garden is illustrated by **Site Appraisal Photographs I, J and K**, which demonstrate the enclosed, ornamental parkland character of this part of the Site, located between the former Fulbourn Pumping Station and the Gate Lodge, and reflecting the former association with the former Fulbourn Pumping Station. A pond forms the central, focal feature within The Pump House Garden, illustrated within **Site Appraisal Photograph K**.

5.11 The Site therefore predominantly comprises two unremarkable, somewhat scrubby rough grass fields, entirely enclosed by the built development on three sides, and the railway and associated embankment on the on the fourth, with further enclosure provided by substantial boundary and surrounding vegetation.

5.12 The adjoining residential properties, commercial development and industrial units, the adjoining roads, and the railway embankment which extends along the northern boundary of the Site, and elevated passing trains, all contribute an urbanising influence to the Site, and in combination with the lack of physical features on the Site which are either remarkable or noteworthy, result in the Site being a small remnant parcel of land, segregated from the wider landscape to the north, beyond the railway embankment, which is not designated for any landscape value, and could not be considered as a valued landscape, and which is more affiliated with the settlement edge of Fulbourn.

Visual Appraisal

5.13 The visual context of the Site and its surroundings is illustrated by the **Site Context Photographs 1 - 14**, the locations of which are shown on **Figure 5: Visual Appraisal Plan**.

5.14 A visual appraisal of the Site and its environs was undertaken in June 2014, March 2014, and March 2016 to determine the relationship of the Site with its surroundings, and the visibility of the Site within the wider landscape.

5.15 The visual appraisal was undertaken from publicly accessible viewpoints within the surrounding landscape, such as from roads and footpaths, to determine the approximate

extent of the area from which the Site is visible from the eye level of a person standing on the ground. The visibility of any site is predominantly influenced by its landform and the extent and type of vegetation cover and built elements within a site and the surrounding landscape.

5.16 There is, in most visual appraisals, a continuum of degrees of visibility ranging from no view of a site to full, open views. To indicate the degree of visibility of the Site from roads, PRoW and properties, three categories of visibility have been used in this assessment:

- a) Open view: A clear view of a significant proportion of the Site within the wider landscape.
- b) Partial view: A view of part of the Site or a filtered view of the Site, or a distant view in which the Site is perceived as a small part of the view; and
- c) Truncated / No view: Views towards the Site are curtailed by visual barriers, such as intervening topography, vegetation or built forms.

5.17 **Site Context Photographs Nos. 1 - 14** illustrate a representative selection of views of the Site from the surrounding area, the locations for which are identified on **Figure 5: Visual Appraisal Plan**. **Figure 5** also illustrates the levels of visibility of the Site from the surrounding area.

5.18 **Site Context Photographs 1 and 2** demonstrate the view from Cox's Drove, on the eastern boundary of the Site, looking west towards the Site. The residential and industrial properties, the associated car parking located along Cox's Drove, and vegetation along the eastern boundary of the Site, frame views of the Site; with residential development along Cow Lane, set within vegetation, visible beyond the Site forming a backdrop, in part, to views of the Site.

5.19 **Site Context Photograph 3** demonstrates the transient view from Cox's Drove, looking northwards along Cox's Drove. Residential properties, set back from the road, front on to the eastern and western side of Cox's Drove. Mature trees are present on either side of Cox's Drove, creating a narrow view along Cox's Drove, curtailed by the industrial units along Cox's Drove, set within a backdrop of trees. A glimpsed view into the western part of the Site is obtained from this location, between the residential property on the western side of and the trees along Cox's Drove. The mature tree group adjoining the north-western corner of the Site curtails views towards the wider landscape beyond the Site.

5.20 **Site Context Photograph 4** illustrates the view obtained from Cow Lane, south-east of Poorwell Water, looking northwards in the direction of the Site. There are glimpses,

through the roadside trees along Cow Lane, to Poorwell Water, although in summer views to Poorwell Water are screened by the foliage of the trees along Cow Lane. Two storey residential properties front onto Cow Lane to the east of Poorwell Water, and there are glimpses, through the roadside trees, of the larger residential properties on The Pines, to the west of Poorwell Water. Views of the Site are largely screened by the residential development and surrounding vegetation, with views limited to partial views of the upper parts of vegetation on the boundaries the Site, where narrow breaks in the surrounding residential development and vegetation occur.

- 5.21 **Site Context Photograph 5** illustrates the view from Cow Lane looking north towards the Site, and illustrates the typical characteristics of residential development of fairly varied character, set within a well-vegetated context, giving rise to the 'leafy' character of the village of Fulbourn. The existing residential development on the northern side of Cow Lane and the associated roadside and garden trees and vegetation generally curtail views of the Site, again with infrequent views limited to glimpses of the upper parts of vegetation on the boundaries the Site, where narrow breaks in the surrounding residential development and vegetation occur.
- 5.22 **Site Context Photograph 6, 7 and 8** illustrate the views obtained along Pierce Lane, looking towards the Site; from the intersection of Cow Lane and Pierce Lane, Pierce Lane, and the intersection of Pierce Lane, Hinton Road and Teversham Road, respectively. **Site Context Photograph 6** demonstrates that the dense tree canopy associated with the southern boundary of the south western extent of the Site, that is the Pump House Garden, curtails views into the Pump House Garden, and the wider Site beyond, even in winter. The former Fulbourn Pumping Station is partially visible to the east of the Pump House Garden (the Site) through the trees along Cow Lane, which along with the two storey residential properties with associated driveways and front gardens delineated by fences and low brick walls along the southern side of Pierce Lane, frame the view of the Site.
- 5.23 **Site Context Photograph 7** demonstrates the limited glimpses, in winter, into the Pump House Garden, through the vegetation of the southern boundary of the Site, adjoining Pierce Lane, with no views through to the wider Site. There are glimpses of the former Fulbourn Pumping Station to the east of the Pump House Garden, which along with views of the two storey residential properties on the southern side of Pierce Lane and the Bakers Arms Public House on the intersection of Pierce Lane, Hinton Lane and Teversham Road, again frame the view of the Site.
- 5.24 **Site Context Photograph 8** illustrates the view from the intersection of Pierce Lane, Hinton Road and Teversham Road. The well vegetated southern boundary of the southern

part of the Site, that is the Pump House Garden, fronts onto Pierce Lane to the east of The Gate Lodge. The south-western part of the Site fronts onto Teversham Road to the north of The Gate House. The Gate House forms a prominent feature on the corner of Pierce Lane and Teversham Road. The views of the Site frontages are seen in the context of The Gate House, the Bakers Arms Public House on the intersection of Pierce Lane, Hinton Lane and Teversham Road, residential properties on Teversham Road to the north, and residential properties on Pierce Lane to the east. Views into the wider Site are curtailed by the boundary vegetation and The Gate House.

- 5.25 **Site Context Photograph 9** illustrates the transient view from Teversham Road looking west towards the Site, the western boundary of which adjoins the road. The Site is seen in the context of the existing residential properties on Teversham Road to the north; glimpsed views of existing residential properties, including The Gate Lodge on Teversham Road to the south; and the existing residential properties on Pierce Lane, and beyond further to the south. Views of the wider Site are limited to a glimpse through to Field F1 of the Site, through the vegetation on the western part of the Site in winter.
- 5.26 **Site Context Photograph 10** illustrates the elevated, transient view obtained from Cambridge Road, in a north-easterly direction towards Fulbourn. The foreground of the view comprises Cambridge Road and an adjoining agricultural field, beyond which the south-western edge of the settlement of Fulbourn is visible. The rest of Fulbourn is screened from view, and set within a dense tree structure that forms the skyline of the view. The Site is not visible, however the distinctive tree structure of the pines on the southern edge of Field F1 are distinguishable from this location.
- 5.27 **Site Context Photographs 11 and 12** illustrate the view obtained from PRoW 95/15 looking in a southerly-easterly direction towards Fulbourn, approximately 1.0km and 1.2km to the north-west of the Site respectively. The foreground of the views comprises large, flat agricultural fields, typical of the Little Willbraham Fen LCA. Beyond the fields, the dense tree structure, within which Fulbourn is set, is visible, forming the skyline to the view, although any development is difficult to discern. The vegetation along the northern bank of the railway embankment is visible from this location, beyond which the Site is located. The trees along the southern boundary of the Site are discernible, partially screened from view by the vegetation along the northern and southern sides of the railway embankment, and the embankment itself. The Site is therefore seen in the context of the well-vegetated northern edge of Fulbourn, characteristic of the Fulbourn Eastern Fen Edge LCA, to the south of the Cambridge to Ipswich railway line, across the more open flat agricultural landscape typical of the Little Wilbraham Fen LCA.

