

Land to the north of Cambridge North Station

Proof of evidence appendices

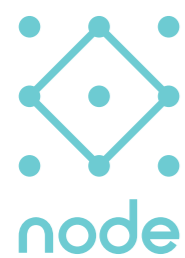
May 2023

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Contents

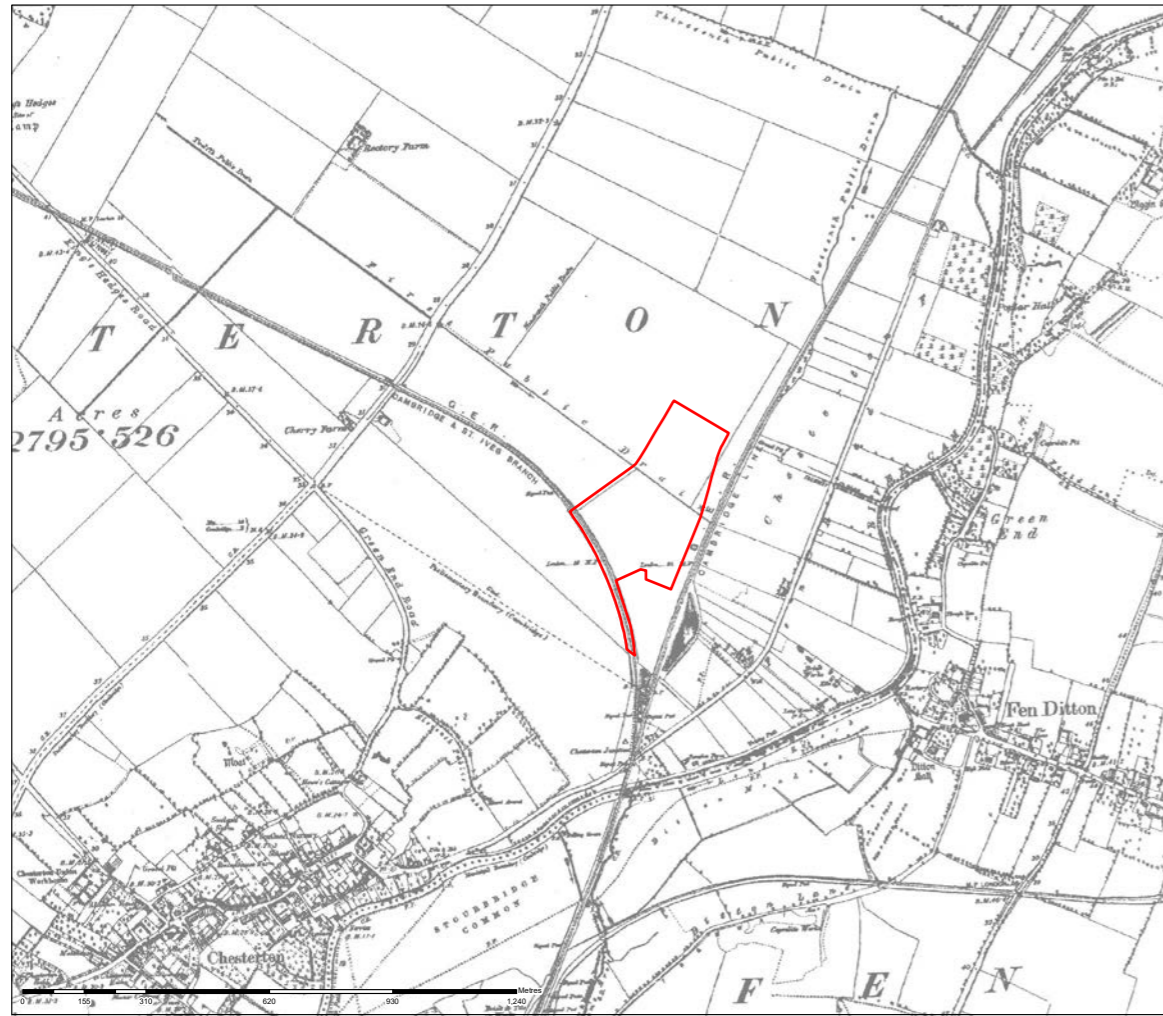
Appendix 1:	Historic Plans: 1889, 1927, 1960	1
Appendix 2:	Landscape Character Appraisal 2003 Figures	3
Appendix 3:	L VIA plans (Bidwells): Landscape Character Areas 2021, Landscape Designations, Heritage Designations	5
Appendix 4:	NEC LVIA Development Scenarios: High, Medium, Low	9
Appendix 5:	Node Viewpoint Locations	11
Appendix 6:	Node Landscape Viewpoints	13
Appendix 7:	Views to Landmark Buildings on Cambridge and Fen Ditton Skyline	27
Appendix 8:	Arc of Views from Greenbelt, Cam Valley, South Cambridge Conservation Area	29
Appendix 9:	VU.CITY: Viewpoint 8	31
Appendix 10:	Landscape Assessment Methodology	40
Appendix 11:	Viewpoint Assessments Comparison Tables	48



1

Historic Plans

1889



Cambridge North East
Map 11 - Historical 1889

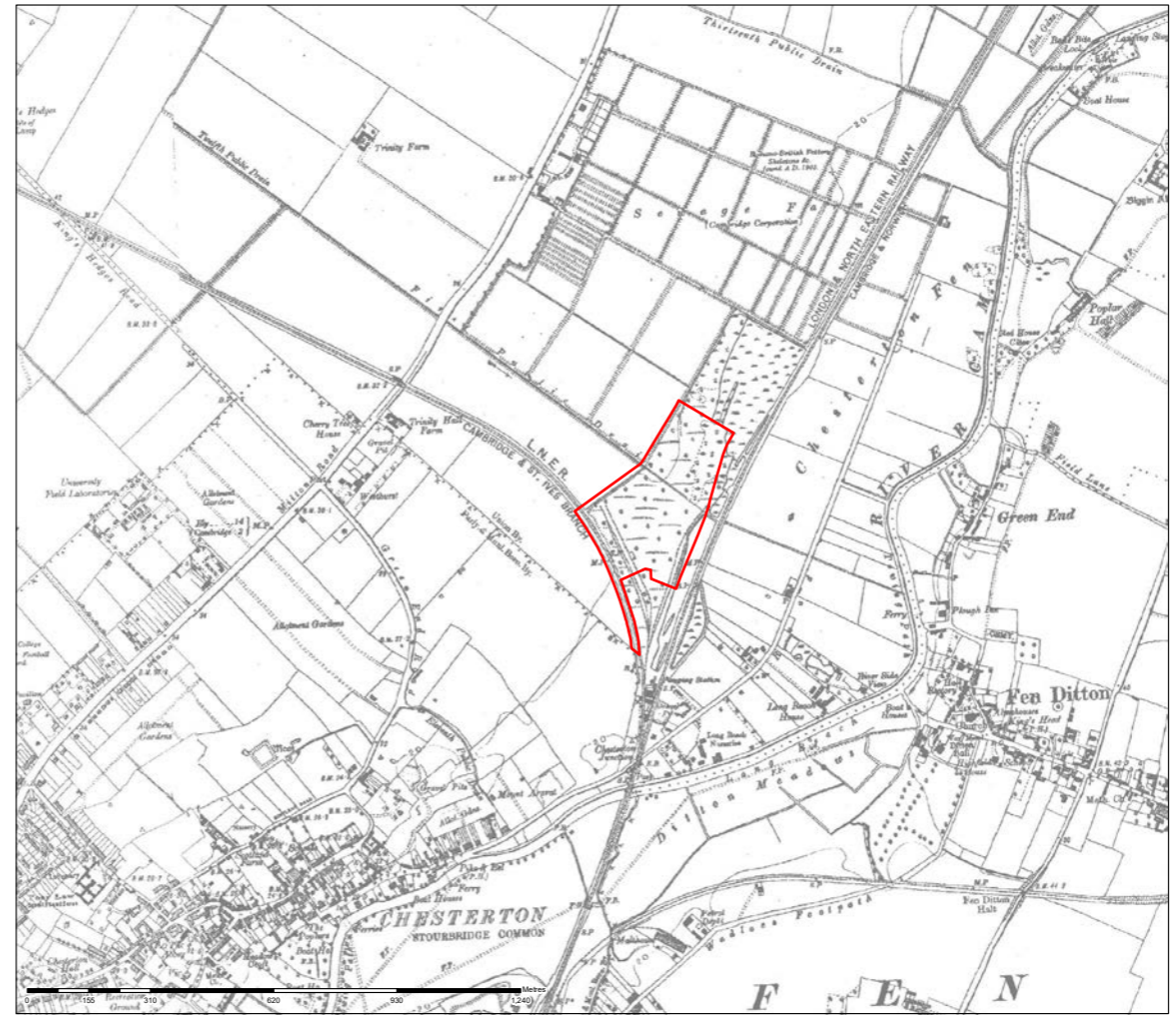
Legend
Proposed Development Site

Drawing Number: B.16.509f
Date: 13/05/2022
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O.S. Ref: TL 4760



BIDWELLS

1927



Cambridge North East
Map 11 - Historical 1927

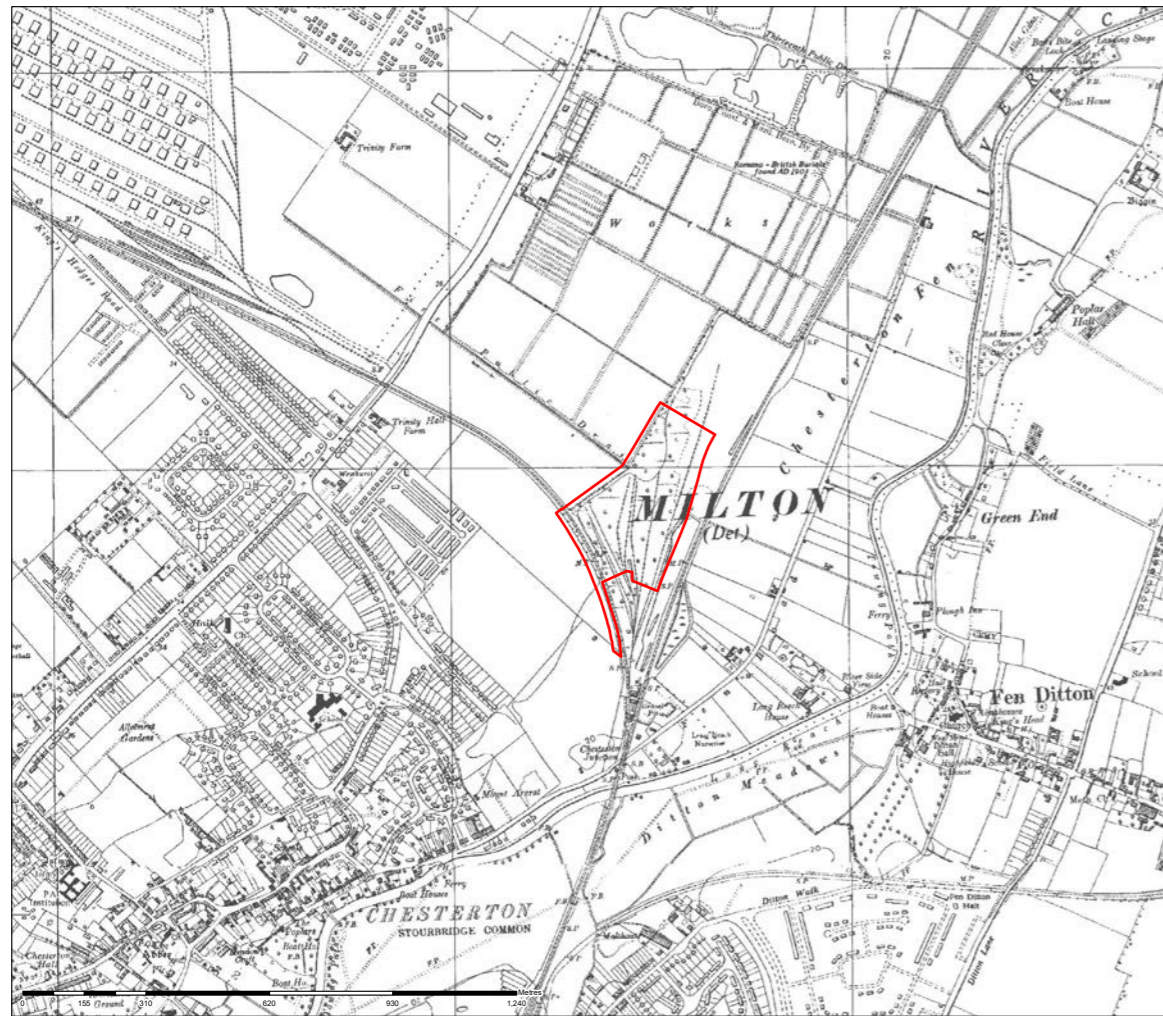
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BIDWELLS

