

**Draft Greater Cambridge Local Plan
Regulation 18 Consultation (December
2025 – January 2026).**

Representations (Landscape and Visual Issues).

Land South of Shelford Road, Fulbourn.

On behalf of Miller Homes.

Date: 30/01/2026 | Pegasus Ref: P25-3161EN



Document Management.

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V1	28/01/2026	RC	RC	First Issue.
V2	30/01/2026	RC	RC	Client's comments.



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1. Introduction

- 1.1. In 2021 Pegasus had been appointed by Miller Homes to provide a preliminary Landscape and Visual Appraisal and a Green Belt Review, with input into the Vision Document for the proposed residential development on land South of Shelford Road, Fulbourn ('the Site').
- 1.2. Following this, Miller Homes have commissioned Pegasus Group to prepare this Representation (Landscape and Visual Issues) in response to the recently published *Draft Greater Cambridge Local Plan Regulation 18 Consultation (December 2025 – January 2026)*, hereafter referred to as the '*Local Plan Regulation 18 (2025 – 2026)*'.
- 1.3. The Council's on-line mapping 'Greater Cambridge Local Plan HELAA site assessments (published 1 December 2025)'¹ identifies the Site as 'Site 115715' and HELAA 'Site 51610' (dated 2023).
- 1.4. The Council's recently published *Greater Cambridge Housing and Economic Land Availability Assessment (HELAA) 2025 (October 2025)*, pp 90 – 91, identifies the Site as 40501 and 115137.² The Council, however, has not assessed the Site with the justification stating: 'New contact details'.

2. Greater Cambridge Local Plan HELAA site assessments (published 1 December 2025)

- 2.1. The HELAA site assessment for the Site (Site 115715' and HELAA 'Site 51610') is informative and acknowledges that: "***Development of the site has some potential policy constraints, but these could be overcome through the planning application process.***" Limited constraints within the Site are a compelling argument for the Site to be allocated. There are

1

<https://placemaker.gretercambridgeplanning.urbanintelligence.co.uk/p/document/5/?appid=fb3771f8fa0f42e2af8511978fd8ec62>

² <https://consultations.gretercambridgeplanning.org/sites/gcp/files/2025-11/SDGCLPDGCHLAAARDec25.pdf>



no statutory or non-statutory landscape designations within or around the Site that would be noted in the adopted³ and emerging Local Plan, or on DEFRA's MAGIC on-line portal. Indeed, as illustrated by the Council's on-line 'Adopted Policies Map for Cambridge and South Cambridgeshire' the Site is segregated from the Fulbourn Conservation Area (protected through Policy NH/14) and the Protected Village Amenity Areas (under Policy NH/11) and apart from Green Belt, which is a spatial policy, there are no landscape and visual constraints to the Site.⁴ This is confirmed in the HELAA site assessment.

- 2.2. It is noted that there are a number of assets located in the landscape south west and south of Fulbourn, such as nature conservation and heritage designations, a number of Public Rights of Way (PRoWs) including the E2 European Long Distance Route, and a County Wildlife Site and Local Nature Reserve at Gog Magog Hills, which coincides with the Wandlebury Country Park. These Assets, however, are located some distance away and had been appraised as part of Pegasus' earlier work evidencing the inconsequential visual effects upon these visual receptors. In other words, whilst important in their own right, these assets do not pose any constraints upon the Site's development from an LVIA point of view.

3

<https://cambridgeonline.maps.arcgis.com/apps/instant/sidebar/index.html?appid=4c53eca43d384cde950d62a183ee108a>

4

<https://cambridgeonline.maps.arcgis.com/apps/instant/sidebar/index.html?appid=4c53eca43d384cde950d62a183ee108a>

