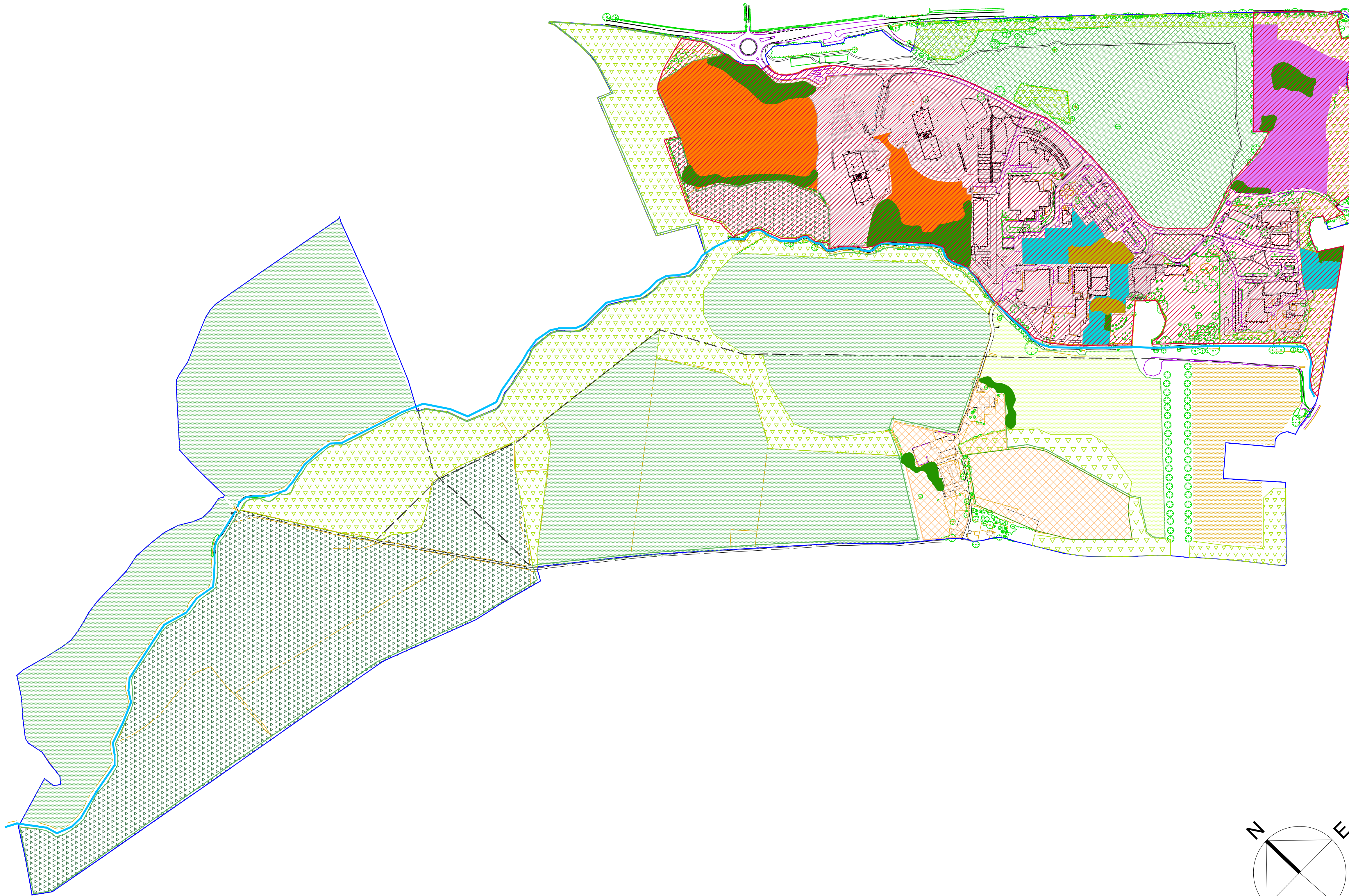


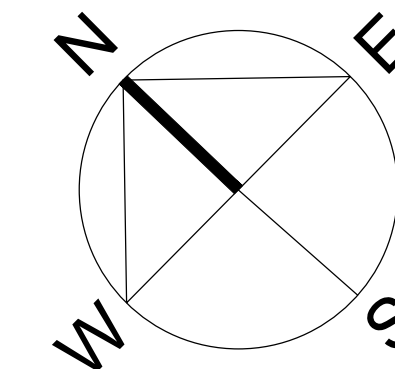


BIDWELLS

**BABRAHAM RESEARCH CAMPUS
FIRST PROPOSALS CONSULTATION (REGULATION 18) – DEC 2021
PLANNING REPRESENTATIONS
APPENDIX 4 : LANDSCAPE AND VISUAL APPRAISAL AND GREEN
BELT STUDY**



AREA TO BE REMOVED FROM GREEN BELT 1 4000



DATE	REVISION	REV	DRW	CHK

This drawing must not be used, reproduced or revised without written permission.

