Landscape and Visual Overview

Orchestra (Special Projects 1) Ltd
Land south of Foxton, east of Shepreth (9180)

September 2026

1 Introduction

1.1. Aspect Landscape Planning Ltd has been appointed by Orchestra Land to undertake a Landscape and Visual Overview (LVO) to support the promotion of land to the south of Foxton and east of Shepreth for mixed-use development in the emerging Greater Cambridge Local Plan.

1.2. Aspect Landscape Planning Ltd will identify potential landscape and visual constraints of the Site and its setting as well as any opportunities to enhance the Site in landscape terms.

1.3. A desk-based analysis of the prevailing landscape character and visual environment has been undertaken by a landscape architect at Aspect Landscape Planning Ltd, supported by a site walkover and field-based survey. This approach ensures that a landscape-led approach drives the process forward from inception to final design.

1.4. This briefing note provides an overview of the baseline landscape and visual situation, providing further summary information to support the iterative design process.

2 Landscape Baseline

2.1. The Site lies to the east of Royston Road, between the villages of Foxton and Shepreth, comprising 24.11ha of arable farmland containing no internal landscape features of particular note. The boundaries are generally defined and defensible, with the southern and western boundaries defined by the local road network, and the northern boundary defined by a local watercourse. The western boundary is less well delineated, with no robust buffer between the site and the arable landscape beyond.

2.2. The Site lies outside of any defined settlement boundary, as identified within the adopted Local Plan, emerging Greater Cambridge Local Plan, and adopted Neighbourhood Plans for the Greater Cambridge region. Foxton is identified as a 'Group Village' and Shepreth an 'Infill Village' within the Spatial Strategy included within the emerging Greater Cambridge Local Plan.

Designations

2.3. The Site lies outside of any identified settlement boundary, between the villages of Foxton and Shepreth. The landscape setting is not washed over by any qualitative landscape designations at a national or local level. The following qualitative landscape designations are present within 3km of the Site and illustrated on the enclosed **ASP3** Designations Plan.

- *L-Moor, Shepreth SSSI*
- *Fowlmere Watercress Beds SSSI*
- *Whittlesford – Thriplow Hummocky Fields SSSI*
- *Thriplow Meadows SSSI*
- *Melwood Local Nature Reserve*

Heritage

2.4. The Site does not contain any heritage assets, although there are several heritage assets within the receiving landscape setting. The following are considered to be of most historical significance:

Scheduled Monuments:

- *Roman site North of Brown Spinney [1006873]*
- *Settlement site South East of West Hill [1004670]*
- *Two moated sites south of Shepreth [1019549 & 1019182]*

Grade I listed:

- *Church of St. Laurence, Shepreth [1162382]*
- *Church of Holy Trinity [1127588]*

Grade II* listed:

- *Church of All Saints [1330821]*
- *Docwras Manor [1128332]*

2.5. There are several Grade II listed buildings associated with the villages of Foxton and Shepreth.

Topography

2.6. The landform associated with the Site and receiving setting is typical of South Cambridgeshire, comprising low-lying, very gently undulating landform, where gentle rises in landform allow some broad, expansive views across an otherwise largely flat landscape.

2.7. The Site itself is very gently sloping towards a local watercourse which defines the northern boundary, with lowest lying points at approx. +19m AOD, while the southern boundary adjacent to Shepreth Road is approx. +22m AOD.

2.8. Foxton Hill to the east of the Site is the highest point in the receiving landscape, rising to approximately +31m AOD at its highest.

2.9. The topography associated with the Site and receiving landscape is illustrated on **Plan ASP3** Topography.

Public Rights of Way

2.10. There are no Public Rights of Way (PRoW) within the Site area (refer to Aspect Plans **ASP1** and **ASP2**). Within the localised setting of Foxton and Shepreth, there is a relatively sparse network of PRoW including:

- PRoW FP Foxton 3 – pedestrian connection from Foxton to Fowlmere through agricultural landscape setting to the east of the Site
- PRoW FP Shepreth 10 – rural PRoW through farmland to south of the Site
- PRoW FP Foxton 1 & FP Shepreth 6 – pedestrian connection from Shepreth to Barrington to north of the Site

Landscape Related Policy

National Planning Policy Framework (August 2026)

2.11. The revised National Planning Policy Framework (NPPF) was published in August 2026. The document sets out the Government's planning policies for England and how these are expected to be applied and is a material consideration in planning decisions. The document places an emphasis on the promotion of sustainable growth whilst also protecting the environment.

