Appendix 1

Prospects Royston Vision Statement

PROSPECTS
ROYSTON

Vision Statement

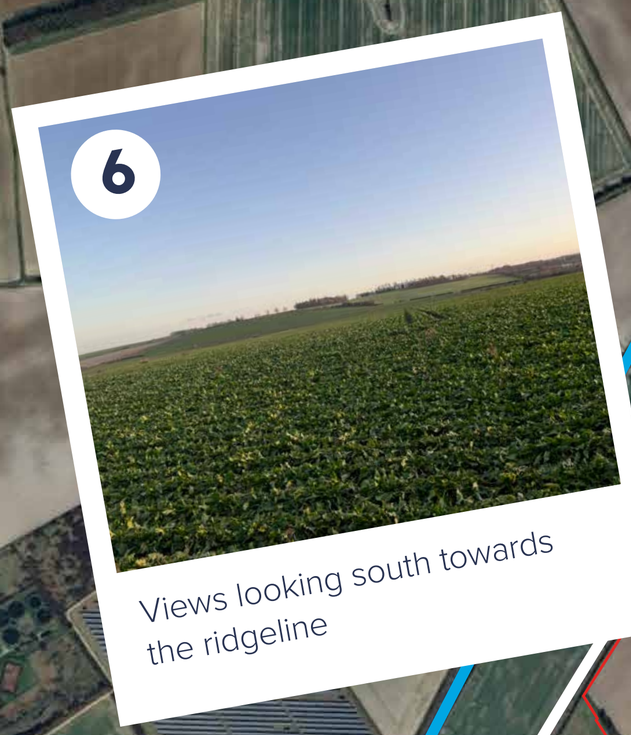
September 2026

OUR VISION

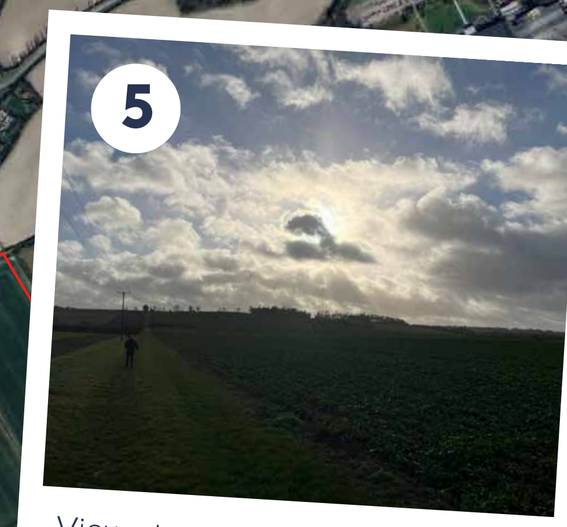
OUR VISION IS TO CREATE A SUSTAINABLE, WELL-CONNECTED EXTENSION TO ROYSTON THAT RESPONDS DIRECTLY TO CLIMATE CHANGE, DELIVERS A MEASURABLE NET GAIN FOR NATURE AND GROWS THE TOWN IN A WAY THAT FEELS DISTINCTIVE AND CONNECTED TO ITS LANDSCAPE, PROVIDING A HIGH-QUALITY PLACE FOR PEOPLE TO LIVE, WORK, PLAY AND ENJOY.

The Site is being promoted by WBD, the commercial development division of Barratt Redrow Group PLC. WBD already has an impressive track record and pipeline of successful residential and industrial sites and applications, focusing on the northern Home Counties and the Midlands. As part of one of the largest UK house builders, we are confident that the Site is able to contribute to the long-term sustainable future of Royston bringing with it necessary supporting green, social and physical infrastructure. WBD is primarily a developer of large scale commercial and mixed use sites.

Our aim is to create great places by building long term relationships to deliver high quality developments where people aspire to work and live, and which are a pleasure to live in and will enhance communities for years to come.



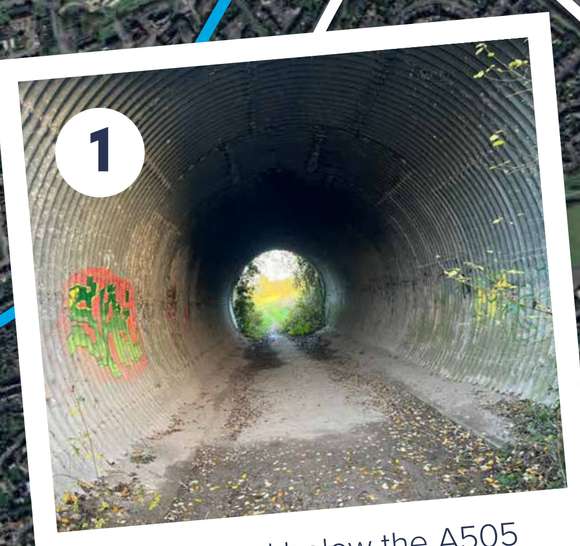
Views looking south towards the ridgeline



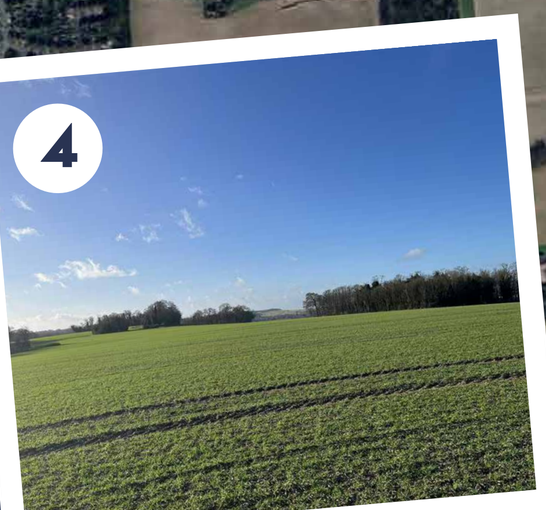
Views toward the ridgeline along the eastern boundary



Views looking north with Royston to the west



Existing tunnel below the A505



Views looking west towards Therfield Heath



Views looking south towards the Icknield Way

SITE LOCATION PLAN

Legend

Site Boundary

CONSTRAINTS

Legend

- Site Boundary
- Scheduled Monument
- Existing Power Cables
- Contours
- Existing Solar Farm
- Existing Ridge Line
- Vehicular Access Points
- Views into the Site
- Existing Hedgerows
- Existing Woodland Blocks
- Flood Zone
- Visually Sensitive Areas
- Visually Sensitive Edges

Scale 1:5000 @ A1

0 10 20 40 60

Metres

Towards Cambridge

SUDs

Melbourn Greenway

Incidental Park and Ride

Employment

Employment

Existing Solar Farm

A10

Existing Pedestrian/Cycle Routes

Green Corridors

Scheduled Monument

Care Home

Potential New Cycle Bridge

2FE Primary School

Neighbourhood 'Green Heart'

Melbourn Road

Local Centre

Mobility Hub

Sports Hub

Royston Leisure Centre

Underpass

The 'Hide'

Scheduled Monument

King James Academy Royston

Views to Therfield Heath

Nature Park

TOWARDS ROYSTON STATION C. 1600M

Icknield Walk First School

Sports Pitches / Skatepark

Icknield Way National Trail

A505

Towards Duxford

OPPORTUNITIES

Legend

- Site Boundary
- Contours
- Green Corridors
- Residential Parcels
- Views out of the site
- Existing Hedgerows
- Existing Woodland Blocks
- Primary Movement Loop
- Melbourn Greenway

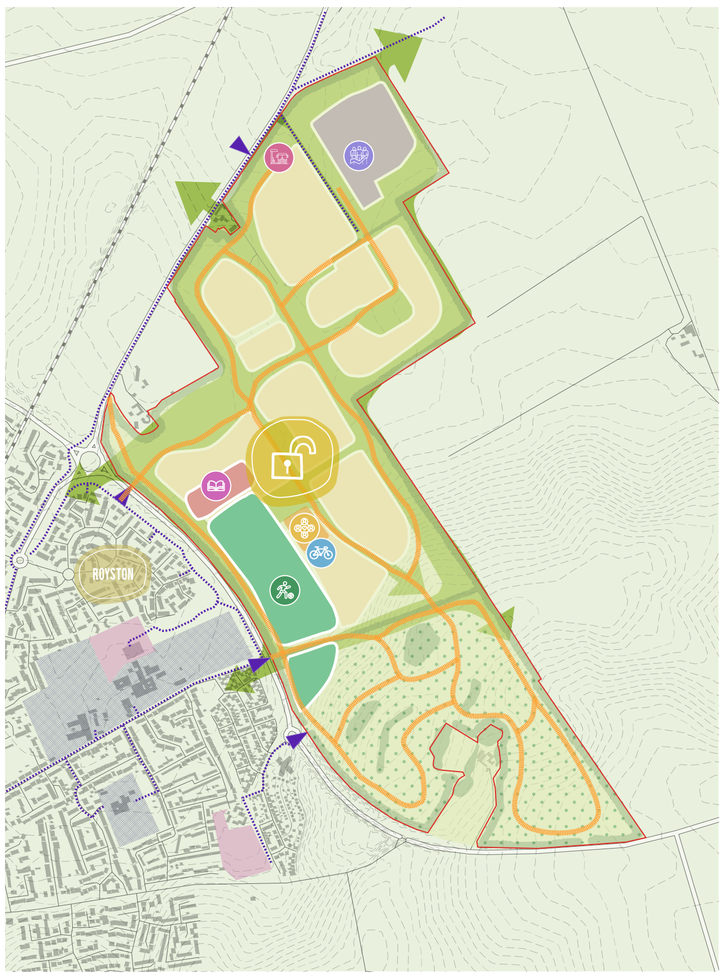
1. New nature park located along the ridgeline with views north, south and across Royston to Therfield Heath.
2. Utilisation of existing underpass and new cycle bridge to provide sustainable cycle and pedestrian connection.
3. A new community hub including a 2FE Primary School. Local Centre, Sports Hub, and mobility hub linked via safe and accessible green corridors.
4. Green Corridors respecting existing field and hedgerow patterns where possible.
5. New Sports Hub located next to the edge of Royston with the potential to relocate existing facilities such as RTFC and new sports facilities.
6. New Employment area sustainably located next to a new cycle link between Royston and Melbourn
7. Incorporation of the scheduled monument into the green corridor network.
8. The site presents a meaningful opportunity to deliver a landscape-led extension that strengthens and enhances the rural edge to Royston.
9. Reinforce the new edge to Royston by providing a new and permanent green buffer along the eastern edge of the proposals, with woodland planting creating a positive green edge that retains and enhances the existing boundary planting.
10. Opportunity to improve the A505 corridor with additional planting and provide a robust green infrastructure network that positively contributes to the local and wider landscape character.

N

Scale 1:5000 @ A1

0 10 20 40 60

Metres



1. CLIMATE CHANGE

- Sustainable extension to Royston, unlocking an opportunity for 1350+ new homes, community hub, and nature park for current and future residents of Royston and the wider area.
- Creation of a new cycle and footpath through the green corridor, ensuring a well connected internal network of sustainable routes to the sports hub, school, local centre and nature park.
- Incorporation of energy-efficient design, renewable energy, sustainable materials, and water conservation.



2. GREAT PLACES

- Unlocking the Chalk Hills landscape character with a new 46ha+ nature park, focusing on retention + enhancement of the woodland blocks and the implementation of new chalk grassland.
- Enhancement of the Royston Greenway along the A505 with new woodland planting.
- Connection to the historic Icknield Way (Chalk Walk) to the south of the nature park
- Integration of the Melbourn Greenway cycle link and bridge.
- Exploration and promotion of archaeological and heritage assets by incorporating them into the strategic green infrastructure network.



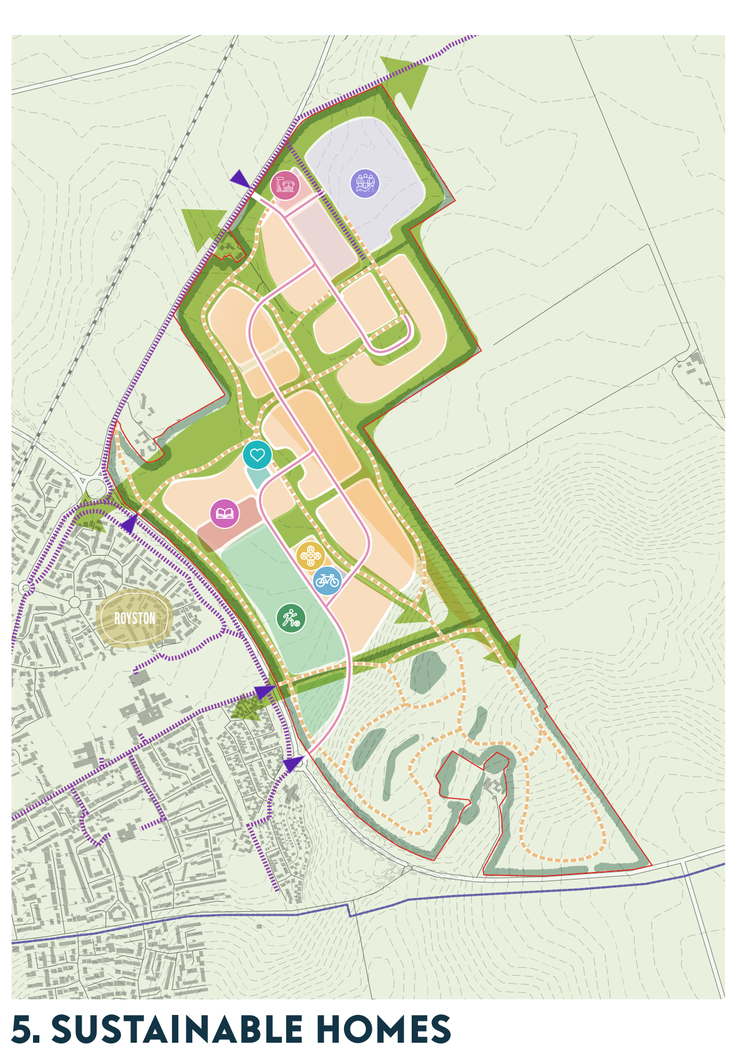
3. BIODIVERSITY & GREEN SPACES

- Creation of a network of green corridors and linear parks, along boundaries.
- Enhancement and re-establishment of existing hedgerows and woodland blocks.
- New tree planting and woodland creation, improving tree canopy cover and tree populations providing valuable new habitats.
- Nature focused corridors strengthening existing habitats to enhance ecological connectivity and biodiversity.



4. WELLBEING AND SOCIAL

- Creation of several new facilities and hubs benefiting Royston, including:
- 1ha local centre with a mobility hub.
- 12ha+ sports hub, providing opportunities for expansion and new facilities, including the potential to relocate RTFC to a larger football ground (this reduces pressure on Therfield Heath and could help meet the sports deficiency in the area).
- A 46ha + nature park with footpaths, potentially relieving pressure on Therfield Heath.
- A new 2FE primary school within the heart of the development.