1960



Cambridge North East
Map 11 - Historical 1960

Legend
Proposed Development Site

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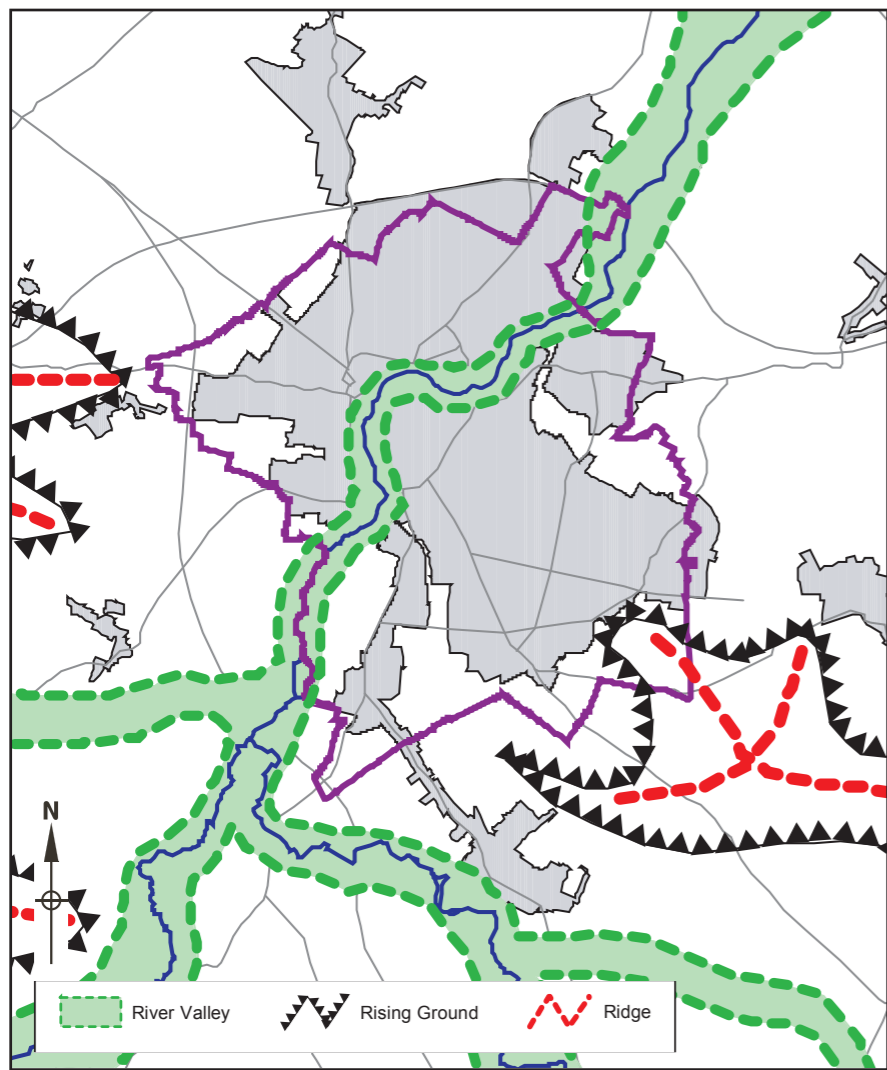


BIDWELLS

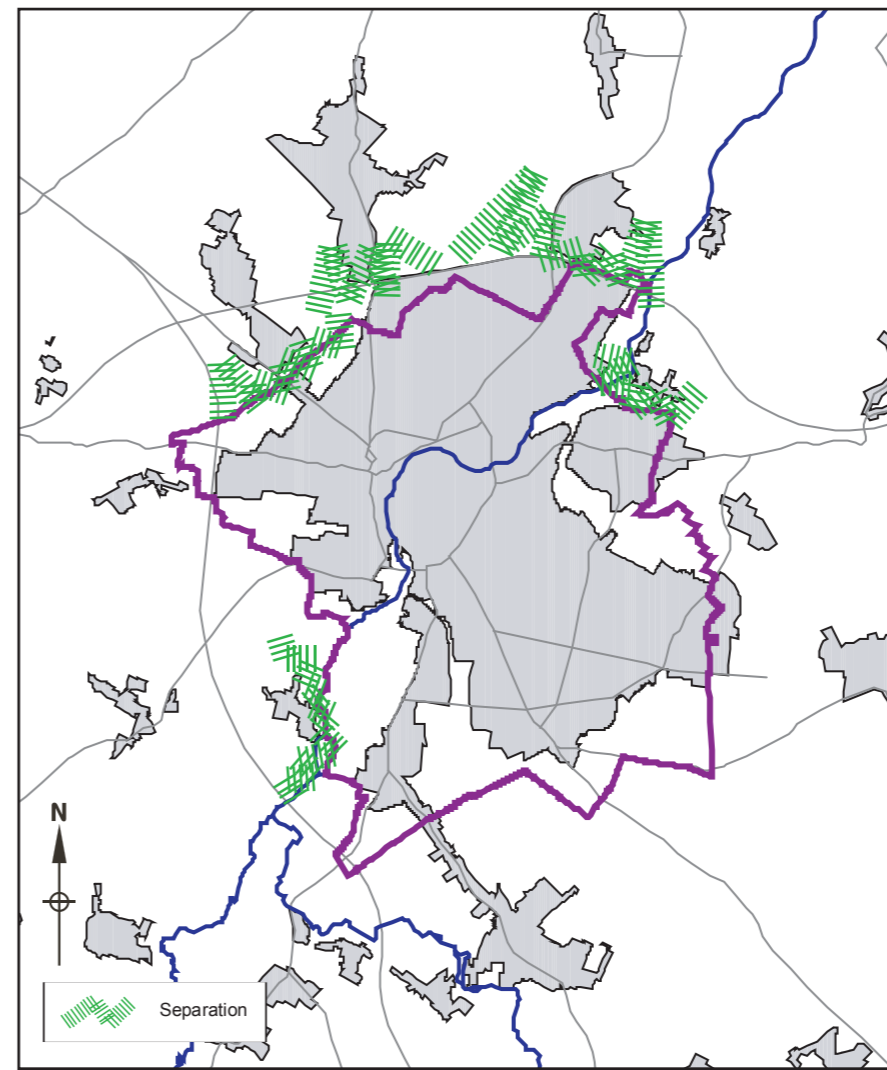
The background is a solid teal color with two diagonal stripes of a lighter shade of teal. There are two large, semi-transparent teal circles, one on the left and one on the right, partially overlapping the diagonal stripes.

2

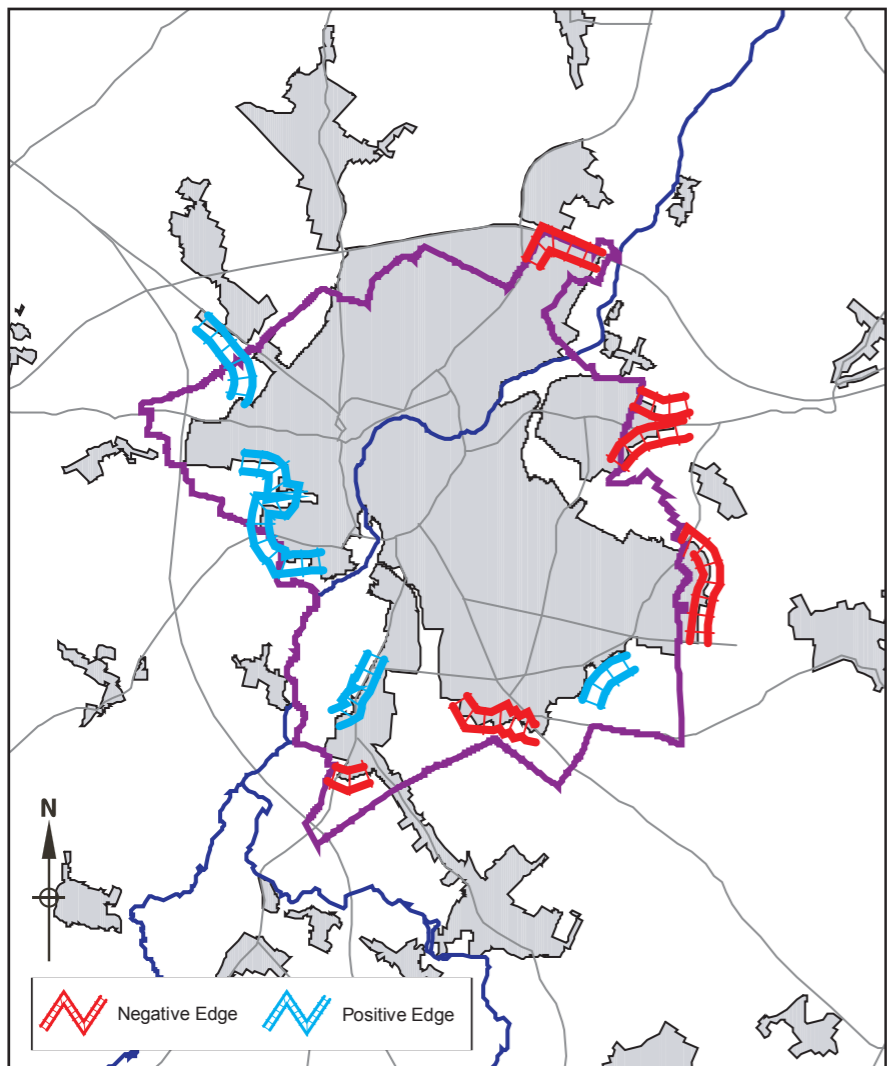
**Landscape Character Appraisal
2003 Figures**