This drawing shall not be used for construction purposes until the "CONSTRUCTION" status appears under the Sheet Status.

Constructors must only work to figured dimensions which are to be checked on site. Do not scale from hard copy drawings

Keyplan

North Arrow

Detail Symbol

Detail No.

Sheet No.

NORR
 NORR Consultants Limited.
 An Ingenium International Company

Stanley Building,
 7 Pancras Way,
 London
 N1C 4AG
 norr.com

Drawn DGR	Date AUG 2021
Checked DGR	Date AUG 2021

Scale
1:4000

Client
BABRAHAM RESEARCH CAMPUS

Project
BABRAHAM LOCAL PLAN

Drawing Title
PARAMETER PLAN
WITH AREA TO BE REMOVED
FROM THE GREEN BELT

Sheet Status
INFORMATION

Project No.
IALN 21 0006

Drawing No. 110	Rev.
--------------------	------

ISO A1 - 594mmx841mm



DATE	REVISION	REV	DRW	CHK
05/05/21	STAGE 4 FIRST ISSUE	P01	GV	DR

This drawing must not be used, reproduced or revised without written permission.

This drawing shall not be used for construction purposes until the "CONSTRUCTION" status appears under the Sheet Status.

Constructors must only work to figured dimensions which are to be checked on site. Do not scale from hard copy drawings

Keyplan

North Arrow	Detail Symbol

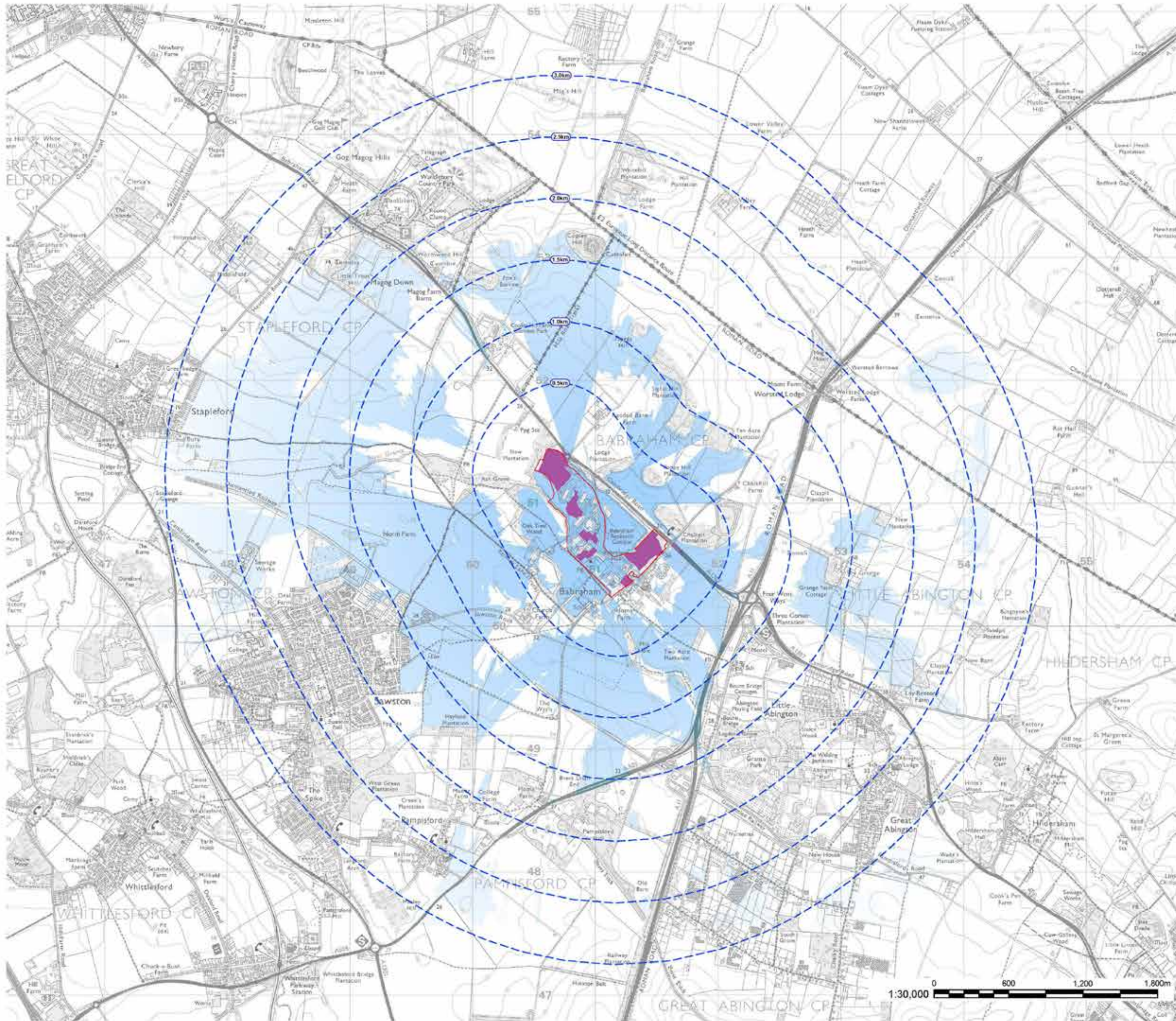
NORR
 NORR Consultants Limited.
 An Ingenium International Company