5. SUSTAINABLE HOMES

- Potential to deliver over 1350+ new homes and a care home with varying densities and storey heights
- A mix of housing types for families, young people and aging members of the community.
- High-quality housing designed to respond to local context, vernacular and materials.
- Provision of 40% new affordable housing, delivered in a variety of tenures.
- The site presents a meaningful opportunity to deliver a landscape-led extension that strengthens and enhances the rural edge to Royston.



6. JOBS & INFRASTRUCTURE

- 12.6ha of employment land for new, flexible B2/B8 industrial orientated units, to build on Royston's previous success in securing advanced manufacturing, complementing and not competing with the core Greater Cambridge R&D market. Likely c50,000 sq m floorspace, generating approximately 1,800 jobs.
- A new mobility hub at its heart, which would act as a key interchange for sustainable travel.
- A 1ha incidental park and ride can be accommodated, located along the A10 and connected to wider Cambridgeshire initiatives.

ILLUSTRATIVE MASTERPLAN

Towards Cambridge

Incidental Park and Ride
Employment
Melbourn Greenway
Play Areas
Existing Solar Farm
A10
Pedestrian/Cycle Routes
Green Corridors
Care Home
New Cycle Bridge
2FE Primary School
Neighbourhood 'Green Heart'
Buffer Planting
Local Centre
Mobility Hub
Melbourn Road
Proposed Shared Use Pedestrian Connection
Sports Hub
The 'Hide'
Active Travel Route
Royston Leisure Centre
Underpass
Views to Therfield Heath
Nature Park
King James Academy Royston
Royston Town Football Club
Icknield Walk First School
Meridian Gate Development
Sports Pitches / Skatepark
National Trail
A505
Towards Duxford

Land Use:

- Site Boundary - c174ha

Residential Development
c38.6ha @ 35dph / 1351 Units

- Low Density
- Medium Density
- High Density
- 2FE Primary School - c2.1ha
- Local Centre - c1.0ha
- Employment - c12.6ha
- Care Home - c0.5ha
- Mobility Hub - c0.3ha
- Incidental Park & Ride - c1.0ha

Green Infrastructure:

- Nature Park - c46.5ha
- Sports Hub - c12.5ha
- Green Corridors

Movement:

- Primary Vehicular Routes
- Secondary Vehicular Routes
- Vehicular Access
- Pedestrian/Cycle Access
- Pedestrian/Cycle Routes
- Active Travel Routes
- Melbourn Greenway
- The 'Hide' - Views across Royston
- Play Opportunities

Scale 1:5000 @ A1

0 10 20 40 60

Metres

PHASING PLAN

Land Use:

Site Boundary - c174ha

Phasing:

Phase 1

Phase 2

Phase 3

Overall, this phasing strategy shows how major infrastructure for Royston, such as the sports hub, primary school and high-quality Nature Park, can be delivered earlier, establishing the landscape, movement and community framework from the outset. Bringing forward these elements in Phase 1 helps create a sustainable and well-connected extension to the town, with green infrastructure forming a central part of the development throughout all phases.

The three phases are indicative and illustrate the broad, strategic approach to delivering the site in a coordinated and logical sequence.

Scale 1:5000 @ A1

0 10 20 40 60

Metres



Play spaces



3G football pitches



Tennis courts



Rugby pitches



Hockey pitches

MUGAS

Football Pitches

PLAY

Cricket Pitch

Pavillion

Potential Car Parking

Rugby Pitches

MUGAS

Hockey Pitches

THE SPORTS HUB

Land Use:

- Sports Hub - c12.46ha

Potential Uses:

- Football Pitches
- Rugby Pitches
- Cricket Pitch
- Hockey Pitches
- MUGA - Tennis / basketball
- Play Space
- Pavilion
- Potential Car Parking

The indicative pitch layout shows the significant capacity available for a wide range of sports and activities, with flexibility to adapt to Royston's future needs. The sports hub also provides an opportunity to accommodate, or potentially relocate, existing clubs such as Royston Town Football Club. In addition, delivering high quality sports facilities here could help relieve pressure on the Therfield Heath SSSI, where current sports use, such as rugby, hockey and tennis, can sometimes conflict with wider recreational and conservation interests. The sports hub would be delivered in Phase 1, ensuring valuable facilities are provided early in the development.

SUMMARY OF **BENEFITS**



1350+
NEW HOMES



BIODIVERSITY
ENHANCEMENT



CLIMATE CHANGE
RESILIENCE



OVER 50% GREEN
INFRASTRUCTURE

+ +



40% AFFORDABLE
HOMES



ELDERLY CARE
HOME

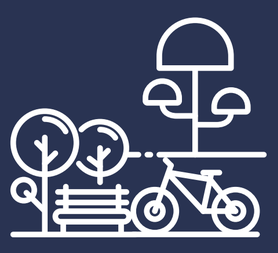


PEDESTRIAN &
CYCLE PATHS



12.58HA+
EMPLOYMENT

+ +



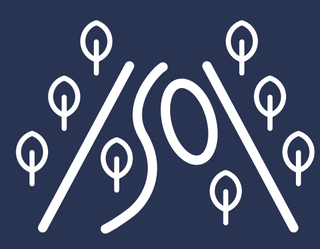
NEW **46.46HA**
NATURE PARK



1HA
LOCAL CENTRE



12.56HA+
SPORTS HUB



NEW
GREEN CORRIDORS

BMD

BMD.25.228.RP.001 Vision Statement
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Appendix 2

Prospects Royston Illustrative masterplan

Land Use:

- Site Boundary - c174ha

Residential Development
c38.6ha @ 35dph / 1351 Units

- Low Density
- Medium Density
- High Density
- 2FE Primary School - c2.1ha
- Local Centre - c1.0ha
- Employment - c12.6ha
- Care Home - c0.5ha
- Mobility Hub - c0.3ha
- Incidental Park & Ride - c1.0ha

Green Infrastructure:

- Nature Park - c46.5ha
- Sports Hub - c12.5ha
- Green Corridors

Movement:

- Primary Vehicular Routes
- Secondary Vehicular Routes
- Vehicular Access
- Pedestrian/Cycle Access
- Pedestrian/Cycle Routes
- Active Travel Routes
- Melbourn Greenway
- The 'Hide' - Views across Royston
- Play Opportunities

Royston Road
Towards Cambridge
Incidental Park and Ride
Employment
Melbourn Greenway
Play Areas
Existing Solar Farm
A10
Pedestrian/Cycle Routes
Green Corridors
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Royston Leisure Centre
Underpass
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Views to Therfield Heath
Nature Park
Royston Town Football Club
Meridian Gate Development
Towards Duxford
Icknield Walk First School
Sports Pitches / Skatepark
National Trail
A505

Scale 1:5000 @ A3

0m 100m 200m 400m 800m

Prospects Royston
Illustrative Masterplan
BMD.25.228.DR.001 | 18/09/2026

BMD

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Appendix 3

Landscape, Visual and Ecology Note

[redacted]

TECHNICAL NOTE

Project:	Land East of Royston	**Ref:**	BMD.25.0228.TN.001
Subject:	Landscape Visual & Ecology Technical Note	**Date:**	19.01.2026
Status:	For Information	**Rev:**	-

LAND EAST OF ROYSTON - LANDSCAPE VISUAL & ECOLOGY - TECHNICAL NOTE

This consolidated Technical Note has been prepared by Bradley Murphy Design Limited (BMD) on behalf of Wilson Bowden Developments Limited (WBD) to inform promotion of a housing allocation on Land East of Royston (hereafter referred to as 'the Site', as shown by the red line boundary on **Figure 1: Site Location and Study Area** at **Appendix A**). It merges and streamlines the content of the separate Ecology Headliners and Landscape & Visual Headliners technical notes into a single document, retaining distinct Ecology and Landscape sections and avoiding duplication. The note provides an initial, high-level summary of baseline conditions, key constraints and opportunities, and the principal planning policy considerations relevant to ecology and landscape.

This Technical Note is preliminary and is based on desk study sources and initial walkover observations referenced within the source notes. It does not replace the need for a full suite of seasonally constrained ecological surveys, and detailed Landscape and Visual Impact Assessment (LVIA) testing alongside evolving master planning.

The Site is approximately 175 ha and comprises predominantly intensively managed arable fields bounded and intersected by hedgerows of variable structure, field margins, internal farm tracks, and multiple blocks of broadleaved deciduous woodland concentrated in the southern part of the Site. A woodland belt is also present within the northern extent. Two small, derelict single-storey structures are recorded within the Site.

The Site lies within South Cambridgeshire District Council (SCDC). Royston lies immediately west of the Site, separated by the A505; the A10 runs along the northern boundary. The Site sits close to the South Cambridgeshire / North Hertfordshire boundary and is influenced by cross-boundary landscape, recreational and ecological considerations.

A brief review of the following documents has been undertaken to understand, define and record the context, character, setting and sensitivity of the Site - to consider its capacity and that of the surrounding landscape and visual resource to accommodate development:

- ***South Cambridgeshire Local Plan (adopted Sep 2018)***
- ***Draft Greater Cambridge Local Plan (Regulation 18) for consultation (2025)***
- ***North Hertfordshire Local Plan 2011 – 2031 (adopted Nov 2022)***
- ***Greater Cambridge Planning Obligation Supplementary Planning Guidance (draft, 2024)***
- ***North Hertfordshire Developer Contributions Supplementary Planning Document (SPD) (Jan 2023)***
- ***Greater Cambridge Landscape Character Assessment (Feb 2021)***
- ***North Hertfordshire and Stevenage Landscape Character Assessment (2011)***
- ***Green Arc Strategic Green Infrastructure Plan (with Hertfordshire) (March 2011)***
- ***North Hertfordshire District Green Infrastructure Plan (Aug 2009)***
- ***Cambridgeshire Green Infrastructure Strategy (June 2011)***
- ***Therfield Heath SSSI Mitigation Strategy (Nov 2022)***

1.0 ECOLOGICAL CONSTRAINTS

This Technical Note is informed by a combination of desk-based review and an initial Site walkover undertaken on 10 December 2025. The desk study collated existing ecological information for the Site and surrounding area to establish the baseline context and inform interpretation of field observations. Data sources included statutory and non-statutory designated sites, priority habitats, and records of protected and notable species, with search areas extending up to 5 km for European sites and bats, and 2 km for other ecological receptors.

The walkover survey comprised a systematic inspection of land within the red line boundary to identify habitat types, assess their condition, and record evidence of protected or invasive species. Although fieldwork was confined to the Site, the wider ecological context was evaluated through desk-based analysis and review of recent aerial imagery, which confirms a broadly consistent pattern of arable land, hedgerows and woodland blocks across the surrounding landscape.

The Site also lies within overlapping ecological opportunity areas identified through national mapping, including Network Enhancement and Network Expansion zones. These designations highlight the potential for habitat restoration, landscape-scale connectivity and contribution to local nature recovery and Biodiversity Net Gain objectives, which are considered in the subsequent constraints and opportunities assessment. **Table 01** summarises the ecological considerations for this Site

Table 01: Summary of the Ecological Considerations for the Site

Ecological consideration	Potential to occur on Site/confirmed	Within anticipated zone of influence (zone of influence)	Implications
Sites			
Statutory European sites	No Statutory European sites lie on Site.	No Statutory European sites within 5km of the Site. The Site is 8.7 km from Eversden and Wimpole Woods SAC, which is designated for its known population of barbastelle bats an Annex II bat species.	As the Site lies within the 10 km consultation zone of Eversden and Wimpole Woods SAC, consideration of Habitats Regulations Assessment (HRA) screening is required at the project level. However, in accordance with the Greater Cambridge Biodiversity SPD and established case law, the requirement for a full HRA will be based on whether there is credible evidence of likely significant effects on the SAC's qualifying features (barbastelle bats), including impacts on functionally linked land, commuting routes, roosting, foraging habitat, disturbance, lighting or air quality. At this stage, potential effects are limited to bats only and are capable of being assessed through targeted bat survey, activity analysis and design-led mitigation. Where survey evidence demonstrates that the Site is not functionally linked to the SAC population, or that any potential pathways of effect can be ruled out or fully avoided through embedded mitigation, likely significant effects can be screened out and a full Appropriate Assessment will not be required. Accordingly, the project will be supported by targeted bat surveys and an HRA Screening

Ecological consideration	Potential to occur on Site/confirmed	Within anticipated zone of influence (zone of influence)	Implications
			Report to provide the necessary evidence to the LPA and Natural England, proportionate to the risk identified.
Statutory protected sites	No Statutory protected sites lie on Site.	Holland Hall (Melbourn) Railway Cutting SSSI is a chalk cutting along a railway line designated due to its variety of plants characteristic of chalk grassland habitats, including upright brome, sheep's fescue, quaking grass and yellow oat grass, in addition to the nationally rare greater pignut, and nationally uncommon wild candytuft. This grassland type is rare in Cambridgeshire and in East Anglia, where the SSSI lies. It lies approximately 0.17 km north of the Site. Therfield Heath SSSI and LNR is a biological Site of Special Scientific Interest (SSSI), the majority of which is also a Local Nature Reserve (LNR), located in north Hertfordshire. It is designated for its chalk grassland habitat type, a nationally rare and declining habitat. It supports a variety of chalk grassland plant species, many of which are uncommon or locally rare, and provides habitat for a range of invertebrates, including butterflies and	Natural England will need to be consulted on any planning application affecting this Site, in accordance with the Site's location within the Impact Risk Zones of nearby SSSIs. No direct land take or physical impacts to Holland Hall (Melbourn) Railway Cutting SSSI, Therfield Heath SSSI or Fowlmere Watercress Beds SSSI are anticipated as a result of the Proposed Development. Potential effects are limited to indirect pathways only, including recreational pressure, disturbance and changes to local movement patterns. These potential effects can be appropriately mitigated through a landscape-led masterplanning approach, including the provision of substantial, high-quality on-Site green infrastructure and public open space, retention and enhancement of existing boundary vegetation, and the sensitive design of access routes to encourage recreational use of on-Site greenspaces in preference to designated sites. The detailed scope of mitigation, including any design measures required to address

Ecological consideration	Potential to occur on Site/confirmed	Within anticipated zone of influence (zone of influence)	Implications
		other pollinators. It lies approximately 1.93 km southwest of the Site. The Site lies within the impact risk zones of Holland Hall (Melbourn) Railway Cutting SSSI, Therfield Heath SSSI, and Fowlmere Watercress Beds SSSI. See Drawing Ref BMD.0228.DRE.002 for location of designated sites in the locality.	indirect effects, will be developed at the planning application stage and agreed with the Local Planning Authority in consultation with Natural England, as appropriate.
Non-statutory Sites	A search of local records was conducted for the Preliminary Ecological Appraisal of this Site, conducted by Nicholsons (, 2023). No Non-statutory Sites lie on Site.	A search of local records within 2km of the site was conducted for the Preliminary Ecological Appraisal of this Site, conducted by Nicholsons (2023). Details of the sites and reasons for their designation (where available) are listed below. • Royston Chalk Pit LWS – located ~ 1.6 km southwest of the Site, this LWS is a Chalk pit with a former lime kiln dominated by mature stand of deciduous scrub, mainly beech, sycamore, ash and hybrid Elm. A chalky woodland flora is present, including wood false-brome, yellow archangel and sanicle. Yew is well established in places. Remnant chalk	No direct impacts to non-statutory designated sites are anticipated as a result of the Proposed Development, given the absence of any such sites within the Site boundary and the distances involved. Potential effects are limited to indirect pathways only, such as changes in recreational pressure or local movement patterns. These effects can be appropriately addressed through sensitive, landscape-led masterplanning, including the provision of high-quality on-Site green infrastructure, retention and enhancement of boundary vegetation, and the creation of attractive, accessible open spaces to encourage recreational use within the Site rather than at nearby designated sites.