- 5.28 **Site Context Photograph 13** illustrates the view obtained from PRoW 95/15 looking in a south-westerly direction towards Fulbourn, approximately 2.1km from the Site, where it follows the route of the Little Wilbraham River. The foreground of the view comprises flat, open fields, scattered scrub along the PRoW and the vegetation belt associated with an adjoining pond, characteristic of the Little Wilbraham Fen LCA. The dense tree structure, within which Fulbourn is set, is visible, forming the skyline in the distance, seen beyond a low belt of scrub which extends across the middle ground of the view. The Site is not visible from this location.
- 5.29 **Site Context Photograph 14** illustrates the view obtained from Wandlebury Country Park, south-west of Fulbourn, from a local viewpoint at which there is a viewing bench. The viewpoint is elevated, and from here, long views to the north are obtained, beyond the adjoining golf course which comprises the foreground of the view. The Mill Hill Windmill is visible in the middle distance, beyond which land falls to the north. Fulbourn and the Site are not visible from this location.

Summary

- 5.30 The character of the village of Fulbourn in the vicinity of the Site, as illustrated by the **Site Context Photographs**, is of varied residential character of differing style, scale and typology, but set within a well treed environment, creating the character of the village, as noted in the Parish Plan for Fulbourn^{xv}, being a 'village among trees'. The Parish Plan for Fulbourn also notes that the Ipswich to Cambridge railway line forms a natural boundary to the northern extent of the village (Page 7), and which is also referred to in the SHLAA, noting that, with reference to the South Cambridgeshire Village Capacity Study, 1998, that, with regard to the railway line, *"the presence of this northern boundary to the village is identified as a key attribute"*.
- 5.31 Although the majority of the Site comprises two fields that are open in character, the Site is well enclosed and its boundaries defined by substantial vegetation. The combination of the flat topography and the extensive vegetation structure within and surrounding the Site, and the delineation provided by the Ipswich the Cambridge railway line running along the northern boundary of the Site, separates the Site from the wider landscape.
- 5.32 The Site is adjoined by built form, roads and a railway and associated embankment, all of which exert an urbanising influence on the Site, further distinguishing the Site from the wider agricultural landscape to the north.
- 5.33 Again, the combination of the location of the Site, the topography of the Site and its surroundings, and the extensive tree structure within and adjoining the Site, limit open views of the Site to its most immediate setting; and the surrounding existing development

and extensive tree structure limits partial views to the upper parts of the tree belts along the southern boundary of the Site from Cow Lane where there are narrow breaks in the surrounding built form and vegetation. Beyond the immediate setting of the Site, visibility of the Site is limited to partial views of the upper parts of the tree belts along the southern boundary of the Site from sections of PRoW 95/15 that crosses the landscape to the north of the Site, screened by the railway embankment and associated scrub and trees along the northern edge of the Site.

- 5.34 Where infrequent open, partial or glimpsed views of the Site are obtained, they are seen in the context of existing residential, commercial, industrial development, set within a well treed and vegetated context, either in the foreground, as a backdrop, or both.
- 5.35 The Site therefore predominantly comprises two unremarkable fields of scrubby rough grassland, highly enclosed by surrounding existing development and associated mature trees and dense vegetation, and as such it does not exhibit the typical characteristics of the Little Willbraham Fen LCA, in that it is not *"low-lying fen with a regimented pattern of flat arable fields and areas of wetland vegetation, divided by a network of straight droveways and drainage ditches, which is generally open"*; nor is it typical of the Chalklands Landscape, in that it is not *"a distinctive landform of smooth rolling chalk hills and gently undulating chalk plateau"*, nor is it *"a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality."*
- 5.36 The Site exhibits some characteristics of the Fulbourn Eastern Fen Edge LCA, in that it is a transitional landscape between the fen to the north of the Ipswich to Cambridge railway line and higher land to the south; and being surrounded by built form on three sides, and with tree cover providing a high degree of enclosure to the village of Fulbourn, which is characteristic of the landscape and settlement to the south of the Ipswich to Cambridge railway line.
- 5.37 The Site is therefore not representative of either the Little Willbraham Fen LCA, or the Chalklands Landscape, with more similarity with the Fulbourne Eastern Fen Edge LCA; is segregated from the fen landscape to the north, of very limited landscape value, and is therefore effectively a remnant parcel of land set within the settlement edge, albeit outwith the settlement boundary, of Fulbourn, the northern boundary of which is clearly defined by the Ipswich to Cambridge railway line.

6.0 CONSIDERATION OF DEVELOPMENT PROPOSALS

- 6.1 The application for the Proposed Development seeks outline planning permission for a high quality residential development of up to 110 homes, with areas of landscaping and public open space, one new access point and associated infrastructure works on land off Teversham Road. It is proposed that all detailed matters (other than means of access into the Site) including layout, scale, appearance and landscaping will be determined as part of a reserved matters application.
- 6.2 The Proposed Development for the Site is based on the parameters set out within the **Parameters Plan**, Drawing Ref 22430 M06E, which accompanied the Outline Planning Application, and which is included in **Appendix 4**. The **Illustrative Layout**, Drawing Ref 22430 M03C, also included in **Appendix 4**, demonstrates how development could be accommodated on the Site, in accordance with the parameters, and illustrates how the areas of open space would be designed.
- 6.3 As illustrated within the Parameters Plan, of the total Site area (6.85 ha), **under half of this would be developed as 'Residential Development'** totalling 3.31ha. The rest of the Site would comprise 'Open Space', totalling 1.84 ha; 'Existing Vegetation' including The Pump House Garden, totalling 1.67ha; and 'Proposed Boundary Planting', totalling 0.03ha.

Landscape and Visual Considerations for Design Development

- 6.4 A strong landscape-led approach to the Proposed Development has been taken from the outset to ensure that the Proposed Development would be integrated successfully into the landscape, as illustrated within **Figure 1.7: Landscape Strategy Plan**, informed by **Figure 6: Opportunities and Constraints Plan**.
- 6.5 In broad terms, the landscape strategy aims are to create an attractive setting for the Proposed Development, assimilating the built elements into the surrounding landscape / townscape to minimise effects on visual amenity and landscape character, and has been informed by the principles derived from the Landscape Character Area guidance which are relevant, as set out earlier in Section 3.0
- 6.6 The following landscape and visual objectives, underpin the Landscape Strategy and have influenced the design of the Proposed Development:
- *The retention of the strong landscape structure that provides containment to the Site.* Trees would be retained with wide undeveloped margins proposed between existing trees and the Proposed Development, to ensure that trees remain

undisturbed. An exception to this are the trees required to be removed for the new access route and proposed dwelling on the western part of the Site adjoining Teversham Road, however these trees are not high quality Grade A specimens, and landscape proposals would allow for new tree planting to retain the existing character of the Site frontage onto Teversham Road;