Tennyson House,
 159 - 165 Great Portland Street,
 London W1W 5PA
 England, UK
 norr.com

Drawn DGR	Date JULY 2021
Checked DGR	Date JULY 2021
Scale 1:2500	
Client BABRAHAM RESEARCH CAMPUS LTD	
Project LOCAL PLAN DEVELOPMENT	
Drawing Title OVERALL SITE DEMOLITIONS PLAN	
Sheet Status INFORMATION	
Project No. IALN 21 0006	
Drawing No. 120	Rev.

APPENDIX 3
VISUAL ASSESSMENT





Legend

- Site Boundary
- Distance From Site
- Proposed Development Areas

Zone of Theoretical Visibility

- Extent of theoretical visibility

ZTV Parameters

Zone of Theoretical Visibility is generated using 'OS Terrain 5' (digital terrain data at 5 m resolution), assuming the following heights:

- Building heights: 6.4m - 17.33m AOD
- Viewer height: 2m

Notable woodland areas and buildings were mapped as visual barriers using OS VectorMap District data (woodland was given an assumed height of 10m, buildings were given an assumed height of 8m).

The ZTV identifies those areas from which the development may be theoretically visible. Due to the frequency of hedgerows, walls, low-level vegetation and structures not included in the model the actual visibility is likely to be significantly less extensive than the drawing indicates.

Rev.	Date	Details

GENERAL
 Do not scale from this drawing.
 All dimensions to be checked on site.
 This plan is to be read with all
 accompanying documentation.
 © Bidwells 2020.



BIDWELLS **Urban Design studio**
 Bidwell House, Trumpington Road,
 Cambridge CB2 9LD

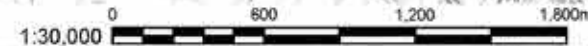
BABRAHAM

ZONE OF THEORETICAL VISIBILITY

Job Code: JB64404 OS License Number: 0100031673

Drawing Scale: 1:30,000 Date: 28.09.21 Drawn By: CL Checked By: CD

Drawing Number: UDS64404-A3-0101 Revision: -





VIEWPOINT 1 - E2 EUROPEAN LONG DISTANCE ROUTE (ROMAN ROAD)

Planar Image - Printing Size 390 x 260 mm @A3 - Presented Field of View (H x V) 39.6 ° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 1: E2 EUROPEAN LONG DISTANCE ROUTE (ROMAN ROAD)		
EXISTING VIEW/SENSITIVITY	<p>This viewpoint represents views experienced by ramblers on a popular and historically valued recreational route to the north of the Site, which is screened by intervening vegetation. Views on the PRoW are predominantly enclosed by the hedgerow and trees along the path. However, glimpses of the cross-valley views are available through the gaps, even in the summertime.</p> <p>Where available, the view is dominated by the rolling open landscape of the Green Belt. The fields are demarcated by hedges and the skyline appears largely wooded. The Babraham Research Campus is glimpsed in the distant background, and it is the only urban feature with the view. Visibility of the existing building is due to the opening in the tree belt along the A1307 that allows for the roundabout access to the Campus.</p>	
	<p>Value - The view, albeit partially obscured, represents the open Green Belt landscape and some distinctive features, namely woodland blocks and the wooded skyline. The value of the view is considered high.</p>	<p>Susceptibility - The receptors represented by the viewpoint are engaging in a recreational activity that includes appreciation for the contextual landscape. Susceptibility to change is considered high.</p>
POTENTIAL CHANGES TO THE VIEW	<p>It is believed that the proposed development will be largely screened by the intervening vegetation, particularly the layers of field hedgerows and the tree belt along the A1307. During winter the bare vegetation might allow for some glimpses of the new buildings, particularly those sited on the higher topography level to the north of the Site, but these would be limited and in the far distance.</p> <p>Overall it is not believed that the proposal will substantially change the character of the view.</p>	

HIGH



Viewpoint Data

Visualisation Type 1
 Planar Image
 Enlargement: 100% @ A3
 Horizontal Field of View: 39.6°
 Grid coordinates: 0°12'30.02"E, 52° 9'21.54"N
 Elevation: 52m AOD
 Camera: Canon EOS 6D Mark II
 Lens: Canon EF 50mm f/1.8 STM
 Direction of view: South
 Distance from Site (closer Site boundary): 2,174m
 Weather: Overcast
 Date: 20.05.2021
 Time: 9:28
 Taken by: Martina Sechi



