Discharge flow rate from the site

Method

Type of site	Greenfield
Specify the method	Default 3l/s/ha

Default 3l/s/ha

Total area for greenfield runoff calculation (ha)	4.058 ha		4.058
Flow rate (default) (l/s)	12.17 l/s		

Final discharge rate

Runoff calculation method	Default 3l/s/ha
Design flow rate (l/s)	12.2 l/s

Blockage risk

Specify the method	Flow rate		
Minimum discharge flow rate to prevent blockage	2l/s		
	My value		Calculated value
Design orifice diameter (mm)	79 mm		79
Flow rate of orifice (l/s)	12.11 l/s		

Rainfall and runoff

Rainfall input type	FEH22 CSV file
	FEH_Point_Rainfall_FEH22_AM_539562_266389.csv
Distance from FEH location to site (km)	0.1 km
Climate change allowance factor	140%
Specify the runoff method from grass / vegetated areas	Fixed percentage - based on rainfall event depth and SPR

	My value	Map value
How should SPR be derived?	Estimate using BFI	
BFIHOST19scaled	0.261	
SPR	0.546	

Model results

- **Maximum discharge flow rate:** 12.1 (l/s)
- **Outflow orifice diameter:** 79 (mm)
- **Storage base length:** 106 (m)
- **Storage base width:** 35 (m)
- **Storage base area:** 3762 (m^2)
- **Storage total volume:** 3734 (m^3)
- **Storage total water volume:** 3734 (m^3)
- **Storm return periods run:** 1, 2, 10, 30, 100, 200 (years)
- **Storm durations run:** 15, 30, 60, 120, 180, 240, 360, 540, 720, 900, 1080, 1440, 1800, 2160, 2880, 3600, 4320, 5040, 5760 (minutes)

Return Period (years)	Critical Duration (minutes)	Peak Flow Rate (l/s)	Max Depth (m)	Max water volume (m^3)	Max storage volume (m^3)
1	2160	5.6	0.23	871	871
2	1440	6.6	0.29	1143	1143
10	1080	9.3	0.55	2210	2210
30	1080	10.7	0.71	2896	2896
100	1080	12.1	0.90	3734	3734
200	1080	13.0	1.03	4338	4338

Please note runoff estimation and storage volume estimation are subject to uncertainty. Storage volume results are therefore reported to the nearest 1 m^3 value, unless storage volumes are less than 10 m^3, in which case, storage volumes are provided to 1 decimal place.

Disclaimer

This report was produced using the surface water storage volume design tool (2.2.3) developed by HR Wallingford and available at uksuds.com (https://www.uksuds.com/). The use of this tool is subject to the UK SuDS terms and conditions and licence agreement, which can both be found at uksuds.com/terms-conditions (https://www.uksuds.com/terms-conditions). The outputs from this tool have been used to estimate surface water storage volumes for the whole site based on a limiting discharge rate from the site. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, Centre for Ecology and Hydrology, Wallingford Hydrosolutions or any other organisation for the use of these data in the design or operational characteristics of any drainage scheme.

HR Wallingford are not responsible for any rainfall data shared that is subject to licensing terms imposed by UK Centre for Ecology & Hydrology's Flood Estimation Handbook web service (https://fehweb.ceh.ac.uk/Home/Terms (https://fehweb.ceh.ac.uk/Home/Terms)).

Appendix A - Rainfall Depths

Rainfall depths (mm) with climate change

Duration (minutes)	Duration (hours)	1 years	2 years	10 years	30 years	100 years	200 years
15	0.25	5.95	9.66	24.08	33.28	43.29	49.24
30	0.5	7.55	12.18	30.59	42.53	55.80	63.63
60	1	9.22	14.84	37.03	51.69	68.26	78.13
120	2	16.09	22.75	48.71	65.10	83.43	94.67
180	3	20.18	27.38	55.29	72.69	92.22	104.38
240	4	22.97	30.52	59.68	77.76	98.21	111.10
360	6	26.56	34.52	65.28	84.20	105.98	120.09
540	9	29.67	38.00	70.11	89.87	112.84	128.35
720	12	31.66	40.22	73.19	93.51	117.28	133.74
900	15	33.06	41.80	75.42	96.08	120.53	137.62
1080	18	34.18	43.06	77.18	98.14	123.06	140.66
1440	24	35.99	45.08	79.94	101.42	126.88	145.21
1800	30	37.50	46.76	82.25	104.09	129.99	148.61
2160	36	38.84	48.26	84.32	106.48	132.76	151.52
2880	48	41.27	50.97	88.12	110.81	137.70	156.51
3600	60	43.58	53.58	91.80	115.02	142.32	161.06
4320	72	45.77	56.07	95.35	119.08	146.72	165.34
5040	84	47.94	58.52	98.85	123.07	150.98	169.46
5760	96	50.08	60.96	102.34	127.02	155.16	173.49

Rainfall depths (mm) without climate change

Duration (minutes)	Duration (hours)	1 years	2 years	10 years	30 years	100 years	200 years
15	0.25	4.25	6.90	17.20	23.77	30.92	35.17
30	0.5	5.39	8.70	21.85	30.38	39.86	45.45
60	1	6.58	10.60	26.45	36.92	48.76	55.81
120	2	11.50	16.25	34.79	46.50	59.59	67.62
180	3	14.42	19.56	39.49	51.92	65.87	74.56
240	4	16.41	21.80	42.63	55.54	70.15	79.36
360	6	18.97	24.66	46.63	60.14	75.70	85.78
540	9	21.19	27.14	50.08	64.19	80.60	91.68
720	12	22.61	28.73	52.28	66.79	83.77	95.53
900	15	23.61	29.86	53.87	68.63	86.09	98.30
1080	18	24.41	30.76	55.13	70.10	87.90	100.47
1440	24	25.71	32.20	57.10	72.44	90.63	103.72
1800	30	26.79	33.40	58.75	74.35	92.85	106.15
2160	36	27.74	34.47	60.23	76.06	94.83	108.23
2880	48	29.48	36.41	62.94	79.15	98.36	111.79

Duration (minutes)	Duration (hours)	1 years	2 years	10 years	30 years	100 years	200 years
3600	**60**	31.13	38.27	65.57	82.16	101.66	115.04
4320	**72**	32.70	40.05	68.11	85.06	104.80	118.10
5040	**84**	34.24	41.80	70.61	87.91	107.84	121.04
5760	**96**	35.77	43.54	73.10	90.73	110.83	123.92

APPENDIX D
LANDSCAPE VISUAL STUDY

BIDWELLS

September 2026

LANDSCAPE AND VISUAL STUDY

LAND AT HATTONS ROAD, LONGSTANTON



Quality Assurance

Site name: Land at Hattons Road, Longstanton

Client name: Peterhouse

Type of report: Landscape and Visual Study

Prepared by: Caroline Rust

Date: 16/09/2026

Reviewed by: Thomas Bacon

Date: 16/09/2026

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INTRODUCTION

This Landscape and Visual Study (LVS) provides an initial appraisal of the proposed residential development based on a desk-based study and site survey.