- *The retention of large areas of grassland within the scheme, which would provide new areas of publicly accessible open space, managed positively for biodiversity and water attenuation.* Proposals would include wetland meadow planting and enhancements to the existing grassland in accordance with guidance from the ecologist.
- *The retention of water channels (Channel A and Channel B) within the Site.* A new, narrow road link would bridge Channel B, however the road link would not interfere with the existing function and structure of Channel B, and would be designed to ensure that wildlife can pass underneath unaffected.
- *The enhancement of the landscape structure along the northern edge of the Site along the railway embankment* to form a wide landscape buffer between the railway embankment and the Site. This would restrict inter-visibility between the railway line and the properties on the Site, and further restrict visibility towards the Site from the landscape to the north. In addition, it would reinforce what is already a well-defined edge between the northern edge of the Site, Fulbourn, and southern edge of the Green Belt;
- *The enhancement of the landscape structure along the eastern and southern edges of Field F2, and the northern edge of Field F1* to enhance site-wide green infrastructure and enhance habitat connectivity;
- *The introduction of extensive new tree planting* within open space at the interface of the Site with Poorwell Water, around the proposed areas of open space, in the form of a tree belt between areas of Proposed Development in Field F2, and in the form of street trees throughout the Proposed Development. The anticipated number of proposed trees would be in excess of 100, all of which would be native species appropriate to the Site and prevailing landscape character.
- *The introduction of a network of surface water drainage channels / swales* planted with moisture tolerant grasses and shrubs, developed in coordination with the project drainage consultants, in order to address surface water run-off within the Proposed Development, enhance the visual amenity of the Site and provide habitat connectivity site-wide.
- *The introduction of a network of paths which would enhance connectivity and provide circular routes around and through the scheme.* This would include new routes that would connect The Pump House Garden associated with the former Fulbourn Pumping Station, Poorwell Water and the open spaces within the scheme.

Feature boardwalks and platforms would be introduced within the open spaces to ensure year round access.

- *The enhancement of The Pump House Garden*, to restore the feature pond and provide public access to The Pump House Garden, where presently there is none. Enhancement would include the selective removal of low grade trees in order to allow more light into The Pump House Garden, where currently it is overshadowed. In addition, a new pedestrian access route into The Pump House Garden would be created from Cow Lane (the current access is through a private property), and a new access route between The Pump House Garden and the Proposed Development to the north, across Channel A. Both would enhance connectivity to The Pump House Garden and bring The Pump House Garden into use, where it can be enjoyed by the public.
- *The introduction of a new play area* in the centre of the Proposed Development, which encourages natural play, and which would provide an attractive new play space for the existing residents of Fulbourn as well as new residents.

6.7 In addition, the Proposed Development would contribute positively to the townscape of Fulbourn, where the massing, materials and heights of proposed dwellings would be in keeping with the existing character of Fulbourn. The extensive tree planting and landscape buffers would also reflect and extend the existing leafy character of Fulbourn, as a '*village among trees*'. Where the western edge of the developable area of the Site adjoins Teversham Road; the proposed dwelling and access on the western side of the Site would be designed to respond positively to the existing character of Teversham Road, where the property would be set back from the road within a landscaped frontage, of a similar scale and height to adjoining properties, and would consolidate the pattern of existing built form along the road.

6.8 Consideration would also be given to the sensitive lighting of the Proposed Development to reduce the effects of lighting on the surrounding landscape.

6.9 In combination, the landscape strategy would provide a strong landscape setting for the proposed built form; would integrate the Proposed Development into settlement edge of Fulbourn; and would provide substantial benefits to the community, through the provision of Green Infrastructure and the introduction of new amenity routes into and through the Site providing access to open space, and the restoration of The Pump House Garden associated with the former Fulbourn Pumping Station which would be accessible to the public.

6.10 As such, the Proposed Development of the Site would respond positively to guidelines and principles set out in the landscape character assessments in that it would:

- Reflect the settlement pattern and character of Fulbourn, being of a similar density to that of the surrounding settlement of Fulbourn;
- Reflect the form, scale and proportions of the existing vernacular buildings and reflect the traditional building styles, materials, colours and textures of the locality;
- Enhance and create sustainable urban drainage systems and green infrastructure, with generous tree planting and landscape buffers; and
- Provide recreation opportunities, for the enjoyment of the area, including a publically accessible central green open space, a central play area, a network of footpaths, and public access a restored Pump House Garden.

6.11 With regard to the Landscape in New Developments SPD^{xvi}, the Proposed Development would accord with objectives for 'Delivering High Quality Landscape' which include:

- **Respecting Landscape Character;**
- **Appropriate Design**, where the selection of materials should vary according to their location and how they should be used;
- **Encouraging Biodiversity**, where green spaces should be well designed and multi-functional, offering habitats for wildlife as well as human uses; and
- **Sustainable Landscape Schemes**, where the landscape scheme should seek to conserve and enhance the quality, character and amenity of the natural and built environment. In addition, schemes should aim to establish a robust network of Green Infrastructure, and appropriate Sustainable Drainage Systems (SuDS) should be included within landscape schemes.

7.0 LIKELY LANDSCAPE AND VISUAL EFFECTS

7.1 Effects of the Proposed Development on landscape features within the Site, local landscape character and visual amenity are assessed. Potential receptors are identified within the Landscape and Visual Effects Tables within this section. In addition, the sensitivity of the receptor, the magnitude of change experienced by the receptor, and significance and type of effect are assessed, and set out within the tables. These tables are to be read in conjunction with the below.

Effects on Landscape Features

7.2 The existing landscape features are typically of **medium** and **medium-high** sensitivity. As less than half the Site would be developed and wide belts surrounding the Site would be maintained, effects on landscape features are generally limited, and in some instances beneficial.

7.3 In relation to **trees** within and adjoining the Site, Proposed Development would result in **moderate adverse** effects at Year 1. This would reduce on the establishment of over 100 new trees that would be planted as part of the Proposed Development. The adverse effects are solely related to tree removal in two locations: the removal of trees in the western part of the Site, where the new access road and new dwelling along Teversham Road would be accommodated; and the removal of trees from the Garden to reduce overshading within the Garden. Elsewhere, trees would be retained, and Proposed Development set back from the trees by a wide margin that respects the root protection areas of the trees.

7.4 In relation to hedgerows and hedges within and adjoining the Site, Proposed Development would result in **minor beneficial** effects, as all hedges and hedgerows would be retained, with the exception of a short section of the hedgerow between fields F1 and F2¹, to incorporate a new vehicular link between fields F1 and F2. Furthermore, the hedgerow along the northern edge of field F1 would be enhanced with native species trees and shrubs and new hedgerows will be introduced along the southern boundary of the Site and around the areas of open space within the Proposed Development.

7.5 In relation to the grassland fields F1 and F2, Proposed Development would result in **moderate adverse** effects due, inevitably, to a large portion of the grassland fields

¹ HR3001, in which FLAC calculates that 84.6% of this hedgerow would be retained within the Proposed Development.

being developed. However, although a large proportion of the grassland fields of the Site would be replaced with built form, large areas of the grassland fields would be retained as open space, and planted with wildflower meadow and grassland species to enhance the biodiversity and landscape structure within the Site.

- 7.6 In relation to the wetlands, swales / SuDS and drainage channels, Proposed Development would result in **moderate beneficial** effects. Although Proposed Development would result in a new road connecting development within fields F1 and F2, which would cross channel B, this would not prevent the channel from functioning as it does currently. New planted swales / water channels would be incorporated into the scheme to direct surface water run-off towards the proposed water attenuation areas and channel B, from where ground water would be discharged into the drainage network north of the railway embankment. These swales would incorporate trees and moisture tolerant planting, the purpose of which would be to increase the ability of the Site to retain surface water, whilst enhancing the green infrastructure of the Site.
- 7.7 In relation to the pond within the Garden, Proposed Development would result in a **moderate beneficial** effect. The pond is currently overshadowed, contains algae and its walls are damaged. The Proposed Development would provide opportunity to restore the pond and enhance its setting.

