
Land at Teversham Road, Fulbourn: Appendix LT - 6 Updated Landscape and Visual Context and Effects Extract from the LVIA (CDC7)

Prepared on behalf of Castlefield International Ltd

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UPDATED LANDSCAPE AND VISUAL CONTEXT AND EFFECTS

Updated Landscape and Visual Context

Updated Landscape Character

National Level

6.1 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 Appeal Site and its locality, are too general to be specifically relevant, with the exception of a handful of relevant characteristics and objectives.

6.2 The Appeal Site lies within the NCA Profile 87: East Anglian Chalk (CDF2), and the following general key characteristics are relevant to the Appeal 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."*

6.3 Two Statements of Environmental Opportunity (SEO) are outlined that are of relevance to the Appeal 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"

6.4 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."*

6.5 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."

6.6 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

Greater Cambridgeshire Landscape Character Assessment – February 2021 (CDH5)

6.7 The Greater Cambridgeshire Landscape Character Assessment was produced by CBA, February 2021, on behalf of South Cambridgeshire Council and Cambridgeshire County Council, to provide an up-to-date and consistent landscape character assessment for the whole of Greater Cambridge Area. The 6C: Fulbourn Fen Edge Chalkland LCA is described as the following:

"Fulbourn Fen Edge Chalklands Landscape Character Area (LCA) is a settled landscape with scattered woodland including remnant parkland features close to historic villages."

6.8 The key characteristics of the LCA as set out within the assessment are as follows:

- ***"Scattered woodland cover includes remnant historic parkland in proximity to historic villages"***
- ***Small scale field patterns around settlement edges***
- ***Settled rural landscape with historic linear settlements and isolated farms***
- ***Pockets of ecological value including floodplain grazing marsh and lowland meadow."***

6.9 The assessment provides the following evaluation of the LCA:

"Specific Landscape Sensitivities

In addition to the generic landscape sensitivities for this landscape character type, the following sensitivities are specific to this character area:

- *Network of small pastoral fields enclosed by hedgerows and shelterbelts close to settlement*
- *Parkland features at Quy Hall and Wilbraham Temple*
- *Pockets of ecological diversity including floodplain grazing marsh and lowland meadow."*

Specific Landscape Guidelines

In addition to the generic landscape guidelines for this landscape character type, the following guidelines are specific to this character area:

- *Restore parkland in areas where it has been fragmented, enhancing the specific features that give character and its context within the wider landscape."*

District/Local Level Character Assessments

District Design Guide Supplementary Planning Document (March 2010), Landscape Character Overview (CDE2)

6.10 The village of Fulbourn and its surroundings are situated within Landscape Character Area B 'Chalklands', based on the former county scale landscape character assessment set out in the Vision for the Future of Cambridgeshire Landscape, (page 19).

6.11 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)

6.12 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"*

6.13 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)*

6.14 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)*

6.15 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.

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

'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 (CDF5)

- 6.17 Although the Appeal 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. In the absence of a more detailed Landscape Character Assessment at the time, this was referred to in evidence for the 2016 Appeal and the 2017 LVIA. However, this now needs to be considered in the context of the more up to date Greater Cambridgeshire Landscape Character Assessment, within which the Appeal Site is located in the 6C: Fulbourn Fen Edge Chalklands.
- 6.18 The majority of the Appeal Site in the Cambridge Green Belt Study 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 Appeal Site and the landscape to the north of the Appeal Site identified as the Little Wilbraham Fen LCA.
- 6.19 However, the majority of the village of Fulbourn, and the south-westernmost part of the Appeal 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, with Fulbourn and the south-westernmost part of the Appeal Site and the landscape to the east more specifically identified within the 2B: Fulbourn Eastern Fen Edge LCA. This more accurately describes the Appeal Site, being set within the settlement edge of Fulbourn, with the railway line on the northern boundary of the Appeal Site defining the change in character, and creating a logical northern boundary to the settlement of Fulbourn, as established in principle through the consented Outline scheme, accepted by the Inspector in his Appeal Decision (2016) (paragraph 29) (CDD2) and which is reflected in the more recent Greater Cambridgeshire Landscape Character Assessment. The 2B: Fulbourn Eastern Fen Edge LCA 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.