Approximate extent of Site

VIEWPOINT 2N - BRIDLEWAY 12/12 BABRAHAM INSTITUTE

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length



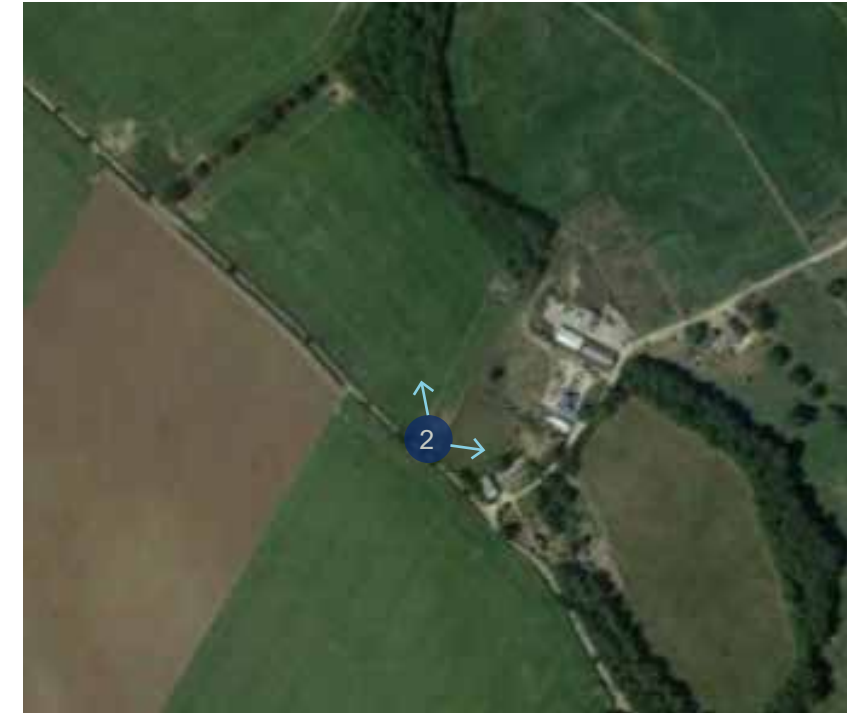
Approximate extent of Site

VIEWPOINT 2E - BRIDLEWAY 12/12 BABRAHAM INSTITUTE

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 2 - BRIDLEWAY 12/12 BABRAHAM INSTITUTE		
EXISTING VIEW/SENSITIVITY	<p>This viewpoint represents views experienced by ramblers on a PRoW to the south-west of the Site, visible in the background. The view of the River Granta valley is divided between the agricultural character of the fields in the foreground, and the commercial character of the Babraham Research Campus visible in the background. The visible buildings are of large scale and diverse architectural character. Ancillary storage/agricultural buildings are located in the middle ground of the view and are characterised by a smaller scale and more rural character.</p> <p>Notwithstanding the urbanising influence of these buildings, the view has a verdant character, enclosed by the characteristic tree belts and wooded skyline.</p>	
	<p>Value - The view, albeit disrupted by the visible built form, represents the Green Belt landscape of the river valley and some distinctive features, namely woodland belt along the river and the wooded skyline. The value of the view is considered high.</p>	<p>Susceptibility - The receptors represented by the viewpoint are engaging in a recreational activity that includes appreciation for the contextual landscape. Susceptibility to change is considered high.</p>
POTENTIAL CHANGES TO THE VIEW	<p>Looking east, the proposed development to the south and south-east of the Site will be screened by the existing vegetation, albeit glimpses of the new buildings are likely to be available during winter months. Looking north, the proposed development would result in a densification of the built form and reduction of the green between the existing buildings. The increased urban extent of the Campus retains its compact form, mitigating further sprawl into the Green Belt. Nevertheless it is believed the proposal would cause an adverse effects due to the increase sense of enclosure between buildings.</p> <p>The flues are not expected to break the skyline therefore preserving its wooded character.</p>	