2.12. Chapters with particular relevance in relation to landscape include:

- Chapter 12: Making effective use of land
- Chapter 14: Achieving well-designed spaces
- Chapter 19: Conserving and enhancing the natural environment

Planning Practice Guidance (PPG)

2.13. Those categories within the PPG that are of relevance to landscape and visual matters in relation to the Site are set out below.

Design: Process and Tools

2.14. The PPG states that well-designed places can be achieved by taking a pro-active and collaborative approach at all stages of the planning process. The guidance sets out processes and tools that can be used through the planning system. The guidance is to be read alongside the National Design Guide.

National Design Guide

2.15. The importance of design is a key focus within the guide as is the local and wider context and character of the site.

Green Infrastructure

2.16. The PPG highlights the multifaceted benefits delivered through Green Infrastructure and recognises how it can be used to reinforce and enhance local landscape character and contribute to a sense of place.

Landscape

2.17. Finally, the PPG refers to the PPF and the recognition of the intrinsic character and beauty of the countryside and the provision of strategic policies to provide the conservation and enhancement of landscapes. Adverse landscape impacts are to be avoided, and mitigation measures employed where necessary.

2.18. Landscape Character Assessment is a process used to explain the type and characteristics of landscape in an area. Natural England has used Landscape Character Assessment to identify 159 National Character Areas in England which provide a national level database. Landscape

Character Assessment carried out at a county or district / borough level may provide a more appropriate scale for assessing the likely landscape and visual impacts of individual proposals.

2.19. The NPPF and PPG have been of material consideration as part of Aspect's assessment of the Site and its setting, and the proposals shall take on board the overall framework guidance and principles contained within the NPPF.

Local Planning Policy

2.20. The Site lies within the South Cambridgeshire District Council area and is covered by the policies of the adopted South Cambridgeshire Local Plan (Adopted September 2018), which along with adopted Neighbourhood Plans and supplementary planning documents comprises the Development Plan for the district up to 2031.

South Cambridgeshire Local Plan

2.21. The South Cambridgeshire Local Plan updates and replaces the South Cambridgeshire Local Development Framework and covers the period from 2011 to 2031. The Local Plan is founded on an extensive evidence base of studies and determines the amount of housing and jobs growth that will need to be accommodated by 2031.

2.22. The following policies are considered to be of some relevance in landscape terms to the Site and immediate setting:

- *Policy CC/8: Sustainable Drainage Systems*
- *Policy HQ/1: Design Principles*
- *Policy NH/2: Protecting and Enhancing Landscape Character*
- *Policy NH/3: Protecting Agricultural Land*
- *Policy NH/4: Biodiversity*
- *Policy NH/5: Sites of Biodiversity of Geological Importance*
- *Policy NH/6: Green Infrastructure*
- *Policy NH/7: Ancient Woodlands and Veteran Trees*
- *Policy NH/13: Important Countryside Frontage*
- *Policy NH/14: Heritage Assets*

Emerging Local Planning Policy

Greater Cambridge Local Plan – Proposed Submission Local Plan (Regulation 19 Consultation Aug – Sep 2026)

2.23. The Greater Cambridge Local Plan is a joint Local Plan for Cambridge and South Cambridgeshire, and seeks to steer how the Greater Cambridge area will grow and develop over the next 20 years and beyond. While as yet unadopted, should the Local Plan be adopted, it will replace the policies of the existing South Cambridgeshire Local Plan, and as such is a material consideration for planning applications.