Fulbourn Village Design Guide (CDE5)

- 6.20 The Fulbourn Village Design Guide identifies character areas within the village, in Section 4; and the Appeal Site is located within the Poor Well Character Area, which describes the character areas as:

"This is a unique highlight in Fulbourn and partly in the Conservation Area. It has links to the heritage of water management and fenland agriculture, and brings nature directly into the village. The tall trees and green aspect of Cow Lane at this location provide a memorable image of the village within trees:

- *It has a part natural / part agricultural feel*
- *It has ditches running along the roads, a chalk stream and wetlands*
- *It contains small industrial buildings and the grand Victorian building of the former Cambridge Water Company"*

- 6.21 However, the above description needs to be considered in the context of the consented Outline scheme for the Appeal Site, which pre-dates the Design Guide, in that much of the Appeal Site will be developed, and that a change in character has been accepted and established in principle, with a reduction in natural/agricultural feel within the built parcels set out on the Parameter Plan (CDC3b).

Updated Visual Context

- 6.22 A visual appraisal of the Appeal Site and its environs was revisited in February 2022, to determine the relationship of the Appeal Site with its surroundings, and the visibility of the Appeal Site within the wider landscape.

- 6.23 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 Appeal 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.
- 6.24 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 Appeal 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 Appeal Site within the wider landscape.***
 - b) ***Partial view: A view of part of the Appeal Site or a filtered view of the Appeal Site, or a distant view in which the Appeal Site is perceived as a small part of the view; and***
 - c) ***Truncated / No view: Views towards the Appeal Site are curtailed by visual barriers, such as intervening topography, vegetation or built forms.***
- 6.25 The updated visual context of the Appeal Site and its surroundings is illustrated by the **Appeal Site Context Photographs 1 - 13**, in **Appendix LT-5** of my evidence, the locations of which are shown on **Figure LT5: Visual Appraisal Plan** and these illustrate a representative selection of views of the Appeal Site from the surrounding area, and the levels of visibility of the Appeal Site from the surrounding area.
- 6.26 Again, there is very limited change in the immediate and wider visual context of the Appeal Site, as illustrated by the **Appeal Site Context Photographs 1 – 13**, with the exception of further tree and vegetation growth, contributing to greater visual enclosure to the Appeal Site.
- 6.27 **Appeal Site Context Photographs 1 and 2** demonstrate the view from Cox's Drive, on the eastern boundary of the Appeal Site, looking west towards the Appeal Site. The residential and industrial properties, the associated car parking located along Cox's Drive, and vegetation along the eastern boundary of the Appeal Site, frame views of the Appeal Site; with residential development along Cow Lane, set within vegetation, visible beyond the Appeal Site forming a backdrop, in part, to views of the Appeal Site. The existing hedgerow along part of the eastern boundary of the Site now provides a more substantial boundary feature.
- 6.28 **Appeal Site Context Photograph 3** demonstrates the transient view from Cox's Drive, looking northwards along Cox's Drive. 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 Appeal 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 Appeal Site curtails views towards the wider landscape beyond the Appeal Site. There is no significant change in this view.

6.29 **Appeal Site Context Photograph 4** illustrates the view obtained from Cow Lane, south-east of Poor Well Water, looking northwards in the direction of the Appeal Site. There are glimpses, through the roadside trees along Cow Lane, to Poor Well Water, although in summer views to Poor Well Water are screened by the foliage of the trees along Cow Lane. Two storey residential properties front onto Cow Lane to the east of Poor Well Water, and there are glimpses, through the roadside trees, of the larger residential properties on The Pines, to the west of Poor Well Water. Views of the Appeal 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 Appeal Site, where narrow breaks in the surrounding residential development and vegetation occur. There is no significant change in this view.