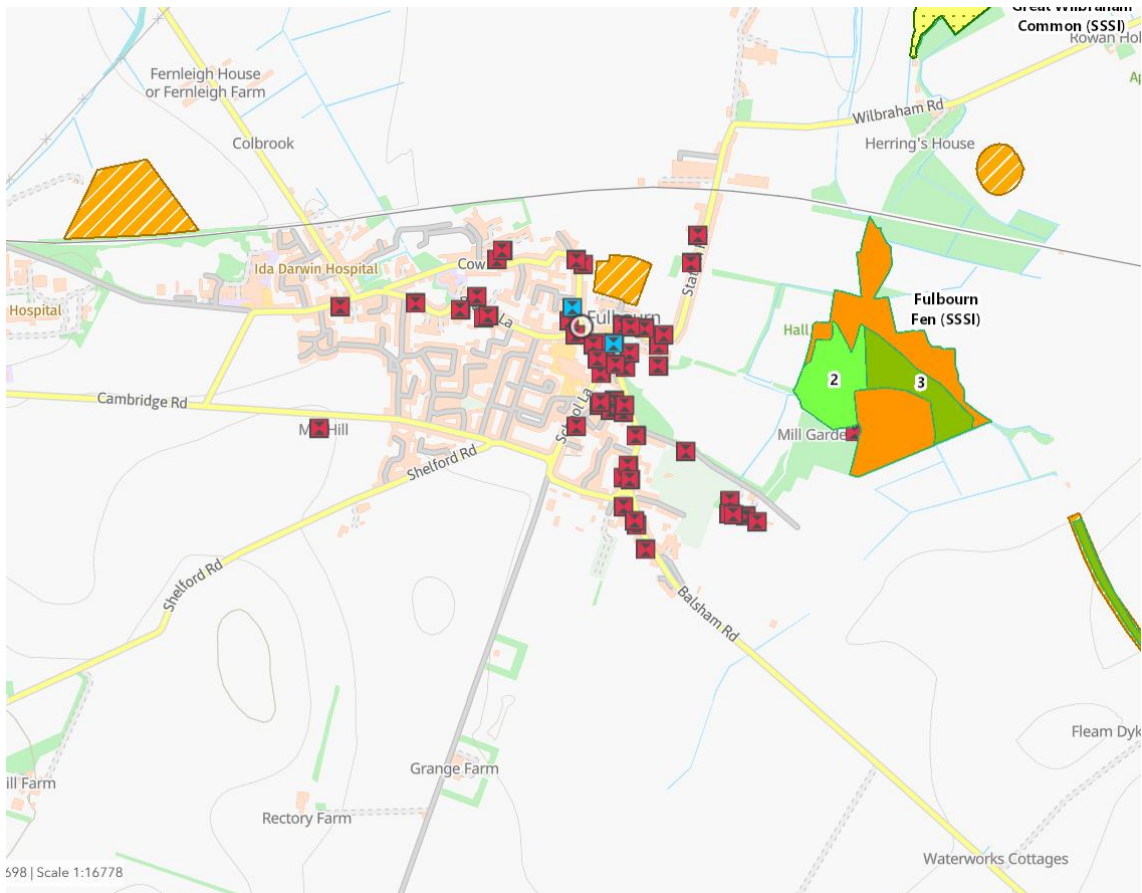


Plate 1 Designation within and around Fulbourn –extract from DEFRA’s MAGIC mapping.⁵

- 2.3. The above HELAA site assessment goes on to say under the ‘Final Landscape Summary 2023’ sub-heading: **“However, this site is very open and visible and would introduce a significant amount of development to the south of Shelford Road which currently forms a strong boundary to the village and prevents encroachment into the countryside. Therefore the site assessment remains red.”** Under the ‘Final Landscape Summary 2021’

⁵

<https://magic.defra.gov.uk/MagicMap.html?chosenLayers=ntrailsIndex,natcycleIndex,pathrouteIndex,pathmarginIndex,VillgreenIndex,doorgreenPIndex,doorgreenIndex,millgreenIndex,millgreenPIndex,cparksprovPIndex,cparksprovIndex,commlIndex,section15Index,crowIndex,aonbIndex,lnrPIndex,lnrIndex,nnrPIndex,nnrIndex,npkIndex,ramPIndex,ramIndex,proposedRamsarP,proposedRamsar,siteunitPIndex,siteunitIndex,sssiPIndex,sssilIndex,sacPIndex,sacIndex,sacPossibleP,sacPossible,spaPIndex,spaIndex,spaPotentialP,spaPotential,biosphPIndex,biosphIndex,moncPIndex,moncIndex,whsPIndex,whsIndex,lbuildIndex,batPIndex,batIndex,pagPIndex,pagIndex,comforIndex,lmilIndex,natforIndex,rspbgbPIndex,rspbgbIndex&box=548325:254182:554926:257493>