Table 7.1 Effects on Landscape Features

Landscape Feature	Sensitivity	Magnitude of Change (Yr.1)	Significance and Type of Effect (Yr.1)	Notes
Tree belts and tree blocks within and surrounding the Site	Medium	Medium where the high (negative) magnitude of change resulting from the loss of the trees to the east of field F1 and within the garden of the pumping Station is combined with the low (positive) magnitude of change resulting from the addition of in excess of 100 new trees site-wide.	Moderate-Adverse reducing to Minor Adverse by Year 15	<p>A tree survey undertaken by Forbes-Laird Arboricultural Consultancy has identified the condition and value of approximately 92 individual trees and 34 tree groups within / neighbouring the Site. The tree survey report identifies that the condition of the trees varies, the majority of which are B and C grade, where B grade is defined as moderate quality and value and C grade is defined as low quality and value. The overall sensitivity of the tree stock is therefore medium.</p> <p>The majority of the tree stock within and surrounding the Site would be retained with the exception of:</p> <ul style="list-style-type: none"> • the trees that would be removed within the Garden to enhance the setting and character of the garden by allowing more light into the Garden; and • the group of trees that would be removed to the east of field F1 to accommodate the proposed access to the Proposed Development and a new residential dwelling and associated curtilage. <p>This would have an adverse effect at Year 1 on the tree structure of the Site, however, there would be in excess of 100 trees planted site-wide as part of the Proposed Development, which on establishment, would result in a substantial increase in tree stock with site-wide green infrastructure enhancements.</p> <p>Elsewhere, a buffer of undeveloped land (which takes into account the root zones of the trees) would be incorporated between Proposed Development and the edges of the Site to ensure that the tree belts remain intact and undisturbed.</p>

Hedgerows and hedges	Medium	<p>Low (beneficial) where the low (adverse) magnitude of change resulting from the loss of a small portion of the hedgerow between field F1 and F2 is combined with the medium (beneficial) magnitude resulting from new hedgerows and reinforcement planting to the hedgerow along the north of the Site.</p>	Minor Beneficial	<p>As identified within the Forbes-Laird Arboricultural Consultancy, there are two hedgerows within the Site, both of B grade (medium quality and value), and 3 hedges along the Site boundaries, all of which are B grade (medium quality and value). The hedges and hedgerows would be retained, with the exception of a short section of the hedgerow along channel B between fields F1 and F2 (HR3001, in which FLAC calculates that 84.6% of this hedgerow would be retained within the Proposed Development).</p> <p>The hedgerow along the northern edge of field F1 would be enhanced with native species trees and shrubs to provide an enhanced buffer between Proposed Development and railway line to the north of the Site.</p> <p>Elsewhere, new hedgerows will be introduced along the southern boundary of the Site and around the areas of open space within the Proposed Development.</p>
Grassland Fields F1 and F2	Medium	Medium	Moderate Adverse	<p>Although a large proportion of the grassland fields of the Site would be replaced with built form, large areas of the Site would be retained as open space, and planted with wildflower meadow and grassland species to enhance the biodiversity and landscape structure within the Site.</p>
Wetlands, swales / SuDS and drainage channels	Medium - High	<p>Medium (beneficial) Where the low (adverse) change to channel B between Field F1 and field F2 resulting from the new road connection extending across it, combined with the high (beneficial) magnitude resulting from new swales and water detention basins within</p>	Moderate beneficial	<p>Proposed Development would result in a new road connecting development within fields F1 and F2, which would cross channel B. Although this would not prevent the channel from functioning as it currently does, it would have an effect on its setting.</p> <p>New above-ground planted swales / water channels would be incorporated into the scheme to direct surface water run-off towards the proposed water detention areas and channel B, from where ground water would be discharged into the drainage network north of the railway. These swales would incorporate trees and moisture tolerant planting the purpose of which would be to increase the ability of the Site to retain surface water, whilst enhancing the green infrastructure of the Site.</p>

		the scheme		
Pond within garden associated with Fulbourn Pumping Station	Medium-high	Medium	Moderate beneficial	The pond within the garden of the Fulbourn Pumping Station is currently overshadowed, contains algae and its walls are damaged. The Proposed Development would provide opportunity to restore the pond and enhance its setting.

Visual Effects

- 7.8 The combination of the location of the Site, the topography of the Site and its surroundings and the extensive tree structure within and adjoining the Site, results in open views of the Site being restricted to its most immediate setting. Beyond this, glimpsed views are limited to a short stretch of PRoW95/15 to the north of the Site where effects, at worst, would be minor adverse, reducing with the establishment of the extensive landscape structure along the northern edge of the Appeal Site.
- 7.9 In relation to the views obtained from the residential properties adjoining and opposite the Site to the east, south and west, Proposed Development would result in **moderate-major adverse** effects. Mitigation measures incorporated into the scheme would include a wide landscape buffer between existing and proposed residential properties (proposed dwellings would be set back between 20m and 35m from the southern boundary of Field F1 and between 14m and 17m from the southern boundary of Field F2) and structural planting within these landscape buffers, along the eastern and southern edges of field F2 and the western edge of field F1 to form a cohesive screening and softening effect. On establishment of the planting within these landscape buffers, views of the proposed residential properties would be reduced.
- 7.10 From Cox's Drove, the substantial tree planting proposed along the eastern edge of the Appeal Site, along with existing surrounding trees and vegetation, would filter and soften views of the western edge of the Proposed Development from properties along Cox's Drove. Furthermore, as shown on the **Parameters Plan** and **Illustrative Layout**, proposed properties would be set back from the eastern boundary of Field F2 by approximately 18m. Views of the Proposed Development would also be seen within the context of the surrounding residential, commercial and industrial development, as illustrated in **Site Context Photographs 1, 2 and 3**.
- 7.11 From Teversham Road, the creation of the primary vehicular access into the Appeal Site would allow a brief partial view into the Proposed Development but at a point where settlement is already evident. The proposed dwelling on Teversham Road would be located in line with the existing residential properties along Teversham Road, and would be of a similar scale and height to adjoining properties and would consolidate the pattern of existing built form along Teversham Road. This, with the combination of retained trees and a planted frontage to Teversham Road as part of the access proposals would reflect the existing character of Teversham Road, as illustrated in **Site Context Photograph 9**, resulting in a **minor beneficial** effect.

- 7.12 In relation to the views obtained from Cow Lane, Proposed Development would result in a **minor beneficial** effect, where, the proposed modest new access point into the Garden would enhance the visual amenity value of Cow Lane and provide animation to the street scene. The proposed residential dwellings would not be visible from the majority of Cow Lane. There would be glimpsed views adjacent to Poorwell Water just as there are presently glimpsed views of adjacent properties, and glimpses of the upper parts of roofs between or just above the existing residential development and trees along Cow Lane, with the majority of the Proposed Development screened by the existing and proposed vegetation bounding the Appeal Site, and the intervening built form and tree structure within Poorwell Water, along Cow Lane, within rear gardens of the intervening properties and within the Pump House Garden, as illustrated in **Site Context Photographs 4, 5 and 6**.
- 7.13 In relation to the views obtained from Poorwell Water, Proposed Development would result, at worst, in **moderate adverse** effects, where a partial view of part of the Proposed Development would be obtained, however, this would be seen through the canopies of existing trees within Poorwell Water. The proposed residential properties would be in keeping with the scale and height of adjoining residential properties, and would not be out of context within the view in the context of a new area of public open space that would connect to Poorwell Water. On establishment of the proposed trees, views of the proposed residential properties would be further reduced, and the new open space connecting Poorwell Water to the central open space of the Proposed Development would be perceived as an extension of Poorwell Water.
- 7.14 In relation to the views obtained from properties elsewhere in Fulbourn, Proposed Development would result in **negligible / no** effects, due to a combination of built form and the extensive vegetation structure surrounding the Site. In the event that Proposed Development is glimpsed, they are seen in the context of existing residential, commercial, industrial development, set within a well treed and vegetated context, either in the foreground, as a backdrop, or both.
- 7.15 In relation to views obtained from PRoW 95/15, Proposed Development would, at worst, result in a **minor adverse** effect, where partial views of the Proposed Development within field F2 would be obtained from a relatively short stretch of the PRoW over 1.2km from the Site. However, on establishment of the proposed buffer planting along the northern edge of field F2, views of the Proposed Development would be largely screened, reducing this effect. Views are not obtained from roads into Fulbourn including Shelford Road and Cambridge Road, therefore the viewer would experience **no** effects.