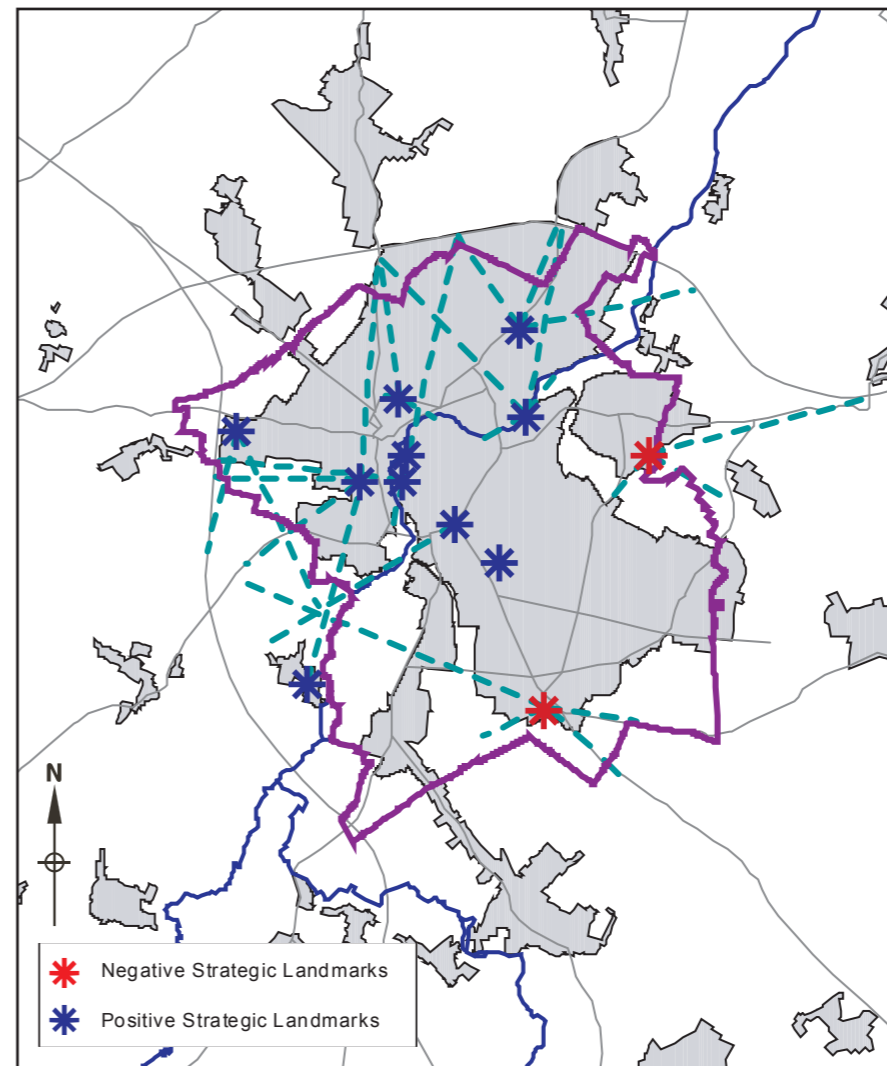
Key features of local topography



Separation



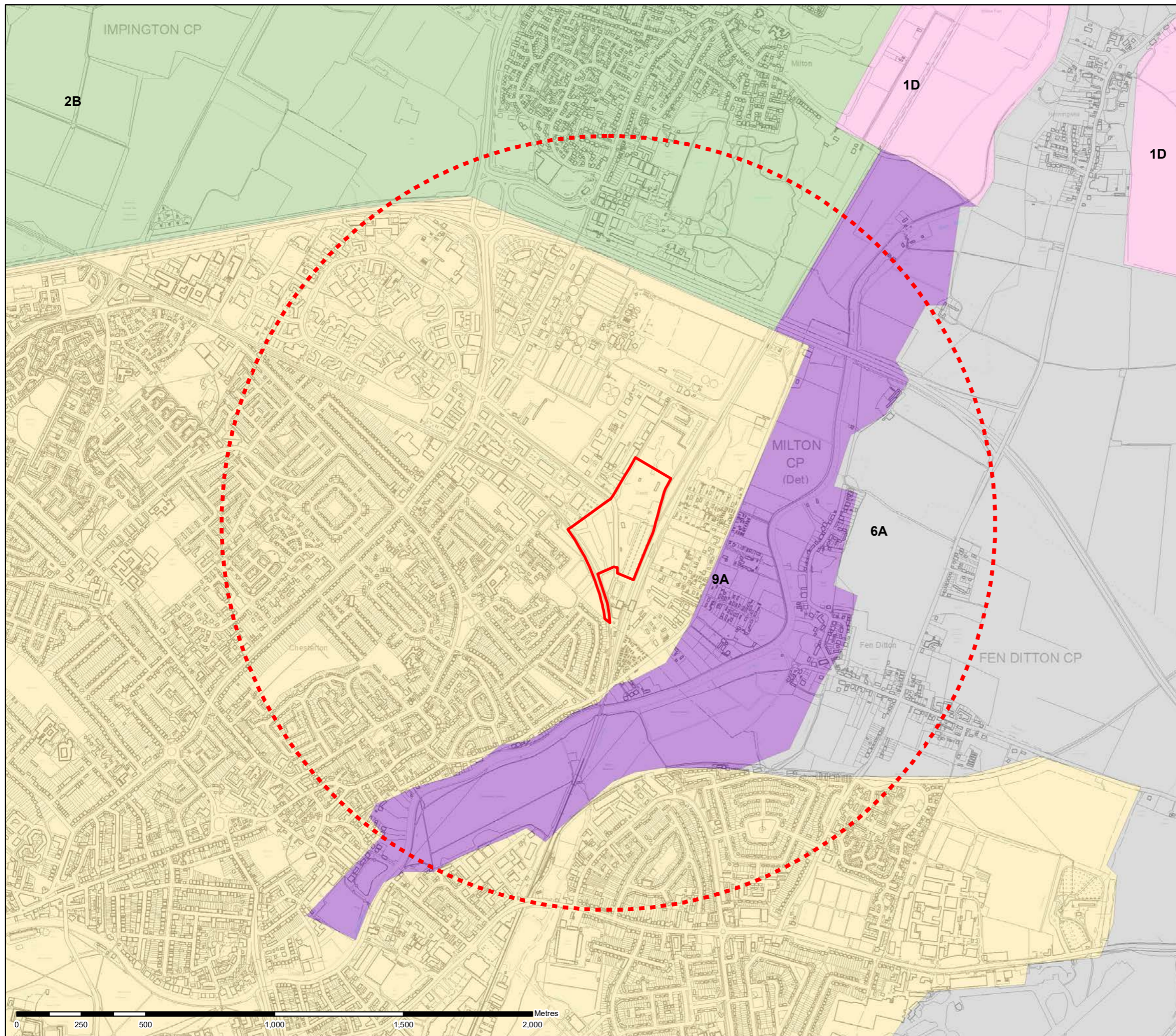
Positive and negative edges



Positive and negative landmarks

3

**LVIA Plans (Bidwells):
Landscape Character Areas 2021
Landscape Designations
Heritage Designations**



Cambridge North East
 Map 8 - Greater Cambridge
 Local Landscape Character
 Assessment
 (Chris Blandford Associates
 February 2021)

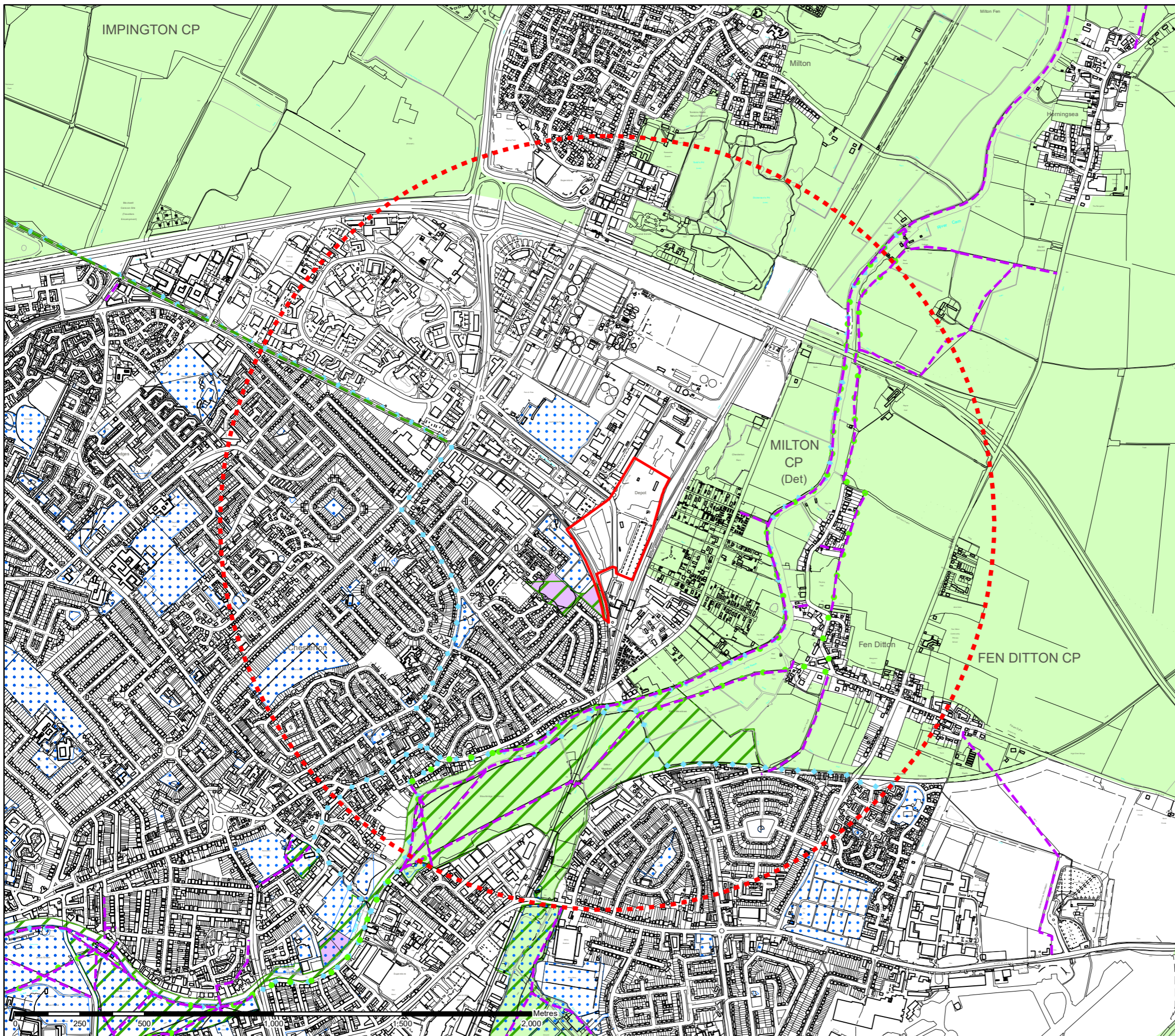
Legend

- Proposed Development Site
- 1.5km Radius
- Cambridge Urban Area
- 1D, North Fen to Milton Fen
- 2B, Cottenham Fen Edge Claylands
- 6A, Fen Ditton Fen Edge Chalklands
- 9A, Cam River Valley - Cambridge

Drawing Number: B.16,509f
 Date: 13/05/2022
 Scale: 1:15,000 @ A3
 O.S. Ref: TL 4760



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Cambridge North East

Map 4 - Landscape Designation

Legend

- Proposed Development Site
- 1.5km Radius
- Public Footpath
- Public Bridleway
- ● ● Recreational Route
- ◆ ◆ ◆ National Cycle Route
- Protected Open Green Space
- County/City Wildlife Sites
- Local Nature Reserve
- Green Belt

Drawing Number: B.16,509d
 Date: 13/05/2022
 Scale: 1:15,000 @ A3
 O.S. Ref: TL 4760



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Cambridge North East Map 5 - Heritage Designation

Legend

- Proposed Development Site
- 1.5km Radius
- Grade I Listed Building
- Grade II Listed Building
- Grade II* Listed Building
- Southcambridgeshire Conservation Area
- Scheduled Ancient Monuments
- Cambridge City Conservation Area

Drawing Number: B.16,509e
 Date: 13/05/2022
 Scale: 1:15,000 @ A3
 O.S. Ref. TL 4760



4

**NEC LVIA Development
Scenarios – High/ Medium/ Low**

High



THE ENVIRONMENT PARTNERSHIP

North East Cambridge LCVA

Development Height Scenarios – High

Figure 5.1

SO	RA	RA	1:10,000 @ A3	08/04/2019
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Medium



THE ENVIRONMENT PARTNERSHIP

North East Cambridge LCVA

Development Height Scenarios – Medium

Figure 5.2

SO	RA	RA	1:10,000 @ A3	08/04/2019
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Low



THE ENVIRONMENT PARTNERSHIP

North East Cambridge LCVA

Development Height Scenarios – Low

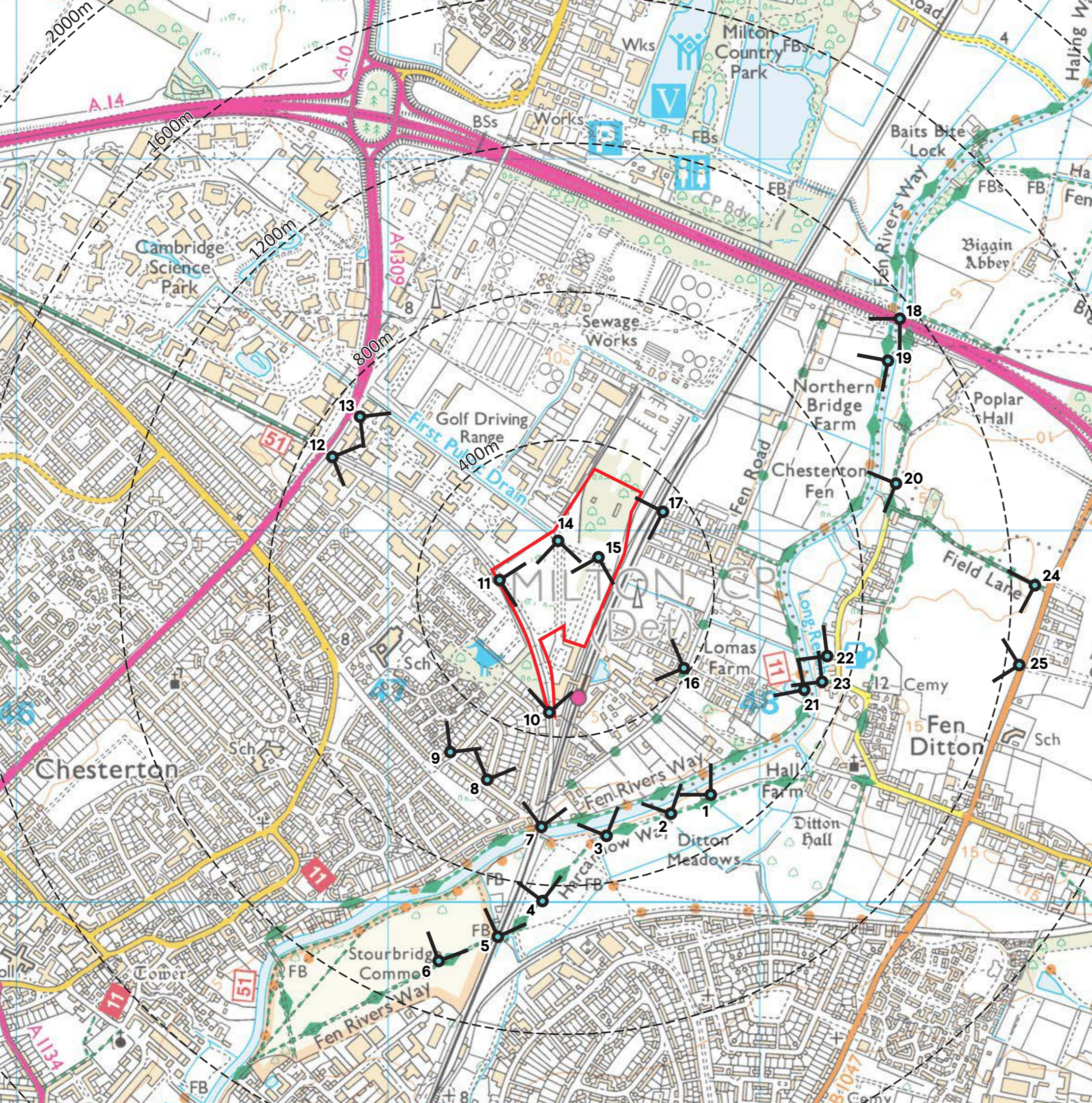
Figure 5.3

SO	RA	RA	1:10,000 @ A3	08/04/2019
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5