The analysis focused on the Site identified in Figure 1 and 2. The process of considering the potential landscape and visual effects raising from the proposed development is broken down in the following sections of the LVS:

BASELINE CONTEXT

This section includes a desk-based review of the available evidence on landscape designations and protections within the Site's proximity, on the local landscape character.

VISUAL ANALYSIS

This section includes the photographic survey undertaken in August 2026 illustrating the visual quality of the Site and contextual landscape as well as the visual amenity experienced by relevant receptors.

DESIGN RECOMMENDATIONS AND CONCLUSION

This section suggests design principles that should be taken into consideration to mitigate adverse effects, and summarises the potential landscape and visual effects associated with the proposal, concluding that there is no landscape reason to preclude allocation of the Site.



Figure 1: Aerial View



Figure 2: View from northern corner of Site, PRoW 151/1 looking south along the eastern boundary.





1.0

UNDERSTANDING THE SITE

This section of the document gives an overview of the site location and planning context.

1.1 LANDSCAPE CONTEXT



Figure 3: Aerial View

The Site is located on the western edge of Longstanton, South Cambridgeshire, approximately 8 km north-west of Cambridge.

Longstanton is a historic settlement recorded in the Domesday Book of 1086 and was home to the influential Hatton family, after whom Hatton Road is named. Today, the village is characterised by its predominantly residential character and historic core, including the churches of All Saints and St Michael.

To the east of Longstanton lies Northstowe, a new town being delivered on the former RAF Oakington Site. As one of Cambridgeshire's principal growth locations, Northstowe will significantly expand the area's population, services and employment opportunities, bringing substantial benefits to neighbouring communities, including Longstanton.

The Site is currently in agricultural use and is accessed via an existing farm entrance from School Lane. A public footpath also traverses the Site in a north–south direction, close to its eastern boundary, connecting Hattons Road and School Lane.

1.2 PLANNING CONTEXT

The National Planning Policy Framework (NPPF) sets out the overall economic, social and environmental objectives that the planning system should follow to achieve sustainable development. At the heart of the NPPF is a '*presumption in favour of sustainable development*'. This report considers the NPPF 2024 for the purposes of allocation into the local plan, and NPPF 2026 for purposes of decision making.

NATIONAL PLANNING POLICY FRAMEWORK 2024

The framework stresses the importance of high-quality design. It states that efficient use of land should take into account *'the importance of securing well-designed, attractive and healthy spaces*' (Par. 129e). Par. 131 adds that '*good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*'

The framework highlights the importance of protecting and enhancing the natural environment and features, starting with trees in an urban setting (Par. 136): '*Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the....that existing trees are retained wherever possible.*'

NATIONAL PLANNING POLICY FRAMEWORK 2026

The framework stresses the importance of high quality, healthy, inclusive and sustainable places. Chapter 14, '*Achieving Well-Designed Places*', sets out the Framework's core design policies. Its stated objective is '*to promote high quality, healthy, inclusive and sustainable places, through setting clear expectations about design outcomes and the use of relevant tools and processes*' (Chapter 14 introduction). It states that proposed should '*respond to their contexts (the history, character and features of their site and its setting),so that they integrate with and enhance their surroundings*' (Policy DP3 (1)).

Policy N2 (1a) states that development proposals should consider the environmental qualities of land, including '*habitats, landscape character and the natural beauty of the countryside, and identify opportunities for these qualities to be conserved or enhanced*'. Policy N2 (1d) also states that proposals should '*Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings*'.

SOUTH CAMBRIDGESHIRE LOCAL PLAN, SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL, (SEPTEMBER 2018)

Under the current administration, the Site falls within the administrative area of South Cambridgeshire District Council (SCDC) which includes a number of documents and planning policies relevant to the landscape and visual assessment.

This policy S/2: Objectives of the Local Plan sets out the strategic objectives of the local plan, setting out six key objectives to guide development within the district. Objectives include the protection of *'the character of South Cambridgeshire, including its built and natural heritage'.* Policy HQ/1: Design Principles is prefaced with the acknowledgement that settlements within the district vary in character. '*All new development will have an impact on its surroundings. Development needs to be of an appropriate scale, design and materials for its location and conform to the design principles set out in the policy'.* Policy NH/2: Protecting and Enhancing Landscape Character focuses on the preservation and enhancement of local and national character and distinctiveness of the landscape as prescribed by existing evidence, such as the National Character Area Profiles.

PROPOSED SUBMISSION GREATER CAMBRIDGE LOCAL PLAN 2024-2045

The Greater Cambridge Local plan combines the authorities of Cambridge City and South Cambridge, to provide a united front across the authorities. The following are policies relevant to the Site.

Policy S/DS: Development Strategy establishes the overarching strategy for the "pattern, scale and design quality of places created in Greater Cambridge".

Policy BG/GI: Green Infrastructure requires a multifunctional and connected network of green and blue spaces across all developments.

Policy GP/LC: Protection, Conservation and Enhancement of Landscape Character is the fundamental policy for ensuring the "varied and distinctive landscape character is properly considered". It mandates that all new development must "Protect, conserve and enhance the local landscape character" and "Protect and enhance the setting of Cambridge within the landscape by strengthening the well-defined, vegetated edges of *the city*". It also requires "*sympathetic landscape design of the village edges and green spaces within village boundaries*" to protect their rural setting.





2.0

BASELINE

The baseline includes analysis of the Site's landscape context.

2.1 NATIONAL LANDSCAPE CHARACTER

The Site is located within the National Character Area (NCA) 88 – Bedfordshire and Cambridgeshire Claylands

The area is '*a broad, gently undulating, lowland plateau dissected by shallow river valleys'*.

