



Strong influence of the M11 on the western edge of the site near viewpoint 1



Prominent views of J11 and Hauxton Road on the western and north western edges of the site, as here at viewpoint 2

**NOTE:**

The photographs within this sheet have been scaled to match the equivalent view of the human eye, when printed out at A3 and viewed at a distance of 300mm.



CAMBRIDGE SOUTH  
 LANDSCAPE AND VISUAL IMPACT ASSESSMENT  
 VIEWS ILLUSTRATING THE VISUAL INFLUENCE OF THE M11 AND JUNCTION 11 ON THE WEST OF CAMBRIDGE SOUTH

**CS 4**

Scale	SEE NOTE	Date	MARCH 2017
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Viewpoint 3 illustrates the strong visual influence of the existing 2 to 5 storey development at Trumpington Meadows on the bottom edge of the site



Viewpoint 4 illustrates the visual prominence of Addenbrooke's Road and Trumpington Meadows, to the north of the site

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CAMBRIDGE SOUTH  
 LANDSCAPE AND VISUAL IMPACT  
 ASSESSMENT  
 VIEWS ILLUSTRATING THE VISUAL  
 INFLUENCE OF TRUMPINGTON MEADOWS  
 ON THE NORTH OF CAMBRIDGE SOUTH

**CS 5**

Scale	SEE NOTE	Date	MARCH 2017
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Viewpoint 5 illustrates the visual influence of existing development along Shelford Road upon the eastern edge of the site



Viewpoint 6 illustrates the visual influence of existing development along the A1301 Cambridge Road upon the south eastern edge of the site

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 LANDSCAPE AND VISUAL IMPACT  
 ASSESSMENT  
 VIEWS ILLUSTRATING THE VISUAL  
 INFLUENCE OF DEVELOPMENT ON  
 SHELFORD ROAD ON THE EAST OF  
 CAMBRIDGE SOUTH

**CS 6**

Scale SEE NOTE	Date MARCH 2017
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Stone Hill is a gently convex ridge which provides visual separation of the northern and southern parts of the site. At this point (viewpoint 7A looking east) views towards Great Shelford are screened by intervening landform

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Scale	Date
SEE NOTE	MARCH 2017

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South of Stone Hill there is open agricultural land extending towards Great Shelford, as illustrated by this view south from viewpoint 8 and shown from viewpoint 9 below



Viewpoint 9

**NOTE:**

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<p>CAMBRIDGE SOUTH</p> <hr/> <p>LANDSCAPE AND VISUAL IMPACT ASSESSMENT</p> <hr/> <p>IEWS OF OPEN AGRICULTURAL LAND SOUTH OF VIEWPOINT 7</p> <hr/> <p><b>CS 8</b></p>	
Scale	SEE NOTE
Date	MARCH 2017

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Viewpoint 1 illustrate the attractive, rural nature of land adjacent to the Cam, at the south of the site adjacent to the M11