Node Viewpoint Locations



Legend
 Site boundary



0 500
metres

figure2.1 | 1:10,000 | Viewpoint location plan



6

Node Landscape Viewpoints

Harcamlow Way PRow
long distance footpath

River Cam

Cambridge North Railway Station/ Hotel

Fen Rivers Way PRow long distance
footpath

Approximate extent of site



Viewpoint 1

Harcamlow Way PRow
long distance footpath

River Cam

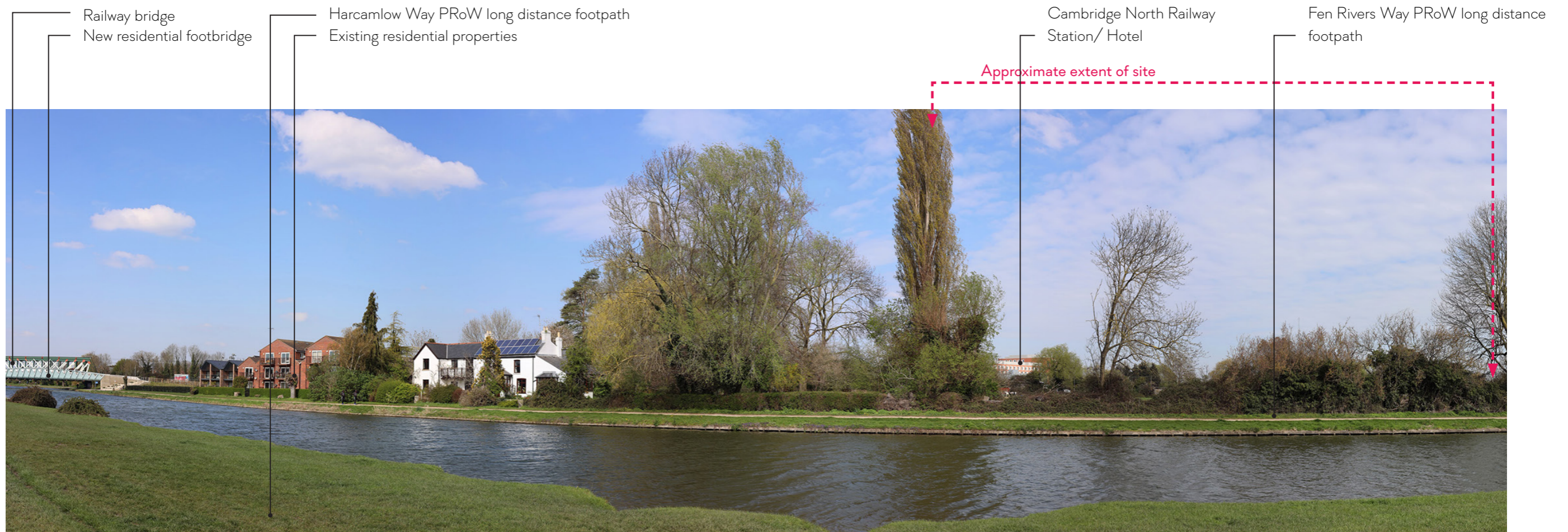
Cambridge North Railway Station/ Hotel

Fen Rivers Way PRow long distance
footpath

Approximate extent of site



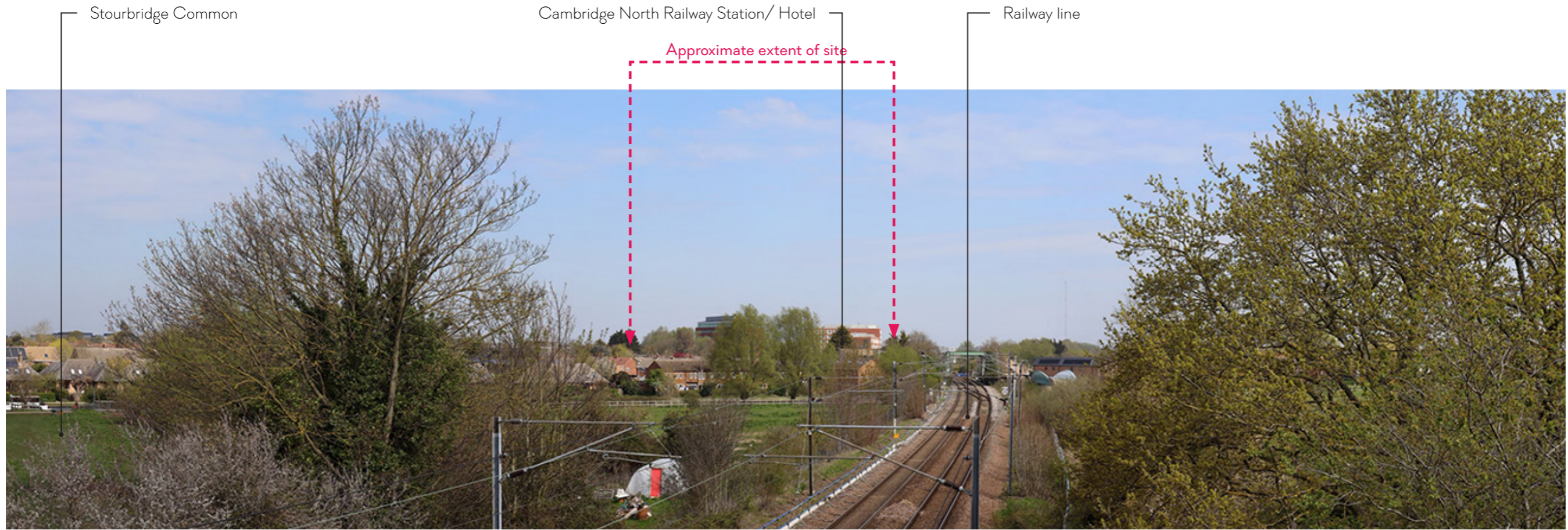
Viewpoint 2



Viewpoint 3



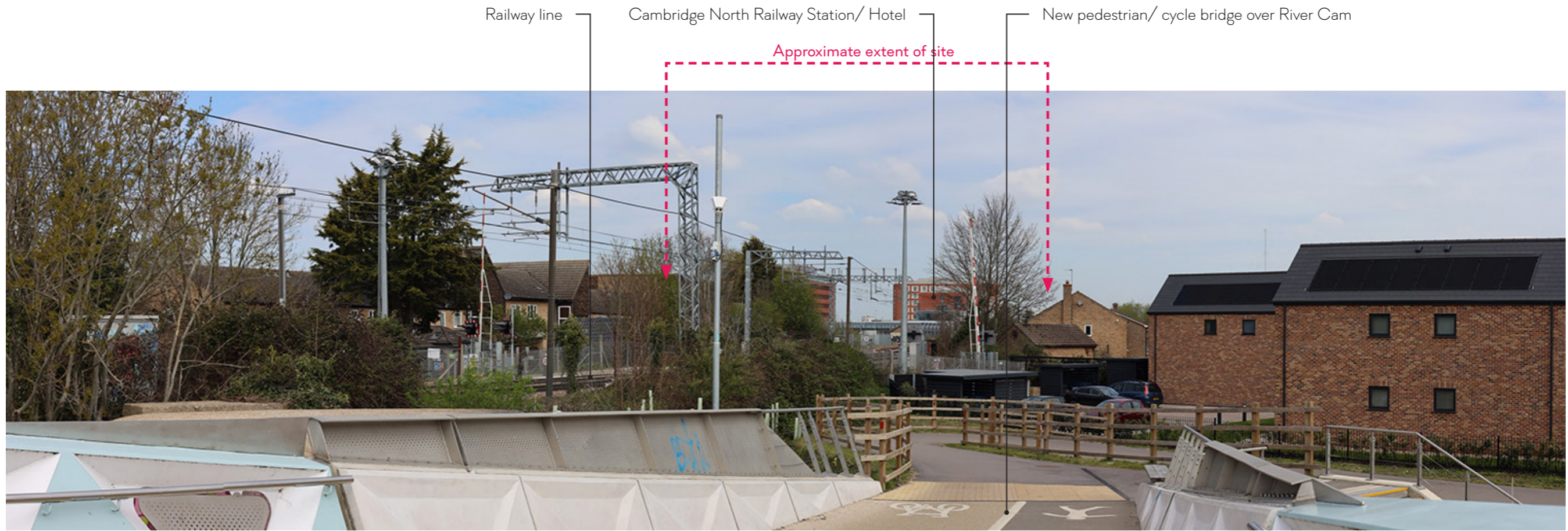
Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7



Viewpoint 8

Bourne Road Cambridge North Railway Station/ Hotel

Approximate extent of site



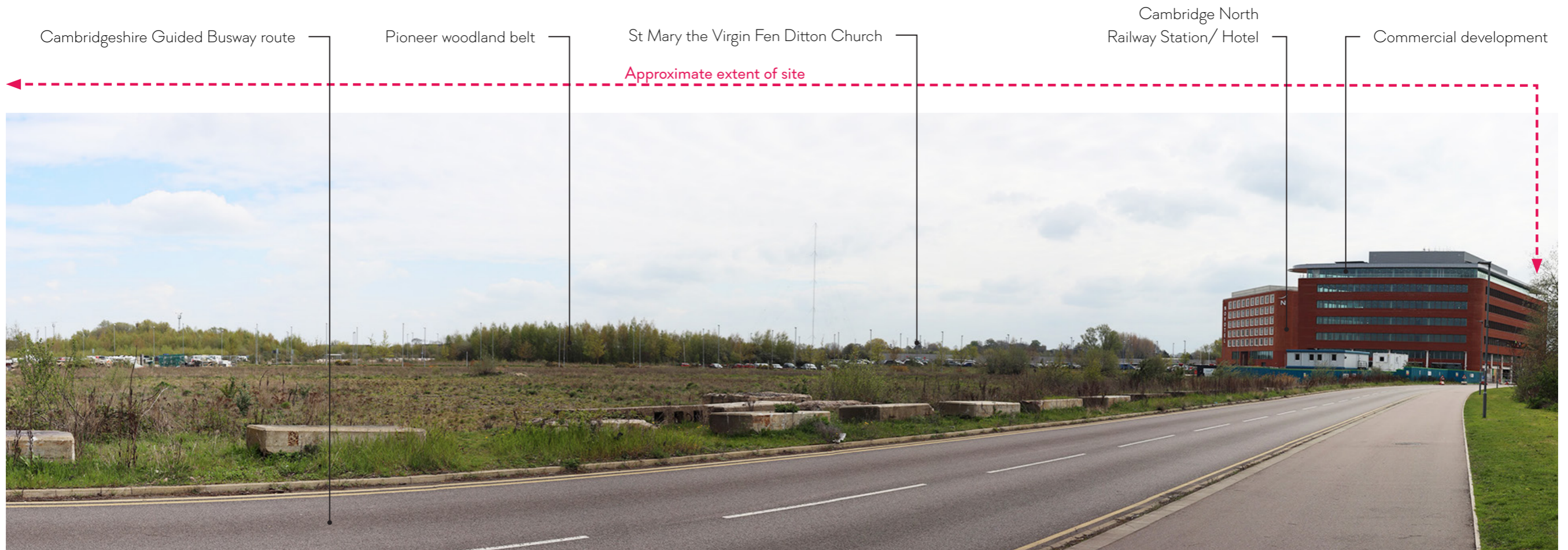
Viewpoint 9

Cambridgeshire Guided Busway New commercial development Hotel Cambridge North Railway Station