Key characteristics and distinctive features relevant to the Site include:

- *'The River Great Ouse and its tributaries meander slowly across the landscape';*
- *'Variable, scattered woodland cover comprising smaller plantations, secondary woodland, pollarded willows and poplar along river valleys, and clusters of ancient woodland, particularly on high ground';*
- *'Predominantly open, arable landscape of planned and regular fields bounded by open ditches and trimmed, often species-poor hedgerows which contrast with those fields that are irregular and piecemeal';*
- *'Rich geological and archaeological history evident in fossils, medieval earthworks, deserted villages and Roman roads';*
- *'Diversity of building materials including brick, render, thatch and stone'; and*
- *'Settlements cluster around major road and rail corridors, with smaller towns, villages and linear settlements widely dispersed throughout, giving a more rural feel. Small villages are usually nucleated around a church or village green, while fen-edge villages are often in a linear form along roads.'*

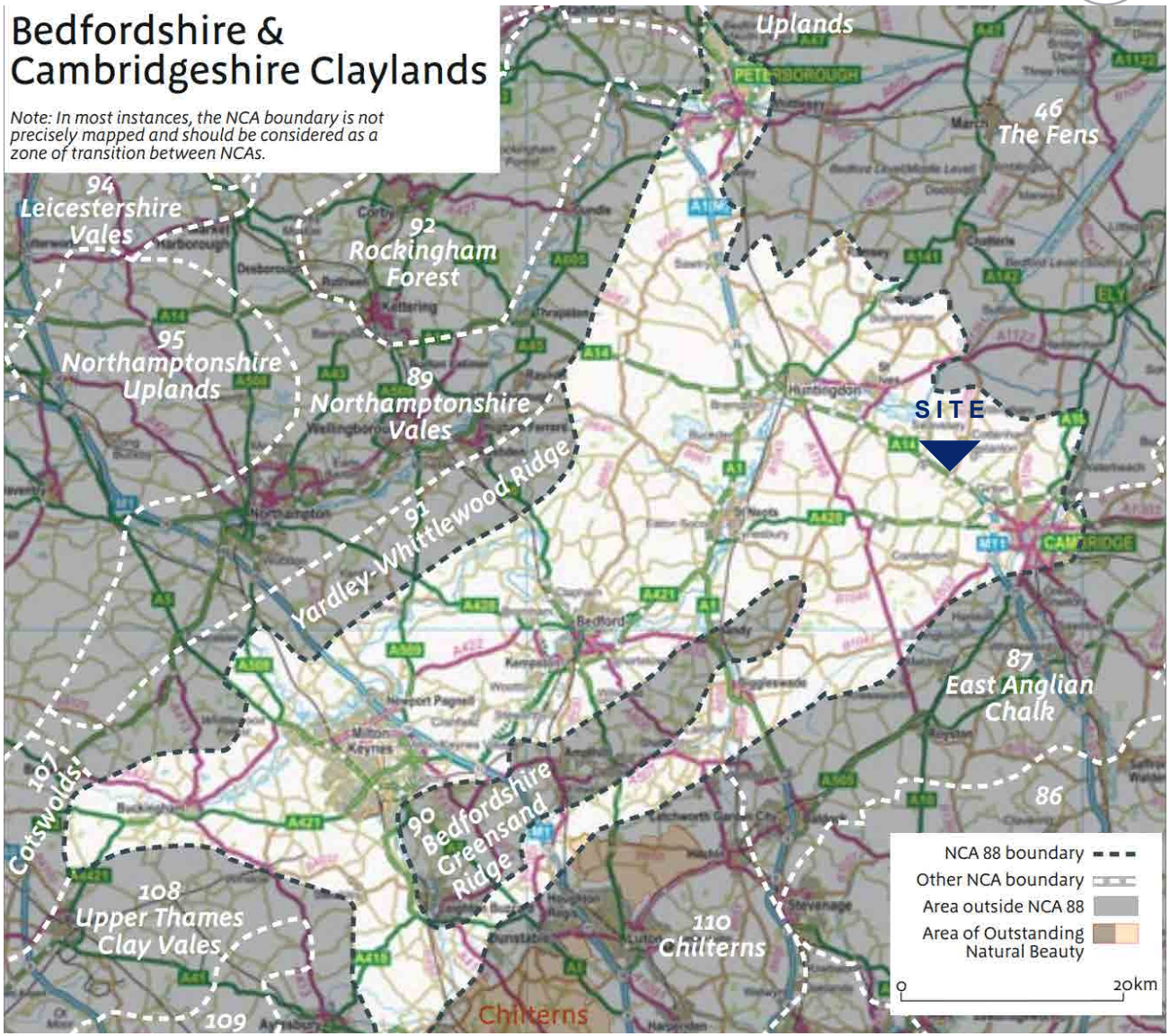


Figure 4: Map from National Landscape Character Area 88- Bedfordshire and Cambridgeshire Claylands

2.2 LOCAL LANDSCAPE CHARACTER

The Greater Cambridge Landscape Character Assessment 2021 (Chris Blandford Associates) has been prepared on behalf of Greater Cambridge Shared Planning.

The Site is located in the landscape character type (LCT) 2 Fen Edge Claylands and landscape character area (LCA) 2A Longstanton Fen Edge Claylands.

LCT 2 – Fen Edge Claylands is '*a transitional, predominantly arable landscape' with 'large scale, open fields, orchards and villages built on "islands" of high ground*'.

Key characteristics of the landscape type relevant to the Site include:

- *'Low-lying, gently undulating landscape with extensive vistas and large skies';*
- *'Large-scale, open field system defined by a hierarchy of drains, ditches and lodes';*
- *'Predominantly arable farmland supplemented with small scale pastoral field patterns around settlement edges';*
- *'Little vegetation cover, limited to dispersed fragments of deciduous woodland, scattered traditional orchards and gappy hedgerows';*
- *'Hedgerows, shelterbelts and small clumps of trees create a distinctive, localised vegetation pattern in proximity to villages'; and*
- *'Dispersed settlement pattern of villages on raised landform at the edge of The Fens and individual farms and cottages'.*

LCA 2A – Longstanton Fen Edge Claylands is *'a gently undulating, settled, open landscape' with 'several villages located on raised "islands" above The Fens'*.

