

Land at Whittlesford

Landscape, Heritage and Ecology Appraisal

edp4825_r005

1. Introduction

- 1.1 The findings of the desk-based review and field survey are summarised on the environmental planning context plan (**Plan EDP 1**) and the landscape character context plan (**Plan EDP 2**).
- 1.2 As shown on **Plan EDP 2**, the Site occupies five agricultural fields to the west of Duxford Road, and between the pockets of settlement which comprise Whittlesford.
- 1.3 The Site's key features can be described as follows:
 - Topographically the Site is a largely flat area, varying by no more than 10m in elevation over c.19.72 hectares (ha) and sits at a level consistent with the adjacent roads and settlement to the east, north and south. The highest point is around c.38m above Ordnance Datum (aOD) located along Duxford Road, from which the land slopes gently away, north and west over the Site;
 - The Site is principally, open, arable land with a small area of horse paddocks and grazing in the northern extents, bordered to the north, south, and east by residential properties associated with Whittlesford, including properties within the Conservation Area to the north, properties lining Duxford Road and properties within Whittlesford Bridge in the south;
 - A wooded plantation belt approximately 30 years old, forms the western boundary of the northern parcel of the Site and contains this particular parcel from views from this direction, both visually and perceptually;
 - North and east, this parcel is contained by existing residential development along Duxford Road and High Street, with varying boundary treatments in the form of walls, vegetation and fencing;
 - The northern part of this area also contains a handful of horse paddocks with post and wire fencing as well as stables, agricultural buildings and a yard;
 - To the south, the southern boundary is formed by a mature native hedgerow. The western boundary of the southern parcel of the Site is more open in character with remnants of defunct hedgerow, leaving it more exposed to views from the south-west and west. The northern boundary is entirely open, whilst the southern boundary is enclosed by mature vegetation and the rear of residential curtilages;

- A public footpath (Footpath 257/8 runs c.460m west of the Site. It begins from West End Road in Whittlesford and heads south through before
- Terminating at the A505. No Public Rights of Way (PRoW) pass through the Site itself; and
- A National Cycle Route (NCR11) passes adjacent to the eastern edge of the Site along Duxford Road.

2. Landscape Character

2.1 The landscape character assessment for South Cambridgeshire is contained within the Greater Cambridgeshire Landscape Character Assessment (2020) and covers the City of Cambridge and South Cambridgeshire District Council areas. The southern parcel of the Site is located within the 'Morden to Duxford Lowland Chalklands' Landscape Character Area (LCA). The key characteristics that are considered relevant to the Site and its landscape context are described as follows:

- *'Low hedges and few trees create a large-scale, open and simple landscape;*
- *Occasional copses of trees on high ground are a distinctive feature;*
- *Sparse settlement pattern with small villages elevated from the River Valleys on lower ground, interspersed with isolated farms and cottages;*
- *Long distance views across arable fields towards the rising chalk hills to the northeast and south; and*
- *Historic linear features include roads, ancient trackways and earthworks'.*

2.2 The northern parcel of the Site is located within the 'Cam and Granta Tributaries Lowland Farmlands' LCA. The key characteristics that are considered relevant to the Site and its landscape context are described as follows:

- *'Wider floodplain of the River Cam or Rhee and River Cam or Granta;*
- *Shelterbelts and scattered blocks of deciduous woodland including historic parkland at Sawston Hall provide visual enclosure;*
- *Dense pattern of large commuter villages with a suburban character and industrial influences, eroding rural character;*
- *Transport networks including railway and major road networks fragment the area;*
- *Green corridor including Hobson's Park and the rising foothills of the Gog Magog; and*

- *Hills to the east contributes to the setting of Cambridge’.*

2.3 The Greater Cambridgeshire Landscape Character Assessment (2020) also categorises the villages within the Local Planning Authority (LPA) areas into broad landscape zones, of which Whittlesford is classed within ‘The Chalklands Villages’. The typical characteristics include:

- *‘In the chalklands to the south and east of Cambridge, both small and large villages generally have a strong historic, linear form, though extensive modern estate developments have occurred in some villages close to Cambridge; others, such as Bassingbourn, are the result of amalgamation of older hamlets.*
- *These linear villages widen out in places to include village greens, such as the large, oval green at Barrington and the smaller, triangular one at Heydon.*
- *A few villages, such as Little Shelford, have a rectangular form of looser structure with a number of important open spaces included.*
- *The village edges are varied, typically abutted by a mix of open fields, woodland, or smaller fields.*
- *Long back gardens also help to form a transition to the surrounding countryside.*
- *A wide variety of materials are used in walls, including plastered timber-frame constructions (weatherboarded or rough-cast render on laths) clunch, clay bat, knapped flint, plain gault brick, red and yellow gault brick.*
- *Farm buildings are typically black-tarred weatherboarding.*
- *Colours of buildings are generally light and warm, often pale cream, but some are painted pale pink or yellow and, occasionally, earthy red.*
- *Roofs of vernacular buildings are typically of longstraw, thatch and plain clay tiles and pan-tiles, with some more recent use of Welsh slate and reed thatch.*
- *Plastered timber-framed building details include; high-pitched roofs, drip-boards set in the gable ends and over windows, four or six panelled or planked doors, and with chimneys set laterally on the ridge to roofs.*
- *Eighteenth and nineteenth century house details include; low-pitched roofs, vertical sliding sash windows set in deep reveals over shallow stone sills, with gauged or segmental brick arched lintels and chimneystacks incorporated within the building at the gables’.*