Approximate extent of site



Viewpoint 10



Viewpoint 11



Viewpoint 12

Cowley Park

Cambridge Business Park

Approximate extent of site



Viewpoint 13

Pioneer woodland block

Hotel

Cowley Road

Commercial development

Approximate extent of site



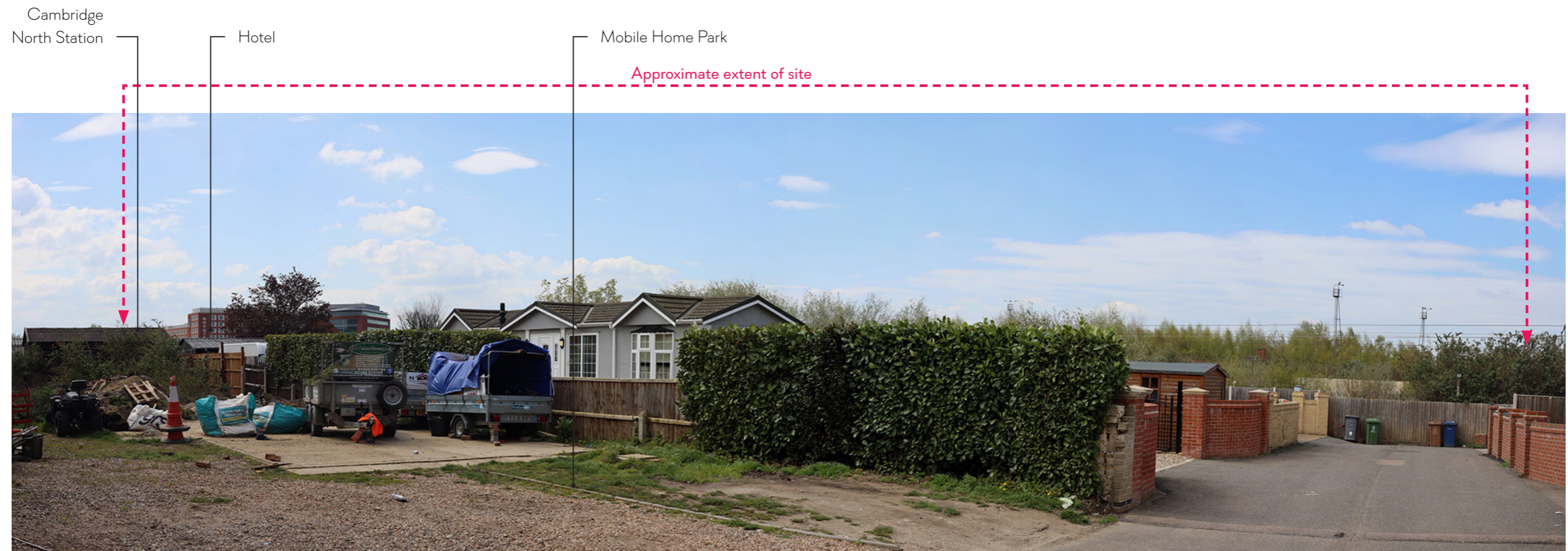
Viewpoint 14



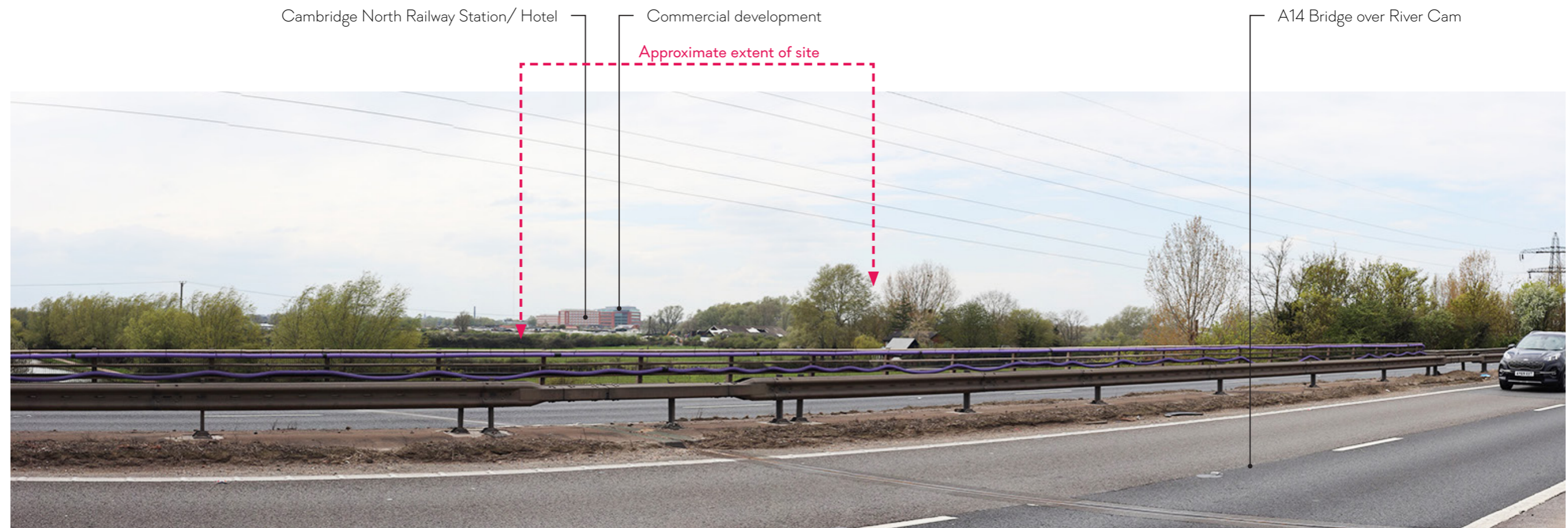
Viewpoint 15



Viewpoint 16



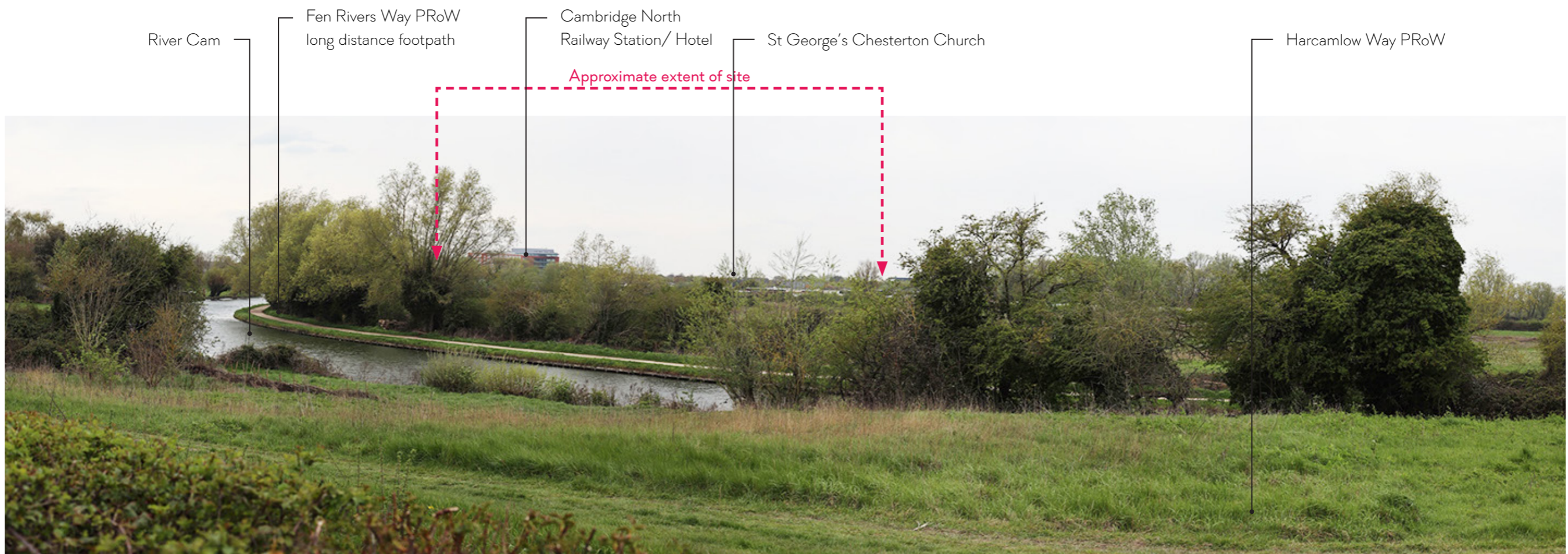
Viewpoint 17



Viewpoint 18



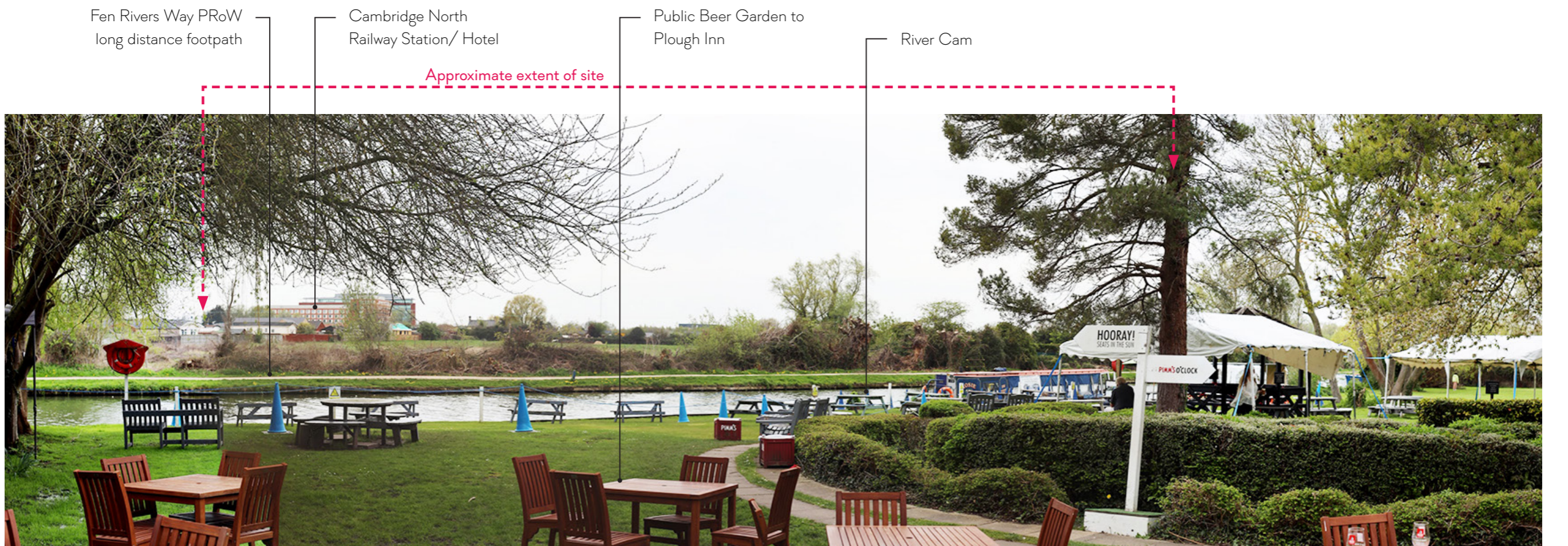
Viewpoint 19



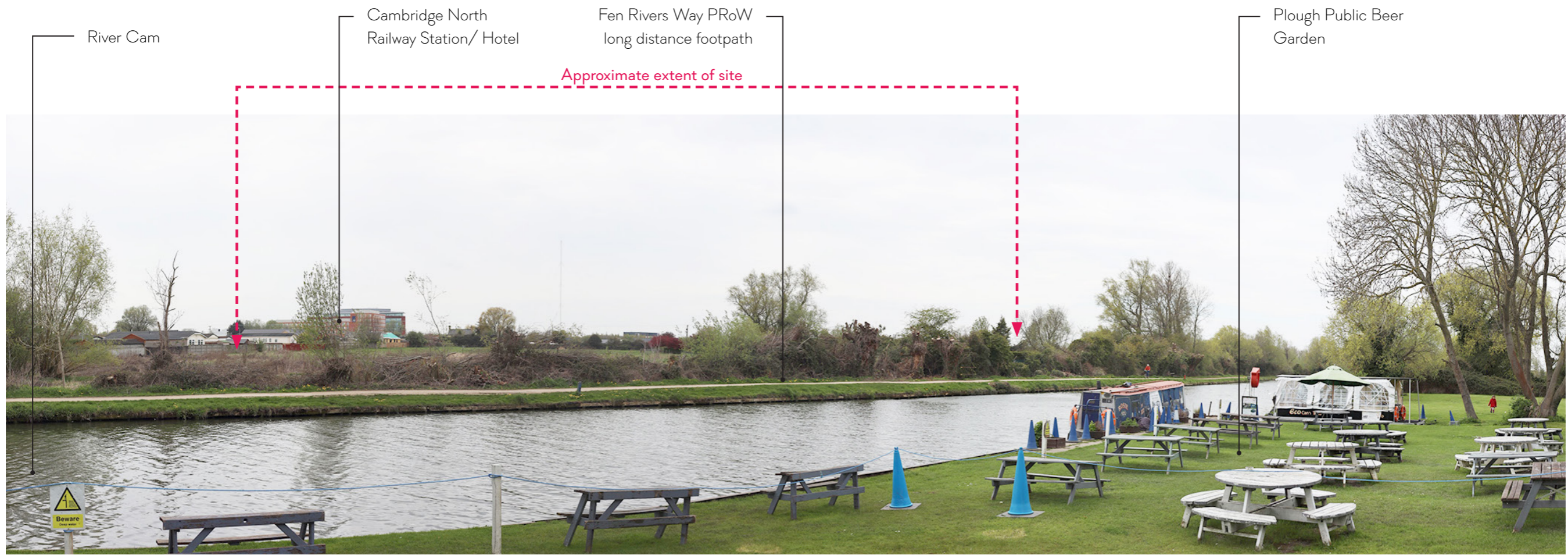
Viewpoint 20



Viewpoint 21



Viewpoint 22



Viewpoint 23



Viewpoint 24

St Mary the Virgin Fen Ditton Church

Cambridge North Railway Station

Approximate extent of site



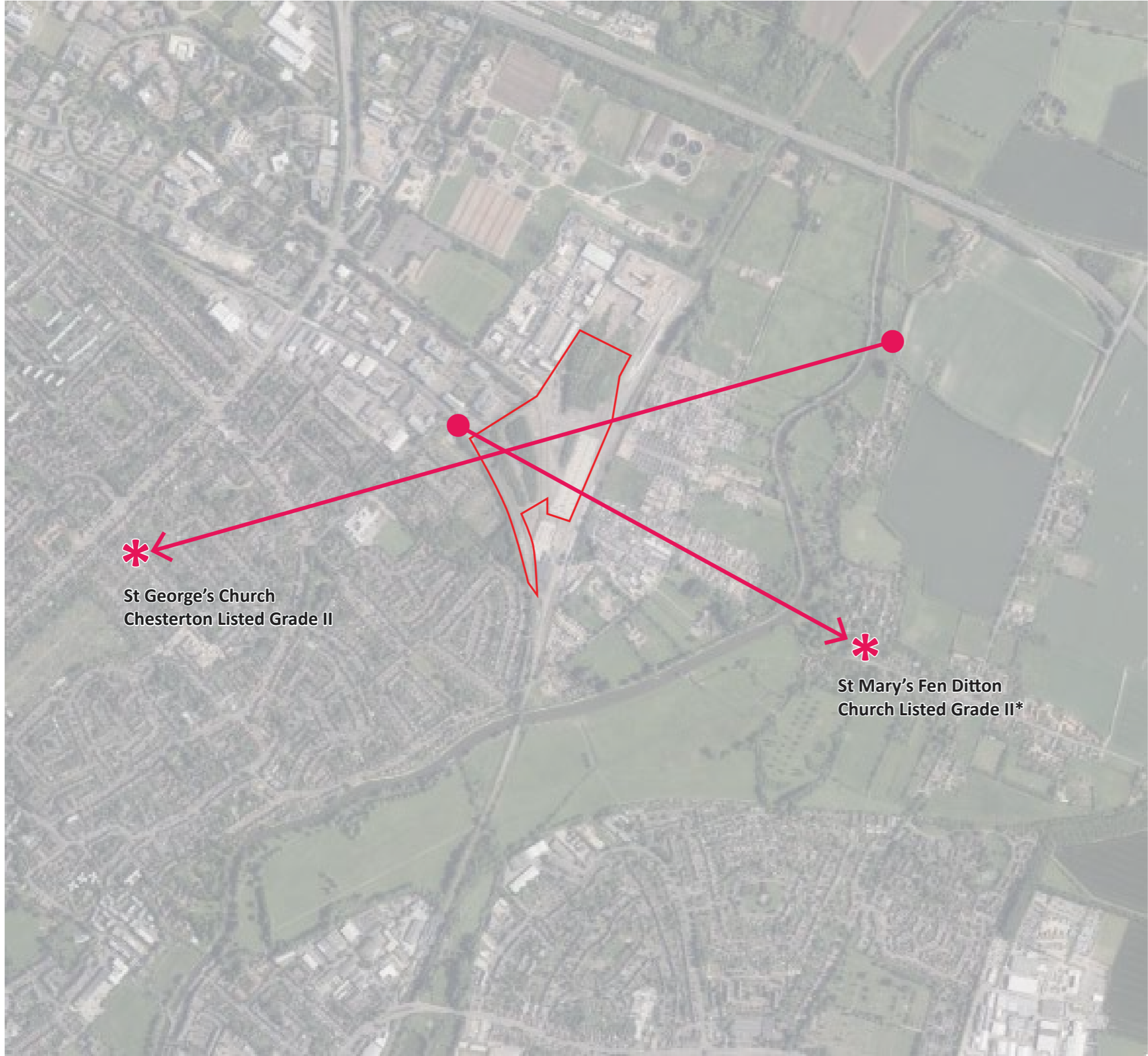
Viewpoint 25



7

**Views to Landmark Buildings on
Cambridge and Fen Ditton Skyline**

Views to landmark buildings



- Legend**
- Site boundary
 - Landmark building
 - View line








8

**Arc of Views from Greenbelt,
Cam Valley, South Cambridge
Conservation Area**

Arc of Views from Greenbelt, Cam Valley, South Cambridge Conservation Area



- Legend**
-  Site boundary
 -  145° Field of Vision/Viewpoints