Key characteristics of the landscape area relevant to the Site include:

- *'Settled rural landscape including villages with historic linear cores on elevated fen "islands" as well as small, isolated farms'; and*
- *'Fragmented pockets of ecological value include grazing marsh at Swavesey and Oakington, dispersed pockets of deciduous woodland and traditional orchards'.*

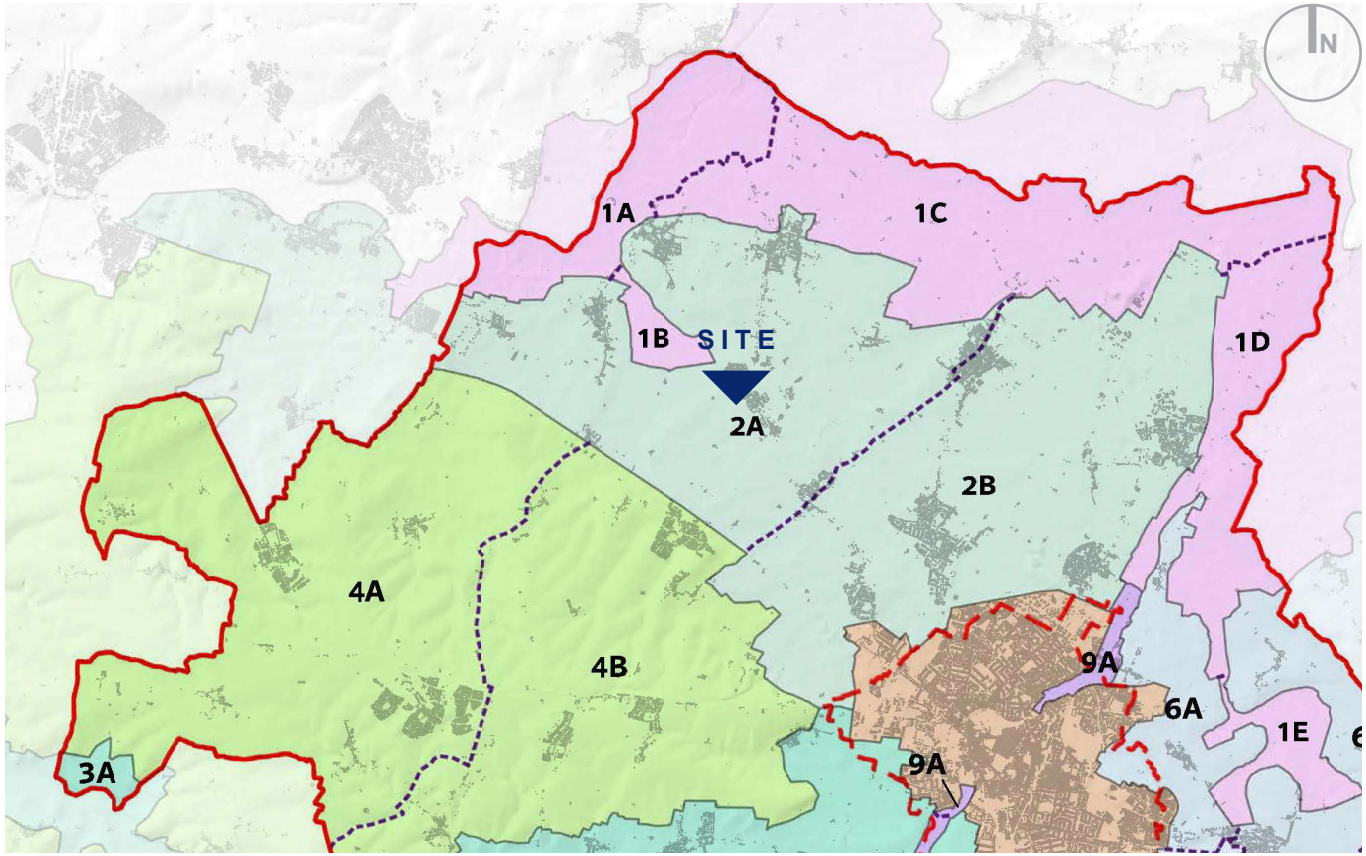


Figure 5: Map from Greater Cambridge Shared Partnership Landscape Character Assessment 2011

2.3 LOCAL LANDSCAPE CONTEXT

TOPOGRAPHY

The Site lies on a gently rising topography moving from towards the low lying fens to the north of the Site.

The Site itself is relatively flat existing entirely between 0-10m above sea level.

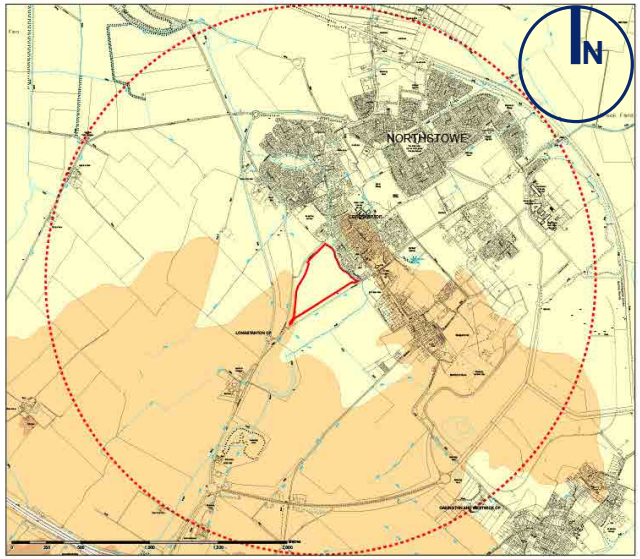


Figure 6; Topographic Map

LEGEND

- Site
- 2km Radius
- 0m-10m AoD
- 10m-20m AoD
- 20m-30m AoD

FLOOD RISK

The Site lies partially within an area of flood zone 2 that follows the Landbrook stream that flows through Longstanton, to the north east towards St Ives.

The Site itself is partially in flood zone 2 and has a contain a small area of flood zone 3 along its eastern edge where is borders Longstanton's existing built form. The rest of the Site is in Flood Zone 1.

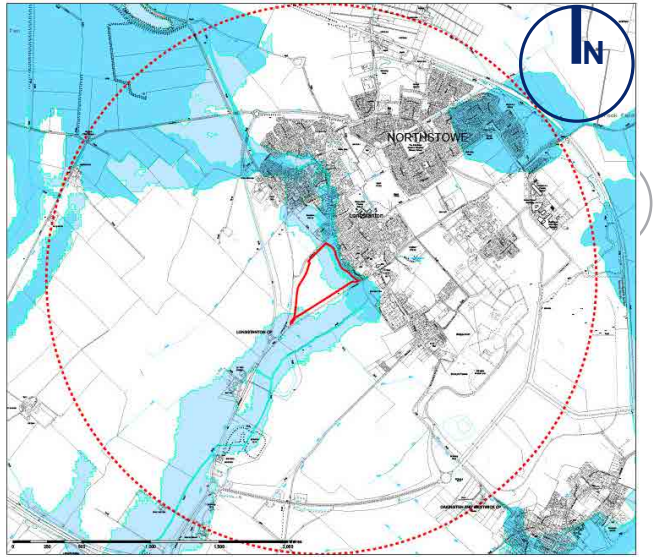


Figure 7; Flood Risk Map

LEGEND

- Site
- 2km Radius
- Flood Zone 3
- Flood Zone 2

SIGNIFICANT VEGETATION / HABITAT

There are several areas of significant vegetation/ habitat nearby to the Site. Primary clusters of woodland cover can be found to the south east of the Site and throughout Longstanton village.