2.24. The following policies are considered to be of some relevance in landscape terms to the Site and immediate setting:

- *Policy CC/IW: Integrated water management, sustainable drainage and water quality*
- *Policy BG/BG: Biodiversity and geodiversity*
- *Policy BG/GIU: Green Infrastructure*
- *Policy BG/UGF: Urban Greening Factor*
- *Policy BG/TC: Tree canopy cover and the tree population*
- *Policy BG/RC: River corridors*
- *Policy BG/EO: Providing and enhancing open spaces*
- *Policy GP/PP: People and place responsive design*
- *Policy GP/QD: Achieving high quality development*
- *Policy GP/ST: Skyline and tall buildings*
- *Policy GP/QP: Establishing high quality landscape and public realm*
- *Policy GP/LC: Protection, conservation and enhancement of landscape character*
- *Policy GP/HE: Historic environment*

Landscape Character

National Level

Natural England's National Character Areas.

2.25. Natural England has produced a countryside landscape character assessment resulting in the National Character Areas (NCAs). The Site lies within NCA 87: East Anglian Chalk, which is described as *"a visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north."*

2.26. The following key characteristics of NCA 87: East Anglian Chalk have been identified, and provide a good understanding of the receiving landscape pattern, although are not considered to be of particular relevance at a site-specific level:

- *The underlying and solid geology is dominated by Upper Cretaceous Chalk, a narrow continuation of the chalk ridge that runs south-west–north-east across southern England, continuing in the Chilterns and along the eastern edge of The Wash. The chalk bedrock has given the NCA its nutrient-poor and shallow soils.*
- *Distinctive chalk rivers, the River Rhee and River Granta, flow in gentle river valleys in a diagonally north-west direction across the NCA.*
- *The chalk aquifer is abstracted for water to supply Cambridge and its surroundings and also supports flows of springs and chalk streams; features associated with a history of modification include watercress beds, culverts and habitat enhancements.*
- *The rolling downland, mostly in arable production, has sparse tree cover but distinctive beech belts along long, straight roads. Certain high points have small beech copses or 'hanger', which are prominent and characteristic features in the open landscape. In the east there are pine belts.*
- *Remnant chalk grassland, including road verges, supports chalkland flora and vestigial populations of invertebrates, such as great pignut and the chalkhill blue butterfly.*
- *Archaeological features include Neolithic long barrows and bronze-age tumuli lining the route of the prehistoric Icknield Way; iron-age hill forts, including that at Wandlebury; impressive Roman burial monuments and cemeteries such as the Bartlow Hills; a distinctive communication network linking the rural Roman landscape to settlements and small towns, such as Great Chesterford; the four parallel Cambridgeshire dykes that cross the Chalk: the Anglo-Saxon linear earthworks of Devil's Dyke, Fleam Dyke, Heydon/Bran Ditch and Brent Ditch; ridge-and-furrow cultivation remains of the open field systems of the earlier medieval period; and large numbers of later moated enclosures, park lands created, sheepwalks, arterial routes and nucleated villages that emphasise the land use change of this period.*
- *Brick and 'clunch' (building chalk) under thatched roofs were the traditional building materials, with some earlier survival of timber frame. Isolated farmhouses built of grey or yellowish brick have a bleached appearance.*
- *Settlement is focused in small towns and in villages. There are a number of expanding commuter villages located generally within valleys. Letchworth Garden City is a nationally significant designed garden city.*
- *In and around the wider area of Newmarket, stud farms impose a distinctive geometric, enclosed and manicured pattern to the landscape.*

- *The NCA is traversed by the Icknield Way, an ancient route that is now a public right of way. Roads and lanes strike across the downs perpendicularly and follow historical tracks that originally brought livestock to their summer grazing. Today major roads and railways are prominent landscape characteristics of the NCA.*

District Level

Greater Cambridge Landscape Character Assessment (Chris Blandford Associates, Feb 2021)

2.27. The Site lies within the South Cambridgeshire District Council area, and as such is covered by the Greater Cambridge Landscape Character Assessment (Feb 2021), which forms the most recent landscape guidance for the region. The assessment identifies nine broadly homogenous Landscape Types, which are subdivided into more locally nuanced Landscape Character Areas (LCAs).