6.30 **Appeal Site Context Photograph 5** illustrates the view from Cow Lane looking north towards the Appeal 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 Appeal Site, again with infrequent views limited to glimpses of the upper parts of vegetation on the boundaries the Appeal Site, where narrow breaks in the surrounding residential development and vegetation occur. There is no significant change in this view.

6.31 **Appeal Site Context Photograph 6, 7 and 8** illustrate the views obtained along Pierce Lane, looking towards the Appeal Site; from the intersection of Cow Lane and Pierce Lane, Pierce Lane, and the intersection of Pierce Lane, Hinton Road and Teversham Road, respectively. Appeal Site Context Photograph 6 demonstrates that the dense tree canopy associated with the southern boundary of the south western extent of the Appeal Site, that is the Pump House Garden, curtails views into the Pump House Garden, and the wider Appeal Site beyond, even in winter. The former Fulbourn Pumping Station is partially visible to the east of the Pump House Garden (the Appeal 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 Appeal Site.

- 6.32 **Appeal Site Context Photograph 7** demonstrates the limited glimpses, in winter, into the Pump House Garden, through the vegetation of the southern boundary of the Appeal Site, adjoining Pierce Lane, with no views through to the wider Appeal 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 Appeal Site.
- 6.33 **Appeal 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 Appeal Site, that is the Pump House Garden, fronts onto Pierce Lane to the east of The Gate Lodge. The south western part of the Appeal 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 Appeal 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 Appeal Site are curtailed by the boundary vegetation and The Gate House. There is no significant change in views illustrated by **Appeal Site Context Photographs 6, 7 and 8.**
- 6.34 **Appeal Site Context Photograph 9** illustrates the transient view from Teversham Road looking west towards the Appeal Site, the western boundary of which adjoins the road. The Appeal 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 Appeal Site are limited to a glimpse through to Field F1 of the Appeal Site, through the vegetation on the western part of the Appeal Site in winter. There is no significant change in this view.
- 6.35 **Appeal 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 Appeal Site is not visible, however the distinctive tree structure of the pines on

the southern edge of Field F1 are distinguishable from this location. There is no significant change in this view.

- 6.36 **Appeal 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 Appeal Site respectively. The foreground of the views comprises large, flat agricultural fields, typical of the Fulbourn 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 Appeal Site is located. The trees along the southern boundary of the Appeal 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 Appeal 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 Fulbourn Fen LCA. Foreground vegetation, in particular hedgerow planting on the southern side of the ditch running parallel with PRoW 95/15 visible in **Appeal Site Context Photograph 11**, has matured which, in summer, would curtail views towards the Appeal Site.
- 6.37 **Appeal Site Context Photograph 13** illustrates the view obtained from PRoW 95/15 looking in a south-westerly direction towards Fulbourn, approximately 2.06km from the Appeal 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 Fulbourn 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 Appeal Site is not visible from this location. There is no significant change in this view.
- 6.38 The view from the Wandlesbury Country Park, south-west of Fulbourn, has not been retaken, as longer distance views towards the Appeal Site are not a reason for refusal and, in any event The Appeal Site and Fulbourn are not visible from the Wandlesbury Country Park.

Updated Effects on Landscape Features, Visual Amenity and landscape Character

- 6.39 A Landscape and Visual Impact Assessment (LVIA) of the Outline Scheme, as set out in evidence to the 2016 Appeal, and submitted as an LVIA in January 2017 (CDC7) was undertaken in accordance with best practice guidelines and the Landscape Institute and the Institute of Environmental Management & Assessment's "Guidelines for Landscape and Visual Impact Assessment" Third Edition (Routledge, 2013) (CDF7), , identifying the potential effects of the Outline Scheme on landscape features within the Appeal Site, on visual amenity and landscape character.
- 6.40 Potential landscape receptors likely to be affected were identified, and the sensitivity of the receptor, the magnitude of change experienced by the receptor, and significance and type of effect was assessed with regard to the outline scheme, based on the Parameter Plan 22430 M06 E (CDC3b).
- 6.41 An updated assessment of the RM Proposed Development, and the detailed landscape proposals, is set out in the following commentary and Landscape and Visual Impact Assessment Tables. The **Landscape and Visual Impact Assessment Methodology** is included within **Appendix LT - 5** of my evidence, and the Updated Likely Landscape and Visual Effects, including the Landscape and Visual Impact Assessment Tables, are set out below.