The Site also borders woodland cover on its western and southern boundaries separating it from Hattons Road and School lane respectively.

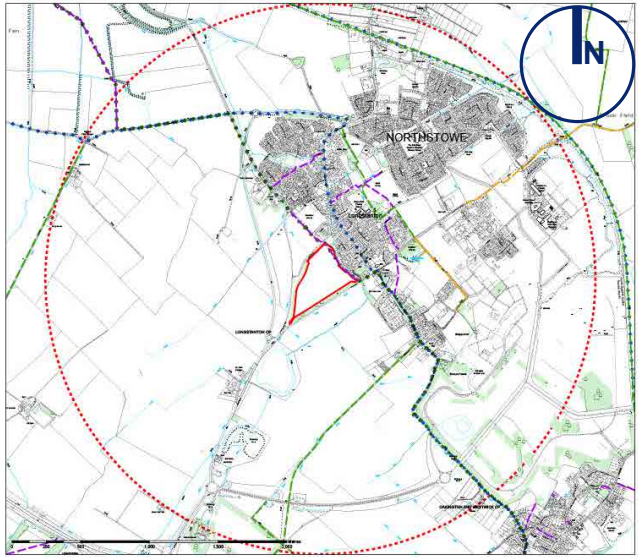


Figure 8; Significant Vegetation Map

LEGEND

- Site
- 2km Radius
- Woodland Cover

2.4 DESIGNATIONS

There are a number of heritage and recreational designations in close proximity to the Site. Longstanton Conservation Area and several listed buildings are located nearby, predominantly to the south-east, forming an important part of the Site's wider historic context.

The Site is also well connected to the surrounding public rights of way network. Public Footpath 151/2, which serves as a recreational route, runs through the eastern part of the Site broadly parallel to its boundary. The wider area benefits from a range of recreational and active travel routes, including bridleways, byways, National Cycle Network routes and other designated recreational paths, presenting opportunities to enhance connectivity, accessibility and integration with the surrounding landscape.

LEGEND

- Site
- 2km Radius
- Bridleway
- Byway
- Footpath
- Restricted Byway
- Recreational Route
- National Cycleway
- Green Belt
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building

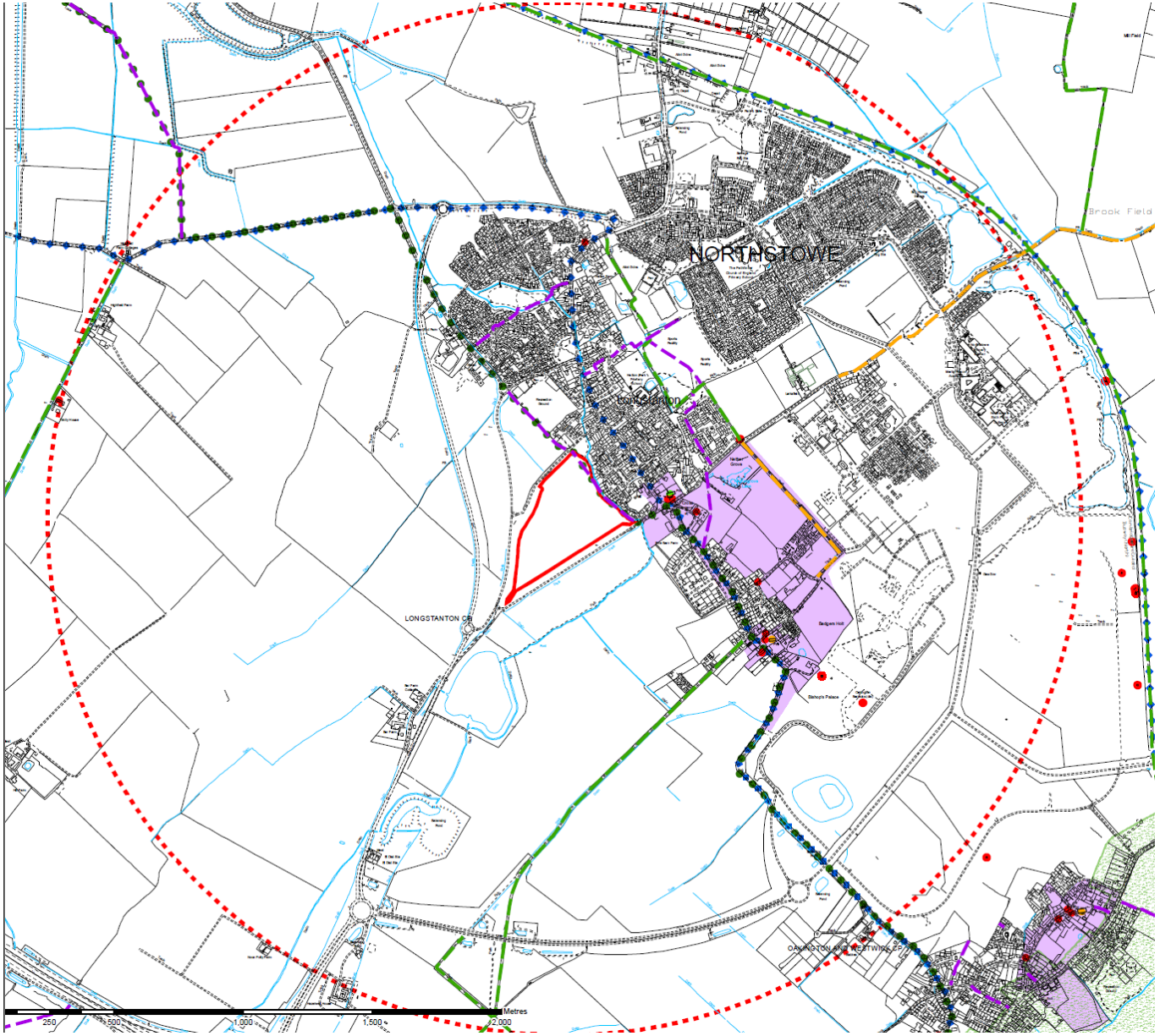


Figure 9; Local Designations Map





3.0

VISUAL ANALYSIS

The following section presents a photographic record of the site visit and analysis of the Site's visibility.