sub-heading it concludes: ***“The site consists of the northern end of a large arable field on the southern edge of Fulbourn, within the Green Belt. The topography is gently undulating and there are extensive views to and from the village in this location. Development of the site would have a significant adverse impact on the landscape character of the area. Development would also impact on key views to and from the village. Even with a reduction in residential units, inclusion of a view gap and landscape mitigation measures, development would have a significant impact on the landscape character.”***

- 2.4. The above is disputed. Whilst the earlier submission had included a masterplan, the landscape planning input into the associated Vision Document evidenced the limited visual effects of the potential development on Site.
- 2.5. This is discussed later in this Representation.

3. Local Plan Regulation 18 (2025 – 2026) – review

- 3.1. It is noted that the policies in the *Local Plan Regulation 18 (2025 – 2026)* do not allocate any development sites adjacent to the south of Fulbourn and the Site is not allocated. The ‘Vision for Greater Cambridge’ is clear: ***“New development must: minimise carbon emissions and reliance on the private car create thriving neighbourhoods with the variety of jobs and homes and supporting infrastructure we need, increase our network of nature, wildlife and multi- functional green spaces, and safeguard our unique, locally distinctive heritage and landscapes.”*** The development within the Site has the opportunity to provide the much needed housing within an area that is not constrained by any statutory or non-statutory nature conservation, heritage, or landscape designations. The character of the open countryside and Green Belt are the only constraints. The Site, however, is considered Grey Belt as evidenced in the Grey Belt Site Assessment (July 2025) prepared by Marrons on behalf of Miller Homes.
- 3.2. The *Greater Cambridge Landscape Sensitivity Assessment* (November 2021), published as part of the *Local Plan Regulation 18 (2025 – 2026)*, is informative in terms of landscape character and visual issues, and identifies the Site as forming part of a larger Assessment Unit FULO5 of medium sensitivity to residential developments – refer to Plate 2.