- 7.16 In relation to the views obtained from the rail passengers on Cambridge – Ipswich train line, Proposed Development would result in **negligible** effects on the passengers, where the Site represents a small part of the overall route that a passenger would experience and the view obtained into the Site would be brief. Where obtained, the partial views of the Proposed Development would be viewed within the context of the existing residential properties within Fulbourn, filtered by the intervening vegetation along the northern edge of the Site.
- 7.17 Views are not obtained from the industrial unit (P&R Coachworks) adjoining the north-western edge of the Site on Breckenwood Road, therefore the no effects would be experienced by the users of the Unit.

Summary

- 7.18 The combination of the location of the Site, the topography of the Site and its surroundings and the extensive tree structure within and adjoining the Site, results in open views of the Site being restricted to its most immediate setting, where effects on views from adjoining properties would be moderate – major adverse. Beyond this, glimpsed views are limited to a short stretch of PRow95/15 to the north of the Site, where effects, at worst, would be minor adverse, reducing on the establishment of the extensive landscape structure along the northern edge of the Site. Views from roads are restricted to the roads adjoining the Site, namely Teversham Road, Cow Lane and Cox's Drove. Proposed Development would result in beneficial effects from all three, where Proposed Development would contribute positively to the street scene.

Table 7.2 Effects on Representative Visual Receptors

	Visual Receptor	Sensitivity of Receptor	Magnitude of Change in View (Yr.1)	Significance and Type of Effect (Yr.1)	Notes
R1	Residential properties on Cox's Drove opposite the Site (to the east)	High	Medium - High	Moderate - Major Adverse	<p>Proposed Development would replace an open field with built form, and inevitably, this would result in adverse effects on views from rooms within the properties which face the Site.</p> <p>Mitigation measures incorporated into the scheme include a wide landscape buffer between existing and proposed residential properties and structural planting within these landscape buffers, along the eastern and southern edges of field F2 to form a cohesive softening effect. On establishment of the planting within these landscape buffers, views of the proposed residential properties would be reduced.</p>
R2	Commercial properties on Cox's Drove opposite the Site	Low	Medium - High	Moderate - Adverse	<p>Proposed Development would result in adverse effects on views from forecourt areas looking on to Cox's Drove as above. The sensitivity of these receptors is low therefore the significance of the effect is less than for residential receptors.</p>
R3	Residential properties directly adjoining the Site or opposite the Site on Cow Lane (to the south)	High	Medium - High	Moderate - Major Adverse	<p>Proposed Development would replace an open field with built form, and inevitably, this would result in adverse effects on views from rooms within the properties which face the Site.</p> <p>Mitigation measures incorporated into the scheme include a wide landscape buffer between existing and proposed residential properties and structural planting within these landscape buffers, along the eastern and southern edges of field F2 to form a cohesive softening effect. On establishment of the planting within these landscape buffers, views of the proposed residential properties would be reduced.</p> <p>In relation to the existing properties along the southern edge of field F1, views into the Site are filtered by the existing mature tree belt and</p>

					vegetation that extends along the southern boundary of field F1. Proposed residential development would be set back in excess of 20m from the southern boundary, in the part of the Site that extends between the Garden and Poorwell Water. In addition, the proposed enhancements to this buffer would further screen views into the Site.
R4	Residential properties directly adjoining or opposite the Site on Teversham Road (to the west)	High	Medium - High	Moderate - Major Adverse	Proposed Development would replace an open field with built form, and inevitably, this would result in adverse effects on views from rooms within the properties which face the Site. Mitigation measures incorporated into the scheme include retention of existing mature trees together with new tree planting at the entrance to the Site from Teversham Road to reflect the existing street character. On establishment of the planting, views of the proposed residential properties would be reduced.
R5	Users of Poorwell Water	High	Medium	Moderate Adverse Reduced to Minor Adverse by Year 15	A partial view of part of the Proposed Development would be obtained from Poorwell Water, however, this would be seen through the canopies of existing trees within Poorwell Water, in the context of a new area of public open space that would connect to Poorwell Water. Proposed Development would replace an open field with built form, however, the proposed residential properties would be in keeping with the scale and height of adjoining residential properties, and would not be out of context within the view. On establishment of the proposed trees, views of the proposed residential properties would be reduced, and the new open space connecting Poorwell Water to the central open space of the Proposed Development would be perceived as an extension of Poorwell Water.
R6	Residential properties elsewhere in Fulbourn (excluding R2, R3, R4)	High	Negligible / None	Negligible / None	Due to a combination of built form and the extensive vegetation structure surrounding the Site, views of Proposed Development from residential properties elsewhere within Fulbourn would be restricted or at most, glimpsed. Where Proposed Development would be glimpsed, this would be in the context of existing residential properties that adjoin the Site.

R7	PRoW to the north of the Site (number 95/15)	High	Low – Very Low / None	Minor Adverse - Negligible / None	<p>Partial views of the Proposed Development within field F2 would be obtained from a relatively short stretch of the PRoW (the nearest point of which is approximately 1.2km north-west of the Site), where the Proposed Development would be partially screened by the vegetation along the railway embankment adjoining the northern edge of the Site.</p> <p>Elsewhere along the PRoW, views of the Proposed Development would be screened by intervening vegetation.</p> <p>On establishment of the proposed buffer planting along the northern edge of field F2, views of the Proposed Development would be largely screened, reducing this effect.</p>
R8	Teversham Road	Low	Low / None	Minor beneficial	<p>Views obtained along Teversham Road are typically focused in the direction of travel, where the western edge of the Site would be passed at speed.</p> <p>Proposed Development would replace a field with trees, however, the B grade trees along the frontage would be retained, and the proposed property would be of a scale and height that is consistent with its neighbours, and would be designed to respond positively to the existing character of Teversham Road, where the property is set back from the road, of a similar scale and height to adjoining properties, and would result in the ‘infilling’ of what is currently a gap in the frontage along this road.</p>
R9	Cow Lane	Low	Low / None	Minor beneficial / None	<p>The proposed residential properties would not be visible from Cow Lane, however, the proposed modest new access point into the Garden would enhance the visual amenity value and provide animation to the street scene.</p>
R10	Cox’s Drove	Low	Medium	Minor beneficial	<p>Proposed Development would replace a field with trees, however, proposed development would be set back from the road, and seen in the context of the existing residential properties that adjoin the Site. On establishment of the landscape buffer along Cox’s Drove, a new green infrastructure link would be created, contributing positively to the setting of Cox’s Drove.</p>
R11	Users of roads into Fulbourn including	Low	None	None	<p>Due to a combination of built form and the extensive vegetation structure surrounding the Site, views of Proposed Development from roads into</p>

	Shelford Road and Cambridge Road				Fulbourn would be curtailed.
R11	Passengers on Cambridge – Ipswich train line	Low	Very Low / None	Negligible / None	The Site represents a small part of the overall route that a passenger would experience on this rail route, where the Site represents a small part of the overall route that a passenger would experience and the view obtained into the Site would be brief. Where obtained, partial views of the Proposed Development would be seen within the context of the existing residential properties within Fulbourn, filtered by the intervening vegetation along the northern edge of the Site.
R12	Industrial unit (P&R Coachworks) adjoining the north-western edge of the Site on Breckenwood Road	Low	None	None	Access to the unit is from Breckenwood Road and the rear façade of the unit faces the Site. No views are obtained from the unit.