Ecological consideration	Potential to occur on Site/confirmed	Within anticipated zone of influence (zone of influence)	Implications
		grassland flora survives on an overgrown plateau at the top of the pit face. The site is important for protected species. • Protected Road Verge (PRV) Code – S26 Melbourne A10 – An area of neutral/calcareous grassland location ~ 0.7 km northwest of the Site. • Shaftbury Green LWS - located ~ 1.6 km to the southwest of the Site. It is a remnant area of semi-improved calcareous grassland supporting an Upright Brome NVC community type with a fairly variable sward. Plants recorded include agrimony, common knapweed, bird's-foot-trefoil Quaking-grass and small scabious	Any further mitigation requirements will be proportionate to the level of risk identified and will be developed at the planning application stage, with final details to be agreed with the Local Planning Authority in due course.
Habitats			
Priority habitats	Numerous hedgerows were present on Site which were recorded as native and therefore priority habitat (Photograph 2). Numerous blocks of deciduous woodland are also present on Site as depicted by *MAGIC.* A plan depicting the Site and notable habitats on and within 1 km of the Site is shown on	The Site lies within 2 km of the following UK Priority Habitats: lowland calcareous grassland, lowland meadows, chalk rivers, deciduous woodland, and traditional orchards (as returned by *MAGIC* on 07/01/2026). The River Mel is a chalk stream located northeast of the Site boundary. Chalk rivers are also classified as a priority	• Retention where practicable. • Buffering. • Replacement of losses. • Creation and enhancement. • Strategic placement of strong biodiversity corridors to retain, create and enhance priority habitats where possible.

Ecological consideration	Potential to occur on Site/confirmed	Within anticipated zone of influence (zone of influence)	Implications
	BMD.25.0288.DRE.001 & BMD.25.0288.DRE.002	habitat under the UK Biodiversity Action Plan (BAP).	• Priority habitats should be buffered by a minimum of 10 m.
Ancient woodland	No blocks of ancient woodland lie within the site boundary.	No blocks of ancient, replanted and semi-natural woodland are present within 2 km of the Site.	N/A
Ancient, veteran, and notable trees	A review of the Ancient Tree Inventory identified no known ancient, veteran, or notable trees within the Site.	A review of the Ancient Tree Inventory identified 1 notable tree within 1 km of the Site, which lies approximately 630 m south of the Site. The tree is The Royston Elm, and its tree ID is: 181812. There are no veteran or notable trees within 1 km of the Site.	Tree surveys will be required during planning stage to map and assess the tree resource and to identify any notable trees (for example any mature trees present within woodlands, hedgerows and site boundaries).
Other notable habitats	The desk study returned by *MAGIC* (data returned 07/01/26) identified no other notable habitats on Site.	Multiple parcels of No main habitat but additional habitat exists present within 2 km of the Site (as returned by *MAGIC* on 07/01/26).	Safeguarding of off-Site notable habitats. Establishing strong ecological corridors of retained habitats of importance within the scheme to ensure the integrity of these habits are not impacted.
Species: mammals			
Badger	[redacted]	Given the presence of large areas badger suitable habitat with good connectivity to the Site in the local landscape, particularly to the east, it is considered likely that additional badger territories overlap the Site, at least to some degree.	A detailed survey will be required to assess badger activity and presence of any setts within or near to the Site. Mitigation would include retention and buffering of setts where possible, or sett closures (under licence) and sett creation elsewhere in biodiversity priority areas.

Ecological consideration	Potential to occur on Site/confirmed	Within anticipated zone of influence (zone of influence)	Implications
	[redacted]		Maintaining key commuter routes and sett areas will be key to safe guarding the species as will provision of safe crossing features at road severance points.
Bats	No granted licence applications were returned within the Site. The hedgerows, woodland edges, grassland and field margins offer habitat for foraging and commuting. The grassland field margins are unlikely to provide high quality foraging habitat. The site is well connected to the wider landscape via hedgerows and woodland edge habitat which provides quality linear features for commuting bats. Two small bunker type, brick single storey buildings are present on Site (Photograph 1). These were considered to have low roosting/hibernation potential for small numbers of common bats, owing to their dark, sheltered nature.	Bat foraging, commuting and roosting are considered highly likely in the landscape surrounding the Site due to the presence of diverse woodland complexes, vegetated watercourse corridors, waterbodies, and potential roosting opportunities in the built environment associated with residential areas within the vicinity. Eleven licence applications were returned within 5 km of the Site. Species covered by these licences included: common pipistrelle, soprano pipistrelle, brown long-eared, and natterers. All of these species may be present on Site. A search of local records within 2km of the site was conducted for the Preliminary Ecological Appraisal of this Site, conducted by Nicholsons (2023) confirmed 1 record of bat dropping (species unknown) identified within a residential property in Melbourn. There were also records of Natterer's,	Further surveys are required to assess the Site for potential roost features and to identify any key foraging and commuting areas. The Site lies approximately 8.7 km from Eversden and Wimpole Woods SAC, which is designated for its population of barbastelle bats. As the Site falls within the 10 km consultation zone for this SAC, a Habitats Regulations Assessment (HRA) screening assessment will be undertaken in consultation with the Local Planning Authority and Natural England to determine whether the Proposed Development has the potential to result in likely significant effects on the SAC's qualifying features. In line with the Greater Cambridge HRA methodology, the need for any further stages of HRA will be informed by evidence of potential impact pathways, including effects on functionally linked land, commuting and foraging routes, roosting habitat, disturbance, lighting and air quality. Notably, important foraging areas for barbastelle bats are

Ecological consideration	Potential to occur on Site/confirmed	Within anticipated zone of influence (zone of influence)	Implications
		Daubenton's, serotine, barbastelle, brown long-eared, common pipistrelle and soprano pipistrelle within 2km of the Site. (Zone of influence: 5 km).	generally identified as being within approximately 8 km of core breeding areas, and the Site lies beyond this distance. In addition, no direct impact pathways are currently apparent. On this basis, and subject to confirmation through targeted survey and assessment, it is considered likely that potential effects on the SAC could be screened out, although this will be confirmed through the HRA screening process. Bats may commute across the wider landscape via hedgerows and woodland blocks, and barbastelle are known to utilise bunker-type structures for roosting and hibernation, such as those present on Site. Accordingly, targeted bat surveys and assessment will be undertaken to inform the HRA screening process and to satisfy general biodiversity policy requirements. If impacts to any confirmed bat roosts within the Site (including buildings) are identified, works would require a Natural England licence and, depending on the nature of the impact, appropriate mitigation and/or provision of compensatory roost features. Hedgerows, woodland, scattered trees and linear tree lines will be retained and enhanced

Ecological consideration	Potential to occur on Site/confirmed	Within anticipated zone of influence (zone of influence)	Implications
			to maintain connectivity between feeding, roosting and commuting habitats. Barbastelle and other bat species are sensitive to light disturbance; therefore, lighting will be designed to be directional and minimised to avoid illumination of key corridors, hedgerows and field margins, with controls such as curfews applied where practicable, particularly at dusk and dawn.
Hazel dormouse	The desk study returned no hazel dormouse license applications within the Site. Limited suitable habitat on site, restricted to small woodlands within arable field parcels and hedgerows.	No records of dormouse in this area of Cambridgeshire/North Hertfordshire and are likely locally extinct.	No current implications identified.
Other notable mammals	It is considered likely that Hedgehogs may utilise the hedgerows, woodland, margins and grassland areas within the Site. The current grassland offers potential to be used by hedgehogs for foraging and commuting, particularly because some of the current grassland is a longer sward. Brown hare are also considered likely to be present within the open agricultural fields on the Site.	Habitats within the wider landscape, such as hedgerows, tall grassland, and woodland edges, may be suitable for hedgehogs. Moreover, the urban landscape and developments directly west of the Site, linked to the Site via an underpass underneath the A505, may provide sheltered habitat and links to the Site. (Zone of influence: 1 km)	Appropriate precautionary measures are recommended to avoid harm should any hedgehog be present. Potential to enhance the Site for hedgehogs as part of the scheme design, e.g. retained habitat buffers, provision of refugia features etc. Mitigation may be needed if key species are present. However, this is currently not anticipated other than for hedgehog.

Ecological consideration	Potential to occur on Site/confirmed	Within anticipated zone of influence (zone of influence)	Implications
Otter	No watercourses or suitable waterbodies present on the Site.	Otter are known to occur across Cambridgeshire, with records being identified by The Wildlife Trust for Beds, Cambs and Northants, in 2022 within 5km of the Site, along the River Cam and its tributaries (Hawksley, 2022). A search of local records within 2km of the site was conducted for the Preliminary Ecological Appraisal of this Site, conducted by Nicholsons 2023). This returned one record of otter dated from 2016, which was identified ~ 0.7km northwest of the Site, along the central reservation A505.	Due to the unsuitable habitat on the Site and lack of connectivity to the Site, it is unlikely that otter would be impacted and safeguarding and mitigation will be required.
Water vole	No watercourses and no suitable waterbodies present on the Site.	Water vole are known to occur within the south Cambridgeshire and north Hertfordshire area where the Site is located, according to The National Water Vole Database Project (The Wildlife Trusts, 2024).	Due to the unsuitable habitat on the Site and lack of connectivity to the Site, it is unlikely that water vole would be impacted and safeguarding and mitigation will be required.
Species: amphibians and reptiles			
Great crested newt (GCN)	The desk study returned no GCN Class Survey licence returns within the Site. No suitable waterbodies are present on site.	According to *MAGIC,* there are eight further GCN records, one which lies approximately 550 m west of the Site, and the others are associated with one location approximately 1.38km north of the Site. These are Granted European Protected Species applications with dates ranging from 2014 to 2021, all with	At this stage given GCN habitat is lacking on the from the Site, therefore no implications are currently anticipated.

Ecological consideration	Potential to occur on Site/confirmed	Within anticipated zone of influence (zone of influence)	Implications
		licensable activities including the damage and destruction of a resting place. All of these records have restricted connectivity to the Site owing to infrastructural barriers including roads and bult residential areas. There are few additional waterbodies within the surrounding landscape, and nothing significant within 500 m of the site boundary. Gardens, grassland, and woodland within 500 m of the Site offer terrestrial habitat for GCN. A search of local records within 2 km of the site was conducted for the Preliminary Ecological Appraisal of this Site, conducted by Nicholsons (2023). This returned no records of GCN. (Zone of influence: 500 m)	
Amphibians (common)	Grassland, woodland and hedgerows may support species such as common frog and common toad.	Common frog, smooth newt and common toad are widespread and likely to be present within the surrounding area. A search of local records within	Opportunities to provide new, small pond features for amphibians as part of any final landscape design.

Ecological consideration	Potential to occur on Site/confirmed	Within anticipated zone of influence (zone of influence)	Implications
		2 km of the site was conducted for the Preliminary Ecological Appraisal of this Site, conducted by Nicholsons (2023). This returned no records of amphibians.	
Reptiles	There are areas of grassland margins, and woodland that may be suitable for reptile basking, commuting, and foraging behaviour. Species such as grass snake, common lizard and slow worm could occupy these habitats. However, habitats on Site are limited, owing to the arable dominance.	Areas of woodland, field margins are potential habitats for common and widespread reptiles such as common lizard, grass snake and slow-worm. It is considered likely that such species utilise the habitats surrounding the Site to some degree. A search of local records within 2 km of the site was conducted for the Preliminary Ecological Appraisal of this Site, conducted by Nicholsons (Alderton, 2023). This returned numerous records of reptile within 2 km of the Site, the closest of which was a record for common lizard, identified within a field adjacent to the northern section of the Site. (Zone of influence: up to 1 km but likely to be less depended on exact nature of semi-natural habitats)	Generally large areas of the Site were considered sub-optimal for reptiles being either too open (e.g. the managed field parcels) or too enclosed (the hedgerow and woodland corridors). Areas of proposed development that support reptiles would require either trapping and translocation or habitat manipulation to displace reptiles into adjacent areas ahead of any works commencing. Targeted reptile surveys may be required at the planning stage in key habitat areas and corridors identified within the Site. Mitigation likely to be limited as core habitat features would be retained and enhanced in the event of a planning application at the Site. Opportunities to enhance the Site for reptiles include the provision of edge habitats and refugia features such as log piles and grass heaps.
Species: birds			

Ecological consideration	Potential to occur on Site/confirmed	Within anticipated zone of influence (zone of influence)	Implications
Birds	Six arable and two grassland farmland bird assemblages overlap with the Site, as depicted on *MAGIC* (data returned 07/01/26). The Site provides extensive habitat for key farmland species such as yellow wagtail, turtle dove, lapwing, grey partridge, stone curlew, tree sparrow and corn bunting. A search of local records within 2 km of the site was conducted for the Preliminary Ecological Appraisal of this Site, conducted by Nicholsons 2023). This returned a large number of farmland and garden birds, the closest of which was a record dated 2008, which pertains to a yellowhammer identified on the Site. The Site offers nesting opportunity within hedgerows, woodland, and arable field margins which are present on site. Although the Site is likely to be used for foraging by range of common species and may support notable farmland species given the abundance of arable fields, hedgerows, and scattered woodland blocks.	The surrounding areas support a variety of habitats which are known to support various breeding bird species and notable birds. The River Cam and its tributaries provides some foraging and nesting opportunities for wetland bird species such as kingfisher (Schedule 1). As well as, waterfowl such as, moorhen, mallard and coot. Given the surrounding landscape is dominantly agricultural and well connected, particularly to the east, it is possible that barn owl (schedule 1 species) is using the open farmland to feed, and barns and trees as nesting sites in the locality. A search of local records within 2 km of the site was conducted for the Preliminary Ecological Appraisal of this Site, conducted by Nicholsons (2023). This returned a large number of farmland and garden birds, the closest of which was a record dated 2008, which pertains to a yellowhammer identified on the Site. (Zone of influence: 500 m)	The presence of nesting birds will require standard avoidance measures, mitigation. In order to assess the species present, breeding bird surveys may be required at the planning stage. The presence of breeding birds will require mitigation and habitat replacement. If notable assemblages of farmland breeding species are present then onsite or if not feasible then off-site mitigation may be required for loss of farmland habitat for such species. Further surveys would be required to assess the Site for potential barn owl nesting sites.