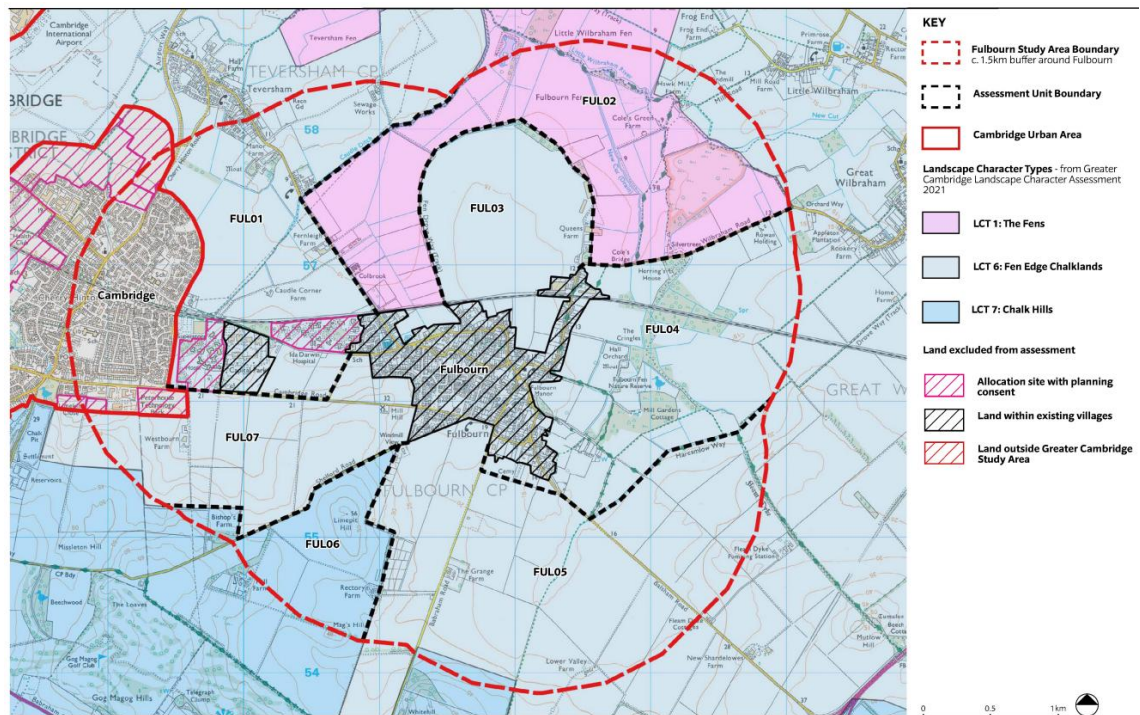


Plate 2 The Site falls within Assessment Unit FUL05 – extract from the Greater Cambridge Landscape Sensitivity Assessment (November 2021), Figure 3.17, p.411

- 3.3. Whilst the published assessment does not identify the capacity of the local landscape, nor are there any other documents that deal with the landscape capacity issue relevant to the Site, it is clear that with medium landscape sensitivity any landscape character effects of the development on Site would be moderated.
- 3.4. Indeed, the landscape character effects would be mitigated by the pattern of Fulbourn and its rather abrupt southern edge that exerts some adverse effects on the local landscape and is not being fully mitigated by any structural planting. This is acknowledged by the published assessment: ***“The southern edge of Fulbourn is well defined but harsh...”***.
- 3.5. It is acknowledged that the development within the Site would affect local views from the road and the nearest residential receptors, and that landscape character effects within the site itself would be at the higher end of the spectrum, but this is an inevitable consequence of any green field site, including the green field sites allocated by the emerging Local Plan.
- 3.6. In contrast, the development within the Site has the ability to provide new housing whilst ensuring the new settlement edge would be vegetated and effects mitigated, and in turn reducing the adverse influence of the existing dwellings that line the northern edge of Shelford Road. The proposed mitigation planting would help ensure the residual effects upon the surrounding countryside can be mitigated and reduced to an acceptable level. A Landscape and Visual Impact Assessment (LVIA) would support any subsequent planning application submitted by Miller Homes, evidencing the above assertion.
- 3.7. The Site does not contribute to the setting of Cambridge or its skyline and is partially enclosed by the existing settlement edge with Highfields Farm marking its western edge and coinciding with the western edge of Fulbourn. The development within the Site would form a logical extension to the settlement and would echo its historic evolution from a small

scale nucleated village concentrated around Fulbourn Manor in the late 19th Century to a larger village of a somewhat poly-focal pattern in the mind 20th Century. This then evolved through further development along the highway network and often either side of the roads, infilling land in between.⁶

- 3.8. The published assessment goes on to identify the following perceptual and aesthetic factors that make the landscape less susceptible to the development: **“Limited scenic quality in the open, arable landscape”** and this is true of the proposed Site and indeed its immediate adjacent fields. Whilst attractive in their own right, being open working countryside, the landscape is not of such quality that it warranted being designated or recognised in the adopted or emerging Local Plan, or indeed the *Fulbourn Village Design Guide Supplementary Planning Document* (January 2020). The Site does not fall within the ‘Essential Visual Gap’ identified in the *Village Design Guide* and falls on the very edge of the ‘Fields with sensitive visual relationship with the Village’ and on the periphery of the ‘Key outwards views from the village’.⁷
- 3.9. To ascertain the potential effects and suitability of the Site for development, and to support the on-going site promotion by Miller Homes, Pegasus have carried out a site visit in late January 2026. The site visit confirmed the preliminary findings that apart from the close range views from the edge of Fulbourn the overwhelming majority of the nearby visual receptors and those in the wider countryside would not be affected or effects would be limited, confirming Pegasus’ assertion that any landscape character effects would also be limited. To support the analysis Pegasus have prepared a screened Zone of Theoretical Visibility plan – refer to **Appendix 1**. It is important to note that the plan does not take into account hedgerows or tree belts or any other vegetation that is not mapped as part of the Ordnance Survey (OS) OpenMap data. This means that smaller areas of vegetation, including tall trees along Balsham Road and those along Babraham Road, leading south from

⁶ *Fulbourn Village Design Guide Supplementary Planning Document* (January 2020), Figure 1 ‘Progression of development’, p. 4, <https://www.scambs.gov.uk/media/rzdmh3uh/fulbourn-village-design-guide-supplementary-planning-document-2020.pdf>

⁷ Figure 13 and Figure 17 of the *Fulbourn Village Design Guide Supplementary Planning Document* (January 2020).