2.4 Unsurprisingly, due to the Site’s location across these two LCAs and adjacent to ‘The Chalklands Village’ of Whittlesford, a number of key characteristics from each are shared with the Site or influence it in some way:

- The Site contains no streams, although close to such a feature, the River Cam;
- The Site and surrounding area do comprise arable farmland low hedges and open character;
- Views are limited by well treed character to villages, which are often not visible in the wider landscape, despite adjoining open arable fields. Shelterbelts and scattered blocks of woodland also contribute to some visual enclosure;
- Whittlesford is currently linear in form, which has somewhat made its function disjointed;
- Whittlesford is a commuter village with suburban character, providing an urbanising influence over adjacent rural character; and
- Whilst the character of the Site is farmland, the proximity of the adjacent settlement of Whittlesford and the A505 and nearby M11 limit the extent to which the area could be described as a 'peaceful landscape'.

2.5 On the whole, the Site is broadly consistent with the character of the 'Morden to Duxford Lowland Chalklands' and 'Cam and Granta Tributaries Lowland' LCAs, but there are factors that serve to lessen the inherent sensitivity of the Site to further development; namely the adjacent settlement and nearby main road infrastructure of the A505 and M11 Motorway. These features do not overtly 'urbanise' the locale but do influence the character of the Site and differentiate it from the more intact rural landscapes in the area.

2.6 The most sensitive aspects of the Site – namely the mature vegetative boundaries – would be retained within any proposal. These features would provide the framework for future development, and also protect wider visual amenity and landscape character.

Visual Amenity

2.7 The Site's visual amenity is described below:

- A local Public Right of Way (PRoW) Footpath 257/8 runs c.460m west of the Site. This runs north from Whittlesford to the A505 to the south, centrally through a field along an open field boundary, which allows for views towards the Site;
- The Site is visible from Duxford Road (also doubles as NCR11) which passes adjacent the Site as would be expected. Views are currently funnelled in the direction of the route due to existing mature roadside hedgerow vegetation and built form;
- From the west, due to vegetation, the Site would be glimpsed and filtered from Hill Farm Road, which passes north-south c.990m west of the Site. Further west from Bridleway 257/7 which spurs off this road and heads west to the M11, views become more limited

due to layers of hedgerow vegetation within the landscape between this location and the Site;

- To the north, the Site is well contained by existing settlement and mature vegetation within Whittlesford, which combine with the relatively flat local topography to screen intervisibility with areas to the north of the settlement;
- From the south-west, open views are available from a short section of the A505, near the roundabout with Hunts Road. Mature vegetation and built form between Chuck-a-Bush Farm and Whittlesford Parkway along the A505 screen views towards the Site. Further south, views towards the Site would be possible from Footpath 68/10 north of Duxford, and some views may be obtained from slightly elevated ground along Grange Road where gaps in vegetation allow;
- To the east, land falls from the Site towards the West Anglia Main Line railway, which is lined in part by mature vegetation and the River Cam which is lined with scattered riparian vegetation along its route. In terms of the A1301 and the Causeway (A505) roads, these would experience limited views to the Site, where only a handful of existing dwellings along Duxford are currently visible; and
- Beyond these routes, the generally flat nature of the surrounding area in combination with mature hedgerows and tree belts, woods or plantations, and partial enclosure from existing settlement at Whittlesford, mean that for all intents and purposes the Site (and future development) will not be openly visible over the wider geographic area.

Constraints and Opportunities

- 2.8 The Site is considered to have low visual sensitivity, particularly in the lower lying northern portions where new development would relate well to the existing settlement but even in the more elevated areas, views into the Site are principally glimpsed or at a distance. A detailed Landscape and Visual Appraisal would be recommended to fully understand all potential views into and out from the Site but as the initial overview suggests, visual matters are unlikely to present a significant constraint.
- 2.9 There are very few significant constraints in landscape terms, the principal consideration being the interface with the existing historic core. The retention of the legibility of that core will also be a key consideration whilst creating new connections and complementary spaces for the local community.
- 2.10 Whilst the character of the Site and adjacent village has features that are typical of the host LCAs that can be enhanced, there are a number of opportunities to further develop that character through good design where the potential for adverse effects could be reduced:

- Retention of better quality hedgerows and hedgerow trees within areas of open space or alongside pedestrian/cycle routes to maintain a mature structure and coherent landscape fabric;
- Opportunity to develop the green infrastructure of the Site, reinforcing hedgerow boundaries, connecting and creating habitats with tree and woodland planting, orchard and meadow planting and creation of significant areas of public amenity space for formal and informal recreation and circular recreational routes;
- Restrict building heights across the Site to reflect adjacent built scale (particularly to the north and in the vicinity of the conservation area) to ensure dwellings do not contrast with the existing character and pattern of the settlement;
- Considerable tree planting across the Site to continue the characteristic treed character to the village. This could take the form of copse and woodland planting in open spaces as well as parkland trees in amenity spaces and a strong framework of street trees within the village layout;
- Identify a landscape design code that integrates small, medium and large sized native trees in urban areas, public open space (POS) and alongside footpath/cycling corridors, demonstrated a coherent Green Infrastructure Strategy can be delivered to contribute to the County-wide Green Infrastructure Strategy; and
- Integration of a sustainable urban drainage system (SuDS) into the design including swales and balancing areas to include some permanent water bodies and water meadow areas to increase biodiversity opportunities.

Summary

2.11 Therefore, there are no in principle landscape and visual constraints to development of the Site. With the design of a robust and sensitive masterplan that respects the close proximity of the settlement edge and responds to the local settlement character and local views, development would create the opportunity to establish new public spaces with a strong connection to nature and strengthened green infrastructure routes between the northern and southern parts of the village.

3. Historic Environment

3.1 Consideration of the historic environment of the site has been informed by a site visit by an experienced heritage consultant and a desk study including information obtained from the Cambridgeshire Historic Environment Records Centre and the National Heritage List for England. The baseline situation in respect of the historic environment is set out in **Plan EDP 3**.

Designated Heritage Assets

- 3.2 Numerous designated heritage assets are identified in the wider area, including 57 listed buildings, 2 scheduled monuments and 1 registered park and garden. Consideration of the designated heritage assets in the vicinity of the site indicates that the majority of these would in no way be changed by residential development proposed within the Site, nor would their significance be adversely affected, and they are therefore not considered to form a constraint to development of the Site.
- 3.3 The closest designated asset to the Site comprises Whittlesford Conservation Area, a small section of the southern boundaries of which are located across and adjacent to the northern boundaries of the Site, where they interact with the existing edge of the settlement.
- 3.4 The extents of the conservation area closest to the Site are defined by the properties and former farm complexes along West End and High Street, encompassing numerous thatched and timber-framed buildings, converted farm buildings with timber weatherboarding, and rendered and brick-built-properties of various dates and styles in generous plots, that together make a varied street scene. Across much of this southern edge the conservation area is separated from the wider landscape by intervening modern infill developments south of the High Street and West End. Such relatively small-scale developments are a common feature of the setting of the conservation area, and it is notable that they have sought to mirror the varied architectural palette of the historic core through the use of details such as timber weatherboarding and painted render.
- 3.5 Despite its proximity, the Site makes little discernible contribution to the experience of the conservation area from within the designated area. No potentially important views which incorporate the Site from within the core of the conservation area – i.e. its main thoroughfares and spaces from where it is possible to appreciate its character and appearance – have been identified. Instead, the experience of the site from the designated area is largely limited to the views of the northern extents of the agricultural land in the Site from the backplots and gardens of a number of properties fronting onto the south side of the High Street.
- 3.6 However, while the Site does not readily form part of the surroundings in which the special interest of the Whittlesford Conservation Area can be appreciated, any development proposals should carefully consider measures to avoid loss of the contribution the northern extents of the Site make to the setting of the conservation area. In particular, proposals should seek to limit densities and heights of built form within the northern portions of the Site, and seek to incorporate areas of open space, to retain the sense of the open character that the agricultural land here currently possesses.

Non-designated Heritage Assets

- 3.7 Consultation with the Cambridgeshire Historic Environment Record (HER) has established that there are no non-designated heritage assets recorded within the Site. The closest known assets comprise buildings and features relating to the 19th Century (**MCB21596**, **CB14959** and

MCB21676), which evidence the expansion of the settlement along Duxford Road at this time. Confirmed prehistoric activity in the form of an Iron Age settlement (**MCB19677**) and Mesolithic/Neolithic settlement activity (**MCB18239**) has been identified south of the Royston Road, and a Roman field system (**09741**) and a Roman pottery production and agricultural site (**MCB20152**) are also located to the south of Whittlesford Parkway and the Royston Road.

- 3.8 Although medieval activity is relatively prevalent within the wider area, it appears to be centred around Whittlesford Church and the Chapel of St John near Whittlesford Station. Considering that the clear foci of medieval activity are in the cores of the existing settlements, it is likely that the Site was exploited for agriculture during this period.
- 3.9 Therefore, while there is some potential for prehistoric and Roman archaeology to exist within the Site, any such remains are likely to have been truncated to a degree by agricultural activity and there is no reason to believe that any archaeological features that survive within the Site will be of such importance to warrant their preservation in situ.