Ecological consideration	Potential to occur on Site/confirmed	Within anticipated zone of influence (zone of influence)	Implications
	Skylark, corn bunting and flock of meadow pipit were all observed utilising the arable field parcels and hedgerows within the Site during the December 2025 survey. A nest was also identified on Site within a hedgerow on Site (Photograph 7). Hay bales present on Site provide suitable nesting habitat for barn owl in conjunction with some grassland and woodland for foraging.		
Species: invasive species			
Invasive flora and fauna	Cotoneaster was identified within one of the southern woodland parcels during a Site walkover in December 2025 (Photograph 8). Given the habitats present on Site, invasive species have limited potential to spread and establish themselves along the hedgerow and field margin corridors. The linear hedgerows present on the site possess the potential to support invasive non-native species such as	Again, no invasive plant species were identified during the Site walkover. Due to limited access to the land surrounding the Site, a full assessment of invasive species within the surrounding landscape could not be carried out. It is assumed given the extensive countryside surrounding the Site, non-native species such as muntjac, Chinese water deer, and American mink could be present in the wider landscape beyond the Site.	Should any non-native invasive plant species be identified, advice will be sought from specialist invasive species consultants regarding control, eradication and biosecurity if these are encountered on site. It is likely that update surveys will be required to establish the precise coverage of invasive species that may be present within the Site. Typical spread-prevention measures include detailed exclusion zones; in such area's entry by non-authorised personnel or vehicles will be prohibited in order to prevent the spread of

Ecological consideration	Potential to occur on Site/confirmed	Within anticipated zone of influence (zone of influence)	Implications
	muntjac, which are known to migrate and occupy these habitats.		identified invasive plant species throughout the Site and beyond. Standard best practice biosecurity policies will be implemented during all ecological survey work undertaken at the Site. Ongoing monitoring will review presence/spread of invasive over the construction and operation period of the scheme.

2.0 EVERSDEN AND WIMPOLE WOODS SAC

Eversden and Wimpole Woods SAC is a statutory European protected site of approximately 66 ha, located approximately 8.7 km north of the Site. It is designated for its ancient coppice and high forest woodland habitats, which support a population of barbastelle bats, an Annex II bat species, owing to their rarity in the UK. The woodlands provide summer maternity roosts and surrounding foraging and commuting habitat for this species.

Given that the Site lies within 10 km of Eversden and Wimpole Woods SAC, bat surveys will be required to establish whether, and how, the Site is used by barbastelle and other bat species, and to inform consideration of potential effects on the SAC. Should roosts be identified and any impacts be anticipated to confirmed roosts within the Site (including buildings), works would require a Natural England licence and, depending on the nature of the impact, appropriate mitigation and/or compensatory roost provision. Proposals should also seek to retain and enhance any functionally linked land, including hedgerows, mature trees, woods and copses, and to strengthen habitat connectivity through new planting and integration of existing hedgerow networks (Greater Cambridge Shared Planning, 2022).

As set out in the Greater Cambridge Biodiversity Supplementary Planning Document (SPD) (Greater Cambridge Shared Planning, 2022), where development is likely to result in a significant effect on a Habitats site, proposals must be supported by information to enable the Local Planning Authority to undertake a Habitats Regulations Assessment (HRA). This includes the results of relevant surveys and details of any mitigation measures embedded within the design to avoid adverse effects on site integrity.

In this context, the Proposed Development will be subject to a Habitats Regulations Assessment (HRA) screening assessment, undertaken in consultation with the Local Planning Authority and Natural England, to determine whether it has the potential to give rise to likely significant effects on Eversden and Wimpole Woods SAC. In line with the Greater Cambridge HRA methodology, the requirement for any further stages of HRA will be based on evidence of potential impact pathways, including effects on functionally linked land, commuting and foraging routes, roosting habitat, disturbance (noise, lighting and activity) and air quality.

Notably, important foraging areas for barbastelle bats are generally identified as being focused within approximately 8 km of core breeding areas, and the Site lies beyond this distance. In addition, no direct impact pathways are currently apparent. On this basis, and subject to confirmation through targeted bat surveys and assessment, it is considered likely that potential effects on the SAC will be capable of being screened out, although this will be formally determined through the HRA screening process in consultation with Natural England.

The HRA screening will consider potential effects associated with the Proposed Development, including but not limited to:

- Indirect disturbance: noise, lighting and human activity that could affect commuting or foraging behaviour;
- Air quality: changes arising from construction or operational traffic and emissions; and
- Habitat loss or degradation: including any effects on functionally linked land that supports the SAC population.

The scope and content of the screening assessment will be agreed with the Local Planning Authority and Natural England and informed by targeted ecological survey, including bat activity and roost assessment. Where necessary, appropriate mitigation measures will be identified to avoid or minimise any potential effects.

Given the distance of the Site from Eversden and Wimpole Woods SAC, the absence of any clear impact pathways at this stage, and the evidence that key foraging areas for barbastelle bats are typically concentrated closer to core breeding areas, it is anticipated that likely significant effects on the SAC can be ruled out at the screening stage, subject to confirmation through survey and consultation. This approach ensures that the Proposed Development is progressed in a proportionate and evidence-led manner, fully compliant with the Habitats Regulations, while safeguarding the integrity of this important designated site.

3.0 HERITAGE ASSET

A heritage asset listed as a Scheduled Ancient Monument lies within the centre of the Site. As detailed in the South Cambridgeshire Local Plan, these sites are irreplaceable due to their historic interest and so they are required to be managed in a way which does not compromise heritage significance and exploits opportunities for enhancement. The local plan also states: '*Where development is proposed for a site which includes or has the potential to include heritage assets with archaeological interest, developers must submit an appropriate desk-based assessment and, where necessary, a field evaluation. Prospective developers should contact the County Council's Historic Environment Team for information to establish whether there is known or potential archaeological interest and the need for investigation and evaluation at an early stage*.'

4.0 LANDSCAPE CHARACTER CONTEXT

Natural England has identified a series of National Character Areas, with the entirety of the Site lying within the National Landscape Character Area (NCA) **87: East Anglian Chalk**, characterised by *the narrow continuation of the chalk ridge.*

In addition, Landscape East has produced the 'East of England Landscape Framework', which describes the landscape typology at a regional level. The majority of the Site Lies within **Lowland Village Chalklands** described as *"low lying, but gently rolling arable landscape, dissected by small streams, with a distinctive pattern of nucleated villages and a patchwork of woodlands and shelterbelts."* Whilst the southern portion of the Site lies within **Chalk Hills and Scarps** defined by *"prominent chalk hills, in places forming a distinct edge, elsewhere incised by dry valleys to create a rounded rolling landform. Often well wooded with long distance views, this is a large scale landscape with an ordered pattern of fields and woodlands."*

At a county level, the Site and Study Area are covered by 'North Hertfordshire and Stevenage Landscape Character Assessment (2011)' (North Herts LCA) and 'Greater Cambridge Landscape Character Assessment (2021)' (Greater Cambridge LCA)**.** The majority of the Site lies within broadly comparable lowland chalk landscape character areas identified by both assessments.

Within the Greater Cambridge LCA, the majority of the Site is defined as part of the **Morden to Duford Lowland Chalklands**, described as a *"large scale, open, arable landscape with historic villages at the edges of the River Valleys and distinctive linear features including roads, tracks and earthworks."* Similarly, the North Herts LCA defines the same area as **Odesy to Royston**, characterised as *"Gently rolling landform with localised chalk knolls (outliers). Large scale arable fields set out in an ordered pattern of rectilinear fields and lanes with straight boundaries…"*

Both landscape character assessments identify the chalk hills, within which lie the southern portion of the Study Area, as presenting a distinct landscape character with dramatic topography. The Greater Cambridge LCA identifies this area as **7F: Southern Chalk Hills**, comprising *"the highest parts of the Study Area within an open, rolling chalk landscape which is part of the much larger Chilterns chalk ridge."* Whilst the North Herts LCA identifies the area as **Scarp Slopes South of Royston**, described as *"undulating landform with steeper slopes towards the upper plateau edge. Large scale arable fields with ordered pattern of rectilinear field boundaries and lanes with straight boundaries…"*

The Site contains a variety of existing landscape and ecological features, comprising predominantly of large, intensively farmed arable fields delineated by low, fragmented hedgerows. The field pattern has remained largely unchanged since the 18th century however; the field hedgerow boundaries have become degraded by intense management. Landform across the Site varies dramatically - the northern portion of the Site gently slopes to the north from circa 60m AOD to a low point adjacent to the A10 of around 36m AOD in the Site's north easter corner. In comparison, the Southern Chalk Hills in the southern part of the Site rise steeply, from circa 60m AOD to a localised high point of around 104m AOD. This elevated area of the Site contains scattered blocks of deciduous woodland, or 'hangars', and affords open panoramic views, particularly to the north.

5.0 VISUAL ANALYSIS

A number of publicly accessible viewpoints have been tested within the field, to determine the visual baseline of the Site and surrounding Study Area (see **Appendix B**).

Near to middle distance views

Public Byway Melbourn 11 enters the Site along its northern boundary, adjacent the A10, and terminates after approximately 450m. The Byway consists of a surfaced track with open, direct views south across and beyond the Site, as represented by **Viewpoint 1**. From this location, the condition of the field boundary hedgerows is evident as views are afforded above and through the fragmented hedgerows. The Site's Southern Chalk Hills provide a distinctive visual backdrop to views from the Byway and the A10.

Within Royston, adjacent to the A505, lies Redwing Rise public open space and an informal path along the A505, used by the local community. From these locations west of the Site, the rise of the Southern Chalk Hills is evident with the woodland hangars acting as visual landmarks, as represented by **Viewpoints 2a & 2b**. Although the Site is within close proximity to these locations, there is a degree of screening from boundary vegetation, albeit fragmented and 'gappy', which results in indirect views. As the topography falls gently to the Site's western edge there is an additional level of containment to the north westernmost portion of the Site.

Icknield Way Long Distance Footpath runs on an approximate east / west alignment to the south of the Site - along the southern side of the A505. The Icknield Way is a historically important highway which followed the line of the chalk ridge – and today along a series of tracks and green lanes – it also forms part of the larger 'Chalk Walk' from Dorset to Norfolk. **Viewpoints 3a, 3b & 3c** represent the experience of users as they travel west, where users are afforded open views of the rural landscape, occasionally enclosed by field boundary vegetation. The Southern Chalk Hills (including the hills within the Site) provide a prominent visual backdrop to views looking north and, due to the localised high topography of the hills, provide a visual barrier between this section of the Long Distance Footpath and the northern portion of the Site.

North east of the Site is a network of Public Footpaths and Byways which link to Harcamlow Way Long Distance Footpath and the settlement of Melbourn. From here the settlement of Royston and solar farm within Muncey's Farm appears well contained by the undulating topography and layers of vegetation, despite the close proximity, as represented by **Viewpoint 4**. As a result, the majority of the Site is screened by the layers of intervening vegetation, and any potential views are indirect. The Southern Chalk Hills, stretching through the southern part of the Site and into Royston beyond, form a distinctive backdrop to the rural landscape.

Further east of the Site, Harcamlow Way Long Distance Footpath runs along North Road on an approximate north / south alignment. The low and fragmented, gappy hedgerow along North Road affords users open rural views to the west, as represented by **Viewpoint 5**. The Southern Chalk Hills within the Site form part of a distinctive backdrop to the arable landscape, with Royston in the middle distance. The lower lying portion of the Site is apparent as a small oblique portion of the landscape - screened behind (albeit low and gappy) layers of vegetation.

North of the Site's boundary, the Harcamlow Way runs on an approximate east / west alignment, along Public Byway Melbourn 10. The Byway continues west into Public Byway Bassingbourn Cum Kneesworth 15 – these byways are also identified as the Icknield Cycle Route. From along the route, views south east towards the Site consist of open arable farmland, with the distinctive backdrop formed by the Southern Chalk Hills, as represented by **Viewpoints 6a & 6b.** The built form within Royston is well-contained by the undulating topography and layers of intervening vegetation. Likewise views of the Site from these locations are indirect and partially screened.

Viewpoint 7 represents users along Public Footpath Bassingbourn Cum Kneesworth 18 as they journey south into Royston. The location directly adjacent the solar farm demonstrates the dominating screening effect of the farm's infrastructure, obstructing views of the landscape beyond. It is considered views over all solar farms in the area would have a similar effect.

To the south west of the Site, the Southern Chalk Hills form an extension of the wider Chilterns Chalk Ridge, from which visibility of the Site is experienced to varying degrees depending on elevation, orientation and the influence of intervening built form and vegetation. Directly south of Royston, the Hertfordshire Way Long Distance Footpath follows the lower slopes of the chalk scarp. Here, the comparatively lower elevation, combined with intervening built form and established vegetation, largely prevents intervisibility with the Site, as illustrated by **Viewpoint 8**. Further west, a network of PRoW extends southwards from Royston, onto the chalk hills. While the majority of these footpaths are enclosed by mature boundary vegetation and the settlement edge, intermittent gaps in the vegetation afford users open views over Royston and the wider landscape, including the Site beyond, as represented by **Viewpoint 9**. Therfield Heath contains the highest chalk hills in the local area and, as such, affords extensive long distance, panoramic views across the surrounding landscape, as represented by **Viewpoint 10**. From the chalk ridge, the Southern Chalk Hills within the Site are visually prominent, whilst the lower-lying eastern part of the Site forms a relatively small component of the wider landscape, and the northwestern portions are well contained by local topography and boundary vegetation. The Royston Industrial Area forms a prominent feature in this view.

To the north of the Site, the landscape is a relatively open and generally flat arable plain. From the Harcamlow Way, as illustrated by **Viewpoint 11**, views towards the Site are filtered and largely interrupted by intervening vegetation. The Chalk Hills remain discernible on the distant horizon, however, at this range they are not as pronounced or visually dominant as a backdrop to the view.

Long distance views

Elevated locations to the east and west of the 3km Study Area have been considered during fieldwork, represented by **Viewpoints 12** and **13**. From these locations, the Site forms a very minor component of the wider landscape context, and any potential intervisibility is highly limited and any potential visual effects considered likely to be negligible at most.

Wimpole Estate, a nationally valued National Trust property, is located approximately 8km to the north of the Site. Due to the substantial distance, combined with the influence of intervening topography and vegetation, the Site is not perceptible within views from the estate and therefore these were not considered further as part of this appraisal.

6.0 STRATEGIC GREEN INFRASTRUCTURE (GI)

The Site lies on the boundary of South Cambridgeshire and North Hertfordshire, offering opportunities to deliver strategic green infrastructure across administrative boundaries. While relevant GI strategies have been prepared by both authorities, the Hertfordshire ***GreenArc Strategic Green Infrastructure Plan (2011)*** provides a strategic plan for a wider area, which encompasses the Site and Study Area. It is suggested that design proposals for this Site focus on the opportunities within the wider Hertfordshire document.