Effects on Landscape Features

- 6.42 The existing landscape features remain typically of medium and medium-high sensitivity. The RM Proposed Development reflects the Outline Consented Scheme with less than half the Appeal Site being developed, with a wide landscape framework surrounding the RM Proposals maintained, resulting in effects on landscape features being generally limited.
- 6.43 In relation to trees within and adjoining the Appeal Site, the Appeal Scheme would still result in an initial moderate adverse effect. The adverse effects are limited to tree removal in two locations: the removal of trees in the western part of the Appeal Site, where the new access road and new dwelling along Teversham Road would be accommodated; and the removal of trees from the Pump House Garden to reduce overshading within the Pump House Garden. Elsewhere, trees would be protected and retained, with the Appeal Scheme set back from the trees as not to encroach on the root protection areas. The detailed RM Landscape Proposals (CDA3) includes for well over 100 new trees as part of overall landscape proposals, which following 15 years, would become mature landscape features, complementing the treed character of the village of Fulbourn and contributing to the legacy of majestic trees, with effects considered to be Minor

Beneficial, as the scheme is subject to a maintenance and management plan to ensure successful establishment, as set out in the Landscape Management and Maintenance Plan (CDA3) and the Landscape and Biodiversity Management Plan (CDB3a).

- 6.44 In relation to hedgerows and hedges within and adjoining the Appeal Site, the RM Proposals would still result in minor beneficial effects, as the boundary hedges and hedgerows would be protected, retained, and enhanced. With the exception of a short section of the hedgerow between Fields F1 and F2 which would be removed to incorporate a new vehicular link between Fields F1 and F2, along with a length of overgrown hedgerow along the associated Chalk Stream (Channel B) to open up the Chalk Stream and provide habitat and biodiversity improvements. The hedgerow along the northern edge of Field F1 and along the southern boundary would be enhanced with native species trees and shrubs as part of proposed native buffer planting, with new hedgerows introduced along the southern boundary of the Appeal Site and around the areas of open space within the RM Proposals.
- 6.45 In relation to the grassland Fields F1 and F2, the RM Proposals would still result in the inevitable moderate adverse effects resulting from just under half of the grassland being lost to development. The remainder of the grassland would be retained, with areas identified for habitat retention and translocation, and with areas of proposed open space including generous areas of proposed wildflower meadow and grassland as open space and planted with wildflower meadow and grassland species to enhance the biodiversity and landscape structure within the Appeal Site.
- 6.46 In relation to the wetlands, swales / SuDS and drainage channels, the RM Proposals would still result in moderate beneficial effects. The RM Proposals would result in a new road connecting development within Fields F1 and F2, which would cross the central Chalk Stream (Channel B), but this would not prevent the channel from functioning as it does currently, with a beneficial effect to its function through the clearance of the associated overgrown hedgerow. New planted swales / water channels would connect with proposed water attenuation areas, and these swales would incorporate trees and moisture tolerant planting, the purpose of which would be to increase the ability of the Appeal Site to retain surface water, whilst enhancing the green infrastructure of the Appeal Site.
- 6.47 In relation to the pond within the Pump House Garden, the RM Proposals would continue to result in a moderate beneficial effect. The pond is currently overshadowed, contains algae and its walls are damaged. The RM Proposals would provide the opportunity to restore the pond and enhance its setting, and provide public access.