Summary

- 3.10 Therefore, there are no 'in principle' historic environment constraints to the future development of the Site. While any proposals to develop the Site would result in the loss of a small part of the agricultural hinterland of the settlement and Whittlesford Conservation Area, a sympathetic design approach across the north extents of the Site, which seeks to limit heights and densities of built form and incorporate areas of open space, particularly in areas of the Site that are not separated from the conservation area by modern infill development, would sensitively address the character and appearance of the adjacent conservation area and ensure its special interest is preserved.
- 3.11 While the known archaeological baseline does not identify the presence of any archaeological features in the Site, buried remains associated with activity in the prehistoric and Roman periods has been identified in the wider area and there is inevitably a degree of potential for comparable remains to survive within the Site. Nonetheless, there is no indication that the presence of such archaeology would form a constraint to development of the Site. Any remains that do survive within the Site could be adequately addressed through an appropriate programme of archaeological work.

4. Ecology and Biodiversity

- 4.1 The ecology and biodiversity of the Site has been informed by an Extended Phase 1 Habitat survey by a suitably qualified ecologist. This was augmented with an ecological desk study using web-based sources and a request to Cambridgeshire and Peterborough Environmental Records Centre for non-statutory designations and species records. The findings of the extended Phase 1 Habitat survey are illustrated on **Plan EDP 4**.

- 4.2 The purpose of these baseline investigations was to identify any potentially significant ('in principle') ecological constraints and opportunities to development proposed within the Site.
- 4.3 Based upon established geographical value systems¹, value is assigned by EDP within this Report on a scale of International/European (highest value) > National > County > District > Local > Site-level > negligible (lowest value) to ecological features.
- 4.4 Except where indicated otherwise, 'Priority Species' and 'Priority Habitats' refers to the list of species and habitats of principal importance for nature conservation; a list that is required to be in operation under Section 41 of the Natural Environment and Rural Communities Act 2006, and to which Local Planning Authorities must have regard when exercising their functions under Section 40 of the Act.

Designations and Policy Areas

- 4.5 There is one designation of international importance within 15km of the Site. Eversden and Wimpole Woods Special Area of Conservation is located 12.8km north-west and is designated for its population of Barbastelle bats. The core sustenance zone of barbastelle is 6km, so due to the distance between the Site and the Wimpole Woods Special Area of Conservation (SAC) it is not considered there would be any significant impacts upon this designation.
- 4.6 There are four statutory designations of National value within 2km as described in **Table EDP 4.1**; all with wetland features likely supported at least in part by groundwater inputs.
- 4.7 Nonetheless, the Site is situated outside Natural England's Impact Risk Zones around the SSSIs for residential development, and the Sites of Special Scientific Interest (SSSIs) are not publicly accessible via existing PRoW (such that they are no vulnerable to increased visitor numbers).
- 4.8 On this basis, and due to reasons of distance, lack of obvious receptor-effect pathways (such as connection via surface water course), EDP considers it is unlikely that the SSSIs would require consideration as part of any future planning application, subject to consultation with Natural England.

Table EDP 4.1: Statutory Designations within the Site's Potential Zone of Influence (2km)

Name	Designation	Distance and Direction from Site	Main Interest Feature(s)
Whittlesford-Thriplow Hummocky Fields	SSSI of National value	1.5km north-west	Nationally uncommon fairy shrimp and nationally rare grass poly occurring in shallow seasonally wet depressions maintained by flooding and ploughing.
Sawston Hall Meadows	SSSI of National value	1.6km north-east	Fen meadow plant communities and nationally rare Cambridge milk parsley.

¹ CIEEM (2016). *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal*. Chartered Institute of Ecology and Environmental Management, Winchester.

Name	Designation	Distance and Direction from Site	Main Interest Feature(s)
Demford Fen	SSSI of National value	1.9km north	Tall-herb fen, fen meadow and wet woodland plant communities.
Thriplow Peat Holes	SSSI of National value	2.1km west	Tall-herb fen and wet woodland plant communities, with records dating back 300 years.

- 4.9 There are three non-statutory designations of County-level value or less (or other designations that should be considered at this level), within 2km of the Site, as shown in **Table EDP 4.2**.

Table EDP 4.2: Non-statutory Designations within the Site's Potential Zone of Influence (2km)

Name	Designation	Distance and Direction from Site	Main Interest Feature(s)
River Cam	County Wildlife Sites (CWS) of County value	0.5km east	Main river (together with adjacent semi-natural habitat) that has not been grossly modified by canalisation and/or poor water quality. Additionally, it has areas with concentrations of mature pollard willows.
Middle Moor	CWS of County value	0.6km west	Woodland, semi-improved grassland, marshy grassland and open water.
PRV S51 (Duxford Grange)	Protected Road Verge of Local value	1.9km south	Neutral/calcareous grassland.

- 4.10 The nearby River Cam CWS and Middle Moor CWS will require further consideration as part of any future planning Promotion for the Site, on matters relating to drainage outfall (River Cam CWS) and increased visitor pressure and alterations to existing hydrological regime (Middle Moor CWS).
- 4.11 Due to reasons of distance and lack of obvious receptor-effect pathways (such as connection via surface water course), EDP considers it is unlikely that the PRV S51 Duxford Grange road verge would require consideration as part of any future planning application, subject to consultation.
- 4.12 The Site contains no known Priority Habitat. However, Coastal and Floodplain Grazing Marsh, Lowland Mixed Deciduous Woodland-equivalent and Lowland Meadows-equivalent Priority Habitats occur in close proximity. This is relevant context for habitat enhancement/creation proposals within the Site, as is the close proximity to the River Cam main river.