HIGH



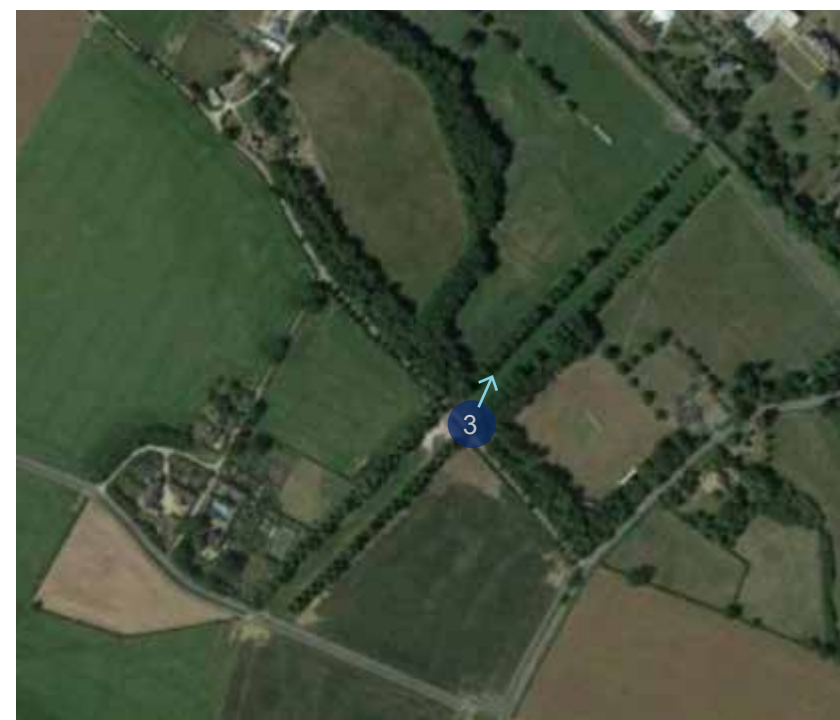
Viewpoint Data

Visualisation Type 1
 Planar Image
 Enlargement: 100% @ A3
 Horizontal Field of View: 39.6°
 Grid coordinates: 0°11'44.40"E, 52° 7'56.84"N
 Elevation: 30m AOD
 Camera: Canon EOS 6D Mark II
 Lens: Canon EF 50mm f/1.8 STM
 Direction of view: North-East
 Distance from Site (closer Site boundary): 540m
 Weather: Overcast
 Date: 21.07.2021
 Time: 11:03
 Taken by: Martina Sechi



Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 3 - BRIDLEWAY 12/12 TREE AVENUE		
EXISTING VIEW/SENSITIVITY	<p>This viewpoint represents the views experienced by ramblers on a PRoW to the south of the Site. The tree avenue associated with Babraham Hall's parkland is a prominent feature of the view, substantially limiting the field of view and screening most of the Babraham Research Campus and the Site, although glimpses of the commercial buildings would be available in winter.</p> <p>The Hall, framed by the avenue, is visible in the far background.</p>	HIGH
	<p>Value - The view portrays an heritage assets and the associated historical landscape. The value is considered high.</p> <p>Susceptibility - The receptors represented by the viewpoint are engaging in a recreational activity that includes appreciation for the contextual landscape. Susceptibility to change is considered high.</p>	
POTENTIAL CHANGES TO THE VIEW	<p>The proposal is screened by intervening layers of vegetation including dense tree belts. While glimpses of the built form might be available during winter months, these would be visible within the context of the existing Babraham Research Campus buildings. The character of the view is substantially retained and there would be no adverse effects.</p>	



Viewpoint Data

Visualisation Type 1
 Cylindrical Panorama
 Enlargement: 96% @ A1
 Horizontal Field of View: 90°
 Grid coordinates: 0°12'0.88"E, 52° 7'45.10"N
 Elevation: 33m AOD
 Camera: Canon EOS 6D Mark II
 Lens: Canon EF 50mm f/1.8 STM
 Direction of view: North
 Distance from Site (closer Site boundary): 671m
 Weather: Overcast
 Date: 20.05.2021
 Time: 10:55
 Taken by: Martina Sechi