Effects on Landscape Character

7.19 The current landscape character associated with the Site is consistent with a contained urban edge setting adjoined by residential development along its eastern, southern and western boundaries and separated from the wider landscape to the north by a railway and associated embankment and vegetation. Adjoining development exerts an urbanising influence which distinguishes the Site from the wider landscape.

National

7.20 Key characteristics of the East Anglian Chalk NCA include reference to the sparse tree cover within a predominantly arable landscape with rectilinear field pattern and linear ditches, with distinctive belts of beech trees along long straight roads. The sensitivity of the landscape at a national scale is considered to be medium, as it is locally valued and in reasonable condition, however, is not afforded a statutory designation.

7.21 The rectilinear ditches within the Site would be retained, and linear vegetation belts such as those along the northern and southern edges of field F2 would be retained and enhanced, in accordance with the opportunities set out within the NCA Profile for East Anglian Chalk (**SEO3**).

7.22 The Proposed Development would provide recreational access into the Site, where circular routes, feature boardwalks and the new access links from Poorwell Water and the Garden improve connectivity and recreational amenity. Walkers could use these new routes as an alternative and un-trafficked route to Cow Lane. In addition, the Garden would be restored and new links provided in order that it could become a newly accessible area of open space for the residents of Fulbourn. These proposals would *"enhance people's enjoyment of the area while protecting levels of tranquillity"* in accordance with the opportunities set out within the NCA Profile for East Anglian Chalk (**SEO3**).

7.23 The Proposed Development would be in keeping with the settlement character of Fulbourn, reflecting the massing, scale and heights of existing properties within Fulbourn. In addition, the Proposed Development would not affect the existing drainage system on the Site and would incorporate a network of new swales and SuDS, set within a strong landscape structure, which incorporates new tree planting, new areas of open space and reinforcement of vegetation belts all of which would contribute positively to local green infrastructure, in accordance with the opportunities set out within the NCA Profile for East Anglian Chalk (**SEO4**).

7.24 Based on the above, the Proposed Development would respond positively to a number of opportunities set out within the NCA. The Site comprises a small proportion of the overall NCA and has limited influence on its surroundings, due to a combination of topography, vegetation

and built form. As a result, the magnitude of change to the NCA that would result from Proposed Development would be **negligible**.

County

- 7.25 As identified in the Cambridge Green Belt Study (2002), the Site is located within the 'Little Wilbraham Fen' Landscape Character Area but is more characteristic of the 'Fulbourn Eastern Fen Edge' character area which covers Fulbourn, due to its contained urban edge setting. The Fulbourn Eastern Fen Edge landscape character area is described as a transitional landscape, where tree cover provides a high degree of enclosure to rural villages. With particular relation to Fulbourn, the Study states that small scale industrial and storage developments which are present in the northern side of the village are detracting features.
- 7.26 As identified in the Vision for Cambridgeshire Landscape (1991), key characteristics of the Chalklands Landscape Character Area include reference to the large-scale arable fields, low hedges and few trees which result in an open, spacious quality. In relation to the settlements within the Chalklands, key characteristics include a mostly well treed character to the villages which are not often visible in the wider landscape; enclosed meadows and parkland are identified as important features; and mature trees, grass verges, streams and ponds are noted as prominent features, all of which add to the rural character.
- 7.27 The sensitivity of the landscape at a county scale is considered to be medium, as it is locally valued and in reasonable condition with some detracting features, and is not afforded a statutory designation.
- 7.28 Although the Proposed Development would result in the partial loss of fields and some trees which are typically unremarkable, the Proposed Development would offer opportunities to enhance the tree structure within the Site, provide new publicly accessible open space which would include meadows, and restore the Garden and provide public access to the Garden, contributing positively to village amenity. The magnitude of change to the landscape character at a county scale is low, resulting in a **minor beneficial** effect.

District

- 7.29 The characteristics described in the District Design Guide SPD Landscape Character Overview 2010 reflect those identified at county level, and emphasise the well treed and visually contained character of the villages.
- 7.30 The sensitivity of the landscape at a district scale is considered to be medium, as it is locally valued and in reasonable condition with some detracting features, and is not afforded a statutory designation.

- 7.31 The Overview identifies a number of design principles to which the Proposed Development should accord². The Proposed Development would reflect the typical height and scale of residential properties within Fulbourn, and respond to local vernacular. In addition, built form would occupy less than half the Site, thereby allowing for ample space to accommodate sufficient garden and street planting. Boundaries facing Teversham Road and Cox's Drove would be enclosed by hedge and tree planting. Any urban materials, street furniture, lighting and signage would be appropriate to the Site and its village setting, in keeping with Fulbourn. All of the above would be in accordance with key design principles set out within the Chalklands Landscape Character Assessment.
- 7.32 As a result of the above, the magnitude of change to the character of the landscape at a district scale would be low as although the Proposed Development would result in the partial loss of fields and some trees (which are typically unremarkable features), the Proposed Development would be developed in accordance with opportunities and design principles set out in the landscape character assessments, and would therefore be in keeping with and present opportunities to enhance the landscape character, as set out above. Furthermore, the restoration of the Garden and enhancements to green infrastructure within the Site would be beneficial to the landscape character. Overall the Proposed Development would result in a **minor beneficial** effect on landscape character at a district scale.

Summary

- 7.33 The Proposed Development would respond positively and appropriately to the landscape character at national, county and district scales. Although the Proposed Development would result in the loss of some field area and trees, these are not unique or remarkable features, and the Proposed Development would adequately compensate for this through incorporating new areas of open space, improving connectivity, introducing over 100 new trees into the scheme, providing new sustainable drainage systems and new recreational opportunities, all of which contribute positively to green infrastructure. In addition, the Proposed Development would restore the Garden and provide public access to the Garden, which would be a key enhancement to the character of Fulbourn.

² Design principles include: ensuring new developments are integrated with sufficient space for garden and street tree planting; taking the opportunity to create new village greens / wildlife areas; ensuring new developments reflect the form, scale and proportions of existing vernacular buildings; enclosing the boundaries of the proposed development with hedge and tree planting; and avoiding the use of standardised and intrusive urban materials, street furniture and lighting.

Compliance with Landscape Policy

- 7.34 Relevant landscape planning policy at national, district and local level advocate high quality design and the need to respond sensitivity to the landscape character and enhance the natural environment. In addition, policies state that new development should establish a strong sense of place.
- 7.35 The Proposed Development accords with policies set out within the adopted **Development Control Policies DPD** of the South Cambridgeshire Local Development Framework, where Proposed Development would conserve and enhance the local landscape character, and would include high quality, extensive landscape structure compatible with the development and its surroundings. The Proposed Development would adjoin the Green Belt, and would be in accordance with Policy GB3, where the already well-defined and robust northern edge of the Site formed by the railway embankment would be reinforced with a wide landscape buffer. Development on the Site would not affect the purposes of Green Belt. Furthermore, Proposed Development would accord with policies relating to the natural environment, where Proposed Development would manage water effectively on Site and enhance green infrastructure site-wide.
- 7.36 The Proposed Development accords with the Supplementary Planning Document for **Development affecting Conservation Areas**, where proposed properties would be of an appropriate mass, height and form to its surroundings, and where the Proposed Development would be constructed of high quality materials. Furthermore, Proposed Development would positively address the Conservation Area and be set back from the edge of the Conservation Area, with a wide landscape buffer introduced along the southern boundary of field F1 to respect the setting of the Conservation Area.
- 7.37 The Proposed Development accords with the Supplementary Planning Document for **Landscape in New Developments**, where the Proposed Development would respect landscape character, be of an appropriate design befitting of its context and incorporate well designed multi-functional green spaces which encourage biodiversity, incorporate SuDS and provide publicly accessible open space.