 -  Kinetic Arc of Visibility 1.5 - 2km

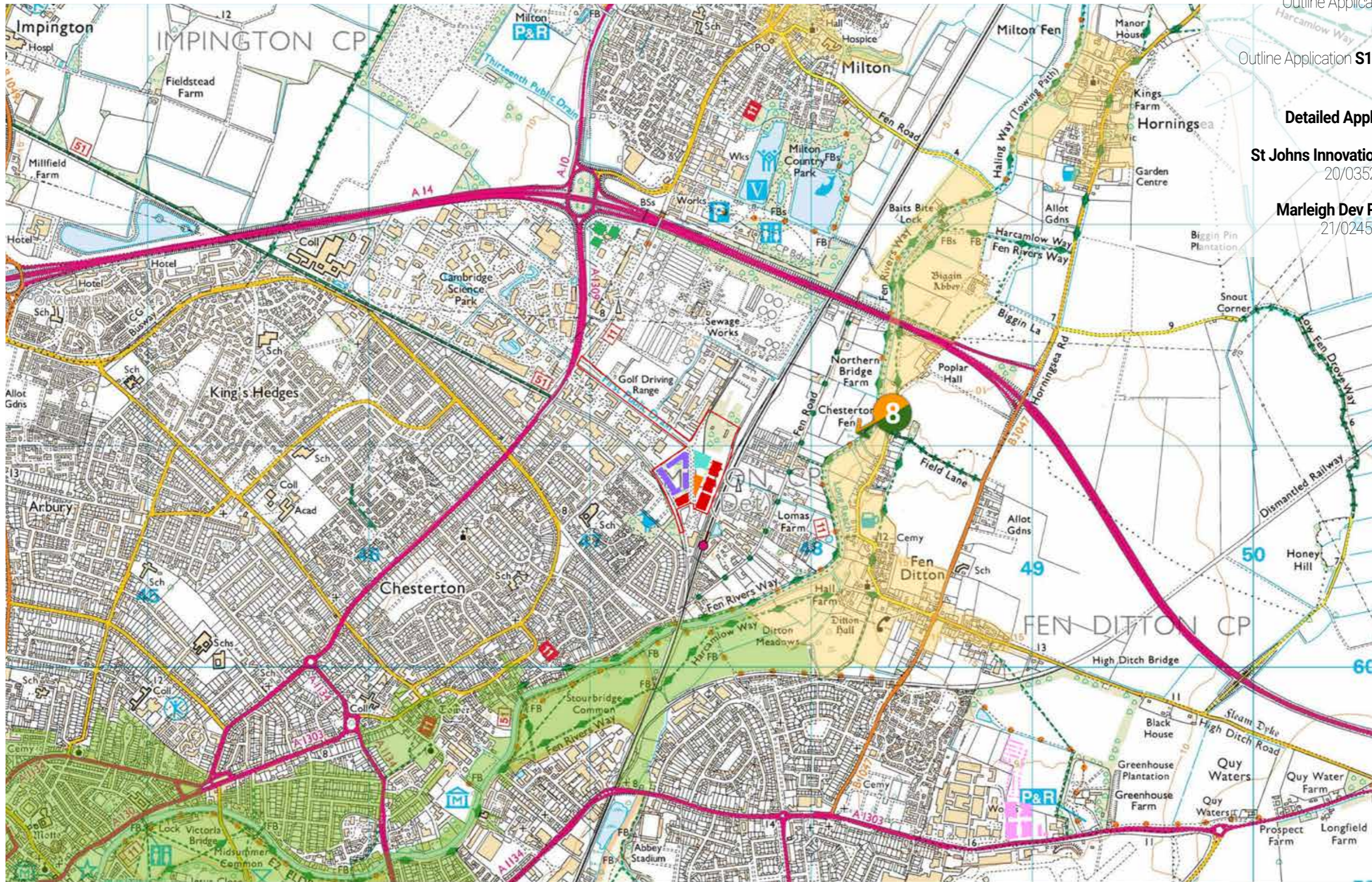


The background is a solid teal color. It features two large, semi-transparent teal circles, one on the left and one on the right. A thick, semi-transparent teal diagonal line runs from the top-left towards the bottom-right, passing behind the circles. In the center, the number '9' is displayed in a large, white, sans-serif font.

9

VU.CITY Viewpoint 8

08 Footpath 85/6 Fen Ditton



- Outline Application S8 ■
- Outline Application S9 ■
- Outline Application S11 - S21 ■
- Detailed Application ■
- St Johns Innovation Park
20/03523/FUL ■
- Marleigh Dev Phase2
21/02450/REM ■



TVIA Viewpoint



Heritage Viewpoint



TVIA & Heritage Viewpoint



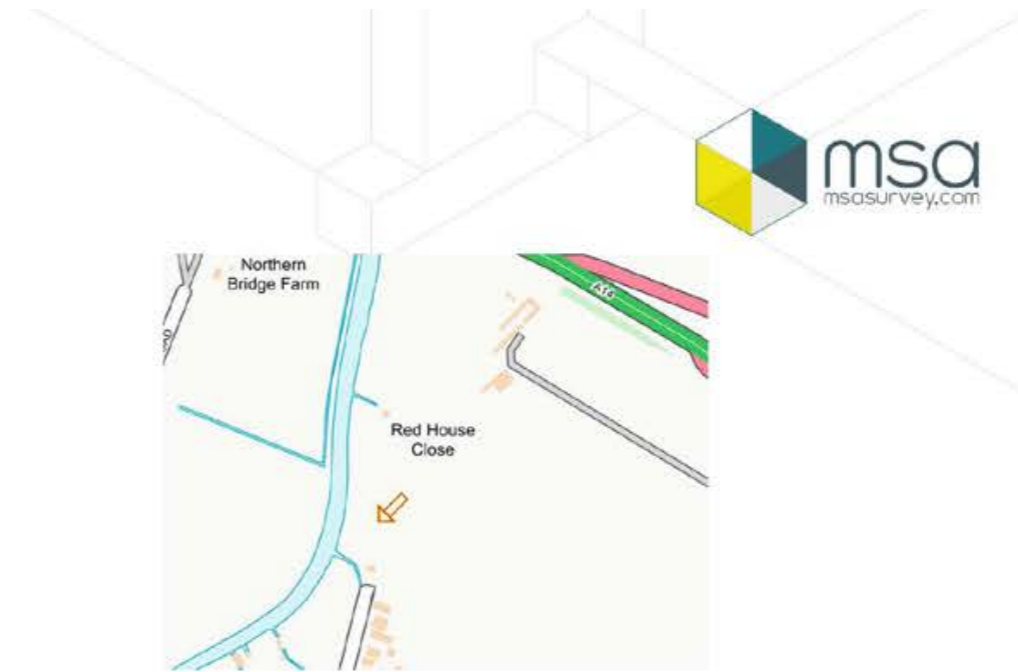
Extra views

South Cambridgeshire Conservation Area

Cambridge City Conservation Area



MSA-No: 5698
 Camera No: V08
 Project: Cambridge Views
 Description: Nail in the grass
 Details: Camera height: 1.60m
 Coordinates (E N H): 548366.0170 261149.0470 8.2430
 Camera: Canon EOS 6D
 Lens: Canon Zoom Lens EW82 16-35mm, EF 50mm
 Focal length: 16mm, 24mm, 35mm & 50mm
 Shift/Tilt: 244 Degrees
 Date and time: 14/03/2022 12:29