Fulbourn to Grange Farm, are not taken into account. Thus, the plan represents a worst case scenario. This could be further evidenced in any subsequent LVIA.

- 3.10. To support the above conclusion a set of views have been included in this Representation with views taken from the local highways and PRowWs. Views on the approach along Shelford Road are screened or heavily interrupted – refer to Plate 3 and Plate 4 until one arrives at the edge of Fulbourn at which point the influence of the settlement edge is considerable. Views from Cambridge Road and around The Windmill are not affected due to the intervening roadside vegetation – refer to Plate 5 and Plate 6. As illustrated on the below Plate 7, Plate 8, Plate 9, and Plate 10 views from certain sections of Babraham Road will afford views of the scheme but the introduced dwellings would always be seen against the existing development in Fulbourn which acts to mitigate against the change. Views from the wider countryside: Balsham Road and Public Footpath leading south, are substantially restricted and increasingly distant to the point where the existing settlement edge becomes inconsequential. The same would be true of the development within the Site.



*Plate 3 **View 1:** View from Shelford Road (brow of the hill) as one descends towards Fulbourn. The Site is not discernible for a traveling road receptor.*



Plate 4 View 2: View from Shelford Road (approaching Highfields Farm) as one approaches Fulbourn. The Site is screened by a roadside vegetation.



Plate 5 View 3: View from footway along Cambridge Road, eastern side of The Windmill. The Site is screened by a roadside hedgerow.



*Plate 6 **View 4:** View from footway along Cambridge Road, eastern edge of Fulbourn. The Site is screened by a roadside hedgerow. Rooftops along Huntsmill are visible.*



*Plate 7 **View 5a:** View from the southern section of Babraham Road, near the Pumping Station. The Site is screened.*



*Plate 8 **View 5b**: View north along Babraham Road, near the Pumping Station, illustrating the associated hedgerows and trees that screen / restrict views out.*



*Plate 9 **View 6**: Incidental view from the central section of Babraham Road, opposite Grange Farm. The Site is c. 830 m away at its closest point and in front of the properties along Shelford Road.*



*Plate 10 **View 7:** View from the northern section of Babraham Road, near the Cheeky Monkeys Play Barn. The Site is c. 270 m away at its closest point and in front of the properties along Shelford Road.*



*Plate 11 **View 8:** View from the edge of Balsham Road and Public Footpath leading south. The Site is located c. 1.1 km away and is not easily discernible.*