2.28. The Site is identified as lying across two LCAs, namely **LCA 3C: Rhee Tributaries Lowland Farmlands** and **LCA 8B: Morden to Duxford Lowland Chalklands**. The key characteristics of each LCA are listed below:

LCA 3C: Rhee Tributaries Lowland Farmlands

Key characteristics:

- *Wide valley of the River Rhee and it's tributaries*
- *Predominantly medium to large rectilinear fields organised in a haphazard pattern with pockets of regularity*
- *Small woodland blocks combine with shelterbelts and clumps of trees to create wel;l treed horizons*
- *Small scale fields often found at the edge of villages*
- *Ecological richness including lowland meadows, lowland fen and floodplain grazing marsh*
- *Dense settlement pattern comprising large, nucleated villages in the south of the LCA*
- *Distinctive linear features including Ermine Street Roman road, Wimpole Hall Avenue and the railway.*

Specific landscape guidelines:

- *Conserve and enhance the regular small-scale pastoral fields, shelter belts and hedgerows at village edges*
- *Maintain distinctive linear features*

LCA 8B: Morden to Duxford Lowland Chalklands

Key characteristics:

- *Low hedges and few trees create a large-scale, open and simple landscape*
- *Occasional copses of trees on high ground are a distinctive feature*
- *Sparse settlement pattern with small villages elevated from the River Valleys on lower ground, interspersed with isolated farms and cottages*

- *Long distance views across arable fields towards the rising chalk hills to the northeast and south*
- *Historic linear features include roads, ancient trackways and earthworks.*

Specific landscape guidelines:

- *Conserve the open, expansive landscape and long distance views through careful consideration for location of new development and particularly tall / vertical structures*

2.29. Full extracts of the Landscape Character Areas within the Greater Cambridge Landscape Character Assessment are included within **Enclosure 3** at the end of this LVO.

2.30. When considering the desktop analysis, and confirmed through a site walkover and preliminary field work, the Site is in a partial transition, with a more wooded context prevailing to the south and west of the Site consisting of woodland blocks and shelterbelts which create a more enclosed landscape setting towards Shepreth, while a more open, arable landscape exists to the north and east of the Site, between Foxton and Fowlmere. It is considered that the Site shares the characteristics of both LCAs, which will be explored in more granular detail with a more thorough form of landscape and visual assessment as the design development continues.

3 Visual Baseline

3.1. A Zone of Theoretical Visibility (ZTV) model has been prepared to illustrate the intervisibility of the proposals and the wider setting and demonstrates the varied topography of the site's location. The model has been created using LIDAR data to illustrate the theoretical visibility of the proposals in relation to the topography of the study area. The ZTV takes into account above surface features such as built form and vegetation structure and therefore illustrates a more realistic area within which the Development could theoretically be visible. These elements will further reduce the perceived visibility of the application site and any proposals, and as such the zone illustrated in **Plan ASP5** ZTV represents the maximum visibility of the proposals. However, further to this, the model also does not take into account distance and the extent to which visibility diminishes as distance increases.

3.2. A series of possible visual receptors have been identified through the desk-based study and ZTV, and confirmed through in-field study which are listed below:

- Primary residential views (High Sensitivity)
  - Orchard House, 31 Shepreth Road
- Public Right of Way (PRoW) Users (High Sensitivity)
  - PRoW FP Foxton 3
  - PRoW FP Shepreth 10
  - PRoW FP Foxton 1
  - Visitors to Foxton Wood
- Rural road users (Medium / Low sensitivity)
  - Shepreth Road (to north)
  - Shepreth Road (to south)
  - Fowlmere Road (to east)
- Road users (Low sensitivity)
  - A10 Royston Road (to west)
  - Cambridge Road (to east)

3.3. As illustrated in Enclosure 2: Photographic Record, the Site is generally offered strong levels of visual containment when experienced from the south and west, due to the dense wooded landscape setting comprising woodland blocks and shelterbelts, which combine to create a more enclosed visual experience from the rural road and PRoW network. To the north and east, the landscape is more open, offering clearer, often uninterrupted views towards the Site from the network of arable fields beyond the Site boundary.