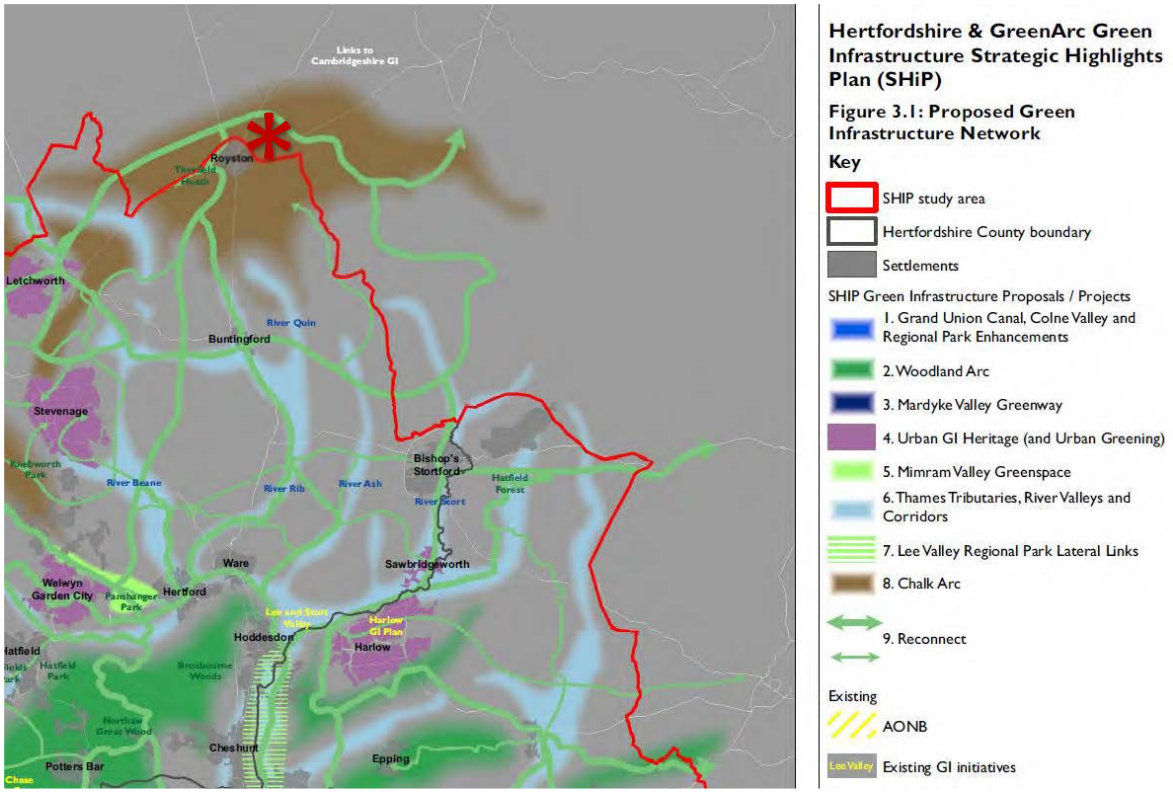


***Figure a: extract from GreenArc Strategic Green Infrastructure Plan (2011)* – Red asterisk to indicate Site location, added by BMD**

The GreenArc Strategy identifies a series of projects, with ***Project 8: Chalk Arc*** running along the northern edge of the county and interfacing with the entirety of the Site. Intended to be a 'Rural Wildspace', the project aims to *"restore, enhance & conserve chalk scarp & grassland landscape… with additional landscape linkages to adjacent sites cross county & within the AONB"* (Chilterns National Landscape). In addition, to the north and east of the Site are rural green links identified as ***Project 9: Reconnect***, which aims for the *"Reconnection of Rights of Way that have been severed by major barriers to the movement of people & wildlife (e.g. by rivers, canals & dual carriageways.)*

7.0 INTEGRATED ECOLOGY AND LANDSCAPE DESIGN RECOMMENDATIONS

The Proposed Development presents a strategic opportunity to deliver an integrated landscape and ecological framework that responds to the Site's distinctive chalk landscape character, enhances biodiversity, and strengthens connectivity within the wider Nature Recovery Network. Design should be landscape-led, embedding ecological function within the spatial structure of the masterplan while protecting sensitive landform, heritage assets and key views.

The following should be read in conjunction with **Figure 4** at **Appendix A**.

Strategic Green Infrastructure

The southern portion of the Site, defined by a prominent chalk ridgeline, is particularly suited to the objectives of the Chalk Arc Project and should remain predominantly undeveloped as multifunctional public open space. This area provides an opportunity to protect and restore areas of fragmented rare landscape character, conserve visually exposed chalk scarps and knolls, and reconnect fragmented chalk grassland habitats with strategic ecological assets such as Therfield Heath and the wider countryside.

Scale, density and massing

Across the Site, development form, scale, density and massing need to be compatible with the local landscape to assimilate development with within the context of Royston and the wider landscape. In areas identified as visually exposed, scale and density of development should remain low-rise (at a maximum height of 2 storeys) to avoid skyline intrusion and reduce potential impact on receptors along the chalk ridge within the surrounding landscape, particularly Therfield Heath SSSI.

There is potential for taller and / or denser development to be accommodated within the more visually contained north western portion of the Site, where landform along the A505 and surrounding boundary vegetation provide a relatively high level of enclosure. Further LVIA testing would need to be carried out alongside masterplanning work.

Retention of Existing Landscape Features

Design proposals should seek to retain and integrate distinctive landscape elements into the proposed layout. Retained heritage assets, including the Scheduled Monument and undesignated tumuli, should be accommodated, celebrated with interpretation information and sympathetically set within destination open spaces, with appropriate offsets from development areas and a suitable design response. Natural assets including hedgerows, woodland blocks, should be incorporated within a robust green infrastructure framework and enhanced, where possible, through supplementary planting to strengthen structural landscape elements that maintain and reinforce the historic field pattern.

Development of a Site-wide 'green Grid'

To support the retention and celebration of existing landscape assets, the Proposed Development should establish a coherent network of green corridors across the Site, formed by a connected network of hedgerows, woodland edges, wildflower grasslands, SuDS features and Public Rights of Way. These corridors will provide a legible spatial structure for the ease of pedestrian movement and ecological connectivity. The green grid would also provide layers of visual mitigation for views looking toward the Site, reinforcing the underlying landscape structure of the Site, presenting key nodes for community interaction in locations where the corridors intersect and define destination green spaces around heritage assets at corridor termini.

Structural Boundary

Existing boundary vegetation should be retained and enhanced, wherever possible, to maintain ecological corridors and provide a sense of containment. Along the chalk ridge, boundary planting should remain limited to preserve the open character of the landscape and maintain views from the localised high point in the south eastern part of the Site. Where the Site adjoins neighbouring solar farms, any enhancement to boundary vegetation should be carefully considered to maintain operational offsets from solar panels, consistent with the surrounding landscape context.

Integration of Active Travel & Recreational Movement Routes

There is an opportunity to provide a connection through the Site, between sections of the Icknield Way Long Distance Footpath (which passes to the north and south of the Site). In addition, an integrated network of active travel routes should be provided across the Site, linking key destinations such as heritage assets, areas of public open space and identified viewpoint locations. These routes should be clearly legible and well-connected to the wider Public Rights of Way network and should follow landform and existing landscape features to create

a naturalised setting, provide interpretation, and encourage use of on-Site open space in preference to sensitive off-Site destinations such as Therfield Heath SSSI.

Biodiversity led open space

Ecologically, the masterplan should deliver measurable Biodiversity Net Gain through habitat retention, enhancement and targeted creation. Strategic corridors should connect on-Site woodland, hedgerows and open spaces to off-Site ecological assets, supporting the movement of bats, birds, amphibians, hedgehogs and invertebrates. Priority opportunities include chalk grassland restoration, woodland edge enhancement, strengthened hedgerow networks, biodiversity-led SuDS, and the incorporation of wildlife features within buildings and public realm. Management prescriptions must be secured to ensure long-term ecological functionality and resilience.

Table 02 below summarises the Integrated Ecology and Landscape Design recommendations.

Table 02: Integrated Ecology and Landscape Design Recommendations.

Theme	Landscape Design Response	Ecological Function / Enhancement	Key Technical Notes
Landscape			
Chalk Ridge & Chalk Arc Alignment	Retain southern chalk ridge as predominantly undeveloped public open space; protect scarps, knolls and key views; limit built form and planting to preserve openness.	Restore and expand chalk grassland; reconnect fragmented calcareous habitats with Therfield Heath SSSI and wider landscape; create high-value species-rich grassland.	Requires soil fertility reduction and long-term management; suitable for both recreation and biodiversity.
Scale, Density & Massing	Low-rise (≤2 storeys) development in visually exposed areas; taller development only in visually contained zones (e.g. north-west), subject to LVIA testing.	Reduces disturbance and lighting impacts on sensitive habitats; maintains dark corridors for bats and landscape permeability for wildlife.	LVIA and lighting strategy required at masterplanning stage.
Retention of Landscape & Heritage Assets	Integrate hedgerows, woodland blocks, Scheduled Monument and tumuli within destination green spaces; maintain historic field patterns.	Retained features act as core ecological assets and stepping-stone habitats; buffers provide edge habitats for birds, invertebrates and small mammals.	Offsets, interpretation and design response required around heritage assets.
Green Grid / Green Infrastructure Framework	Establish Site-wide network of green corridors aligned with hedgerows and PRoW; create nodes and destinations at corridor intersections.	Enhances habitat connectivity; supports dispersal of bats, amphibians, birds, hedgehogs and invertebrates; reduces habitat fragmentation.	Corridors should link to off-Site habitats and Nature Recovery Network.
Boundary Treatments & Solar Farm Interfaces	Retain and enhance existing boundary vegetation; limit planting on chalk ridge; sensitive screening adjacent to solar farms.	Maintains ecological corridors; prevents isolation of habitats; supports bat commuting and hedgehog movement.	Planting near solar infrastructure must respect operational offsets.
Active Travel & Recreation	Connect Icknield Way sections; integrate legible walking and cycling routes linked to PRoW, viewpoints and open spaces.	Directs recreational pressure away from sensitive off-Site sites; promotes use of on-Site green infrastructure.	Important within Therfield Heath SSSI Zone of Influence.
Ecology			
Hedgerows	Retain and gap-up; strengthen structure; introduce double hedgerows or hedgerow-with-ditch where feasible.	Key wildlife corridors; nesting for birds; commuting routes for bats; habitat for invertebrates and small mammals.	Plant locally native species (e.g. hawthorn, blackthorn, dog rose, buckthorn, field maple).

Woodland Blocks & Edge Habitats	Retain all woodland; provide buffer zones of grassland, scrub and glades; manage through selective thinning.	Enhances structural diversity; supports invertebrates, birds, small mammals and bats.	Invasive species control and understorey enrichment required.
Chalk Grassland & Wildflowe Meadows	Create species-rich calcareous grassland in open spaces; establish wildflower meadows as buffers and visual features.	Supports pollinators; improves connectivity between conservation sites; contributes to BNG. Provides onsite compensation area for farmland bird species through provision of managed meadows.	Soil preparation and low-nutrient management essential.
SuDS & Blue-Green Infrastructure	Integrate ponds, swales and wetlands into landscape design; create naturalised water features.	Provides amphibian, invertebrate and aquatic habitat; improves ecological and hydrological resilience.	Design with shallow margins, native planting and long-term maintenance.
Green / Bio-Solar Roofs	Incorporate on ancillary buildings (bin/bike stores, community or commercial structures).	Additional foraging and nesting habitat for invertebrates and birds; urban greening.	Use where structurally and commercially feasible.
Wildlife Features (Built Form)	Integrate bat boxes/bricks, bird boxes (swifts, house martins), insect hotels into buildings and public realm.	Supports roosting, nesting and pollination; enhances urban biodiversity.	Installation locations and specifications to be agreed with project ecologist.
Butterfly / Bee / Beetle Banks	Use site spoil to form habitat banks and visual screening (e.g. to solar farms).	Creates microhabitats for pollinators and invertebrates; improves landscape connectivity.	Should link hedgerows and open space corridors.
Species-Specific Measures – Amphibians	Retain terrestrial habitats; create hibernacula; protect movement corridors.	Supports dispersal and overwintering, including potential GCN.	Final locations to be agreed by project ecologist.
Species-Specific Measures – Bats	Retain hedgerows/woodland; provide bat-friendly planting and roost features; control lighting.	Maintains commuting and foraging routes; supports maternity roost potential.	Directional lighting; avoid illumination of key corridors.
Species-Specific Measures – Birds	Protect nesting/foraging habitats; provide swift bricks, house martin cups and bird boxes.	Enhances breeding success and urban biodiversity. Farmland bird area established in semi-nbatural open green space areas to provide managed meadows and hedgerows for a range of key species.	Installation details to be agreed with project ecologist.

Species-Specific Measures – Hedgehogs	Maintain hedgerow networks; create 'Hog Highways' through development parcels.	Improves permeability of urban form for small mammals.	Must be integrated into boundary and plot design.
Species-Specific Measures – Invertebrates	Pollinator-friendly planting; bee blocks; insect hotels; beetle banks.	Supports pollination, food webs and ecological resilience.	Align with National Pollinator Strategy (DEFRA).
Species-Specific Measures – Reptiles	Retain grassland, woodland edges, scrub and field margins; enhance movement corridors.	Maintains basking, foraging and dispersal habitats.	Sensitive habitat management required during construction.
Long-Term Management	Implement landscape and habitat management prescriptions.	Secures sustained biodiversity net gain and ecosystem function.	Monitoring, invasive species control and adaptive management essential.

8.0 OPEN SPACE REQUIREMENTS

Within the South Cambridgeshire Local Plan, Policy SC/7 sets out the standard requirements for Outdoor Play Space and Informal Open Space within new developments (refer to **Table 03** below).

Table 03: Summary of Policy SC/7: Outdoor Play Space, Informal Open Space and New Developments (2018)

Open Space Typology	Quantity Standards (hectares per 1,000 population)	Requirement for 1,000 homes (hectares per 2,400 population) *
Outdoor Sport	**1.6**	**3.84**
Allotments and community orchards	**0.4**	**0.96**
Open Space	**1.2**	**2.88**
Formal Children's Play Space	0.4	0.96
Informal Children's Play Space	0.4	0.96
Informal Open Space	0.4	0.96
TOTAL	**3.2**	**7.68**

**Within the emerging Greater Cambridgeshire Planning Obligations, population is advised to be calculated with dwelling-specific figures based on Census 2021. In the absence of confirmed housing size details and an adopted occupancy multiplier, the national average population yield of 2.4 persons per household (Fields in Trust – 2024) has been applied to calculate the assumed population - as 2,400 based upon 1,000 homes*

Although the Site lies within the authority of South Cambridgeshire, the facilities and open space provided by the Proposed Development are likely to contribute to the existing community of Royston, North Hertfordshire. Therefore, consideration should also be given to the Open Space Provision requirements of North Hertfordshire (refer to **Table 04** below).