Habitats and Species

- 4.13 The Site comprises two parcels of land as shown on **Plan EDP 4**. The southern parcel is an intensively farmed arable field. The field is bounded along parts of the edges by hedgerows

including a species rich hedgerow with trees on the south-western corner. The northern parcel comprises predominantly of a large arable field. The arable field has a species poor grassland margin. The field is bounded by a plantation woodland along the south-western boundary and by species poor hedgerows on the south-eastern and north-eastern boundaries. To the north-west of the field are three species poor grassland fields that are separated by fences and used for grazing horses. There are four buildings within this area which are surrounded by amenity grassland. There is a pond within the north-west of the Site.

- 4.14 The other aforementioned habitats on-site are considered by EDP to be of only Local-level (low) intrinsic nature conservation value or less, being limited in distinctiveness, extent, botanical species richness or a combination. The arable land is of negligible value. EDP considers that none of these on-site habitats/land uses represent 'in principle' (significant) ecological constraints that otherwise may preclude development.
- 4.15 These habitats are likely to support a range of protected and Priority Species populations/assemblages. Indeed newts (species undetermined) and grass snake were observed in the pond during the Extended Phase 1 survey.
- 4.16 However, the limited intrinsic value of the habitats present will, in EDP's opinion, limit the value of such species populations/assemblages; they are likely to be of only Local-level value or less.
- 4.17 The scope of further Phase 2 survey work for protected/Priority Species populations/assemblages required to support any future planning application, will be subject to consultation in due course with the LPA Ecologist. A focused and proportionate survey programme for the following is likely to be required: breeding birds, foraging bats, roosting bats, great crested newt, and reptiles. The results of the Phase 2 survey work and consultations will influence the final masterplan proposals will enable the design of appropriate and proportionate levels of ecological mitigation measures in relation to faunal species.

Constraints and Opportunities

- 4.18 Consultation with the LPA Ecologist and further studies will be required on matters relating to any alteration to the existing hydrological regime (River Cam CWS and Middle Moor CWS) and increased visitor pressure (Middle Moor CWS). Nonetheless, it is EDP's opinion that a suitable sustainable urban drainage design solution can be found to ensure no material changes to the existing hydrological regime (water quality/quantity) to neither the River Cam nor Middle Moor. In addition, a robust and sensitive development scheme, which incorporates a sufficient quantum and quality of informal greenspace, will minimise increased visitor pressure to Middle Moor.
- 4.19 On this basis, it is unlikely that the CWSs constitute a significant ('in principle') constraint to development of the Site, ensuring planning policy compliance because 'significant harm to biodiversity' is avoided.



- 4.20 The Site is not considered by EDP to be directly or indirectly constrained by other off-site designations. In addition, EDP considers that there are no ‘in principle’ (significant) ecological constraints posed by the habitats present on-site which are low in their intrinsic value and are unlikely to support neither unique nor exceptional species populations/assemblages.
- 4.21 As with any proposed development, and subject to confirmation through consultation with the LPA Ecologist, a focused suite of Phase 2 surveys and an ecological assessment will be required to support any planning application coming forward for the Site and to inform the design of a robust masterplan.
- 4.22 Given the low intrinsic value of the habitats present, and its close proximity to existing ecological assets (River Cam CWS, Middle Moor CWS and known Priority Habitats), the Site represents a modest but tangible opportunity to deliver net biodiversity gain consistent with biodiversity targets for the district, ensuring planning policy compliance. To deliver multiple benefits to the environment and society, these opportunities would be nested within a Green Infrastructure strategy for the Site.

Summary

- 4.23 Therefore, there are no in principle ecological constraints to development of the Site. With the design of a robust and sensitive masterplan that respects the close proximity of the River Cam CWS and Middle Moor CWS, and inclusion of an appropriate drainage solution, EDP’s conclusion is that the Site is eminently suitable to development. Moreover, it offers the opportunity to deliver a net overall gain to local biodiversity and access to nature for human wellbeing. It will thus comply with all relevant biodiversity and planning policy, wildlife legislation, and guidance at local and national levels.