Approximate extent of Site

VIEWPOINT 4N - PUBLIC FOOTPATH 12/5 NORTH

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length



Approximate extent of Site

VIEWPOINT 4E - PUBLIC FOOTPATH 12/5 NORTH

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

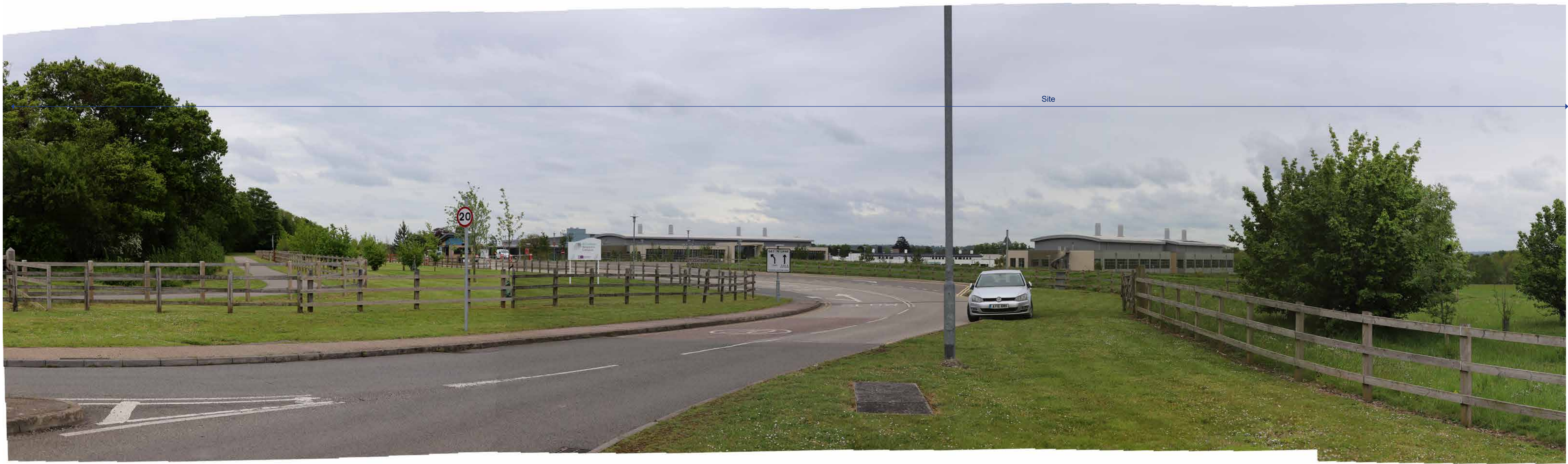
VIEWPOINT 4 - PUBLIC FOOTPATH 12/5 NORTH		
EXISTING VIEW/SENSITIVITY	<p>This viewpoint represents the views of ramblers on a PRow to the south-west. A thick tree belt provides screening to the Site and filter views of the buildings at Babraham Research Campus. However, glimpses of the buildings would be available during winter months.</p> <p>The vegetated background limits the field of view, enclosing the open agricultural field. The skyline is defined by the tree canopies.</p>	
	<p>Value - Despite the glimpses of the built form, the view is rather verdant and pleasing, representing the distinctive, intimate river landscape. The value is considered high.</p>	<p>Susceptibility - The receptors represented by the viewpoint are engaging in a recreational activity that includes appreciation for the contextual landscape. Susceptibility to change is considered high.</p>
POTENTIAL CHANGES TO THE VIEW	<p>The proposal would be largely screened by the intervening vegetation in summer, however the flues are likely to break through the wooded skyline. The development proposed to the east of the Site is most likely to be not visible due to intervening vegetation and built form. However, glimpses of the remaining proposals would be available during winter months. Similarly to Viewpoint 2 there would be a densification of the urban character that would compromise the existing gap between the buildings.</p> <p>Although the overall character of the view would be largely unchanged, there would be an adverse effects with the localise loss of sense of openness within the built form that would be evident during the winter months.</p>	

HIGH



Viewpoint Data

Visualisation Type 1
 Cylindrical Panorama
 Enlargement: 96% @ A1
 Horizontal Field of View: 90°
 Grid coordinates: 0°11'57.85"E, 52° 8'5.91"N
 Elevation: 23m AOD
 Camera: Canon EOS 6D Mark II
 Lens: Canon EF 50mm f/1.8 STM
 Direction of view: North-East
 Distance from Site (closer Site boundary): 156m
 Weather: Overcast
 Date: 20.05.2021
 Time: 11:08
 Taken by: Martina Sechi



VIEWPOINT 5S - SITE'S ACCESS ON CAMBRIDGE ROAD
Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length



VIEWPOINT 5W - SITE'S ACCESS ON CAMBRIDGE ROAD
Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 5 - SITE'S ACCESS ON CAMBRIDGE ROAD

EXISTING VIEW/SENSITIVITY	<p>This viewpoint represents the views of road users from the main access into the Babraham Research Campus. To the south, although the landscape in the foreground consists of open grassland, the buildings readily intervene to limit the field of view and screen the Site. The road infrastructure and Campus access are prominent features, exerting an urbanising influence on what is otherwise a verdant view. The skyline is also split between the built form, with shallow arched rooftops and regularly replicated flues, and the woodland cover.</p> <p>On the other hand, to the west the view is currently very rural with the open grassland enclosed by the mature tree belt. In the foreground the more recent planting has not yet reached maturity allowing depth in the view across the field. The skyline, in this case, is consistently vegetated.</p>		MEDIUM-LOW
	<p>Value - While view lacks of statutory landscape designations, and its is not representative of the typical Green Belt openness to the south, there are some distinctive elements to the north including the tree belt and discreet sense of openness. The overall value is considered medium.</p>	<p>Susceptibility - The receptors represented by the viewpoint are road users that would not focus on the contextual landscape. Susceptibility to change is considered low.</p>	
POTENTIAL CHANGES TO THE VIEW	<p>To the south, the new built form will be visible, nested within the existing built form. Although it will result in a intensification of the urban character it will not increase the existing sense of enclosure. The character of the view will largely remain unchanged with no adverse effects.</p> <p>However, receptors looking to the west will experience a substantial change in the view with proposed development introducing new built form in a currently rural field. The skyline will lose its treed character and there would be an increased sense of enclosure. The inherent, albeit localise, Green Belt openness would be adversely effected.</p>		