Table 04: Summary of Open Space Standards for new development (North Herts – Developer Contributions SPD 2023)

Open Space Typology	Quantity Standards (hectares per 1,000 population)	Requirement for 1000 homes (hectares per 2,400 population) *
Playing Pitches	**1.2**	**2.88**
Other outdoors sports	**0.4**	**0.96**
Equipped / designated play	**0.25**	**0.60**
MUGAs / skateboards etc	**0.3**	**0.72**
Parks and Gardens	**0.8**	**1.92**
Amenity Green Space	**0.6**	**1.44**
Natural and semi-natural	**1.8**	**4.32**
Allotments	**0.3**	**0.72**
TOTAL	**5.65**	**13.56**

** In the absence of confirmed housing size details to calculate the predicted occupancy, the national average population yield of 2.4 persons per household (Fields in Trust – 2024) has been applied to calculate the assumed population - as 2,400 based upon 1,000 homes*

This Site is located just over 2km from Therfield Heath SSSI, resulting in a potential rise in recreational pressure on the SSSI as a result of the Proposed Development. The Therfield Heath SSSI Mitigation Strategy (although a North Herts document and ultimately the Proposed Development is under consideration from South Cambridgeshire) makes recommendations for mitigation, from new developments that are within the Zone of Influence (ZOI) of the SSSI, to alleviate pressures on the SSSI - including using the above North Herts standards as an absolute minimum for open space.

There are two ZOI from the Therfield Heath SSSI:

- Inner ZOI - 2km radius – development within this ZOI is required to provide an 8ha area of Suitable Alternative Natural Greenspace (SANG). This is not required, as the Proposed Development lies beyond this ZOI.
- Wider ZOI - 5.8km radius – where development within the ZOI is considered to have good access to the wider countryside through the public rights of way network, no specific requirement or benchmark is set for the provision of SANGs in this wider area – however, the level of on-site open space deemed appropriate will depend on a variety of factors including: the nature of the open spaces proposed and the ability to plug into existing green infrastructure and rights of way networks that provide access to the wider countryside. It is considered that the Proposed Development would comply with this requirement, with adherence to the North Herts Open Space Standards.

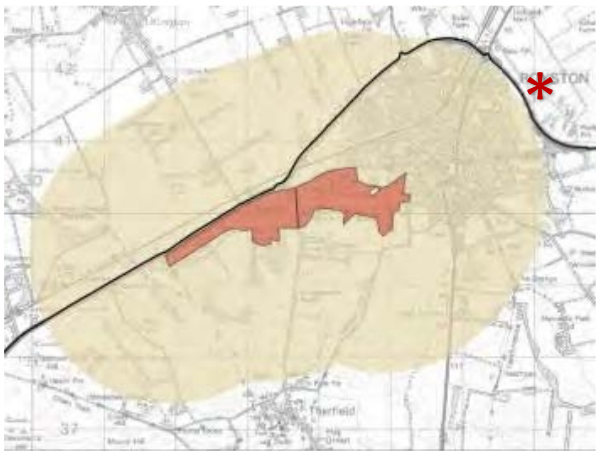


***Figure b: extract from Therfield Heath SSSI Mitigation Strategy (Nov 2022) inner Zone of Influence around Therfield Heath SSSI* – Red asterisk to indicate Site location, added by BMD**



***Figure c: extract from Therfield Heath SSSI Mitigation Strategy (Nov 2022) 5.8km wider Zone of Influence around Therfield Heath SSSI* – Red asterisk to indicate Site location, added by BMD**

9.0 SUMMARY OF KEY ECOLOGICAL AND LANDSCAPE ISSUES AND DESIGN MEASURES

A range of ecological and landscape constraints have been identified across the land within the red line boundary (hereafter referred to as 'the Site'). These relate principally to the presence of priority habitats and landscape features (including hedgerows, woodland blocks and the chalk ridgeline), farmland bird assemblages, species of conservation concern, visual sensitivity associated with elevated landform, and the proximity of designated ecological sites within the wider landscape.

To ensure that both ecological receptors and landscape character are protected and enhanced, development must be informed by a coordinated package of mitigation, buffering and enhancement-led design measures. These should be embedded within the masterplan and secured through the planning process by way of conditions, legal agreements where required, and a Landscape and Ecological Management Plan (LEMP).

In combined ecological and landscape terms, the Site is suitable for development, subject to the incorporation of appropriate mitigation, design controls and enhancement measures as set out below. This assessment is preliminary and the Site's constraints and opportunities should be fully tested and refined through detailed survey, Landscape and Visual Impact Assessment (LVIA), Biodiversity Net Gain (BNG) calculations and iterative master planning.

Table 05: Key Ecological and Landscape Issues and Mitigation / Design Responses

Issue	Ecological / Landscape Consideration	Proposed Mitigation, Safeguarding and Design Response
Loss of arable farmland bird habitat (e.g. grey partridge)	Ecological value of farmland assemblages and foraging resource	Retain and enhance arable field margins and boundary habitats across the developable areas of the Site, alongside the creation of species-rich field edges and managed grassland habitats. The southern part of the Site is proposed as a large, multifunctional Nature Park, forming a substantial area of semi-natural open space with managed meadows and extensive habitat mosaics. This area will provide significant opportunities for on-site farmland bird compensation, including for species such as grey partridge, through the delivery of suitably managed grassland, fallow areas, seed-rich habitats and edge features, secured through long-term management prescriptions. Where necessary, off-site compensation will be considered; however, the scale and function of the Nature Park provides clear potential for on-site mitigation and enhancement for farmland bird assemblages. Works will be appropriately phased to avoid the breeding bird season, with detailed habitat design and

		management measures to be refined and agreed at the planning application stage.
Loss or degradation of hedgerows and woodland edges	Key ecological corridors and defining landscape structure	Retain, gap-up and enhance hedgerows with locally native species; buffer woodland edges; adopt rotational management to improve structure and biodiversity; reinforce historic field pattern.
Visual sensitivity of the chalk ridgeline and elevated landform	Prominent skyline and long-distance views; distinctive chalk landscape character	Maintain the southern chalk ridge as predominantly undeveloped public open space; limit built form height (generally ≤2 storeys) in visually exposed areas; protect key viewpoints and open character.
Recreational pressure (trampling, dogs, cats) on habitats and sensitive landscapes	Disturbance to habitats and potential indirect effects on nearby designated sites	Provide attractive, coherent on-Site greenspaces and dog-walking routes; incorporate defensive planting and zoning; integrate interpretation and resident information to promote responsible access.
Potential bat roost loss from buildings and trees	Legal protection of bats; reliance on linear features for commuting and foraging	Undertake appropriate roost and activity surveys; retain roosts where feasible; provide in-built roost features and bat boxes; secure Natural England licence where required.
BNG delivery and habitat fragmentation	Requirement to achieve measurable net gain and maintain ecological networks	Prioritise on-Site habitat retention, enhancement and creation; use off-Site units only where unavoidable; deliver a connected network of habitats through hedgerows, woodland buffers, wildflower grassland and SuDS; secure long-term management via LEMP.
Disruption to ecological connectivity	Fragmentation of movement routes for bats, birds, amphibians, hedgehogs and invertebrates	Establish a coherent green infrastructure framework linking woodland, hedgerows, field margins and open spaces to off-Site habitats; incorporate features such as a butterfly bank, hedgerow corridors and species-rich grassland.
Disturbance or loss of nesting habitat for birds	Legal protection of nesting birds; role of landscape features in providing habitat	Avoid vegetation clearance during the nesting season; enhance retained nesting habitat; install nest boxes including swift bricks, house martin cups and barn owl boxes.

Lighting impacts on bats and nocturnal wildlife	Potential barrier effects on commuting routes and foraging areas	Use directional, low-lux, warm-spectrum lighting; avoid illumination of key corridors, woodland edges and hedgerows; apply timing controls (e.g. sensors, curfews).
Settlement edge and boundary definition	Need for sensitive integration with Royston and adjacent land uses	Retain and enhance existing boundary vegetation to provide containment and screening; limit planting on the chalk ridge to preserve openness; apply sensitive treatment adjacent to solar farms, maintaining appropriate offsets.
Heritage assets within the Site	Scheduled Monument and undesignated tumuli contributing to landscape character	Accommodate assets within destination green spaces; apply appropriate buffers; provide interpretation; use landscape design to reinforce setting and legibility.

Table 06: Integrated Ecology and Landscape Enhancement Opportunities

Opportunity	Proposed Ecological Enhancement	Landscape and Design Integration
Strategic connectivity and designated sites context (including Eversden and Wimpole Woods SAC)	Retain, protect and enhance functionally linked habitats (hedgerows, woodland, buildings with roost features); strengthen commuting and foraging routes.	Embed corridors within the green infrastructure framework; ensure open space and movement routes are aligned to support ecological networks and mitigate recreational pressure on sensitive sites.
Hedgerow network	Gap-up and extend using diverse native species; introduce hedgerow-with-ditch or double-hedge designs; manage rotationally for structure and biodiversity.	Use hedgerows to define character areas, movement corridors and visual structure across the Site.
Woodland and woodland edge habitat	Retain all woodland; buffer with grassland–scrub margins; undertake enrichment planting and selective thinning; increase structural diversity.	Integrate woodland into destination open spaces and ecological corridors; reinforce historic landscape pattern and visual containment.
Ecological connectivity	Link habitats via hedgerows, butterfly bank, field margins and wildflower grassland; facilitate daily and seasonal species movement.	Establish a Site-wide green grid connecting open spaces, heritage assets and PRoW, providing both ecological function and legible landscape structure.
Wildflower and calcareous grassland creation	Create species-rich grassland using low-nutrient, locally appropriate seed mixes; support pollinators, farmland birds and invertebrates.	Locate within open spaces and along corridors to enhance visual interest while maintaining the open character of the chalk landscape.

SuDS and wetland features	Design ponds, swales and wetlands with shallow shelves and native marginal planting to support amphibians and invertebrates.	Integrate blue–green infrastructure into the landscape framework as multifunctional features providing visual amenity, drainage and habitat.
Built-in wildlife features	Install swift bricks, house martin cups, bat boxes, bee hotels and in-built roost features.	Integrate within buildings and public realm design to deliver biodiversity enhancement without visual clutter.
Pollinator and invertebrate habitat	Plant in accordance with DEFRA's Pollinator Strategy; retain ruderal habitat; install bee and beetle banks.	Use as part of landscape buffers, meadow areas and structural planting to increase ecological value and seasonal interest.
Butterfly bank	Use site spoil to create a butterfly bank providing microhabitats and ecological stepping-stones.	Position to screen solar farms, reinforce landscape containment and strengthen habitat connectivity across the Site.
Reptile and amphibian features	Provide log piles, hibernacula and edge habitats near woodland and SuDS; retain and connect terrestrial corridors.	Integrate within less intensively managed open spaces and corridor margins to maintain landscape function and biodiversity.
Hedgehog movement corridors	Include "Hog Highways" in garden boundaries; provide rough grassland and scrub; avoid impermeable fencing.	Ensure permeability of the residential layout and continuity of green infrastructure across development parcels.
On-Site open space and PRoW integration	Provide coherent recreational and dog-walking routes; integrate existing PRoW and links to the wider countryside to direct activity away from sensitive sites.	Design legible, connected routes that reinforce landscape character, provide access to viewpoints and heritage assets, and support recreational needs in line with local standards.

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PLANS

BMD.25.0288.DRE.001

BMD.25.0288.DRE.002

PHOTOGRAPHS



Photograph 1: Example of one of the buildings that displays low potential for roosting bats.



Photograph 2: Example of a native hedgerow on Site.



Photograph 3: Example of Arable field on Site.



Photograph 4: Example of grass field margin within the Site.



Photograph 5: Example of woodland on Site.



Photograph 6: [redacted]



Photograph 7: Nest identified on Site.



Photograph 8: Example of cotoneaster identified on Site.

Table 07: Scientific names of species mentioned within this report

Common Name	Scientific Name
Amphibians & Reptiles	
Common lizard	*Zootoca vivipara*
Great crested newt	*Triturus cristatus*
Birds	
Barn owl	*Tyto alba*
Coot	*Fulica atra*
Corn bunting	*Emberiza calandra*
Kingfisher	*Alcedo atthis*
Lapwing	*Vanellus vanellus*
Mallard	*Anas platyrhynchos*
Moorhen	*Gallinula chloropus*
Skylark	*Alauda Arvensis*
Turtle dove	*Streptopelia turtur*
Yellow wagtail	*Motacilla flava*
Bats	
Barbastelle bat	*Barbastella barbastellus*
Brown long-eared	*Plecotus auritus*
Common pipistrelle	*Pipistrellus pipistrellus*
Daubenton's	*Myotis daubentonii*
Natterer's bat	*Myotis nattereri*
Serotine	*Cnephaeus serotinus*
Soprano pipistrelle	*Pipistrellus pygmaeus*
Mammals (Excl. Bats)	
American mink	*Neogale vison*
Badger	*Meles meles*
Brown hare	*Lepus europaeus*
Chinese water deer	*Hydropotes inermis*
Hazel dormouse	*Muscardinus avellanarius*
Hedgehog	*Erinaceus europaeus*
Muntjac	*Muntiacus reevesi*
Otter	*Lutra lutra*
Water vole	*Arvicola amphibius*
Plants	
Agrimony	*Agrimonia eupatoria*
Ash	*Fraxinus excelsior*
Beech	*Fagus sylvatica*
Bird's-foot-trefoil and	*Lotus corniculatus*

Common Knapweed	*Centaurea nigra*
Greater pignut	*Bunium bulbocastanum*
Hybrid Elm	*Ulmus glabra x minor*
Quaking grass	*Briza media*
Sanicle	*Sanicula europaea*
Sheep's fescue	*Scabiosa columbaria*
Small Scabious	*Festuca ovina*
Sycamore	*Acer pseudoplatanus*
Upright brome	*Bromus erectus*
Wild candytuft	*Iberis amara*
Wood False-brome	*Brachypodium sylvaticum*
Yellow Archangel	*Lamiastrum galeobdolon*
Yellow oat-grass	*Trisetum flavescens*
Yew	*Taxus baccata*

APPENDIX A: LANDSCAPE FIGURES

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SITE BOUNDARY

DISTANCE FROM SITE BOUNDARY

COUNTY BOUNDARY

Rev	Description	Date

Purpose of Issue

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Client

WILSON BOWDEN DEVELOPMENTS (WBD)