3.4. This is illustrated on the enclosed **ASP5** Zone of Theoretical Visibility (ZTV).

4 Suggested Landscape Mitigation and Enhancements

4.1. While not yet progressed to an application stage, further detail of the proposed development is included within the Cambridge Edge Business Park Vision Document (Carter Jonas, Sep 2026) which accompanies the submission.

4.2. Any proposed development of the Site should seek to follow a landscape-led approach, guided by the following mitigation and enhancement principles, which incorporate landscape guidance from the adopted Landscape Character Assessment, policy guidance, and industry best practice:

- Retention and enhancement of existing landscape features associated with the Site, including boundary hedgerows and mature hedgerow trees. This should include a minimum 5m development offset from all boundary and any internal hedgerows.
- Accepting some highly localised loss to accommodate access, the existing field pattern should be retained, ensuring Green Infrastructure corridors through and around the Proposed Development.
- Establishment of new eastern boundary vegetation, comprising mixed-native hedgerow and hedgerow trees, contributing to local Green Infrastructure network.
- Ensure a generous (minimum 10m) development offset from the local watercourse which flows adjacent to the northern boundary, incorporating appropriate species mix planting to provide long-term protection and enhancement to the riparian corridor in compliance with Draft Local Plan Policy BG/RC: River Corridors and Riparian Buffer Zones and illustrated in Greater Cambridge BNG User Guidance.
    - The development offset will likely incorporate a Sustainable Drainage System (SuDS), and should incorporate new mixed-native tree, shrub and scrub planting, contributing to an increase in Biodiversity Net Gain (BNG) compared to the existing low arable farmland baseline.
- Incorporate internal landscape mitigation and enhancements including tree-lined streets, in compliance with N3: Trees in new development of the NPPF (Aug 2026).
- Potential to establish on-site woodland, providing ‘stepping-stone’ connectivity for bats and birds between the wooded landscape setting of Shepreth and woodland to the east at Foxton Hill.
- Potential to establish a footpath connection through the Site, reducing pedestrian movements along Royston Road and Shepreth Road.

5 Summary and Next Steps

5.1. The Landscape and Visual Overview provides a high-level of the existing landscape and visual baseline and forms an early-stage document illustrating that a landscape-led approach has been adopted from the start of the design development process.

5.2. Aspect supports the allocation of this Site for a mixed-use development, and it is considered that development of the type proposed could be accommodated on the Site, without resulting in a significant adverse impact upon the receiving landscape or the visual amenity associated with different receptors, should the landscape mitigations and enhancements included in Section 4 be incorporated.

5.3. By incorporating the proposed landscape mitigations and enhancements, it is considered that any proposed development of the Site can be accommodated, in compliance with the adopted landscape guidance included within the two Landscape Character Area assessments which summarise the sensitivities of the receiving landscape setting.

5.4. Retention and enhancement of any existing boundary hedgerows (accepting some highly localised loss to accommodate access from the west and south) will conserve and enhance the existing field pattern, while maintaining the distinctive linear features. Extensive planting along the eastern boundary will provide some visual and physical separation from the wider arable landscape setting and introduce an additional linear feature to the landscape setting.

5.5. The Site's relatively low-lying location should allow for retention of long-distance views from more elevated points within the receiving landscape setting, which will be explored at a more granular level through a more detailed landscape and visual assessment as the design progresses.

5.6. The combination of enhanced boundary vegetation and internal landscape features will contribute to a softening of the proposed built form when perceived from the identified visual receptors, resulting in reduced long-term effects from sensitive viewpoints.

5.7. While it is considered that the enclosed information should provide the Local Planning Authority with enough information to confirm that the Site is suitable for development of the type proposed, no assessment of the potential impact associated with development has been undertaken to this stage.