Viewpoint Data

Visualisation Type 1
 Cylindrical Panorama
 Enlargement: 96% @ A1
 Horizontal Field of View: 90°
 Grid coordinates: 0°12'5.94"E, 52° 8'22.89"N
 Elevation: 33m AOD
 Camera: Canon EOS 6D Mark II
 Lens: Canon EF 50mm f/1.8 STM
 Direction of view: South
 Distance from Site (closer Site boundary): 321m
 Weather: Overcast
 Date: 20.05.2021
 Time: 11:31
 Taken by: Martina Sechi



Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 6 - FOOTPATH 12/4		
EXISTING VIEW/SENSITIVITY	<p>This viewpoint represents the views of ramblers on a PRoW to the south-west of Babraham. The village edge, and Conservation Area, is defined by large, agricultural buildings and the associated storage areas. The built form and backdrop of dense tree belt enclose the view and screen the Site as well as the Babraham Research Campus buildings, although glimpses of the latter could occur during wintertime.</p>	MEDIUM
	<p>Value - The view lacks of landscape designations or distinctive elements. The value is considered low.</p> <p>Susceptibility - The receptors represented by the viewpoint are engaging in a recreational activity that includes appreciation for the contextual landscape. Susceptibility to change is considered high.</p>	
POTENTIAL CHANGES TO THE VIEW	<p>The proposals sit in the background of the view and the proposed development on the southern Site's boundary includes some lower, residential uses to the south-east. The intervening vegetation and built form (including the Babraham Research Campus buildings beyond the tree belt) would provide substantial screening of the main blocks, albeit flues could emerge over the treed skyline. In winter, it is also possible that glimpses of the proposals to the south-west of the Site would be visible through the bare vegetation.</p> <p>Notwithstanding the intrusion of the flues in the skyline, the overall rural character of the view will be preserved.</p>	



Viewpoint Data

Visualisation Type 1
 Planar Image
 Enlargement: 100% @ A3
 Horizontal Field of View: 39.6°
 Grid coordinates: 0°12'41.08"E, 52° 7'40.04"N
 Elevation: 30m AOD
 Camera: Canon EOS 6D Mark II
 Lens: Canon EF 50mm f/1.8 STM
 Direction of view: North-West
 Distance from Site (closer Site boundary): 1,048m
 Weather: Overcast
 Date: 20.05.2021
 Time: 12:06
 Taken by: Martina Sechi



Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 7 - FOOTPATH 12/11		
EXISTING VIEW/SENSITIVITY	<p>This viewpoint represents views of ramblers on a PRoW to the north-west of the Site. The view is enclosed by the dense tree belt in the background, which screens views of the Site and the Babraham Research Campus, although glimpses of the existing built form could occur during wintertime.</p> <p>The view is very verdant and the skyline is defined by the tree canopies.</p>	HIGH
	<p>Value - The view is rather verdant and pleasing, representing the distinctive, intimate river landscape. The value is considered high.</p> <p>Susceptibility - The receptors represented by the viewpoint are engaging in a recreational activity that includes appreciation for the contextual landscape. Susceptibility to change is considered high.</p>	
POTENTIAL CHANGES TO THE VIEW	<p>The tree belt in the background would provide complete screening during summer and substantial screening during winter, with little glimpses expected through the dense vegetation. However, it is likely that flues associated to the development to the north of the Site would be visible over the teed skyline.</p> <p>Notwithstanding the possible intrusion of the roof features, the view is largely considered unchanged and will retain its landscape qualities, including a discreet sense of openness.</p>	



Viewpoint Data

Visualisation Type 1
 Planar Image
 Enlargement: 100% @ A3
 Horizontal Field of View: 39.6°
 Grid coordinates: 0°11'21.49"E, 52° 8'25.17"N
 Elevation: 22m AOD
 Camera: Canon EOS 6D Mark II
 Lens: Canon EF 50mm f/1.8 STM
 Direction of view: South-East
 Distance from Site (closer Site boundary): 909m
 Weather: Overcast
 Date: 20.05.2021
 Time: 14:34
 Taken by: Martina Sechi



Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 8 - BABRAHAM ROAD		
EXISTING VIEW/SENSITIVITY	<p>This viewpoint represents views of residents and road users on the eastern edge of Sawston. The Site appears largely screened by the intervening vegetation, although the background is punctuated by views of the buildings within the Babraham Research Campus. Notwithstanding the urbanising influence on an otherwise agricultural, open landscape, the view is substantially verdant with the typical wooded skyline.</p>	HIGH-MEDIUM
	<p>Value - The view, despite the scattered built form, represents the open Green Belt landscape and some distinctive features, namely woodland blocks and the wooded skyline. The value of the view is considered high.</p> <p>Susceptibility - The receptors represented by the viewpoint are road users on a secondary road, while most would not focus on the contextual landscape, cyclist are more likely to engage with their surroundings. Susceptibility to change is considered medium.</p>	
POTENTIAL CHANGES TO THE VIEW	<p>The proposals will be largely screened by the intervening vegetation and topography, proposed development to the south-west and south-east of the Site is not expected to be visible in the view. However, glimpses of the roof and flues are likely to be noticed during winter. The existing vegetation filter will mitigate the effects of intensified urban character which would otherwise adversely effects the open landscape character of the Green Belt.</p> <p>The character of the view is largely preserved.</p>	