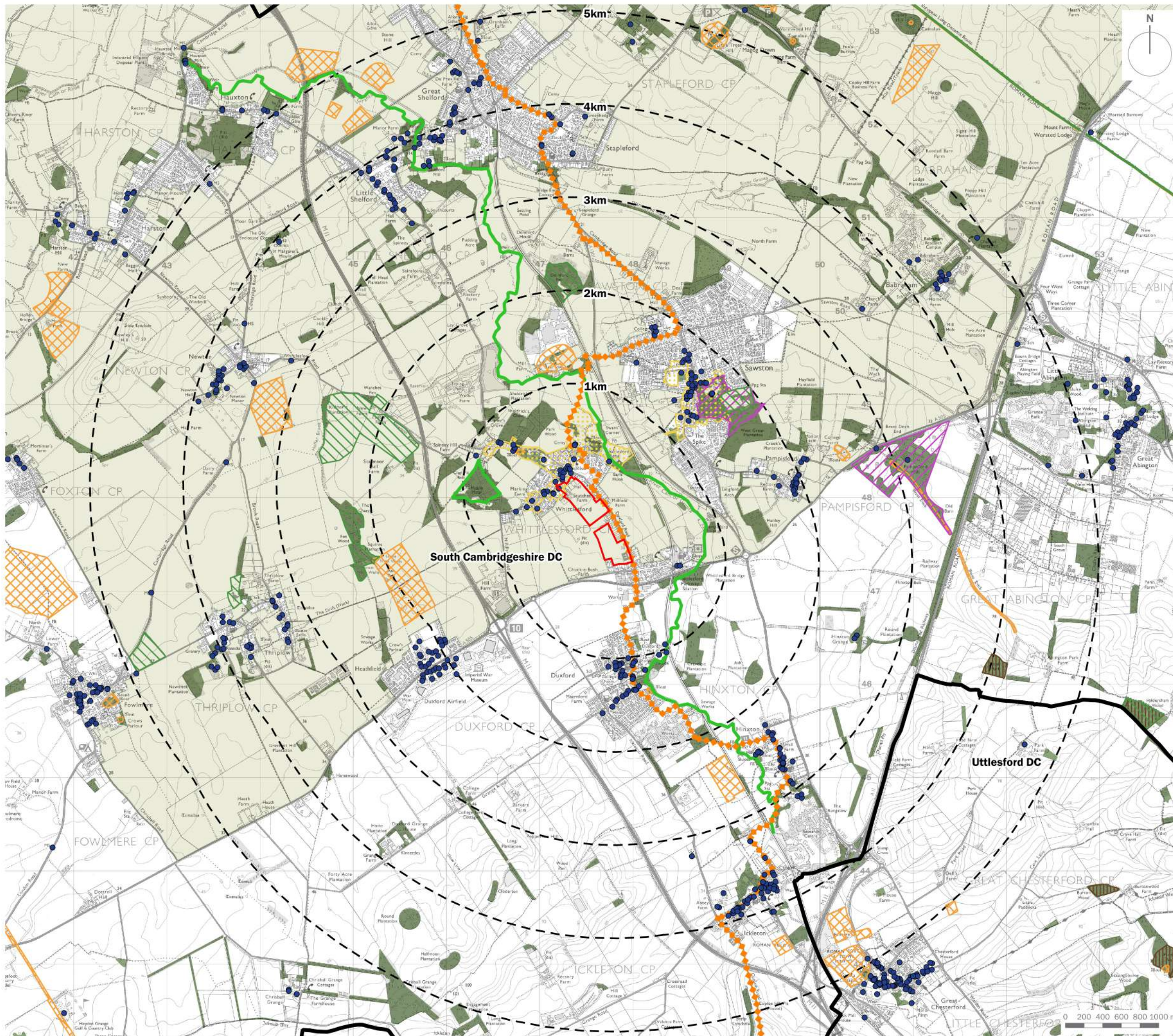
5. Green Infrastructure Strategy

- 5.1 As noted above, a comprehensive Green Infrastructure Strategy will be key to the delivery of the development and creates an opportunity to further enhance the setting of the village with traditional orchard, meadow and tree planting to further break up the open arable expanse which has over time, lost many of the historic hedgerows, trees, ponds and landscape features that encompassed the traditional mosaic of habitat in an agricultural landscape.
- 5.2 These opportunities may include (but are not limited to) the following:
- New native tree/shrub/hedgerow planting to enhance the existing boundary network;
 - Creation of Lowland Meadows-equivalent grassland within informal greenspace, and other ‘wildflower mix’ grassland in formal greenspaces;
 - Creation of ponds;

- Installation of durable, good-quality bird and bat boxes erected on or within the walls of new buildings;
- Wildlife-sensitive lighting scheme with particular regard to foraging bats;
- Appropriate design of SuDS with emphasis on features to reduce run-off and increase biodiversity value such as swales, rain gardens, green and brown roofs and permeable surface paving;
- Re-introduction of orchard planting, a priority habitat that has been lost locally but was prevalent in and around local villages including Whittlesford of which now only remnants remain; and
- Ongoing management of existing enhanced habitats, and newly created habitats, in accordance with an appropriate management plan.