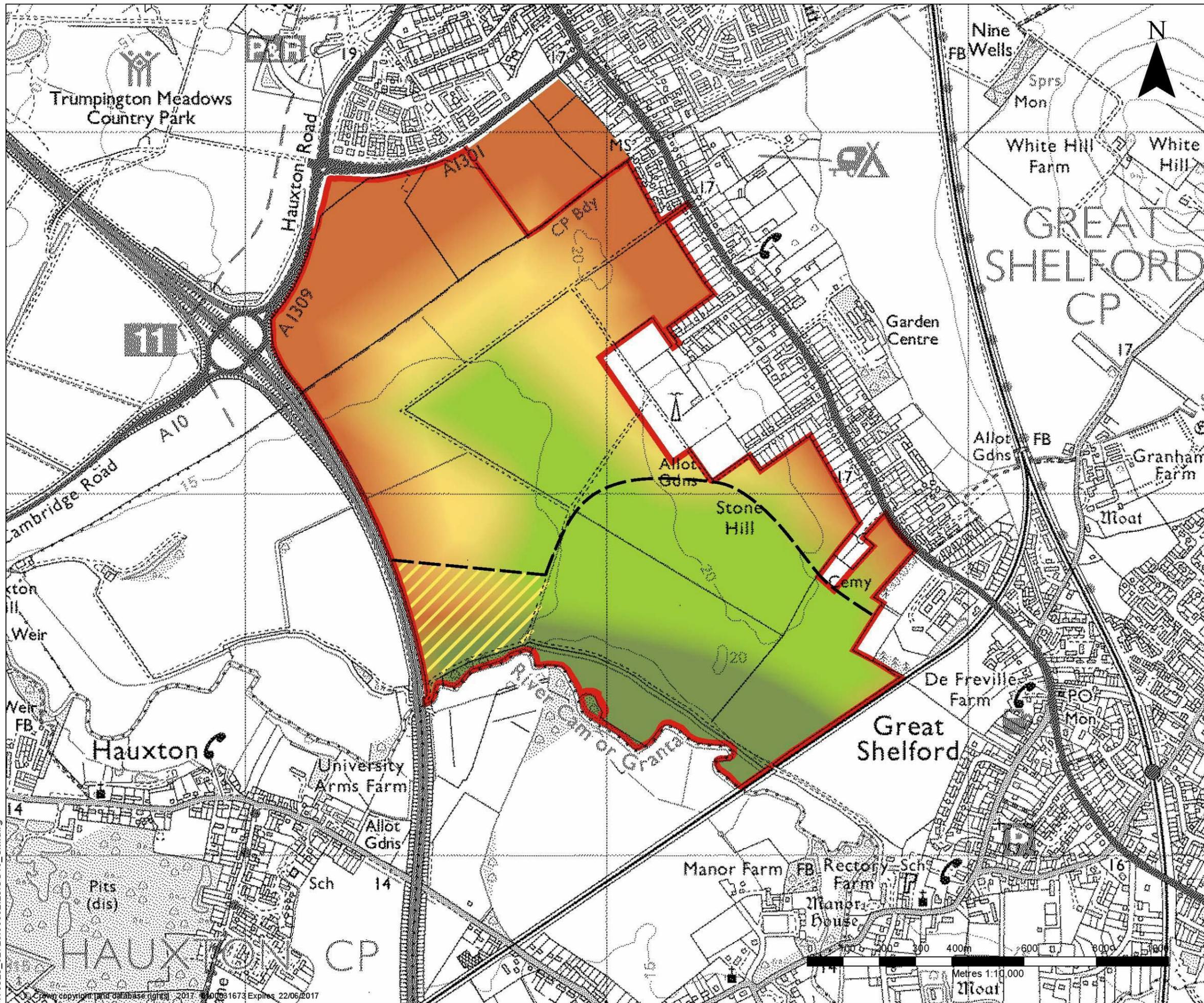
Viewpoint 10 illustrate the attractive, rural nature of land adjacent to the Cam, at the south of the site adjacent to the railway crossing

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<p><b>CS 9</b></p>	
Scale	Date
SEE NOTE	MARCH 2017

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LEGEND

	SITE BOUNDARY
	POTENTIAL LIMIT OF DEVELOPMENT BASED ON EXISTING LANDSCAPE CHARACTER
	SCHEDULED MONUMENT (POLICY NH/14 SDCDC LOCAL PLAN)
	STRONG INFLUENCE OF EXISTING SETTLEMENT AND INFRASTRUCTURE
	MODERATE INFLUENCE OF EXISTING SETTLEMENT AND INFRASTRUCTURE
	PREDOMINANTLY RURAL
	ATTRACTIVE RIVER VALLEY CHARACTER