Table 6.1 Effects on Landscape Feature

2017 LVIA					2022 LVIA	
Table Effects on Landscape Feature	6.1 on	Sensitivity	Magnitude of Change (Yr.1)	Significance and Type of Effect (Yr.1)	Notes	Updated Assessment of RM Proposed Development
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 sitewide.	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 sitewide as part of the Proposed Development, which on establishment, would result in a</p>	The detailed RM Landscape Proposals (CDA3) includes for well over 100 new trees as part of overall landscape proposals, which following 15 years, would become mature landscape features, complementing the treed character of the village of Fulbourn and contributing to the legacy of majestic trees, with effects considered to be Minor Beneficial, as the scheme is subject to a maintenance and management plan to ensure successful establishment, as set out in the Landscape Management and Maintenance Plan (CDA3) and the Landscape and Biodiversity Management Plan (CDB3a).

2017 LVIA					2022 LVIA	
Table Effects Landscape Feature	6.1 on	Sensitivity	Magnitude of Change (Yr.1)	Significance and Type of Effect (Yr.1)	Notes	Updated Assessment of RM Proposed Development
					substantial increase in tree stock with site-wide green infrastructure enhancements. 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.	
Hedgerows and hedges		Medium	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.	Minor Beneficial	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). 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. Elsewhere, new hedgerows will be introduced along the southern boundary of the Site and around the areas of open space within the Proposed Development.	The RM Proposals would still result in minor beneficial effects, as the boundary hedges and hedgerows would be protected, retained, and enhanced. A short section of the hedgerow between Fields F1 and F2 would be removed to incorporate a new vehicular link between Fields F1 and F2, along with a length of overgrown hedgerow along the associated Chalk Stream (Channel B) to open up the Chalk Stream and provide habitat and biodiversity improvements. The hedgerow along the northern edge of Field F1 and along the southern boundary would be enhanced with native species trees and shrubs as part of proposed native buffer planting, with new hedgerows introduced around the areas of open space within the RM Proposals. Therefore, the assessment of effects is considered to remain as previously stated

2017 LVIA					2022 LVIA	
Table Effects on Landscape Feature	6.1 on	Sensitivity	Magnitude of Change (Yr.1)	Significance and Type of Effect (Yr.1)	Notes	Updated Assessment of RM Proposed Development
Grassland Fields F1 and F2		Medium	Medium	Moderate Adverse	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.	The RM Proposals would still result in the inevitable moderate adverse effects resulting from just under half of the grassland being lost to development. The remainder of the grassland would be retained, with areas identified for habitat retention and translocation, and with areas of proposed open space including generous areas of proposed wildflower meadow and grassland to enhance the biodiversity and landscape structure within the Appeal Site. Therefore, the assessment of effects is considered to remain as previously stated.
Wetlands, swales / SuDS and drainage channels		Medium - High	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	Moderate beneficial	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. 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	the RM Proposals would still result in moderate beneficial effects. The RM Proposals would result in a new road connecting development within Fields F1 and F2, which would cross the central Chalk Stream (Channel B), but this would not prevent the channel from functioning as it does currently, with a beneficial effect to its function through the clearance of the associated overgrown hedgerow. New planted swales / water channels would connect with proposed water attenuation areas, and these swales would incorporate trees and moisture tolerant planting, the purpose of which would be to increase the ability of the Appeal Site to retain surface water, whilst enhancing the green infrastructure of the Appeal Site.

2017 LVIA					2022 LVIA	
Table Effects Landscape Feature	6.1 on	Sensitivity	Magnitude of Change (Yr.1)	Significance and Type of Effect (Yr.1)	Notes	Updated Assessment of RM Proposed Development
			basins within the scheme		enhancing the green infrastructure of the Site.	Therefore, the assessment of effects is considered to remain as previously stated.
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.	The removal of the existing trees around the pond will provide a new pedestrian link through the area. The assessment of effects is considered to remain as previously stated.