Plan EDP 1
Environmental Planning Context
(edp4285_d002b 09 December 2021DJ/FM)



- Site Boundary
- Range Rings (at 1km intervals)
- Local Authority District Boundaries
- Landscape Considerations**
- Green Belt
- National Forest Inventory
- Ecology Considerations**
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites
- Heritage Considerations**
- Registered Parks and Gardens
- Scheduled Monuments
- Whittlesford and Sawston Conservation Areas
- Listed Buildings
- Other Considerations**
- National Cycle Routes

client
Grosvenor Britain and Ireland (Grosvenor)

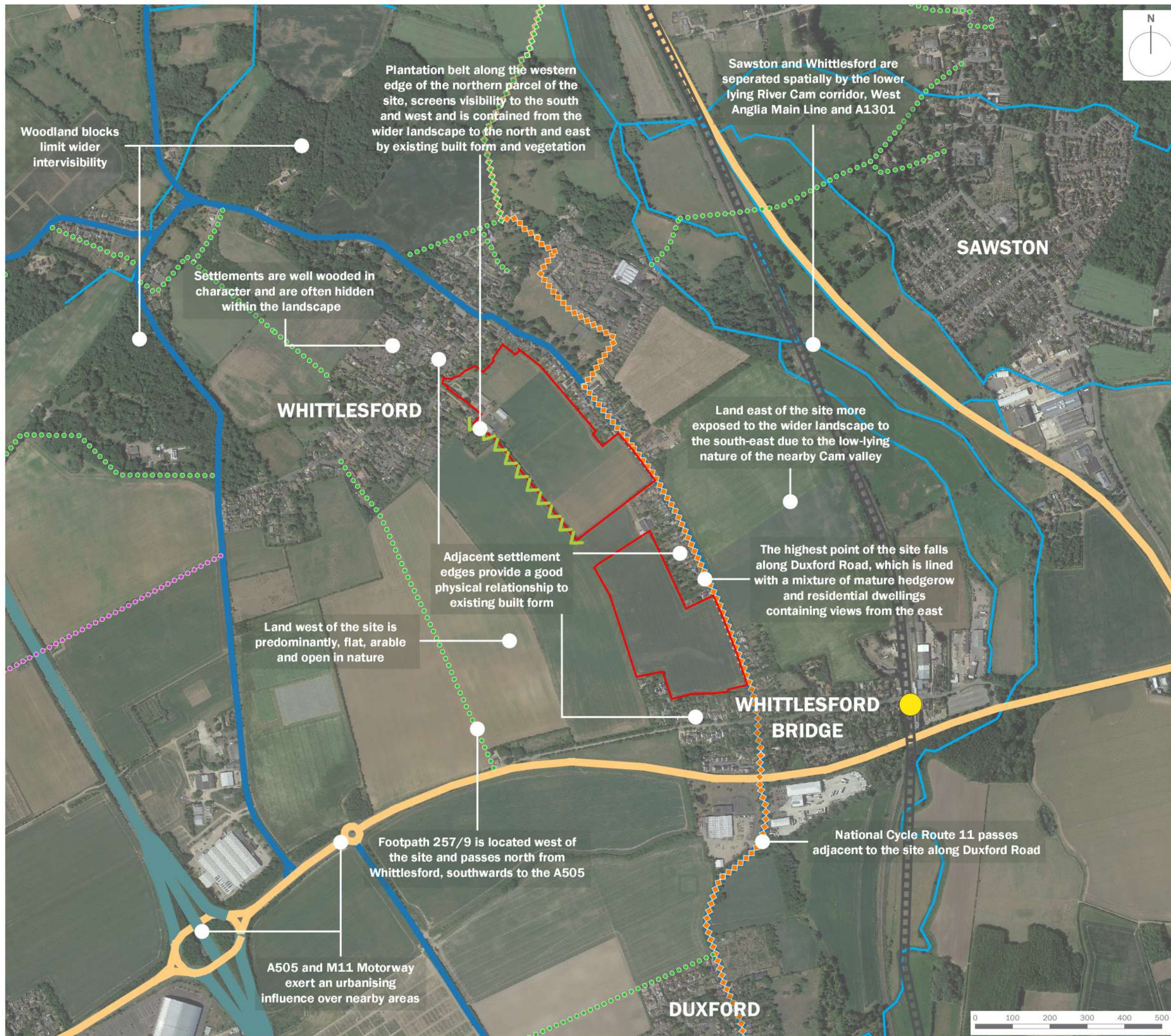
project title
Land at Whittlesford












drawing title
Plan EDP 1: Environmental Planning Context

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Plan EDP 2
Landscape Charact Context
(edp4825_d001b 09 December 2021 DJ/FM)



-  Site Boundary
-  Bridleway
-  Footpath
-  National Cycle Route
-  A Road
-  Motorway
-  Key Routes
-  Railway
-  Whittlesford Parkway Railway Station
-  Water Courses
-  Plantation Belt