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CAMBRIDGE SOUTH  
LANDSCAPE AND VISUAL IMPACT  
ASSESSMENT

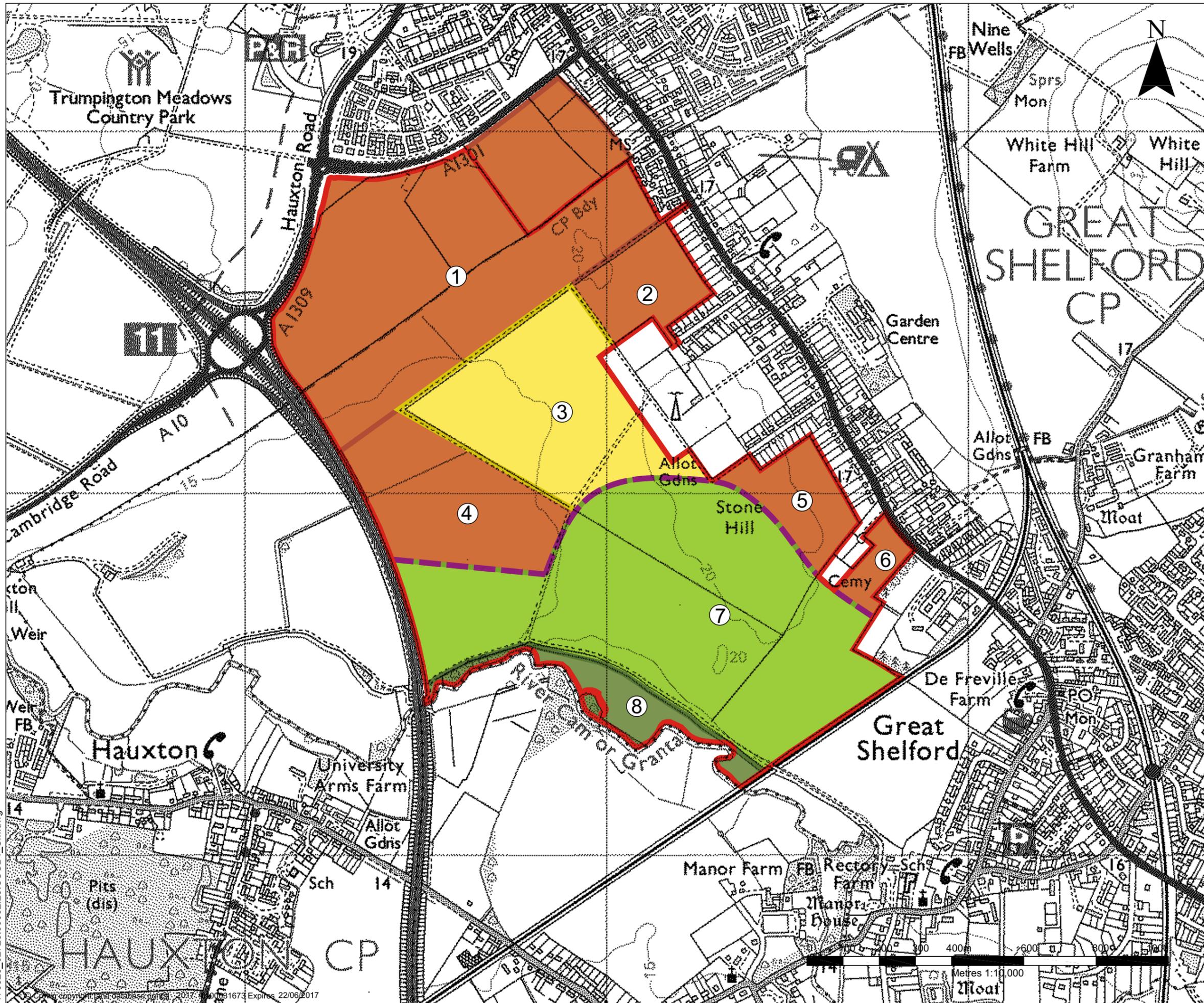
**SUGGESTED LIMITS TO DEVELOPMENT  
BASED UPON LANDSCAPE AND VISUAL  
APPRAISAL**