Updated Visual Effects

- 6.48 The findings of the SHLAA and the LVIA both confirm that the location of the Appeal Site, in combination with the topography of the Appeal Site and its surroundings, and the existing extensive vegetation structure within and adjoining the Appeal Site, results in the Appeal Site having a strong sense of enclosure. This results in heavily restricting views into and over the Appeal Site, and the RM Proposals within it. Where there are views, these are restricted to the immediate boundary, where effects on views from adjoining properties are still considered to be moderate - major adverse at year 1. The proposed planting to the southern boundary, once mature, would provide a degree of screening, filtering and softening views of the RM Proposals, with views of the proposed built form limited to end elevations, with the scheme providing visual permeability. Views would be possible over rear gardens and along the proposed internal roads allowing for views through to the central linear. Therefore, at year 15 the effects are considered to reduce to Moderate Adverse.
- 6.49 Elsewhere, glimpsed views are limited to a short stretch of PRoW95/15 to the north of the Appeal Site, where effects, at worst, would be negligible adverse, reducing with the establishment of the extensive landscape structure along the northern edge of the Appeal Site. Views from roads are restricted to the roads adjoining the Appeal Site, namely Teversham Road, Cow Lane and Cox's Drove, where views would be limited to partial or glimpsed views. The RM Proposals would result in beneficial effects from all three, where the RM Proposals would contribute positively to the street scene.
- 6.50 Where infrequent open, partial or glimpsed views of the Appeal Site, and the RM Proposals on it 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.
- 6.51 From adjoining properties, the RM Proposals would replace an open field with built form, albeit that this change has been established in principle through the Outline consent. Mitigation measures incorporated into the RM Proposals include wide landscape buffers along the eastern and southern edges of Field F2 and the western edge of Field F1 to form a cohesive softening effect, incorporating proposed large canopy trees. Furthermore, as shown within the RM Detailed Landscape Proposals (CDA3), proposed dwellings would be set back over between 17.5m and 36.5m from the southern boundary of Field F1 and between 12.5m and 16m from the southern boundary of Field F2.
- 6.52 From Teversham Road, the creation of the primary vehicular access into the Appeal Site would allow a brief partial view into the RM Proposals 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 **Appeal Site Context Photograph 9**.

- 6.53 From Cox's Drove, the substantial tree planting proposed along the eastern edge of the Appeal Site, set within a generous proposed buffer of native planting, along with existing surrounding trees and vegetation, would filter and soften views of the eastern edge of the RM Proposals from properties along Cox's Drove. Furthermore, as shown on the RM Landscape Proposals, proposed properties would be set back from the eastern boundary of Field F2 by between 16.5m and 19.5m. Views of the RM Proposals would also be seen within the context of the surrounding residential, commercial and industrial development, as illustrated in **Appeal Site Context Photographs 1, 2 and 3**.
- 6.54 The proposed residential dwellings would not be visible from the majority of Cow Lane. There would be glimpsed views adjacent to Poor Well 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 RM Proposals screened by the existing and proposed vegetation bounding the Appeal Site, and the intervening built form and tree structure within Poor Well Water, along Cow Lane, within rear gardens of the intervening properties and within the Pump House Garden, as illustrated in **Appeal Site Context Photographs 4, 5 and 6**.
- 6.55 From Poor Well Water, glimpsed views of the proposed residential dwellings would be obtained in winter. However, these views would be seen through the canopies of existing trees within Poor Well Water, set in the context of a new area of public open space that would connect to Poor Well Water, and seen in the context of existing surrounding residential development, as illustrated by **Appeal Site Context Photographs: Fulbourn Village Design Guide Views 1 and 2**, and **Realm AVR of Fulbourn Village Design Guide Views 1 and 2**.