3.1 SITE VISIT

On Friday 24th August 2026 a site visit was undertaken to understand the local landscape character and potential visibility of the proposal.

The Site is screened along the western boundary and some of the southern boundary by a tree belt. There are also and trees along the northern boundary, which break up the view into the Site, and trees along the eastern edge, which backs onto residential properties.

The topography on Site is gradually sloping towards the Northern boundary. The Site is open, with views across the Site, particularly from the PRoW along the east, towards the southwestern point, where there is a gap in the trees, providing a glimpsed long distance view. This gap also provides a glimpsed view into the Site from receptors to the South.

Each end of the eastern boundary also affords views into the site through gaps into the vegetation along the southern and northern boundaries.



Figure 10: Map showing location of viewpoints close to the Site



Figure 11: Map showing location of viewpoints

3.2 PHOTOGRAPHIC SURVEY

The following photographs were taken during the site visit. Refer to Figure 8 for the location of the viewpoints.

The photographic survey demonstrates that the Site is partially visible from some roads and PROWs around the Site due to the open flat topography of the site and it surroundings, but partially screened by the thick tree belts just outside of the Site boundary.

Approximate extent of Site



Figure 12; Viewpoint 1 - View looking across the Hattons Road to the Site, taken from the edge of the PRoW 151/2. The Site boundary along this stretch of road is partially treed, with glimpsed views through to the Site. The character of the view is rural, a semi enclosed agricultural field.

Approximate extent of Site



Figure 13; Viewpoint 2 - View is from within the Site, taken from the middle of the PRoW 151/1. The entire site is visible from this location, with boundary and adjacent to boundary trees screening the views to land outside of the Site. Glimpses between trees allow some further views. The character of the view is rural, a semi enclosed agricultural field.

Approximate extent of Site



Figure 14; Viewpoint 3 - View taken from the edge of the PRoW 151/1 and edge of footpath on School Lane. The Site boundary along this stretch of road is partially treed, except for at this location, where there is a large gap, providing views directly into the Site. The character of the view is rural, a semi enclosed agricultural field.

Approximate extent of Site



Figure 15; Viewpoint 4 - View looking up Home Farm Road towards the Site, taken from the edge of foot/cycle path and field entrance. The Site boundary is adjacent to the trees along this road, with a gap in the trees to the right of the road looking straight into the Site. Further vegetation and trees screen the right side of the Site. The character of the view is rural, semi enclosed agricultural fields adjacent to a local road.

Approximate extent of Site



Figure 16; Viewpoint 5 - View looking across the Home Farm Road towards the Site. The Site boundary along this stretch of road is treed, with glimpses through the trees. The character of the view is semi rural local road and trees.



Figure 17; Viewpoint 6 - View looking across the Hattons Road to the Site, taken from about half way along the road. The Site boundary along this stretch of road is partially treed and hedged, with gaps through to the Site. The character of the view is rural, a semi enclosed agricultural field.



Figure 18; Viewpoint 7 - View looking across the Hattons Road to the Site, taken just east of the Site. The Site boundary along this stretch of road is partially treed, however there is a gap in the vegetation along the eastern boundary adjacent to the existing residential dwellings.. The character of the view is rural edge of settlement, featuring both dwellings and a semi enclosed agricultural field.



Figure 19; Viewpoint 8 - View from Haddow's Close, looking towards the Site. The eastern Site boundary is mostly treed adjacent to the housing, with a few glimpsed views past the houses and trees to the Site. The character of the view is residential.



Figure 20; Viewpoint 9 - View from Rampton Road and Woodside, looking towards the Site. The Site itself is not visible, however a glimpse down School Lane does show the trees adjacent to the site boundary. The character of the view is of a rural village, with church.



Figure 21; Viewpoint 10 - View from Bridleway PRoW 151/10, looking across fields towards the Site. The Site is barely perceptible, and is mostly screened by the trees along School Lane. The character of the view is rural.



Figure 22; Viewpoint 11 - View from Bridleway PRoW 151/10, edge of the bridge, looking across fields towards the Site. The Site is barely perceptible, and is mostly screened by the trees along School Lane. The character of the view is rural.



Figure 23; Viewpoint 12 - View from Northstowe Road, looking across fields towards the Site. The Site is barely perceptible, and is mostly screened by the trees along School Lane. The character of the view is semi rural.



Figure 24; Viewpoint 13 - View from PRoW 151/2, looking across the field towards the Site. The Site is barely perceptible, and is mostly screened by the trees along Hatton's Road. The character of the view is rural.



Figure 25; Viewpoint 14 - View from High Street, junction with Hattons Road, looking towards the Site. The Site is barely perceptible, with only a small section visible, and is mostly screened by the trees and dwellings. The character of the view is suburban edge of settlement.

3.3 VISUAL STUDY

Using the photos from Site, this visual study shows the views into Site from some of the viewpoints. VPs 10 and 12 have similar visibility to 11, and no other viewpoints have visibility into the Site.

The Site has multiple view cones that view the Site, but it should be noted that these are generally from the boundaries of the Site, and not from a long distance away from the Site.

The most important view is VP6, which is the only view across the Site to the church. From both cyclists and motorists, this is a landmark feature, and a wayfinding guide for Longstanton.