**CS10**

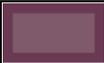
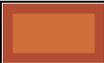
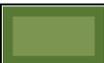
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**LEGEND**

-  SITE BOUNDARY
-  PROPOSED GREEN BELT BOUNDARY
-  SUB-SECTOR NUMBER
-  VERY LOW CONTRIBUTION TO GREEN BELT
-  LOW CONTRIBUTION TO GREEN BELT
-  MEDIUM CONTRIBUTION TO GREEN BELT
-  HIGH CONTRIBUTION TO GREEN BELT
-  VERY HIGH CONTRIBUTION TO GREEN BELT






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CAMBRIDGE SOUTH

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GREEN BELT REVIEW

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**CONTRIBUTION TO GREEN BELT FUNCTION**

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**CSGB1**

Scale  
1:10,000 @ A3

Date  
MAY 2017

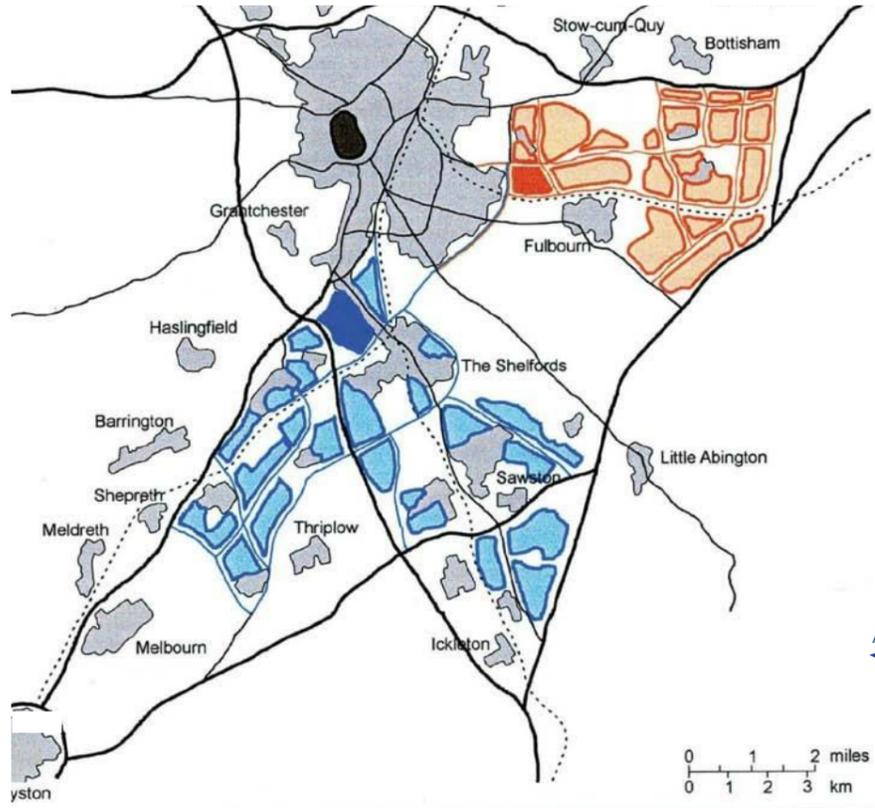
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# CAMBRIDGE SOUTH MASTERPLAN