Summary

- 6.56 The combination of the location of the Appeal Site, the topography of the Appeal Site and its surroundings and the extensive tree structure within and adjoining the Appeal Site, results in open views of the Appeal 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 6.2 Effects on Representative Visual Receptors

2017 LVIA					2022 LVIA
Visual Receptor	Sensitivity of Receptor	Magnitude of Change in View (Yr.1)	Significance and Type of Effect (Yr.1)	Notes	Updated Assessment of RM Proposed Development
Residential properties directly adjoining the Site or opposite the Site	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 and the western edge of field F1 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 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 Poor Well Water. In addition, the proposed enhancements to this buffer would further screen views into the Site.</p>	<p>The RM Proposals would still replace views of the open field. The layout and orientation of the buildings is such that there would be partial views of the side elevations of the proposed dwellings. The nature and density of the scheme results in there being a degree of visual permeability, with views possible over and through the development over rear gardens and along the internal roads. The proposed native buffer planting along the Appeal Site boundaries would, once mature, provide further filtering/softening of the views and reduce the effects to Moderate Adverse.</p>

2017 LVIA					2022 LVIA
Visual Receptor	Sensitivity of Receptor	Magnitude of Change in View (Yr.1)	Significance and Type of Effect (Yr.1)	Notes	Updated Assessment of RM Proposed Development
Users of Poor Well 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 Poor Well Water, however, this would be seen through the canopies of existing trees within Poor Well Water, in the context of a new area of public open space that would connect to Poor Well 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 Poor Well Water to the central open space of the Proposed Development would be perceived as an extension of Poor Well Water.	From Poor Well Water, glimpsed views of the proposed residential dwellings would be obtained in winter. However, these views would be seen through the canopies of existing trees within Poor Well Water, set in the context of a new area of public open space that would connect to Poor Well Water, and seen in the context of existing surrounding residential development. The Realm AVRs of Fulbourn Village Design Guide Views 1 and 2 illustrate the very limited glimpses of proposed residential dwellings visible in the view north across Poor Well Water from Cow Lane, in winter when deciduous vegetation is devoid of foliage; and confirm that the visual impact is no greater than that anticipated in the Outline Consented Scheme, and that considering the extent of development is reduced, the varying building height of the RM Proposals, the screening effect of vegetation in leaf for the majority of the time, and the existing available filtered views of residential development, the visual impact is reduced, such that it is now of minor adverse effect.
Residential properties elsewhere in Fulbourn	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.	The RM proposals would not result in any change to potential views. Therefore, the assessment of effects is considered to remain as previously stated.

2017 LVIA					2022 LVIA
Visual Receptor	Sensitivity of Receptor	Magnitude of Change in View (Yr.1)	Significance and Type of Effect (Yr.1)	Notes	Updated Assessment of RM Proposed Development
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>	The RM proposals would not result in any change to potential views. Therefore, the assessment of effects is considered to remain as previously stated.
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>	The RM proposals would not result in any change to potential views. Therefore, the assessment of effects is considered to remain as previously stated.

2017 LVIA					2022 LVIA
Visual Receptor	Sensitivity of Receptor	Magnitude of Change in View (Yr.1)	Significance and Type of Effect (Yr.1)	Notes	Updated Assessment of RM Proposed Development
Cow Lane	Low	Low / None	Minor beneficial / None	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.	The RM proposals would not result in any change to potential views. Therefore, the assessment of effects is considered to remain as previously stated.
Cox's Drove	Low	Medium	Minor beneficial	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.	The RM proposals would not result in any change to potential views. Therefore, the assessment of effects is considered to remain as previously stated
Users of roads into Fulbourn including Shelford Road and Cambridge Road	Low	None	None	Due to a combination of built form and the extensive vegetation structure surrounding the Site, views of Proposed Development from roads into Fulbourn would be curtailed.	The RM proposals would not result in any change to potential views. Therefore, the assessment of effects is considered to remain as previously stated.
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.	The RM proposals would not result in any change to potential views. Therefore, the assessment of effects is considered to remain as previously stated

2017 LVIA					2022 LVIA
Visual Receptor	Sensitivity of Receptor	Magnitude of Change in View (Yr.1)	Significance and Type of Effect (Yr.1)	Notes	Updated Assessment of RM Proposed Development
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.	The RM proposals would not result in any change to potential views. Therefore, the assessment of effects is considered to remain as previously stated.