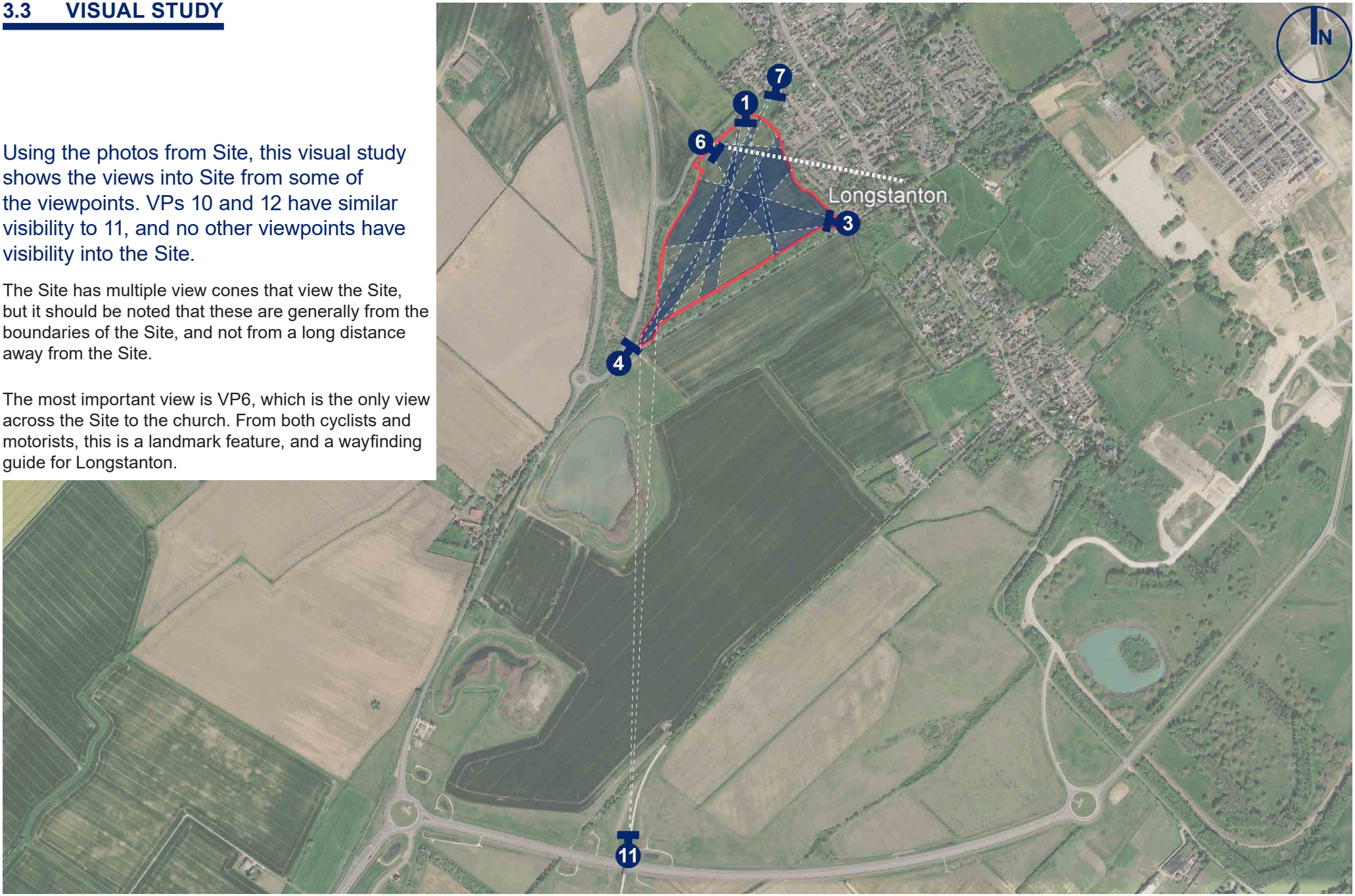


Figure 26; Visual Study using a selection of viewpoints.


40
40
Thank you
driving cars



4.0

CONCLUSION

The following section presents the landscape and visual receptors, design recommendations and conclusions for the proposal.

4.1 LANDSCAPE AND VISUAL

Both Landscape and Visual Receptors have been identified from desk based study and on site findings.

The baseline findings and analysis suggests that the proposal is likely to cause effects of the following receptors.

Landscape receptors:

- LCT 2: Fen Edge Claylands - a transitional landscape of open flat agricultural fields, with varying amounts of woodland, mostly around settlements.
- Vegetation Cover - The open landscape surrounding Longstanton and the Site compared to the treed shelter belts that surround Longstanton and other villages in the area.
- Tranquillity - The rural tranquillity associated with rural settlements and surrounding landscape.

Visual receptors:

- Road users for both local roads, and those at a short distance from the Site.
- Ramblers on PRoWs, in particular from within the Site boundary.
- Local Residents in Longstanton (views taken from publicly accessible locations close to residential dwellings.

4.2 DESIGN RECOMMENDATIONS

Design recommendations are made to shape the masterplan of the Site, with both the inclusion of screening and the allowance for openness and views.

The Site benefits from established tree belts and boundary vegetation along School Lane, Hattons Road and the existing settlement edge of Longstanton, which provide enclosure and limit visibility from the wider landscape. These features should be retained where possible and strengthened through additional structural planting and green infrastructure.

The masterplan should respond to the principal visual constraints of the Site by maintaining the key view towards the church spire from Hattons Road, which contributes to local character and assists with wayfinding. Public Open Space within the southern part of the Site would help soften views of development from the south and assist in integrating the proposals into the surrounding landscape.

The Site should be developed with appropriate regard to the nearby Conservation Area. However, its location adjacent to existing residential development means it is well placed to accommodate growth as a natural extension of Longstanton. As shown on the masterplan, the retention of existing vegetation, provision of Public Open Space and introduction of new structural planting would help assimilate development into the existing settlement edge and strengthen the landscape framework of the Site.

LEGEND



Site Boundary

Proposed Vehicle Access

Proposed Pedestrian Access

Potential views into the Site

Key View of All Saints Church

Conservation Area

Heritage Gateway

Grade I Listed Building

Grade II* Listed Building

Grade II Listed Building

Northstowe Development

Existing Public Footpath

Bridleway

Byway

Existing Vegetation

Thick boundaries trees which are preventing/ and lessening views to the site.