Project

LAND EAST OF ROYSTON

Drawing Title

FIGURE 1: SITE LOCATION & STUDY AREA

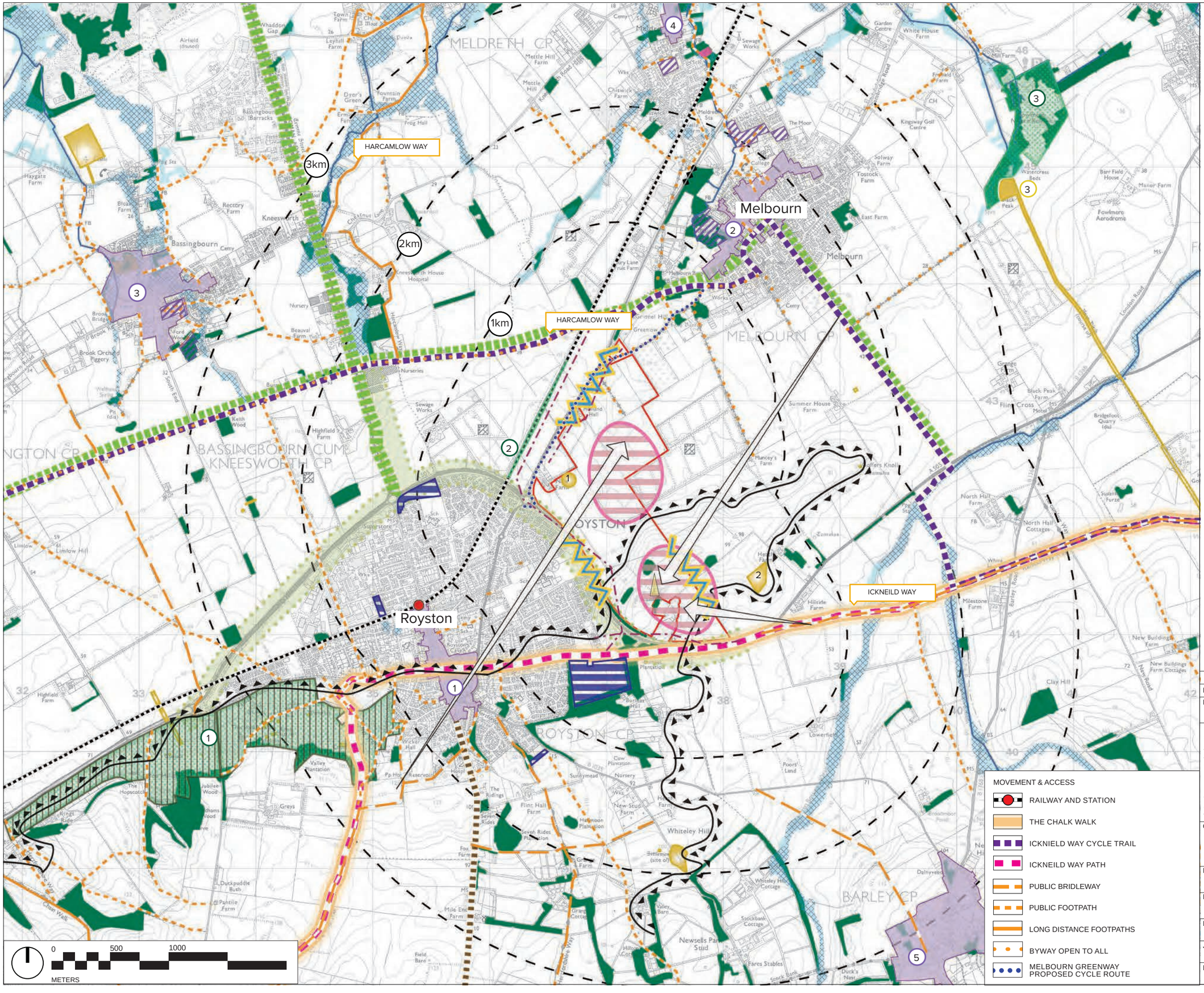
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HR	SH	RW	09/12/2025
Job No.	**Scale**	**Sheet Size**	**Revision**
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METERS



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SITE BOUNDARY

DISTANCE FROM SITE BOUNDARY

LANDSCAPE DESIGNATIONS

SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)
1. Therfield Heath
2. Holland Hall Railway Cutting
3. Fowlmere Watercress Beds

EXISTING WOODLAND

WATERCOURSES / BODIES

FLOOD ZONE 3

FLOOD ZONE 2

SOUTHERN CHALK HILL RIDGELINE

LOCAL NATURE RESERVE (SOUTH CAMBS 2018)

LOCAL GREEN SPACE (SOUTH CAMBS 2018)

HERITAGE DESIGNATIONS

SCHEDULED MONUMENTS
1. Causewayed enclosure and two ring ditches
2. Prehistoric barrow cemetery and cross dyke in Five Hill Field
3. Bran Ditch

CONSERVATION AREA
1. Royston
2. Melbourn
3. Bassingbourn
4. Meldreth
5. Barley

ROMAN ROAD

GI INITIATIVE

PROPOSED ROYSTON GREENWAY (NORTH HERTS GREEN INFRASTRUCTURE PLAN 2009)

STRATEGIC GREEN LINKS (NORTH HERTS GREEN INFRASTRUCTURE PLAN 2009 AND GREENARC STRATEGIC INFRASTRUCTURE PLAN 2011)

VISUAL CONTEXT

TELE-COMMUNITCATIONS MAST WITHIN THE SITE

POWER CABLES WITHIN CLOSE PROXIMITY / PASSING THROUGH THE SITE

LONG OPEN VIEWS

VISUALLY EXPOSED EDGES

VISUALLY EXPOSED AREAS

NORTH HERTFORDSHIRE HOUSING SITES

MOVEMENT & ACCESS

RAILWAY AND STATION

THE CHALK WALK

ICKNIELD WAY CYCLE TRAIL

ICKNIELD WAY PATH

PUBLIC BRIDLEWAY

PUBLIC FOOTPATH

LONG DISTANCE FOOTPATHS

BYWAY OPEN TO ALL

MELBOURN GREENWAY PROPOSED CYCLE ROUTE

Rev	Description	Date

Purpose of Issue
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BMD

Client
WILSON BOWDEN DEVELOPMENTS (WBD)

Project
LAND EAST OF ROYSTON

Drawing Title
FIGURE 2: KEY CONSIDERATIONS

Drawn	Checked	Approved	Date
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BMD.25.0228.FIG.002

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SITE BOUNDARY

DISTANCE FROM SITE BOUNDARY

COUNTY BOUNDARY

ZONE OF THEORETICAL VISIBILITY (ZTV)

(BUILDING HEIGHTS SET IN ACCORDANCE WITH WILSON BOWDEN DEVELOPMENTS BUILDING HEIGHT PARAMETER PLAN)

WINTER ZONE OF THEORETICAL VISIBILITY

SUMMER ZONE OF THEORETICAL VISIBILITY

X VIEWPOINT LOCATION

VIEWPOINT 1: BYWAY MELBOURN 11

VIEWPOINT 2a: INFORMAL FOOTPATH ALONG THE A505

VIEWPOINT 2b: VIEW FROM REDWING RISE RESIDENTIAL DEVELOPMENT

VIEWPOINT 3a, 3b & 3c: ICKNIELD WAY LONG DISTANCE FOOTPATH

VIEWPOINT 4: BYWAY MELBOURN 16

VIEWPOINT 5: HARCAMLOW LONG DISTANCE FOOTPATH (ICKNIELD CYCLE WAY / NEW ROAD)

VIEWPOINT 6a: PUBLIC BYWAY MELBOURN 10 (HARCAMLOW WAY LONG DISTANCE FOOTPATH)

VIEWPOINT 6b: PUBLIC BYWAY BASSINGBOURN CUM KEENSWORTH 15 (ICKNIELD CYCLEWAY)

VIEWPOINT 7: PUBLIC FOOTPATH BASSINGBOURN CUM KNEESWORTH 18

VIEWPOINT 8: PUBLIC BRIDLEWAY ROYSTON 10 (HERTFORDSHIRE WAY LONG DISTANCE FOOTPATH)

VIEWPOINT 9: PUBLIC BRIDLEWAY ROYSTON 14

VIEWPOINT 10: THERFIELD HEATH

VIEWPOINT 11: PUBLIC FOOTPATH WHADDON 09 (HARCAMLOW WAY LONG DISTANCE FOOTPATH)

VIEWPOINT 12: PUBLIC FOOTPATH LITLINGTON 09

VIEWPOINT 13: LONDON ROAD

Rev	Description	Date

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WILSON BOWDEN DEVELOPMENTS (WBD)

Project
LAND EAST OF ROYSTON

Drawing Title
FIGURE 3: VIEWPOINTS AND ZTV

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25.0228	As Shown	A3	

Drawing Number
BMD.25.0228.FIG.003

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0 500 1000
METERS



KEY DESIGN RECOMMENDATIONS

STRATEGIC GREEN INFRASTRUCTURE MOVES

1. SOUTHERN CHALK HILLS

   SUPPORT THE PRINCIPLES AND GOALS OF THE CHALK ARC PROJECT THROUGH THE RESTORATION, ENHANCEMENT AND CONSERVATION OF THE CHALK RIDGE WITHIN THE SOUTHERN PORTION OF THE SITE

LAYOUT AND DENSITY

2. DEVELOPMENT WITHIN VISUALLY EXPOSED AREAS, PARTICULARLY FROM THE CHALK RIDGE, SHOULD REMAIN LOW IN DENSITY AND BUILDING HEIGHTS

3. POTENTIAL FOR TALLER BUILDING HEIGHTS WITHIN THE RELATIVELY VISUALLY ENCLOSED AREA OF THE SITE ADJACENT THE A505

RETENTION AND INTEGRATION OF LANDSCAPE FEATURES WITHIN A GREEN INFRASTRUCTURE FRAMEWORK

4. RETAINED HERITAGE ASSETS TO BE CELEBRATED WITHIN DESTINATION GREEN SPACES, WHICH PROVIDE ADEQUATE BUFFERING AND CONSIDERED SETTING TO THE ASSETS

5. RETENTION OF NATURAL ASSETS AND PROWS TO BE INCORPORATED WITHIN A ROBUST GREEN GRID ACROSS THE SITE.

6. RETENTION AND ENHANCEMENT OF STRUCTURAL BOUNDARY VEGETATION, WHERE APPROPRIATE. MAINTAINING OPEN VISTAS FROM THE LOCALISED HIGH POINT IN THE EAST OF THE SITE

ACTIVE TRAVEL & RECREATIONAL MOVEMENTS

7. OPPORTUNITY TO PROVIDE A CONNECTION BETWEEN SECTIONS OF THE ICKNIELD WAY, TO THE NORTH AND SOUTH OF THE SITE, PROVIDING INTERPRETATION AND ENHANCED CONNECTIVITY

8. PROVIDE AN INTEGRATED NETWORK OF ACTIVE TRAVEL ROUTES LINKING KEY DESTINATIONS SUCH AS HERITAGE ASSETS, AREAS OF PUBLIC OPEN SPACE AND IDENTIFIED VIEWPOINT LOCATIONS.

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- SITE BOUNDARY
- 2M CONTOURS
- EXISTING WOODLAND
- EXISTING HEDGEROW
- EXISTING LONG DISTANCE FOOTPATH
- EXISTING PUBLIC RIGHT OF WAY
- CYCLE BRIDGE PROPOSED BY MELBOURNE GREENWAY
- PROPOSED PRIMARY PEDESTRIAN ROUTE CONNECTED TO THE LONG DISTANCE FOOTPATH (CHALK WALK)
- POTENTIAL PEDESTRIAN FOOTPATH
- SCHEDULED MONUMENT
- RIDGELINE
- TELE-COMMUNITCATIONS MAST WITHIN THE SITE
- EMBANKMENT
- POTENTIAL TO APPRECIATE CONTINUITY OF THE NATURAL AND HISTORIC SIGNIFICANCE OF THE SOUTHERN CHALK HILLS
- POTENTIAL STRUCTURAL / MITIGATION PLANTING BUFFER
- POTENTIAL GREEN CORRIDORS TO ACCOMMODATE PEOPLE AND PLANTING
- POTENTIAL LOCATION FOR DEVELOPABLE AREA WITH HIGHER BUILDING HEIGHTS
- POTENTIAL DEVELOPABLE AREA WITH MEDIUM BUILDING HEIGHTS
- POTENTIAL LOCATION FOR DEVELOPABLE AREA TO MAINTAIN LOW BUILDING HEIGHTS
- POTENTIAL AREAS OF MULTI-FUNTIONAL GREENSPACE
- POTENTIAL PEDESTRIAN ACCESS
- POTENTIAL VEHICLE ACCESS
- POTENTIAL KEY DESTINATION POINTS
- MUNCEY'S FARM SOLAR FARM
- MELBOURN GREENWAY PROPOSED CYCLE PATH ROUTE

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WILSON BOWDEN DEVELOPMENTS (WBD)

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FIGURE 4: DESIGN RECOMMENDATIONS

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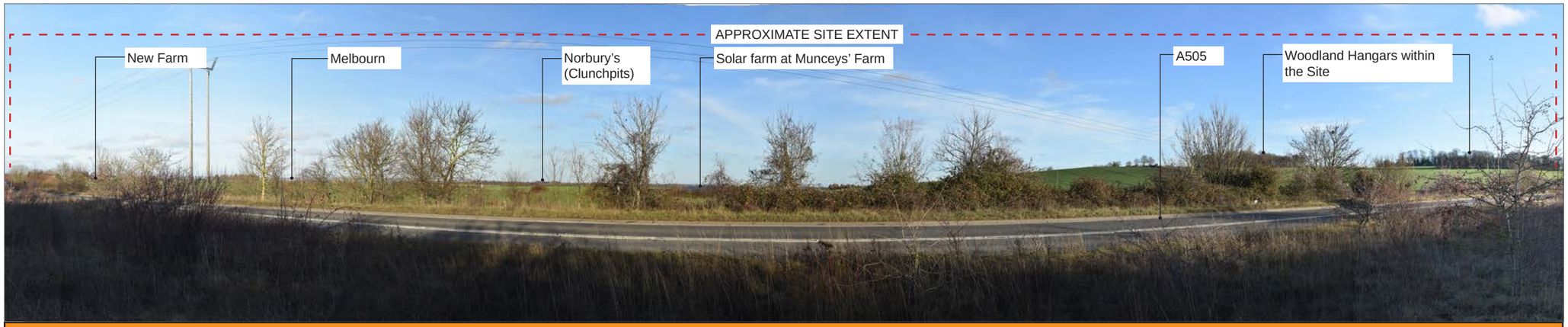
Drawing Number
BMD.25.0228.FIG.004

APPENDIX B: VIEWPOINT PHOTOGRAPHS



VIEWPOINT 1 : Public Byway Melbourn 11

Distance from the site boundary:	0m	Direction of View:	south	Weather	sunny
OS Grid Reference:	E: 536956 N: 243198	WhatThreeWords:	sapping.bogus.driven	Date and Time:	11.12.2025, 15:15



VIEWPOINT 2a : Informal Footpath along the A505

Distance from the site boundary:	20m	Direction of View:	north east	Weather	sunny
OS Grid Reference:	E: 536752 N: 241749	WhatThreeWords:	create.exporters.falls	Date and Time:	11.12.2025, 13:45