## SITE AND URBAN CONTEXT

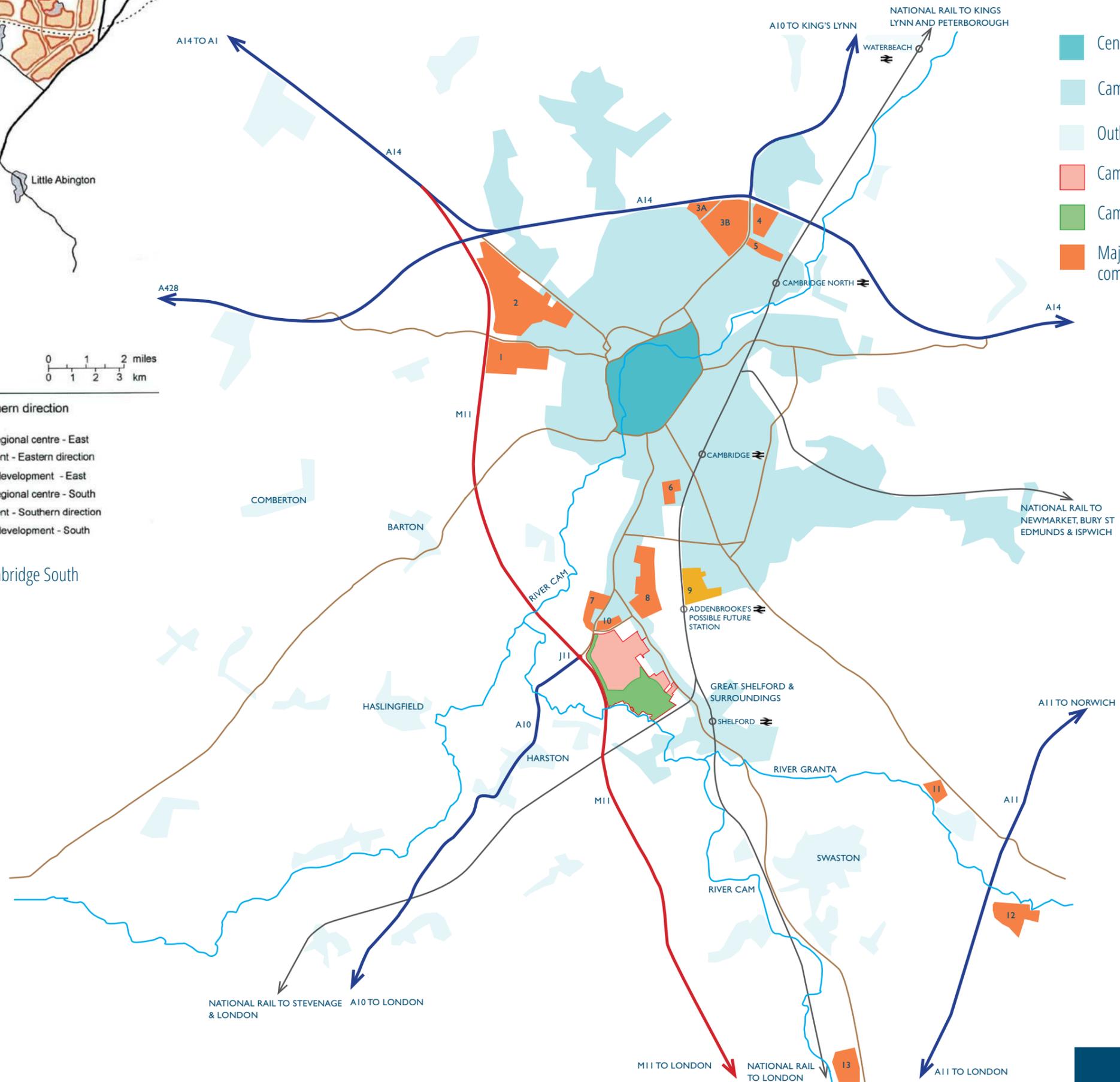


- Central Cambridge
- Cambridge - urban context
- Outlying villages
- Cambridge South site
- Cambridge South - Retained Green Belt
- Major recent residential & commercial developments



Cambridge Compact City Diagram  
Parry Lewis' 1974 Expanded City Strategy Development Cambridge South