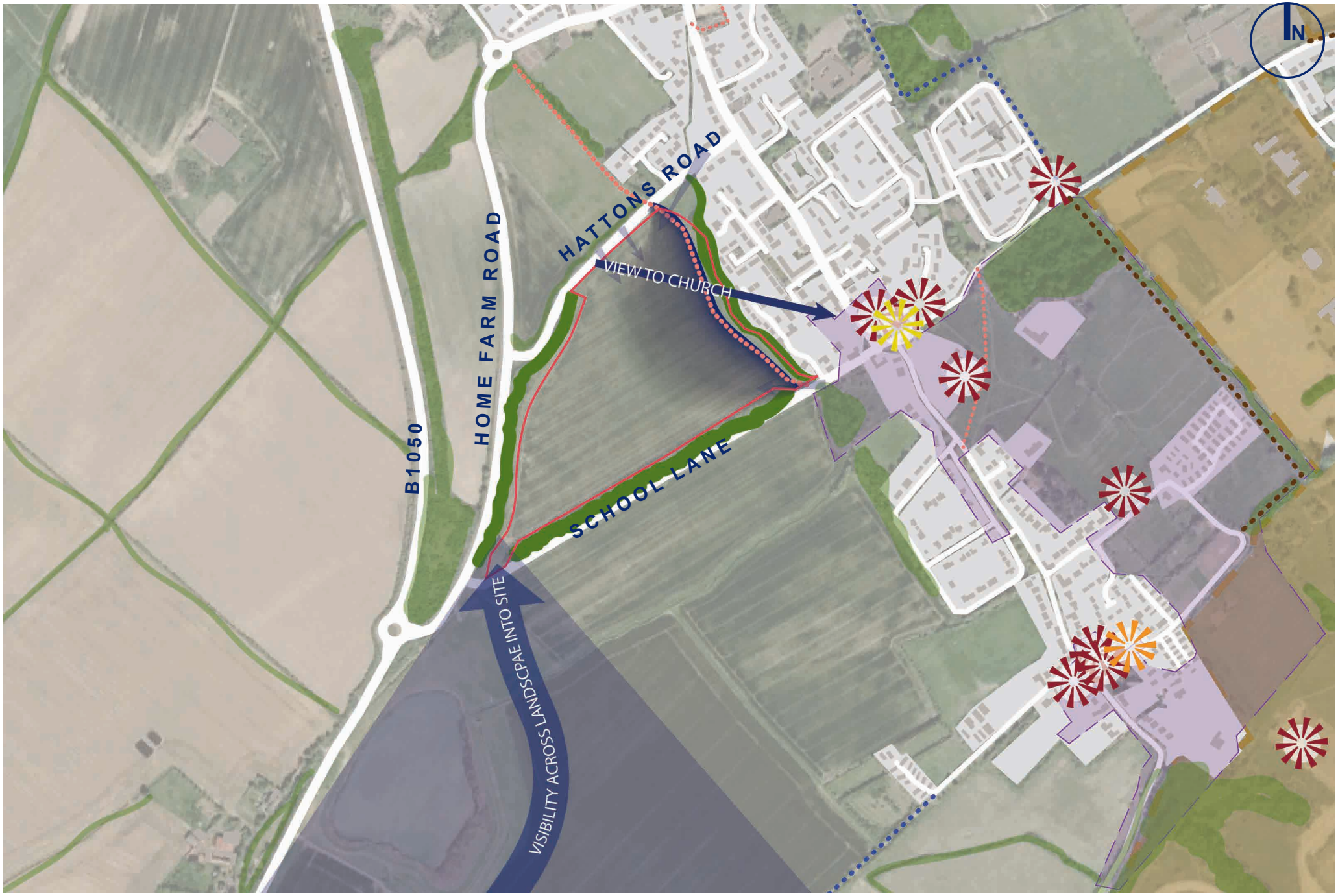


Figure 27: Design Recommendations

4.3 CONCLUSIONS

Overall, the Site is generally well contained by existing vegetation and the surrounding settlement edge, which limits visibility from the wider landscape. This study has identified that the main visual effects would be experienced from within the Site itself, along PRoW 151/1. Further visual effects would be experienced from the roads along the boundary of the Sites, (Hattons Road, School Lane). Elsewhere, visibility is restricted by existing vegetation and built form, resulting in limited influence on the character of the wider landscape.

As shown on the masterplan, the proposed landscape framework responds to the key landscape and visual considerations identified through the assessment, including the retention and reinforcement of existing vegetation, the provision of Public Open Space and the retention of the view towards the church spire from Hattons Road. These measures would assist in integrating development with the existing landscape features, and prevent them from detracting from the landscape.

Whilst the development would result in some localised changes to views and the character experienced by receptors immediately adjacent to the Site, the effects would be largely contained to the Site and its immediate surroundings. The assessment identifies no significant landscape or visual constraints that would prevent the Site from accommodating development within the framework illustrated by the masterplan.

The Site is therefore capable of accommodating residential development without having significant landscape of visual effects.

LEGEND

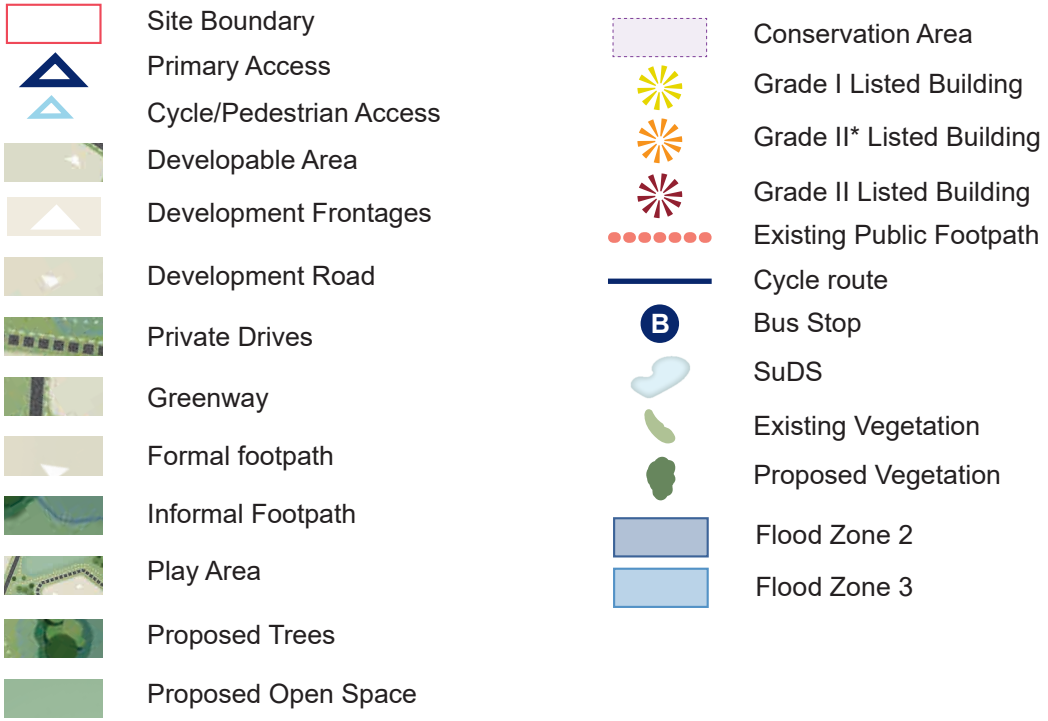




Figure 28: Framework Masterplan

Figure 27: Strategic Master Plan

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