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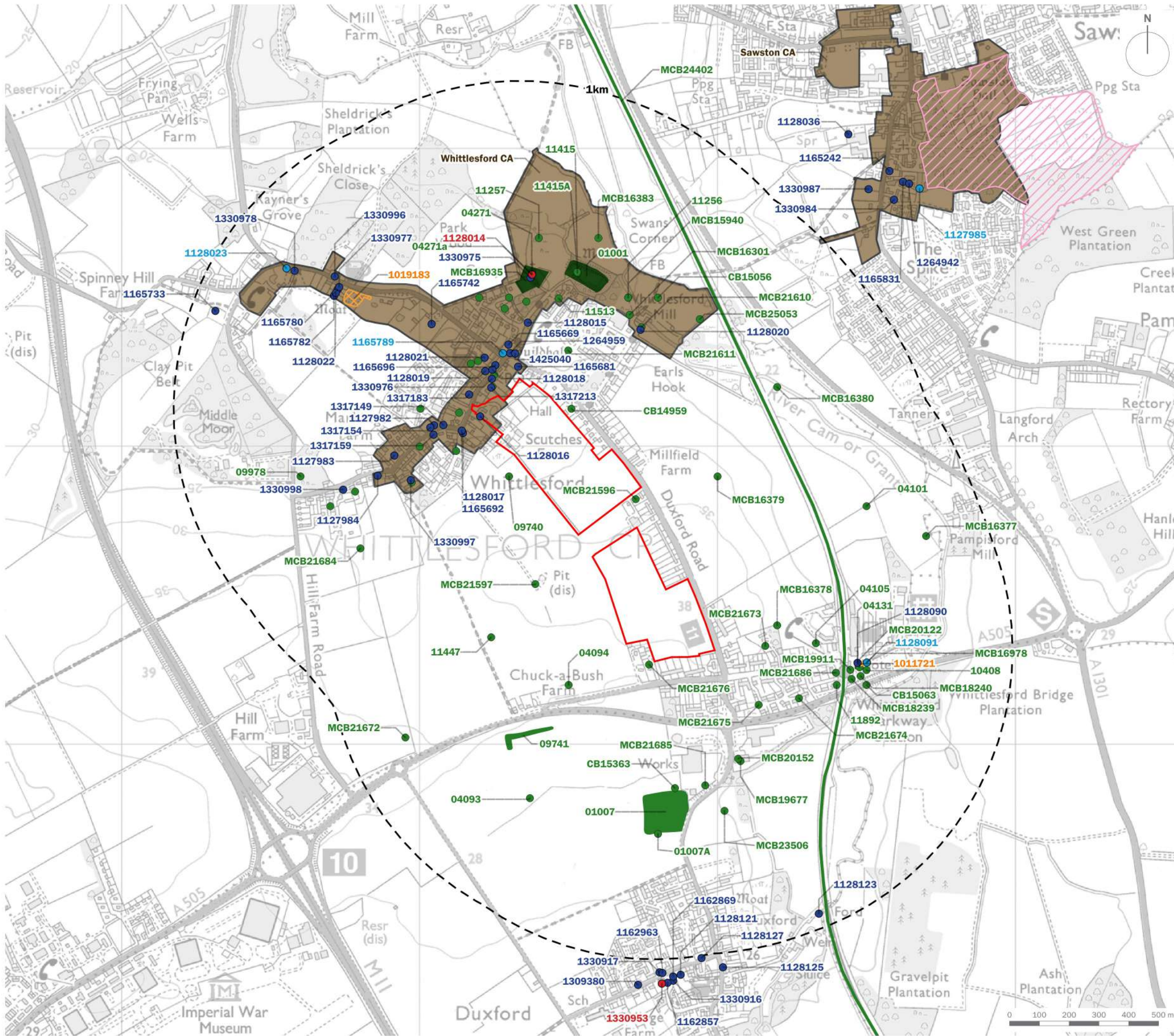
project title
Land at Whittlesford

drawing title
Plan EDP 2: Landscape Character Context

date	09 DECEMBER 2021	drawn by	DJ
drawing number	edp4825_d001b	checked	FM
scale	1:10,000 @ A3	QA	GY



Plan EDP 3
Heritage Assets
(edp4825_d007b 08 December 2021 DJ/FM)



- Site Boundary
- Range Rings (at 1km intervals)
- Scheduled Monument
- Registered Parks and Garden
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- HER Monument

client
Grosvenor Britain and Ireland (Grosvenor)

project title
Land at Whittlesford

drawing title
Plan EDP 3: Heritage Assets

date 08 DECEMBER 2021 drawn by DJ
drawing number edp4825_d007b checked FM
scale 1:12,500 @ A3 QA GY


















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Plan EDP 4
Extended Phase 1 Habitat Survey
(edo4825_d006b 09 December 2021 DJ/FM)



-  Site Boundary
-  Broadleaved Plantation Woodland
-  Arable
-  Amenity Grassland
-  Poor Semi-improved Grassland
-  Standing Water
-  Building
-  Hardstanding
-  Bare Ground
-  Hedge with Trees - Native Species-rich
-  Intact Hedge - Native Species-rich
-  Intact Hedge - Species-poor
-  Defunct Hedge - Species-poor
-  Fence
-  Wall

client
Grosvenor Britain and Ireland (Grosvenor)

project title
Land at Whittlesford

drawing title
Plan EDP 4: Extended Phase 1 Habitat Survey

date	09 DECEMBER 2021	drawn by	DJ
drawing number	edp4825_d006b	checked	FM
scale	1:4,000 @ A3	QA	GY