1. West Cambridge Campus
2. North West Cambridge Development
- 3A. & 3B. Cambridge Science Park
4. St John's Innovation Park
5. Cambridge Business Park
6. Accordia
7. Trumpington Meadows
8. Clay Farm
9. Addenbrooke's Hospital Masterplan & Cambridge Biomedical Campus
10. Glebe Farm
11. Babraham Institute
12. Granta Park
13. Wellcome Trust Sanger Institute



### APPENDIX 1

**SITE AND CAMBRIDGE APPROACH EXPERIENCE**



View 1 - Filtered views along northbound M11. Fast bound traffic & Junction 11 exit approach



View 2 - Views from northbound & southbound M11/Junction 11 and along Hauxton Road. Immediate views to 3/4 storey new residential development of Glebe Farm and long distance views to Addenbrooke's



View 3 - Views into Trumpington Meadows and south suburbs of Cambridge along Hauxton Road



- Cambridge South to:
- Cambridge City Centre: 10 mins bus/18 mins cycle
  - Cambridge Station: 15 mins cycle
  - Addenbrooke's and CBC: 9 mins cycle

First perception of Central Cambridge



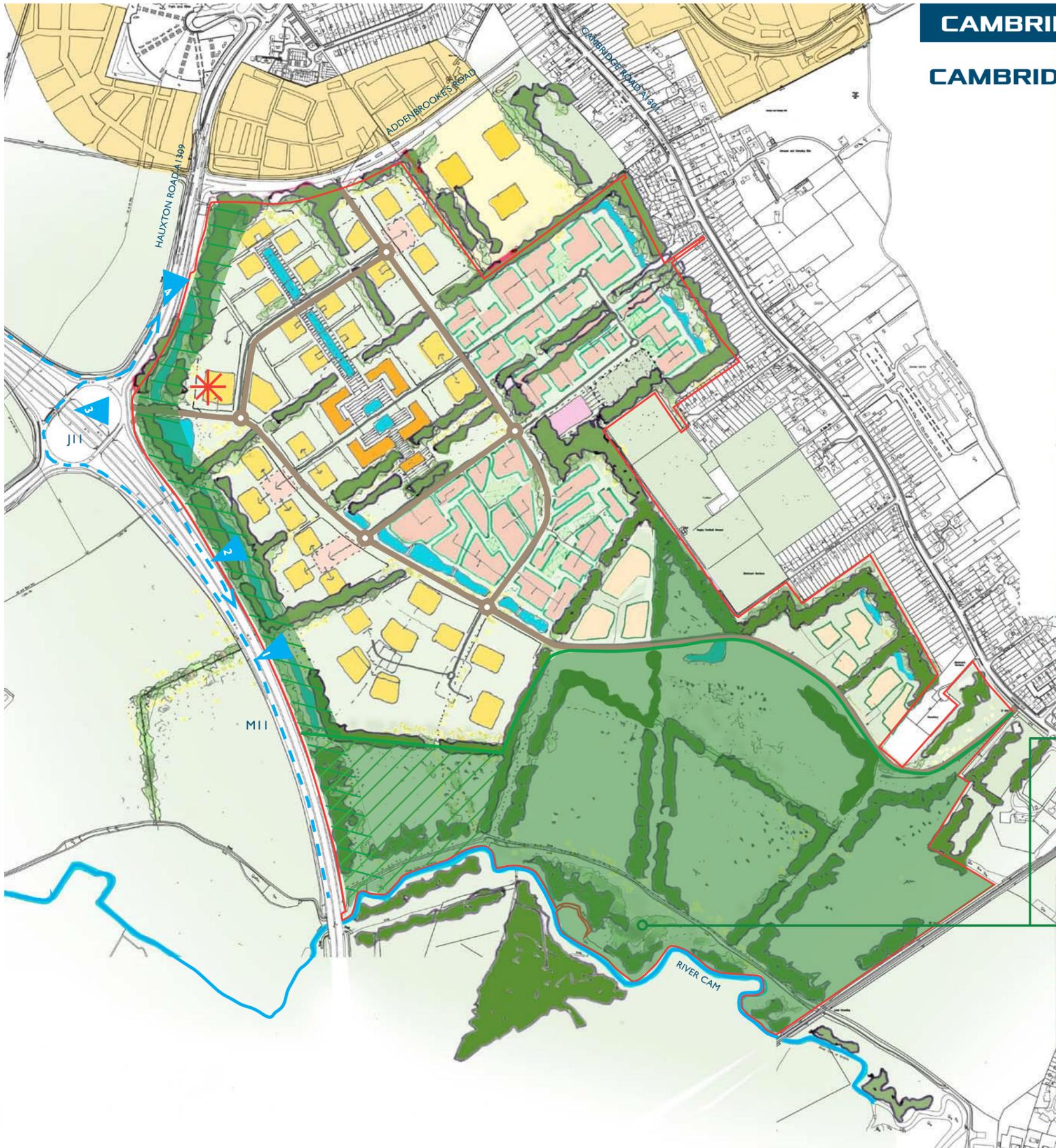
View 4 - Views to largely 2 storey existing residential development on Hauxton Road roadside edges