5.8. As the design development progresses, it is anticipated that a more detailed Landscape and Visual Appriasal (LVA) or Landscape and Visual Impact Assessment (LVIA) will be undertaken, to confirm the scale of any potential harm (or benefit) resulting from the proposals.

Enclosure 1

Aspect Plans

- Plan ASP1 Site Location
- Plan ASP2 Site and Setting
- Plan ASP3 Designations
- Plan ASP4 Topography
- Plan ASP5 Zone of Theoretical Visibility (ZTV) Plan
- Plan ASP6 Landscape Analysis Plan

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N

0m 200m 400m 1km

Key:

- Application Site Boundary
- Footpath
- Bridleway
- National Trail/ Long Distance Route
- Motorway
- Main Road
- Cycle Trail
- Contours

REVISIONS

REV	DATE	NOTE	DRAWN	CHK'D

aspect landscape planning

TITLE
South of Foxton and East of Shepreth
Site Location Plan

CLIENT
Ceres Property

SCALE	DATE	DRAWN	CHK'D
1:20,000@ A3	SEP 2026	AS	AJ

DRAWING NUMBER	REVISION
9180 / ASP1 / SLP	

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N

0m 100m 200m 400m

Key:

- Application Site Boundary
- Public Rights of Way
- Roads
- Woodland

REV	DATE	NOTE	DRAWN	CHK'D

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TITLE
South of Foxton and East of Shepreth
Site & Setting Plan

CLIENT
Ceres Property

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9180 / ASP2 / SS	

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0m 200m 400m 1km

Key:

- Application Site Boundary
- Public Rights of Way
- Roads
- Listed Buildings
- Woodland
- Scheduled Monuments
- Green Belt
- Site of Special Scientific Interest (SSSI)

REV	DATE	NOTE	DRAWN	CHK'D

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TITLE
South of Foxton and East of Shepreth
Designations Plan

CLIENT
Ceres Property

SCALE	DATE	DRAWN	CHK'D
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9180 / ASP3 / DP	

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N

0m 200m 400m 1km

Key:

Application Site Boundary

+50.24 AOD

+10.65 AOD

REV	DATE	NOTE	DRAWN	CHK'D

REVISIONS

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TITLE
South of Foxton and East of Shepreth
Topography Plan

CLIENT
Ceres Property

SCALE	DATE	DRAWN	CHK'D
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DRAWING NUMBER
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N

0m 200m 400m 1km

Key:

- Application Site Boundary
- High Potential Visibility
- Medium Potential Visibility
- Low Potential Visibility
- No Potential Visibility

Relative visibility is based on the percentage of development potentially visible e.g. areas coloured blue potentially see <20% of development, and areas coloured red potentially see >80% of development

N.B. Extent of Theoretical Visibility of Development based on building height of **9.5m** above existing ground level.

Source:
The Zone of Theoretical Visibility (ZTV) illustrates the extent of the development and its potential visibility from the surrounding area (**1.6m** high receptor).
The plan has been produced using GIS software (QGIS) and Environment Agency LiDAR DSM data (Defra Survey Data), which takes into account built form and vegetation. Field verification is required, the ZTV should not be used as a substitute for visiting the site.

REV	DATE	NOTE	DRAWN	CHK'D

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TITLE
South of Foxton and East of Shepreth
Zone of Theoretical Visibility

CLIENT
Ceres Property

SCALE	DATE	DRAWN	CHK'D
1:20,000@ A3	SEP 2026	AS	AJ

DRAWING NUMBER	REVISION
9180 / ASP5 / ZTV	

LCA 3C: Rhee Tributaries Lowland Farmlands

Wide valley of the River Rhee and it's tributaries
Predominantly medium to large rectilinear fields organised in a haphazard pattern with pockets of regularity
Small woodland blocks combine with shelterbelts and clumps of trees to create well treed horizons
Small scale fields often found at the edge of villages
Ecological richness including lowland meadows, lowland fen and floodplain grazing marsh
Dense settlement pattern comprising large, nucleated villages in the south of the LCA
Distinctive linear features including Ermine Street Roman road, Wimpole Hall Avenue and the railway.