Effects on Landscape Character

- 6.57 The Appeal Site is now located within the Fulbourn Eastern Fen Edge LCA 6C which extends to cover the central and eastern part of Fulbourn. The Greater Cambridgeshire Landscape Character Assessment (2021) (CDH5) has reassessed the character of the Appeal Site and has found it reflects the typical landscape around the settlement edge, which is described as *"enclosed by small scale pastoral fields, shelterbelts and robust, well-trimmed hedgerows, forming localised visual enclosure and a soft rural edge to the historic cores"*, and does not reflect the more open arable landscape to the north within Fulbourn Fen LCA 1E. The Appeal Site is bounded by existing residential development along its eastern, southern and western boundaries and separated from the wider landscape to the north by a railway, associated embankment and mature vegetation. The adjoining development exerts an urbanising influence which distinguishes the Appeal Site from the wider landscape, such that the landscape of the Appeal Site is of very limited value.
- 6.58 The impact of the RM Proposals on the Appeal Site with reference to the landscape character, as set out at a National, County and District scale, considers the extent to which the RM Proposals on the Appeal Site respond positively and appropriately to the landscape character, and the extent to which the RM Proposals contribute to delivering the objectives set out within the respective guidance on the landscape character areas.
- 6.59 The RM Proposals, at a National scale, would respond positively to a number of opportunities set out within the East Anglian Chalk NCA, through the retention ditches and tree belts, the provision of recreational access, and the provision of Green Infrastructure and SuDs. Furthermore, the Appeal 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 RM Proposals would be negligible.
- 6.60 At a County and District level, with regard to the Fulbourn Eastern Fen Edge LCA, Fen Ditton Edge Chalklands LCA and Chalklands LCA, although the RM Proposals would result in the partial loss of fields and some trees which are typically unremarkable, this is already accepted in principle through the Outline Consented Scheme for the Appeal Site. In addition, the RM Proposals would offer opportunities for enhancements. The tree structure within and on the Appeal Site boundaries will be strengthened, new publicly accessible open space will be provided, to include meadows, and restore and provide access to the Pump House Garden, contributing positively to village amenity. The RM Proposals 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 Appeal Site and is set out in small blocks, that includes garden space and the streetscene. It is considered that the scale and density of the

RM Proposals would provide visual permeability, allowing views through to the green corridors that pass through the Appeal Site. Boundaries facing Teversham Road and Cox's Drove would be further enhanced by native buffer and tree planting. Any urban materials, street furniture, lighting and signage would reflect the local village character and appropriate to the Appeal Sites village setting. All of the above would be in accordance with key design principles set out for the LCAs and would result in a minor beneficial effect, as reflected in the assessment of landscape and visual effects for the Outline Consented Scheme.

- 6.61 In summary, the LVIA identifies that although the RM Proposals would result in the loss of some field area and trees, firstly, this loss is accepted in consideration of the Outline Consented Scheme for the Appeal Site; secondly, these are not unique or remarkable features, and the RM Proposals would adequately mitigate for this through incorporating new areas of open space, improving connectivity, introducing well 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 RM Proposals would restore The Pump House Garden and provide public access to The Pump House Garden, which would be an enhancement to the character of Fulbourn.
- 6.62 The Appeal Site, being of unremarkable character, contained by existing residential and commercial development on three sides, and contained by the railway embankment to the north, which forms a natural boundary to the northern extent of the village, and being subject to an Outline Consented Scheme for up to 110 dwelling with an acceptance of an inevitable change in character, is suitable to accommodate residential development set within a 'leafy' and 'treed' context which complements the existing character of Fulbourn. As the LVIA demonstrates, any limited change to landscape character would be confined to the Appeal Site itself, and the very immediate locality, and would not introduce any uncharacteristic components to, and would be in keeping with, the 6C: Fulbourn Fen Edge Chalklands LCA, which is described as 'settled' and within which settlement is a characteristic component, with substantial landscape enhancements delivered through the RM Proposals.