View 5 - Views to retail and residential 1/2 storey development along High Street

# CAMBRIDGE SOUTH MASTERPLAN

## CAMBRIDGE HERITAGE



- Retained Green Belt  
40% of total Cambridge South site
- Scheduled Ancient Monument retained  
Educational opportunity (info shelter)
- Phase 1 buffer zone along M11  
Filtered views to future buildings  
Sustainable water features  
Groups of mature & young trees
- Approach views from M11 & Hauxton Road
- Exceptional gateway building as introduction to Cambridge off M11 & J11  
Purpose build exemplar/world class scientific research building (3-4 storeys max.)



View 1 - Filtered views into site and Addenbrooke's from M11 northbound. Fast bound traffic.



View 2 - Views into site from M11 northbound. Junction 11 sloping approach.



View 3 - Views into site off Junction 11 southbound when negotiating Junction 11 exit



View 4 - Views into south Cambridge new developments (Glebe Farm) and northern part of the site

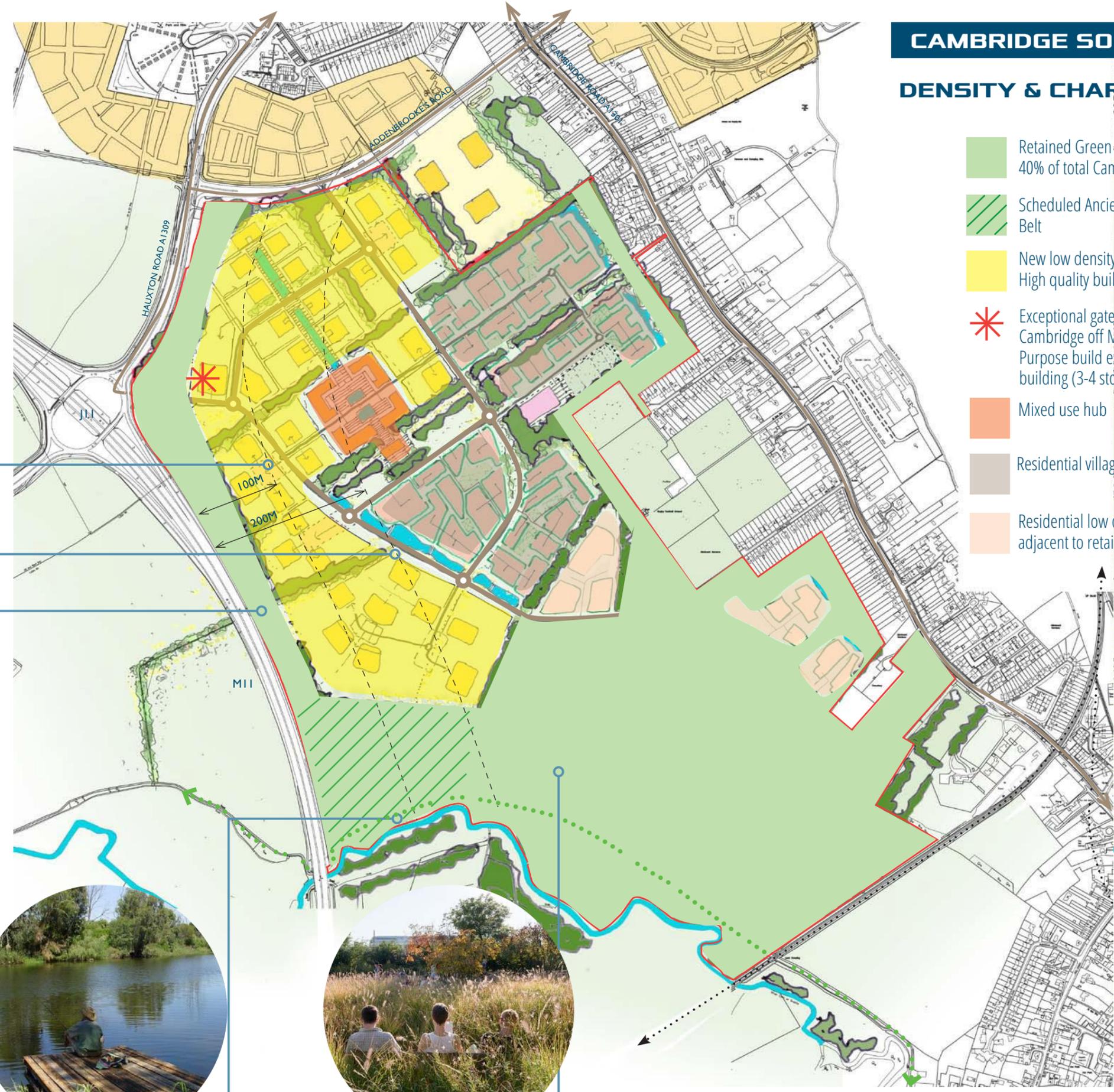


Views 5 & 6 - Views from permissive footpath within Green Belt towards river Cam