> Location Map



> MSA Camera Position



> MSA 50mm Photo



> Zoomed MSA Camera Position

08

LVIA/HER - Footpath 85/6 Fen Ditton

Photo

AVR

Camera Location

Lens

Type 3

n/a

548366, 261149

50mm

WINTER

EXISTING



14th March 2022

61



08

LVIA/HER - Footpath 85/6 Fen Ditton

Detailed Application	■	Parameter Plan S9	■	Marleigh (21/02450/REM)	■	Photo	AVR	Camera Location	Lens
Parameter Resi	■	Parameter Plan S8	■	St Johns (20/03523/FUL)	■	Type 3	1,2,3	548366, 261149	50mm

WINTER

15 years

14th March 2022



PROPOSED + 1 CAMBRIDGE SQUARE

MSA-No: 5710
 Camera No: V08
 Project: Cambridge Views
 Description: Nail in the grass
 Details: Camera height: 1.60m
 Coordinates (E N H): 548366.012 261148.983 8.252
 Camera: Canon EOS 6D
 Lens: Canon Zoom Lens EW82 16-35mm, EF 50mm
 Focal length: 16mm, 24mm, 35mm & 50mm
 Shift/Tilt: 244 Degrees
 Date and time: 05/04/2022 15:37



> Location Map



> MSA Camera Position



> MSA 50mm Photo



> Zoomed MSA Camera Position

08

LVIA/HER - Footpath 85/6 Fen Ditton

Photo

AVR

Camera Location

Lens

Type 4

n/a

548366, 261149

50mm

SPRING

EXISTING



5th April 2022

64



08

LVIA/HER - Footpath 85/6 Fen Ditton

Detailed Application ■
Parameter Resi ■

Parameter Plan S9 ■
Parameter Plan S8 ■

Marleigh (21/02450/REM) ■
St Johns (20/03523/FUL) ■

Photo AVR
Type 4 1,2,3

Camera Location
548366, 261149

Lens
50mm

SPRING


1
year

5th April 2022



PROPOSED + 1 CAMBRIDGE SQUARE

65 

08

LVIA/HER - Footpath 85/6 Fen Ditton

Detailed Application ■
Parameter Resi ■

Parameter Plan S9 ■
Parameter Plan S8 ■

Marleigh (21/02450/REM) ■
St Johns (20/03523/FUL) ■

Photo AVR
Type 4 1,2,3

Camera Location
548366, 261149

Lens
50mm

SPRING


15
years

5th April 2022

PROPOSED + 1 CAMBRIDGE SQUARE



The background is a solid teal color with several diagonal stripes of a lighter shade of teal. Two large, semi-transparent teal circles are positioned on either side of the central text.

10

**Landscape Assessment
Methodology**



10.1 Overview

This assessment has been undertaken in accordance with:

- The Guidelines for Landscape and Visual Impact Assessment version 3, 2013, published by the Landscape Institute and Institute of Environmental Management and Assessment; and
- Landscape Character assessment guidance for England and Scotland, published April 2002 by the Countryside Agency and Scottish Natural Heritage.

10.2 Defining study area

Consideration is given to the scope and extent of the study area and where appropriate a Zone of Theoretical Visual Influence (ZTV) is established.

A desktop assessment allows this visual envelope to be defined. This is then further refined by a site visit and landscape assessment which considers topography, intervening vegetation and built form on the visibility of proposals.

Consideration is also given to impacts on landscape character on the immediate setting of development and the wider landscape within the study area. Consideration is given to near, medium and long distant views to assess landscape and visual impacts.

10.3 Landscape policy

Landscape legislation, policy and guidelines provide the framework for the conservation and protection of landscape and are taken into consideration as part of an overall baseline assessment. Consideration is given to national and local policy as well as other landscape designations to inform our baseline assessment.

10.4 Description of effects

The assessment considers two separate (but inter-related) components

1. Effects on the landscape; and
2. Effects on views

As the two components are interrelated, the assessment of one has been undertaken alongside the other. Therefore the appraisal aims to:

- Establish the baseline situation; including an understanding of the key characteristics of the landscape and where the site is visible from;
- Identify landscape and visual receptors and estimate their sensitivity;
- Consider whether effects are adverse, neutral or beneficial. Adverse effects could include where there is a loss to a landscape characteristic or view. Neutral effects are where there is no

loss or benefit. Beneficial effects are where an improvement could be achieved in relation to landscape character and visual impact;

- Identify potential sources of direct and indirect impact. A direct effect is where a development has a direct effect on the character of a site. An indirect effect would be an effect on the surrounding area. i.e. An increase in traffic on a particular route;
- Assess the susceptibility to change of each of the landscape and visual receptors. Susceptibility can be defined as the inherent sensitivity of the landscape to accommodate change;
- Consider whether impacts are reversible or irreversible;
- Consider whether proposals can be mitigated or not and whether the mitigation is effective;
- Reappraise the significance of landscape impacts relative to the mitigation being undertaken and its effectiveness.

The assessment appraises landscape and visual impacts over the following timespans:

- Construction phase;
- Year 0 – practical completion;
- Year 15+ (long term)

10.4.1 Appraisal of landscape effects

To define the quality and character of the landscape it is important to define those landscape receptors and features that provide the overall character of the site and wider landscape within the study area. To identify these features consideration is given to:

- Initial landscape baseline and desktop study including policy designations and a review of OS mapping, aerial photographs and historical map data;
- Published landscape character assessment at national, regional and local level where appropriate;
- Landscape designations;
- Topography of the site and wider landscape within the study area;
- Review of specific landscape features of site and surrounding context to understand its character;
- Assessment of landscape quality;
- Assessment of landscape value;
- Assessment of landscape sensitivity and susceptibility to change;
- Assessment of landscape in relation to the magnitude of change.



Professional judgement will be taken regarding published landscape character assessment and how they relate to an individual site. Criteria for the selection of landscape character area will depend upon proximity to the site and physical and visual connections. Where characteristics are not typical these will be identified.

Landscape quality

Landscape quality is measured by considering landscape character and its condition i.e. how intact the typical characteristics of the landscape are. Landscape quality is qualified as per table 10.1.

For example, a landscape that displays a robust character with a clear pattern of characteristic elements with minor incongruous elements many of the characteristics of its national and local character would be considered to have a good or even exceptional landscape quality. Conversely a landscape that features many incongruous elements or lacks any elements that would define it as a landscape type would be considered to have a poor or very poor landscape quality.

Landscape Quality	Criteria
Exceptional	Robust character with few incongruous elements with strong functional and visual condition
Good	Clear pattern of characteristic elements with minor incongruous elements
Ordinary	Generally, characteristic elements are recognisable with incongruous elements present, but not a significant example of landscape type
Poor	Weak landscape with a small number of characteristic elements present generally degraded
Very poor	Heavily degraded landscape character with a dominance of incongruous elements

table 10.1 | landscape quality criteria

Landscape value

The value of a landscape is derived from the value or importance placed upon it based on statutory bodies, national and local government, communities and society. National designations include National Parks and Areas of Outstanding Natural Beauty. At a local level, Local Authorities may attach local landscape designations in their Local Plans. However, GLVIA notes that the fact that an area is not covered by such a designation does not mean that it is not valued and in this case reference should be made to published character assessments, local planning policies and guidance. GLVIA also notes that there should not be an over-reliance on designations, favouring a process of assessment and the application of sound, evidence-based professional judgement.

The National Planning Policy Framework (NPPF) however, places greater weight on the importance of National level designations such as AONBs and National Parks. At a local level, any assessment of local value should be supported by consideration of a range of factors (as set out in box 5.1 of GLVIA) and professional judgement to help in the identification of a valued landscape with regard to para 170 of the NPPF. These include:

- Landscape quality (condition): A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.

- Scenic quality: The term used to describe landscape that appeals primarily to the senses (primarily, but not wholly in the visual sense).
- Rarity: The presence of rare elements or features in the landscape or the presence of a rare landscape character type.
- Representativeness: Whether the landscape contains a particular character and /or features or elements which are considered particularly important examples.
- Conservation interest: The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of landscape as well as having value in their own right.
- Recreational value: Evidence where the landscape is valued for recreational activity, where the experience of the landscape is important.
- Perceptual aspects: A landscape may be valued for its perceptual qualities notably wilderness and/or tranquillity.
- Associations: Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

In defining landscape value the table 10.2 sets out key criteria on which to assess landscape value.



Landscape Value	Typical criteria	Importance	Type	Characteristics
Exceptional	<ul style="list-style-type: none"> Landscape of great importance and rarity Limited capacity to accept change 	International / National	<ul style="list-style-type: none"> National Park AONB 	<ul style="list-style-type: none"> High value landscape, usually open, exposed, remote and tranquil with few/no man-made features.
Good	<ul style="list-style-type: none"> Landscape is recognised of being high quality Potential medium capacity to accept change 	Regional / Local	<ul style="list-style-type: none"> Local designation 	<ul style="list-style-type: none"> Medium value landscapes with moderate enclosure Clear pattern of characteristic elements Includes important factor as identified in Box 5.1 of GLVIA
Ordinary	<ul style="list-style-type: none"> Landscape is ordinary and is not rare Common landscape type Potential capacity to accept change 	Local	<ul style="list-style-type: none"> No designations Does not include important factors as identified in Box 5.1 of GLVIA 	<ul style="list-style-type: none"> Low value landscape Considerable influenced by man Characteristic elements recognisable with incongruous elements present
Poor	<ul style="list-style-type: none"> Low importance and rarity Very common 	Local	<ul style="list-style-type: none"> No designations Does not include important factors as identified in Box 5.1 of GLVIA 	<ul style="list-style-type: none"> Landscape is weak with a small number of characteristic elements Degraded landscape
Very poor	<ul style="list-style-type: none"> Very low importance and rarity Very common 	Local	<ul style="list-style-type: none"> No designations Does not include important factors as identified in Box 5.1 of GLVIA 	<ul style="list-style-type: none"> Landscape is very weak with a small number of characteristic elements Heavily degraded landscape

table 10.2 | landscape value

Landscape susceptibility to change

Susceptibility to change is defined in the GLVIA as: "the ability of the landscape receptor (whether it be the overall landscape quality or condition of a particular landscape type or area, or an individual element and or feature, or a perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and or the achievement of landscape policies and strategies" (P. 89 GLVIA).

Judgements about the susceptibility of landscape receptors to change should be recorded on a verbal scale from high to low (see table 10.3 - Landscape Susceptibility to change) and linked to evidence in the baseline study and assessment of landscape value .

Susceptibility to change	Assessment Criteria
Very high	<ul style="list-style-type: none"> Landscape with very strong landscape structure Landscape with no or few detracting features Typical nationally designated e.g. National Parks, AONB, or SSSI
High	<ul style="list-style-type: none"> Landscapes with a strong landscape structure High degree of enclosure or intimacy Few detracting features Landscape components not easily replaced Landscape with a low capacity to accommodate development due to the interaction of vegetation, topography, and built form Typical examples may be of national, regional, or local importance
Medium	<ul style="list-style-type: none"> Landscape with good landscape structure, with some detracting features Medium degree of enclosure and intimacy Some detracting features or evidence of recent change Landscape and components that can be replaced or substituted Typical example may be of district or local importance
Low	<ul style="list-style-type: none"> Sites where there is evidence of previous landscape change Landscapes with a high capacity to accommodate development Landscape and components that can be easily replaced or substituted Landscapes where detracting features are dominant on the landscape character

table 10.3 | landscape susceptibility to change criteria



Landscape sensitivity

Landscape receptors are assessed firstly in terms of their sensitivity. Landscape sensitivity is the sensitivity of the landscape character to the proposed development and the resulting change. The sensitivity of a landscape is reached by cross referencing the identified susceptibility to change against the perceived value of the landscape (see table 10.4).