Summary

- 7.38 The Proposed Development complies with relevant landscape-related policy, responds to its existing urban context and ensures a positive landscape interface between the Site and adjoining properties within Fulbourn.

8.0 SUMMARY AND CONCLUSION

- 8.1 The Site immediately adjoins the northern settlement edge of Fulbourn, South Cambridgeshire.
- 8.2 The Site is approximately 6.85ha in size and extends from Teversham Road in the west, to Cox's Drove in the east. The Site comprises two level rough grass fields with encroaching scrub; a plot of scrub land along Teversham Road; and a garden historically associated with the former Fulbourn Pumping Station ('The Pump House Garden') which extends into the adjoin Fulbourn Conservations Area. The Ipswich to Cambridge Railway Line (Cambridge Branch Line) broadly defines the northern edge of Fulbourn and forms the northern boundary of the Site as illustrated on **Figure 1: Site Context Plan**.
- 8.3 The character of the village of Fulbourn in the vicinity of the Site, as illustrated by the **Site Context Photographs**, is of varied residential character of differing style, scale and typology, but set within a well treed environment, creating the 'leafy' character of the village, as noted in the Parish Plan for Fulbourn , being a 'village among trees' and "living among trees" (Pages 10 and 5). The Parish Plan for Fulbourn also notes that the Ipswich to Cambridge railway line forms a natural boundary to the northern extent of the village (Page 7), and which is also referred to in the SHLAA, noting that, with reference to the South Cambridgeshire Village Capacity Study, 1998, that, with regard to the railway line, *"the presence of this northern boundary to the village is identified as a key attribute"*.
- 8.4 Fulbourn and the Site are located within the East Anglian Chalk NCA and within a "Chalklands" landscape, as identified at both County and District level published Landscape Character Assessments , as illustrated by **Figure 3: Landscape Character Plan**. The Site, as identified in the Green Belt Study for South Cambridgeshire, is located on the edge of the Little Willbraham Fen LCA. The Site immediately adjoins the Fulbourn Eastern Fen Edge LCA, which is a transitional landscape type, situated between the Fens and higher land, and is relatively low-lying and traditionally a location for settlement.
- 8.5 At all levels, the landscape character assessments acknowledge that settlement is a characteristic component of the landscape within which Fulbourn and the Site are located. As such, all the landscape character assessments provide guidance and design principles for successfully accommodating new development within the landscape, in the acknowledgement that there is the potential for appropriate development in this location, and that the landscape character within which Fulbourn and the Site are located is not particularly sensitive to all or any settlement expansion.
- 8.6 With regard to the landscape character of the Site, it is considered that the Site is not representative of either the Little Willbraham Fen LCA, or the Chalklands Landscape, but has

more similarity with the Fulbourn Eastern Fen Edge LCA, which includes the settlement of Fulbourn, and in which settlement is a characteristic of the LCA.

- 8.7 The Site predominantly comprises two unremarkable fields of scrubby rough grassland, highly enclosed by surrounding existing settlement of Fulbourn to the east, south and west, and associated mature trees and dense vegetation; and the Ipswich to Cambridge railway line and associated embankment and vegetation to the northern; and as such it does not exhibit the typical characteristics of the Little Willbraham Fen LCA, in that it is not *"low-lying fen with a regimented pattern of flat arable fields and areas of wetland vegetation, divided by a network of straight droveways and drainage ditches, which is generally open"*; nor is it typical of the Chalklands Landscape, in that it is not *"a distinctive landform of smooth rolling chalk hills and gently undulating chalk plateau"*, nor is it *"a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality"*.
- 8.8 The Site exhibits some characteristics of the Fulbourn Eastern Fen Edge LCA, in that it is a transitional landscape between the fen to the north of the Ipswich to Cambridge railway line and higher land to the south; and being surrounded by built form on three sides, and with tree cover providing a high degree of enclosure to the village of Fulbourn, which is characteristic of the landscape and settlement to the south of the Ipswich to Cambridge railway line.
- 8.9 The Site is entirely enclosed on all sides, by the combination of existing residential and commercial development, built form, and substantial boundary and surrounding vegetation, and the Site is segregated from the wider landscape to the north by the Ipswich to Cambridge railway line and associated embankment and substantial vegetation.
- 8.10 The adjoining development surrounding the Site exerts an urbanising influence which distinguishes the Site from the wider landscape, such that the Site has a settlement edge character, contrasting character to the wider landscape to the north of the Ipswich to Cambridge railway line, as illustrated by comparing **Site Context Photographs 11 and 12**, taken from the northern edge of the Little Wilbraham Fen LCA, looking south across the Little Wilbraham Fen LCA towards the Site, and **Site Appraisal Photographs A, B, C, D, E, F, G and H**, which illustrate the character of the Site.
- 8.11 Therefore, it is considered that the Site is effectively a remnant parcel of land set within the settlement edge, albeit out-with the settlement boundary, of Fulbourn, the northern boundary of which is clearly defined by the Ipswich to Cambridge railway line.
- 8.12 Furthermore, the majority of the Site is not designated for any landscape value, nor does it exhibit any features or characteristics that would make it worthy of consideration of a valued landscape; neither is it designated for any contribution to Village Character, although such

policies exist within the Local Plan; such as Policy CH/6: Protected Village Amenity Areas, which restricts development *"within or adjacent to Protected Village Amenity Areas if it would have an adverse impact on the character, amenity tranquillity or function of the village"*; or in particular Policy CH/7: Important Countryside Frontages, which defines *"where land with a strong countryside character either (a) penetrates or sweeps into the built up area providing a significant connection between the street scene and the surrounding rural area..."*. The exception is Pump House Garden which is designated a Protected Village Amenity Area; however, no development is proposed within the Pump House Garden, the restoration of, and the provision of access into, the Pump House Garden would enhance the character and amenity of the Protected Village Amenity Area.

- 8.13 Therefore, the Site, being of unremarkable character, no particular value, contained by existing residential and commercial development on three sides, and contained by the railway line to the north, which forms a natural boundary to the northern extent of the village, is suitable to accommodate residential development with any limited impacts on landscape character confined to the Site itself, and it's very immediate locality.
- 8.14 As illustrated within the **Parameters Plan**, of the total Site area (6.85 ha), under half of this would be developed as 'Residential Development' totalling 3.33ha. The rest of the Site would comprise 1.84 ha 'Open Space'; 'Existing Vegetation' including The Pump House Garden, totalling 1.65ha; and 'Proposed Boundary Planting', totalling 0.03ha.
- 8.15 The Proposed Development will therefore provide a very generous quantum of accessible open space, and even excluding the seasonally wet areas which would be accessible by boardwalks in any event, the Proposed Development would provide an over provision of open space by some 1.49ha.
- 8.16 Furthermore, many of the opportunities and recommendations identified within the published character area assessments at a national, county and district level are incorporated within the scheme, such as retaining the majority of the existing vegetation structure within and surrounding the Site, ensuring development is appropriate to the setting, improving green infrastructure, ensuring new developments are integrated with sufficient space for garden and street tree planting, and creating new village greens and / or wildlife areas within new developments.
- 8.17 As such, the change in character of the Site from rough grass fields, well contained by built form and existing vegetation, to that of a residential extension to the village of Fulbourn reflecting the existing village character, set within a substantial landscape framework, with landscape buffers along the Site boundaries, a network of connecting green open spaces, and substantial tree planting throughout the Proposed Development would reflect the

characteristics of the Fulbourn Eastern Fen Edge LCA; and would be an appropriate location for settlement, and would extend the existing well-treed, leafy and enclosed character of the village of Fulbourn up to the Ipswich to Cambridge railway line, which forms a natural boundary to the northern edge of Fulbourn, and with that of the wider landscape.