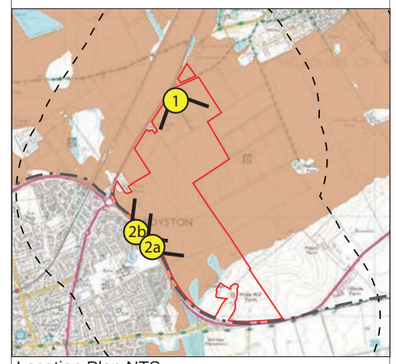


VIEWPOINT 2b: Permissive Footpaths within Redwing Rise Open Space

Distance from the site boundary:	30m	Direction of View:	north east	Weather	sunny
OS Grid Reference:	E: 536706 N: 241787	WhatThreeWords:	central.canines.streaking	Date and Time:	11.12.2025, 13:50

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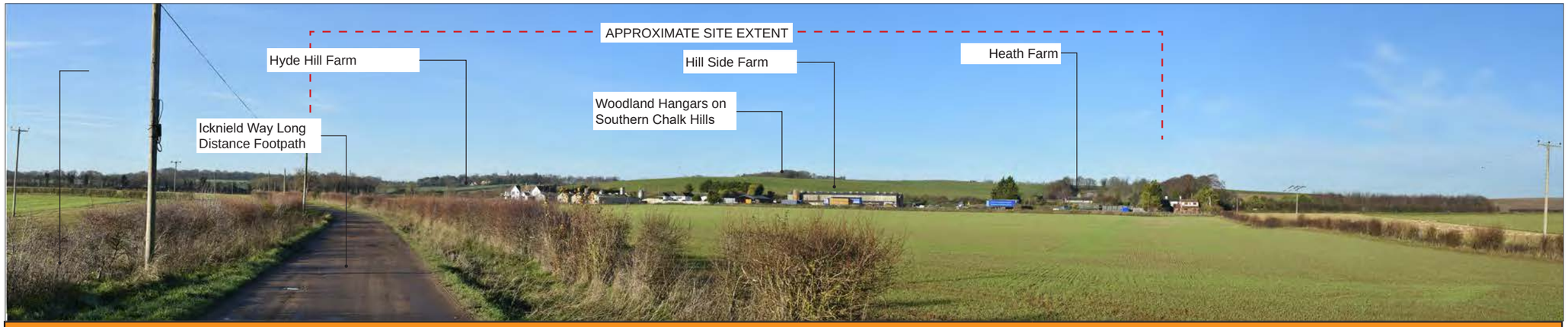
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VIEWPOINT 3a: Icknield Way Long Distance Footpath

Distance from the site boundary:	340m	Direction of View:	north west	Weather	sunny
OS Grid Reference:	E: 538415 N: 241057	WhatThreeWords:	toggle.sting.annotated	Date and Time:	11.12.2025, 09:45



VIEWPOINT 3b: Icknield Way Long Distance Footpath

Distance from the site boundary:	970m	Direction of View:	north west	Weather	sunny
OS Grid Reference:	E: 539031 N: 241183	WhatThreeWords:	embellish.lasts.boosted	Date and Time:	11.12.2025, 10:30

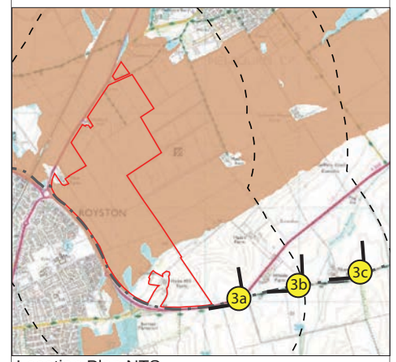


VIEWPOINT 3c: Icknield Way Long Distance Footpath

Distance from the site boundary:	1.6km	Direction of View:	north west	Weather	sunny
OS Grid Reference:	E: 539667 N: 241275	WhatThreeWords:	runner.hairpin.sleepless	Date and Time:	11.12.2025, 10:15

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VIEWPOINT PHOTOGRAPHS SHEET 02

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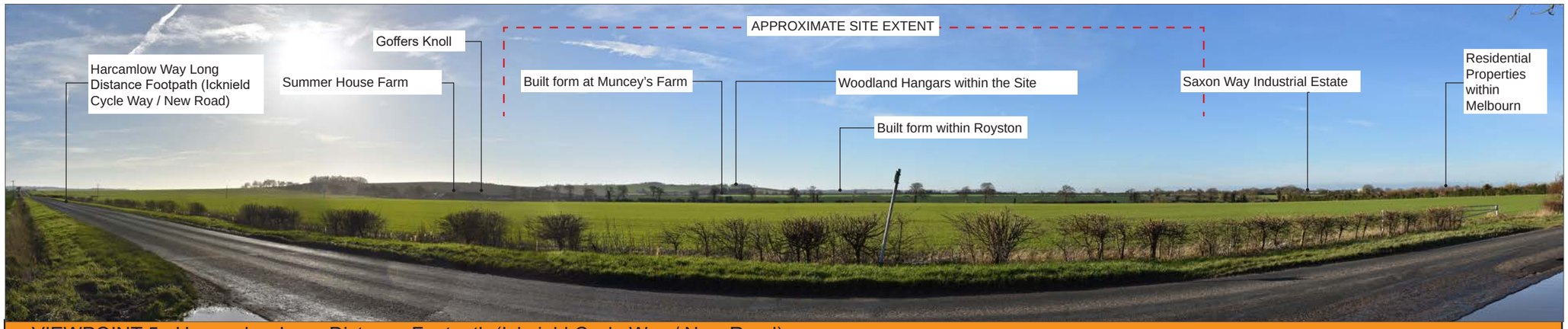
Drawing Number
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VIEWPOINT 4 : Public Byway Melbourn 16

Distance from the site boundary:	570m	Direction of View:	south west	Weather	sunny
OS Grid Reference:	E: 537822 N: 243564	WhatThreeWords:	fries.zips.resembles	Date and Time:	30.10.2025, 11:20



VIEWPOINT 5 : Harcamlow Long Distance Footpath (Icknield Cycle Way / New Road)

Distance from the site boundary:	1.7km	Direction of View:	south west	Weather	sunny
OS Grid Reference:	E: 539077 N: 243631	WhatThreeWords:	scope.laminated.artist	Date and Time:	30.10.2025, 11:30

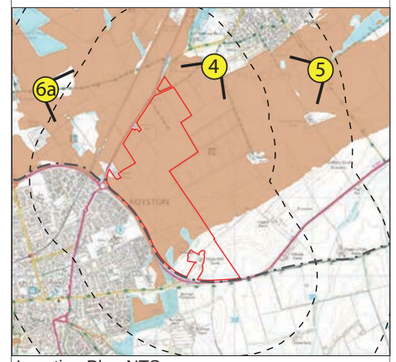


VIEWPOINT 6a : Public Byway Melbourn 10 (Harcamlow Way Long Distance Footpath)

Distance from the site boundary:	1.3km	Direction of View:	south east	Weather	sunny
OS Grid Reference:	E: 535490 N: 243374	WhatThreeWords:	upholding.mixed.tonality	Date and Time:	30.16.2025, 14:00

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VIEWPOINT 6b: Public Byway Bassingbourn Cum Kneesworth 15 (Icknield Cycle Way)

Distance from the site boundary:	2.4km	Direction of View:	south east	Weather	sunny
OS Grid Reference:	E: 534068 N: 242999	WhatThreeWords:	beep.speakers.transcribes	Date and Time:	30.10.2025, 12:15



VIEWPOINT 7: Public Footpath Bassingbourn Cum Kneesworth 18

Distance from the site boundary:	2.2km	Direction of View:	east	Weather	sunny
OS Grid Reference:	E: 534191 N: 242658	WhatThreeWords:	sunroof.agency.reception	Date and Time:	30.10.2025, 14:30

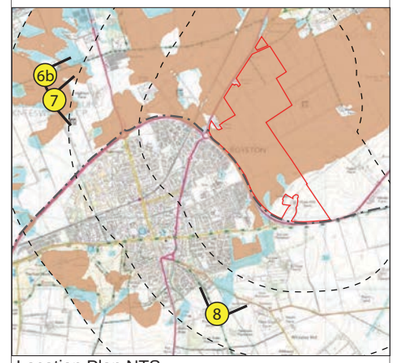


VIEWPOINT 8: Public Bridleway Royston 10 (Hertfordshire Way Long Distance Footpath)

Distance from the site boundary:	1.6km	Direction of View:	north east	Weather	sunny
OS Grid Reference:	E: 536479 N: 239678	WhatThreeWords:	situates.caked.relies	Date and Time:	11.12.2025, 12:30

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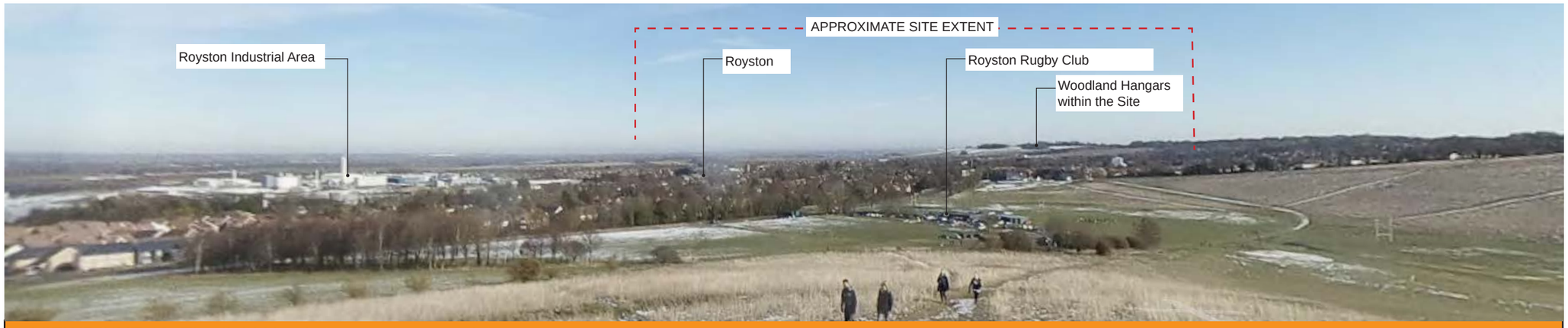
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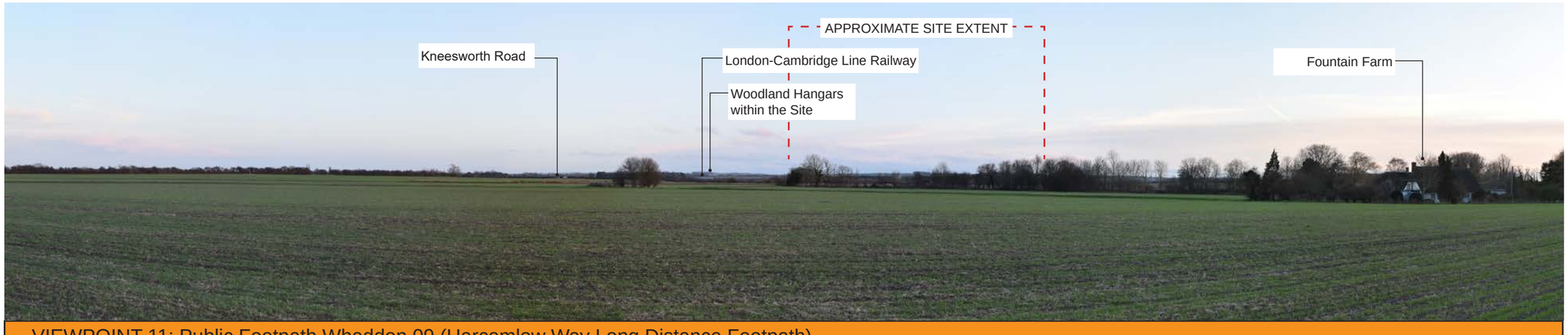
VIEWPOINT 9: Public Bridleway Royston 14

Distance from the site boundary:	2.3km	Direction of View:	north east	Weather	sunny
OS Grid Reference:	E: 535313 N: 239761	WhatThreeWords:	flattered.hawks.newsprint	Date and Time:	11.12.2025, 13:00



VIEWPOINT 10: Therfield Heath (street view google)

Distance from the site boundary:	2.6km	Direction of View:	north east	Weather	sunny
OS Grid Reference:	E: 534447 N: 240331	WhatThreeWords:	hunt.youthful.repeat	Date and Time:	FEB 2019

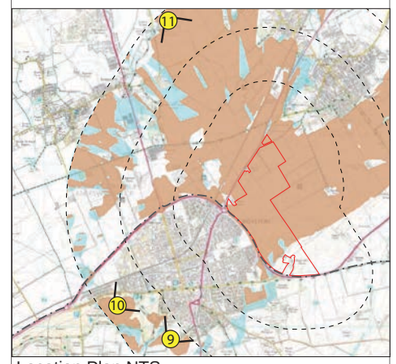


VIEWPOINT 11: Public Footpath Whaddon 09 (Harcamlow Way Long Distance Footpath)

Distance from the site boundary:	2.8km	Direction of View:	south east	Weather	sunny
OS Grid Reference:	E: 535326 N: 245670	WhatThreeWords:	comfort.lion.shame	Date and Time:	30.10.2025, 15:30

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VIEWPOINT 12: Public Footpath Litlington 09

Distance from the site boundary:	4.2km	Direction of View:	east	Weather	sunny
OS Grid Reference:	E: 532124 N: 242018	WhatThreeWords:	estimate.scripted.removal	Date and Time:	30.10.2025, 14:45

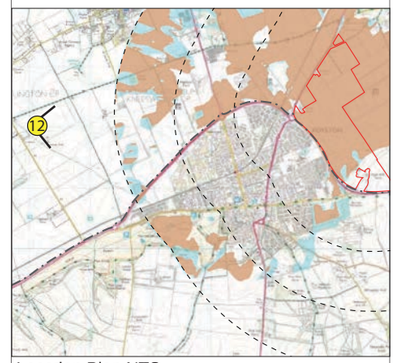


VIEWPOINT 13: London Road

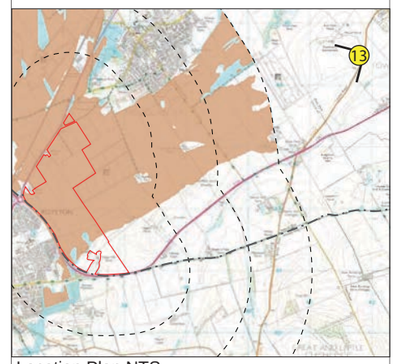
Distance from the site boundary:	4.6km	Direction of View:	south west	Weather	sunny
OS Grid Reference:	E: 541852 N: 244427	WhatThreeWords:	frogs.founders.spouting	Date and Time:	30.10.2025, 12:00

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