		Identified Landscape Value				
		Exceptional	Good	Ordinary	Poor	Very Poor
Susceptibility to change	Very High	Very High	High	High/Medium	X	X
	High	High	High	Medium/High	Medium/Low	X
	Medium	High/Medium	Medium/High	Medium	Low/Medium	Low
	Low	X	Medium/Low	Low/Medium	Low	Low/Negligible
	Negligible	X	X	Low	Low/Negligible	Negligible

table 10.4 | landscape sensitivity

Magnitude of landscape effects

Magnitude of change is the degree to which proposals alter the character of the existing landscape. This change can be categorised as high, medium, low, negligible. When assessing the magnitude of change consideration is given to

- Size and scale of development
- Extent of development
- Permanency of proposals i.e. will the impact be in the short term or long term and are changes permanent or reversible
- Changes to key characteristics
- Proposed mitigation

Magnitude of change	Criteria
High	Total loss of key landscape characteristics
Medium	Moderate alteration to key landscape characteristics
Low	Low alteration to key landscape characteristics
Negligible	Minimal alteration to key landscape characteristics

table 10.5 | magnitude of landscape effects



Determining landscape effects

The significance of change can be interpreted in terms of the landscape impact as set out in table 10.6. The impact is qualified as either beneficial or adverse, and on a scale from major to negligible impact on the landscape. Consideration is given to direct and indirect impacts, duration of impact over lifecycle of proposed development from construction to residual impacts post 15 years and a judgement is made on whether proposals can be mitigated or not, and whether the result of the mitigation is beneficial.

Significance of landscape effects

The significance of landscape effects is also determined by cross referencing the sensitivity of change against magnitude of change expected as the result of development.

Landscape effects	Criteria
Major adverse	Total loss of the key landscape characteristics
Moderate adverse	Moderate alteration to the key landscape characteristics
Minor adverse	Minor change to landscape characteristics
Negligible	Minor change to the landscape character offset by landscape enhancements
Minor beneficial	Minor improvements to key landscape characteristics that outweigh any adverse landscape effects of the proposal and/or removal of minor incongruous features.
Moderate beneficial	Notable improvements to key landscape characteristics or features and/or removal of moderate incongruous features
Major beneficial	Major landscape improvements and/or the removal of inappropriate features.

table 10.6 | landscape effects criteria

		Magnitude of change			
		High	Medium	Low	Negligible
Sensitivity	High	Major	Major/moderate	Moderate	Moderate/minor
	Medium	Major/moderate	Moderate	Moderate/minor	Minor
	Low	Moderate	Moderate/minor	Minor	Minor/none
	Negligible	Moderate/minor	Minor	Minor/none	None

table 10.7 | assessment of significance of landscape effects



5.4.2 Appraisal of visual effects

In considering overall landscape impacts an assessment against visual receptors is an integral part of our methodology to assess potential visual impacts of proposed development.

Visual assessment criteria

The visual impact assessment uses desk top studies to initially define a study area where views of the site are likely. Maps and mapping software are used along with consultation with client and or local authority to decide on an appropriate study area. Key considerations includes:

- Visual envelope of development;
- Identification of viewpoints which are publicly accessible and representative;
- Identification of viewpoints which are located at key landmarks or local features;
- Consideration is given to worse case scenarios;
- Consideration is given to close, medium and long distant views to reflect overall impact on wider landscape within the study area;
- Identification of impact on different users who may experience views .

Photographs are taken for each viewpoint using a digital SLR camera using a 50mm focal length (35mm format equivalent). Illustrative photography is taken at a nominal height of 1.7 m i.e. the eye height of the assessor. For each viewpoint the following factors are recorded:

- Grid reference;
- Sensitivity of receptors;
- Weather conditions;
- Distance of the view;
- Extent of proposed development that will be visible;
- Change in character of the view compared to existing;
- Impact in winter and summer;
- Nature, scale or magnitude of change and duration of change;
- Consideration of impact at construction, year 0 and year 15 plus;
- Proposed mitigation.

Visual sensitivity	Criteria
High	Viewers from public right of way/ residential properties
Medium	Road users and receptors engaged in outdoor recreation with some appreciation of the landscape
Low	Viewers engaged in team sports or recreation where their attention is focussed on the activity
Negligible	Viewers who are focused on other activities i.e. at work

Sensitivity of receptors

The sensitivity of receptors is assessed against the criteria in table 10.8

Visual magnitude of change

The visibility of proposals and the magnitude of change upon a view is determined by a number of factors including:

- The size and scale of development;
- The extent of development;
- Impact on skylines;
- Whether development is viewed against backdrop of existing development;
- Permanency of impacts in life cycle of proposed development;
- The influence of man-made elements within the landscape;
- Proposed mitigation;
- Aspect from dwelling and whether this is from primary or secondary windows or rooms.

In assessing the magnitude of change to visual receptors the following table provides a ranking from high to negligible.

table 10.8 | visual receptor sensitivity



For this assessment, significant landscape effects would be major/ moderate adverse effects and are significant in key decision making.

The definition of key significant thresholds is provided in table 10.9.

Significance of visual effect

The significance of visual effect is determined by the assessment of receptor sensitivity with the magnitude of change as a result of development as indicated in the table 10.10.

Visual significance	Criteria
Major adverse	Significant deterioration in the view
Moderate adverse	Noticeable deterioration in the view
Minor adverse	Minor deterioration in the view
Negligible	Neither a noticeable deterioration or improvement in the view
Minor beneficial	Minor improvement in the view
Moderate beneficial	Noticeable improvement in the view
Major beneficial	Significant improvement in the view

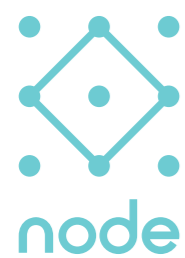
table 10.9 | visual magnitude of change

		Magnitude of change			
		High	Medium	Low	Negligible
Sensitivity	High	Major	Major/moderate	Moderate	Moderate/minor
	Medium	Major/moderate	Moderate	Moderate/minor	Minor
	Low	Moderate	Moderate/minor	Minor	Minor/none
	Negligible	Moderate/minor	Minor	Minor/none	None

table 10.10 | assessment of significance of visual effects

11

Viewpoint Assessments Comparison Tables



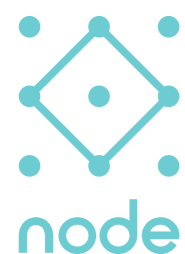
11.1 Introduction

This document provides a comparison between the original landscape assessment undertaken by Bidwells compared with the Node landscape assessment.

It considers both the difference in landscape and visual assessments in the tables below:

11.2 Landscape Effects

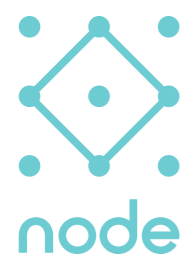
Character Area	Bidwells Landscape Sensitivity	Node Landscape Sensitivity	Bidwells Magnitude of effects	Node Magnitude of Effects	Bidwells Significance of effects	Node Significance of effects
NCA 88: Bedfordshire and Cambridge Claylands	Medium/ low	Medium	Low	Low/ Medium	Minor Adverse	Minor/ Moderate Adverse
LCA9A Cam River Valley, Cambridge	High/Medium	High	Low	Medium/High	Moderate/Minor Adverse	Moderate/Major Adverse
The Railway Corridor	Low	Low	High	High	Moderate Beneficial	Moderate Beneficial
The local residential area	Low/ Medium	Medium	High	High	Moderate Neutral	Moderate/Major Adverse
The skyline of Cambridge	High/ Medium	High/ Medium	Medium	Medium/High	Moderate Neutral	Moderate /Major Adverse
The Landscape setting of Fen Ditton CA	High/ Medium	High/ Medium	Medium	Medium/High	Moderate Adverse	Moderate/Major Adverse
The townscape setting of Riverside and Stourbridge Common CA	Medium	Medium	Negligible	Negligible	Minor Neutral	Minor Neutral



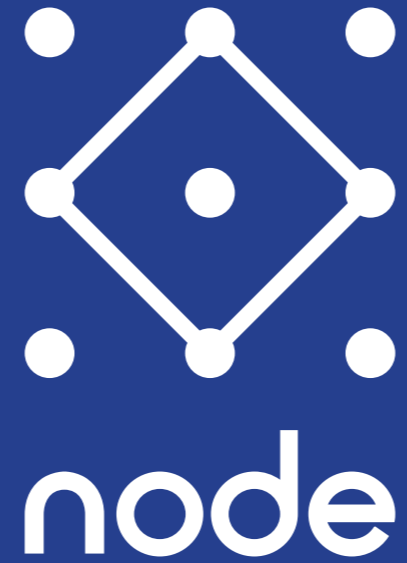
11.3 Landscape Visual

Bidwells' LVIA photo panoramas only appear to assess year 1. Para 12.186 of LVIA States 'However, this mitigation would be insufficient to reduce the predicted adverse townscape effects, such that the effects would remain the same as those at Year 1.'

Visual receptor	Bidwells Assessment Construction phase	Node Assessment Construction phase	Bidwells Assessment Short Term Year 1	Node Assessment Short Term Year 1	Bidwells Assessment Long Term Year 15	Node Assessment LongTerm Year 15
Ditton Meadow/ Harmcamlow Way Node Viewpoint 1/ 2/ 3 Bidwells Viewpoint 5	No Specific Assessment	Major Adverse	None	Moderate/ Major Adverse	None	Moderate/ Major Adverse
Railway/Stourbridge Common Node Viewpoint 5/6 Bidwells Viewpoint 16	No Specific Assessment	Minor/ Moderate Adverse	Minor neutral	Minor Adverse	Minor neutral	Minor Adverse
Pedestrian Bridge over River Cam Node Viewpoint 7 Bidwells Viewpoint E1	No Specific Assessment	Minor/ Moderate Adverse	Negligible	Negligible	Negligible	Negligible
Residential Properties Fairham / Bourne Road Node Viewpoint 8/ 9 Bidwells Viewpoint 2	No Specific Assessment	Moderate/ Major Adverse	Moderate Adverse	Moderate Adverse	Moderate Adverse	Moderate Adverse
Cambridge Bus Guided Route/ Residential Discovery Way Node viewpoint 11 Bidwells Viewpoint E5	No Specific Assessment	Moderate/ Major Adverse	Moderate Adverse	Moderate Adverse	Moderate Adverse	Moderate Adverse



Milton Road						
Node Viewpoint 12	No Specific Assessment	Minor Adverse	Minor (Neutral)	Negligible	Minor (Neutral)	Negligible
Bidwells Viewpoint 14						
Milton Road/ Cowley Park						
Node Viewpoint 13	No Specific Assessment	Negligible	Moderate (Neutral)	Negligible	Moderate (Neutral)	Negligible
Bidwells Viewpoint 4						
Fen Road/ Travellers Site						
Node Viewpoint 16/ 17	No Specific Assessment	Moderate/ Major Adverse	Moderate Adverse	Moderate/ Major Adverse	Moderate Adverse	Moderate/ Major Adverse
Bidwells Viewpoint E6						
A14 Bridge over River Cam						
Node Viewpoint 18	No Specific Assessment	Moderate Adverse	Minor/ Moderate (Neutral)	Minor/ Moderate Adverse	Minor/ Moderate (Neutral)	Minor/ Moderate Adverse
Bidwells Viewpoint 20						
Fen Rivers Way						
Node Viewpoint 19/ 21	No Specific Assessment	Major Adverse	No Specific Assessment	Major Adverse	No Specific Assessment	Major Adverse
Bidwells Viewpoint 6						
Plough Inn, Fen Ditton						
Node Viewpoint 22/ 23	No Specific Assessment	Major Adverse	No Specific Assessment	Major Adverse	No Specific Assessment	Major Adverse
Footpath 85/6 Fen Ditton						
Node Viewpoint 20	No Specific Assessment	Major Adverse	Major Adverse	Major Adverse	Major Adverse	Major Adverse
Bidwells Viewpoint 8						
Field Lane / Horningsea Road B1047						
Node Viewpoint 24/ 25	No Specific Assessment	Minor Adverse	Minor Neutral	Minor Adverse	Moderate (Neutral)	Minor Adverse
Bidwells Viewpoint 9						



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