- 8.18 The Proposed Development would therefore respond positively and appropriately to the landscape character at national, county and district scales; and it is therefore considered that the Proposed Development on the Site is wholly appropriate and acceptable on landscape character grounds.
- 8.19 It is also considered that the Proposed Development respects and reflects the existing village character of Fulbourn; in that it provides a sympathetic extension to the village, of residential development up to a recognised natural northern boundary for the village, and that would be well treed in character, reflecting and extending the existing leafy character of Fulbourn, as a 'village among trees', incorporating substantial additional tree planting set within landscape buffers on the boundaries of the Site and throughout the residential development; which would not be visible in the wider landscape; which would include a network of publicly accessible enclosed meadows and areas of parkland, such as the restored Pump House Garden; all of which are noted as prominent features of the village of Fulbourn, and which would be an enhancement to the character of Fulbourn, contributing positively to village amenity.
- 8.20 As such it is considered that the Proposed Development on the Site would complement the existing village character of Fulbourn, and the findings of the assessment of potential residential development on the Site are noted, as set out in the SHLAA (2013), which states that:

"There are limited opportunities to view the site from the surrounding area...A dense treed hedgerow divides the site...Development on the Site would have a neutral effect on the landscape setting of Fulbourn..."

- 8.21 The Proposed Submission Local Plan is unadopted and the weight to be afforded to the proposed designation of the Site as Local Green Space was set out in the Committee Report, at Paragraph 76, that:

"Given the Inspectorates interim findings on the Local Plan that the emerging policy is not at an advanced stage, and taking into account the unresolved objections to this designation this significantly tempers the weight that can be afforded to emerging policy NH/12. Officers are of the view limited weight can be given to the emerging Local Green Space designation"

- 8.22 With regard to the allocation of the Site as a Local Green Space, firstly the Site is privately owned by Castlefield International, and there has been no approach or contact from SCDC with landowners in relation to the designation of their land as Local Green Space.
- 8.23 Secondly, there are no Public Rights of Way, or permissive paths across the Site, and therefore the Site is not formally accessible by the public in anyway. Therefore, any existing *"beauty, recreational value, tranquillity and richness of wildlife"* is not currently lawfully experienced or appreciated, save to the limited extent set out in the visual impact assessment above.
- 8.24 With regard to *"beauty"*, the Site predominantly comprises two rough grass fields with encroaching scrub, the character of which is substantially influenced by the surrounding existing residential, commercial and industrial developments, and as such is quite unremarkable, with very limited landscape value or *"beauty"*.
- 8.25 Furthermore, the Site has no current recreational value as it is not formally publicly accessible.
- 8.26 Neither is the Site tranquil, being surrounding by the railway line, existing residential, commercial and, in particular, industrial development, such as the industrial units and associated activity in Cox's Drove to the east of the Site; and the substantial industrial units and associated activity off Breckenwood Road, immediately abutting the northern boundary of the Site.
- 8.27 With regard to the richness of wildlife, the Site is not worthy of ecological designation and the Proposed Development, through the provision of the landscape framework and green infrastructure proposals, will create greater habitat diversity across the Site.
- 8.28 With regard to the provision of publicly accessible open space and recreational value, in contrast to the existing status of the Site, the Proposed Development of the Site allows for public access providing substantial areas of publicly accessible open space which would include informal amenity areas, a play area and access to the restored Pump House Garden, all of which would be available for the use of the residents of the village of Fulbourn. It is therefore considered that the Proposed Development delivers an enhancement to the recreational amenity available to the village of Fulbourn, where as in contrast, there is no likelihood of meaningful Local Green Space on the Site through the draft Local Plan.

Conclusions

- 8.29 Therefore, with regard to the character of the surrounding countryside and the village of Fulbourn, it is considered that the Proposed Development is in keeping with the landscape and visual context of the Site, and that a strong landscape-led approach to developing the Site has

been adopted, such that the Proposed Development complies with the landscape-related policy in that it would be appropriate in its location, scale and form; responds positively to the guidance and principles set out in the relevant landscape character assessments; would conserve and enhance the local landscape character and the character of the local area; would be compatible with the existing townscape, and promote local distinctiveness; would not have an unacceptable impact on village character and would maintain the character of the village, including the important open spaces; and would not have an unacceptable adverse impact on the wider countryside and landscape character.

- 8.30 Furthermore the Proposed Development would be of high quality design, responding to its context, being attractive and creating a strong sense of place; would be compatible with its location and appropriate in scale, mass, form, siting, design, proportion, materials, texture and colour, promoting local distinctiveness through careful integration with the existing built form; and would establish a robust framework of Green Infrastructure, that is a multi-functional network of high quality landscape proposals, sustainable urban drainage systems, habitat creation and green open space, that is compatible with the scale and character of the surroundings.
- 8.31 It is also considered that there would be no significant harm to the beauty, recreational value, and tranquillity arising from the Proposed Development, and that it will contribute to the provision of recreational amenity for the village of Fulbourn, providing a network of publicly accessible open space; enhancing the provision of green infrastructure; and enhancing biodiversity and habitat diversity across the Site.
- 8.32 Furthermore, save for an inevitable change in the character of the Site itself, there will be no wider significant landscape or visual impacts given the existing high level of containment of the Site, being enclosed by development on three boundaries, as well and mature substantial existing vegetation on all four boundaries.
- 8.33 It is therefore concluded that the Proposed Development will not result in demonstrable or significant harm to the landscape character or the village character, and nor that of the surrounding landscape and countryside, and that it will contribute to the provision of local recreational amenity for the village of Fulbourn.

ⁱ Landscape Institute and Institute of Environmental Management and Assessment, 2013. *Guidelines for Landscape and Visual Impact Assessment*, 3rd Edition.

ⁱⁱ Communities and Local Government: *National Planning Policy Framework*. March 2012

ⁱⁱⁱ South Cambridgeshire District Council *Local Development Framework Development Control Policies DPD*. Adopted July 2007

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- iv South Cambridgeshire District Council. *Local Development Framework. Development Affecting Conservation Areas, SPD*. Adopted January 2009.
- v South Cambridgeshire District Council. *Local Development Framework. Landscape in New Developments, SPD*. Adopted March 2010.
- vi The Green Infrastructure Forum, Project Group and LDA Design. *Cambridgeshire Green Infrastructure Strategy*. June 2011.
- vii South Cambridgeshire District Council. *Strategic Housing Land Availability Assessment*. August 2013.
- viii South Cambridgeshire District Council. *South Cambridgeshire Local Plan Proposed Submission*. July 2013
- ix Natural England. *National Character Area profile 87: East Anglian Chalk*. 2014
- x Natural England. *National Character Area profile 88: Bedfordshire and Cambridgeshire Claylands*. 2014
- xi Cambridgeshire County Council. *Vision for the Future Cambridgeshire Landscape*. 1991
- xii South Cambridgeshire District Council. *District Design Guide SPD*. Adopted March 2010
- xiii South Cambridgeshire District Council, Landscape Design Associates. *Cambridge Green Belt Study A Vision of the Future for Cambridge in its Green Belt Setting*. 2002
- xiv Forbes-Laird Arboricultural Consultancy. *Land off Teversham Road, Fulbourn – Tree Survey to BS5837:2012 – Proposals for Tree Retention/ Removal (Illustrative)*. September 2014.
- xv *A Parish Plan for Fulbourn: A Very Special Village*. January 2009.
- xvi South Cambridgeshire District Council. *Local Development Framework. Open Space in New Developments, SPD*. Adopted January 2009.