**DENSITY & CHARACTER AREAS**



- Retained Green Belt  
40% of total Cambridge South site
- Scheduled Ancient Monument retained in Green Belt
- New low density science park community  
High quality buildings of 2/3 storeys (4 max.)
- Exceptional gateway building as introduction to Cambridge off M11 & J11  
Purpose build exemplar/world class scientific research building (3-4 storeys max.)
- Mixed use hub
- Residential village communities
- Residential low density zones immediately adjacent to retained Green Belt



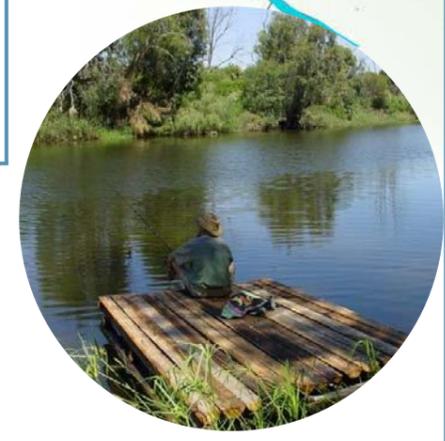
100m filtered views from M11

200m filtered views from M11



**THRESHOLD LANDSCAPE/BUFFER**

30m/50m green buffer  
Filtered views through landscape



**RIVERSIDE ENHANCEMENT**



**COUNTRY PARK**



View 1 - View towards M11



View 2 - View towards M11



View 3 - View towards river Cam from permissive footpath



View 4 - View along permissive footpath towards West



View 5 - View across Scheduled Ancient Monument towards M11



View 6 - View towards river Cam from permissive footpath