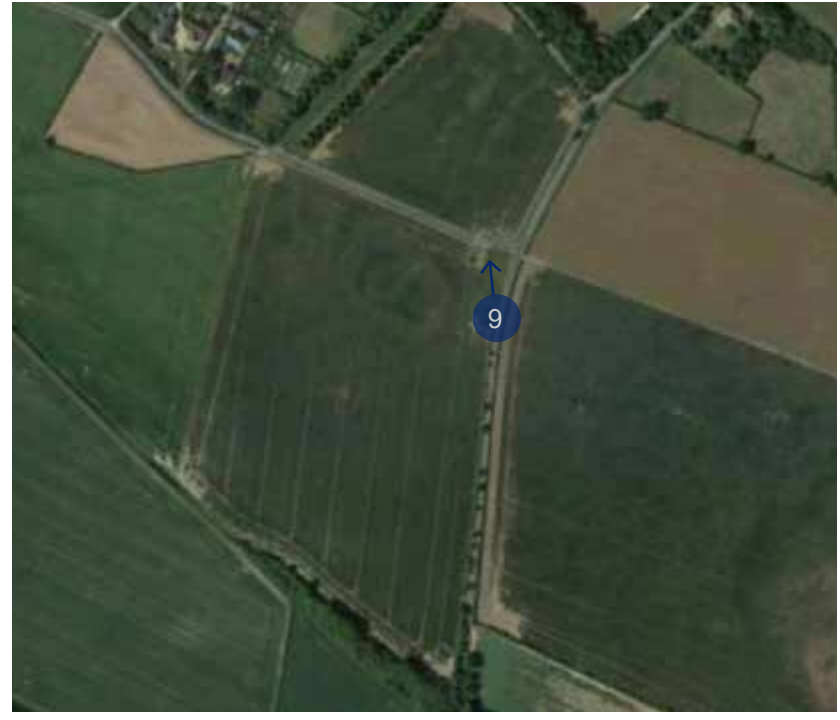
Viewpoint Data

Visualisation Type 1
 Planar Image
 Enlargement: 100% @ A3
 Horizontal Field of View: 39.6°
 Grid coordinates: 0°11'11.42"E, 52° 7'43.50"N
 Elevation: 27m AOD
 Camera: Canon EOS 6D Mark II
 Lens: Canon EF 50mm f/1.8 STM
 Direction of view: North-East
 Distance from Site (closer Site boundary): 1,263m
 Weather: Overcast
 Date: 20.05.2021
 Time: 15:13
 Taken by: Martina Sechi



Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 9 - HIGH STREET		
EXISTING VIEW/SENSITIVITY	<p>The viewpoint represents views experienced by road users approaching Babraham village from the south. The Site is screened by the intervening vegetation, however, during winter months, glimpses of the existing Babraham Campus built form are plausible.</p> <p>The view is typically rural with a secondary road dissecting the agricultural fields. The tree avenue to the left of the view generates at Babraham Hall, while to the right is an informal woodland block. The mature vegetation encloses the fields limiting the field of view and creating a green skyline.</p>	HIGH-MEDIUM
	<p>Value - The view represents the open Green Belt landscape and includes some distinctive features, namely Babraham Hall tree avenue and the wooded skyline. The value of the view is considered high.</p> <p>Susceptibility - The receptors represented by the viewpoint are road users on a secondary road, while most would not focus on the contextual landscape, cyclist are more likely to engage with their surroundings. Susceptibility to change is considered medium.</p>	
POTENTIAL CHANGES TO THE VIEW	<p>The proposals will be largely screened by the intervening vegetation. As this consists of several layers of tree belts it is unlikely that the proposal will be visible even during winter months. The trees are not expected to break the wooded skyline as the proposal will sit on lower topography.</p> <p>The character of the view is therefore preserved.</p>	



Viewpoint Data

Visualisation Type 1
 Planar Image
 Enlargement: 100% @ A3
 Horizontal Field of View: 39.6°
 Grid coordinates: 0°12'2.66"E, 52° 7'34.44"N
 Elevation: 34m AOD
 Camera: Canon EOS 6D Mark II
 Lens: Canon EF 50mm f/1.8 STM
 Direction of view: North
 Distance from Site (closer Site boundary): 1,263m
 Weather: Sunny
 Date: 09.08.2021
 Time: 15:47
 Taken by: Martina Sechi



BIDWELLS