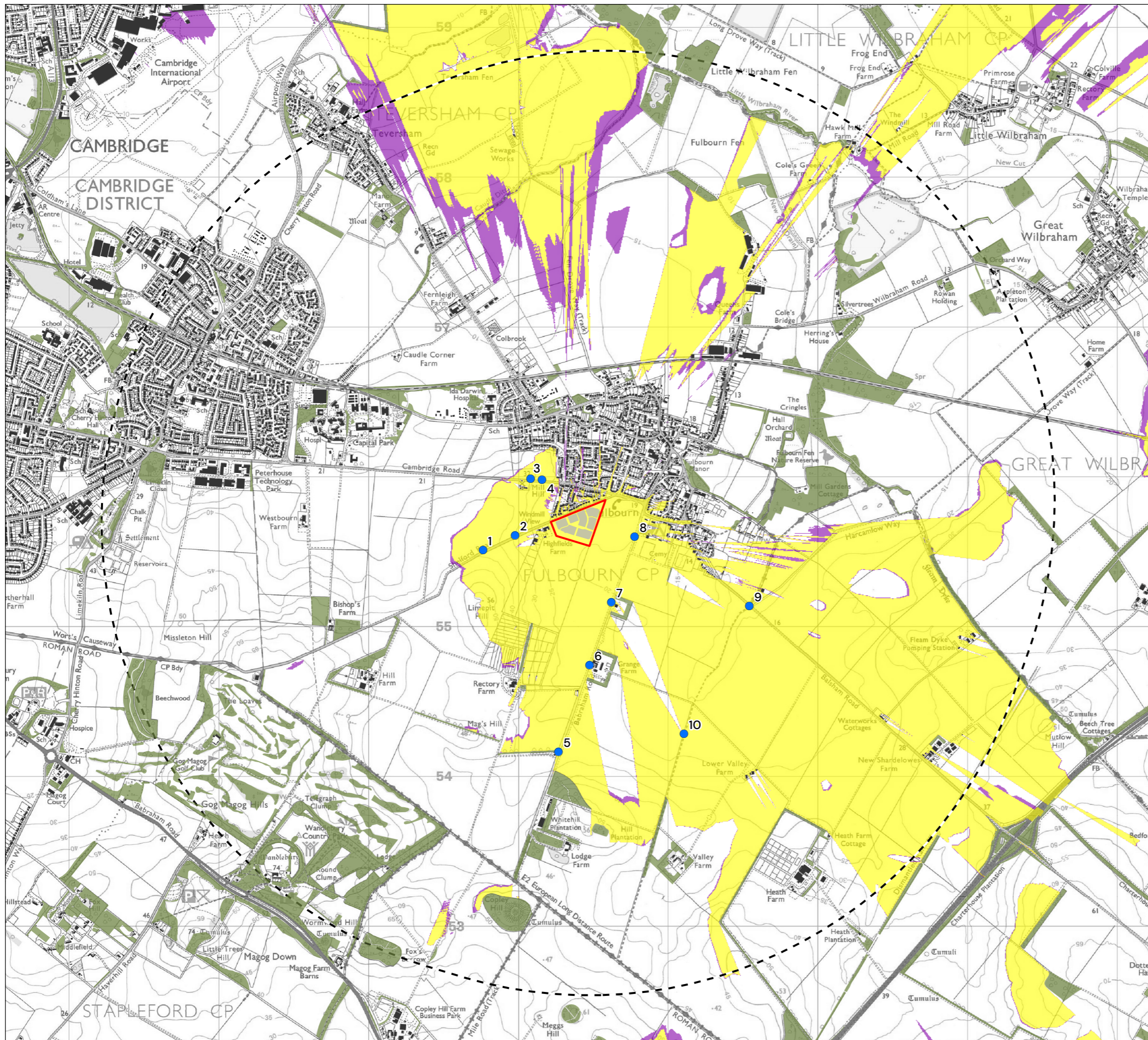


*Plate 12 **View 9:** View from the southern section of Public Footpath leading south. The Site is located c. 1.1 km away and is not easily discernible*



Appendix 1: Screened Zone of Theoretical Visibility Plan

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- KEY**
- Site Boundary
 - 3km Study Area
 - Proposed Development Areas
 - OS OpenMap Local Buildings
 - OS OpenMap Local Woodland
 - Screened Zone of Theoretical Visibility - 9m Development Height
 - Screened Zone of Theoretical Visibility - Additional Visibility at 10.5m Development Height
 - Viewpoint Locations

Screened ZTV Production Information -
 - DTM data used in calculations is OS Terrain 5 that has been combined with OS Open Map Local data for woodland and buildings to create a Digital Surface Model (DSM).

- Indicative woodland and building heights are modelled at 15m and 8m respectively.
 - Viewer height set at 1.7m (in accordance with para 6.11 of GLVIA Third Edition)
 - Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the proposed development may be visible from, assuming 100% atmospheric visibility, and includes the screening effect from woodland and buildings, based on the assumptions stated above.

REV	DATE	DESCRIPTION

SCREENED ZONE OF THEORETICAL VISIBILITY PLAN

LAND SOUTH OF SHELFORD ROAD
 MILLER HOMES

DATE	SCALE	DRAWN	APPROVED
29/01/2026	1:25,000@A3	CS	RC
SHEET	REV	N	0
-	B	▲	0.5 KM

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Expertly Done.

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