LCA 8B: Morden to Duxford Lowland Chalklands

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

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N

0m 100m 200m 400m

Key:

- Application Site Boundary
- Public Rights of Way
- Roads
- Woodland blocks and linear tree belts break up otherwise gently undulating agricultural landscape.
- Local watercourse define northern boundary
- Shepreth Lakes
- Foxton Hill is highest point locally c.+30m AOD, with gently sloping landform in all directions
- LCA 3C: Rhee Tributaries Lowland Farmlands
- LCA 8B: Morden to Duxford Lowland Chalklands
- Scheduled Monument

REV	DATE	NOTE	DRAWN	CHK'D

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TITLE
South of Foxton and East of Shepreth Landscape Analysis Plan

CLIENT
Ceres Property

SCALE	DATE	DRAWN	CHK'D
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DRAWING NUMBER	REVISION
9180 / ASP6 / LAP	

Enclosure 2

Photographic Record (Aspect LP, September 2026)



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N

0m 100m 200m 400m

Key:

- Application Site Boundary
- Public Rights of Way
- Roads
- Woodland
- Viewpoint Location

REV	DATE	NOTE	DRAWN	CHK'D

REVISIONS

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TITLE
South of Foxton and East of Shepreth
Viewpoint Location Plan

CLIENT
Ceres Property

SCALE	DATE	DRAWN	CHK'D
1:10,000@ A3	SEP 2026	AS	AJ

DRAWING NUMBER	REVISION
9180 / VLP	

Site



Shepreth Road



Distance to Site: **0.05 km**

Viewpoint Coordinates: **E 540291 N 247887**

Date & time of photograph: **18/09/2026 10:21**

AOD & Viewing height: **c. 18m AOD 1.6m**

Weather conditions **Clear, good visibility**

Viewpoint 1 (Panorama Image for Context Only)

Equipment & Focal Length: Canon EOS 2000D 35mm lens

Horizontal Field of View: 90°

Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

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Distance to Site: **0.47 km**
Viewpoint Coordinates: **E 541083 N 247773**
Date & time of photograph: **18/09/2026 10:38**
AOD & Viewing height: **c. 29m AOD 1.6m**
Weather conditions **Clear, good visibility**

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

Viewpoint 2 (Panorama Image for Context Only)

Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

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Foxton Wood

Approximate extent of site



Public Right of Way
Foxton 3



Distance to Site: **0.95 km**
Viewpoint Coordinates: **E 541527 N 247237**
Date & time of photograph: **18/09/2026 10:58**
AOD & Viewing height: **c. 21m AOD 1.6m**
Weather conditions **Clear, good visibility**

Viewpoint 3 (Panorama Image for Context Only)

Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

aspect landscape planning

Approximate extent of site



Public Right of Way
Foxton 3



Distance to Site: **1.30 km**
Viewpoint Coordinates: **E 541732 N 246852**
Date & time of photograph: **18/09/2026 11:05**
AOD & Viewing height: **c. 22m AOD 1.6m**
Weather conditions **Clear, good visibility**

Viewpoint 4 (Panorama Image for Context Only)

Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

aspect landscape planning

Approximate extent of site



Shepreth Road



Distance to Site: **0.38 km**

Viewpoint Coordinates: **E 540762 N 247004**

Date & time of photograph: **18/09/2026 12:07**

AOD & Viewing height: **c. 22m AOD 1.6m**

Weather conditions **Clear, good visibility**

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

Viewpoint 5 (Panorama Image for Context Only)

Equipment & Focal Length: Canon EOS 2000D 35mm lens

Horizontal Field of View: 90°

Vertical Field of View: 27°

aspect landscape planning

Approximate extent of site



Public Right of Way
Shepreth 10



Distance to Site: **0.29 km**
Viewpoint Coordinates: **E 540134 N 247051**
Date & time of photograph: **18/09/2026 12:20**
AOD & Viewing height: **c. 20m AOD 1.6m**
Weather conditions **Clear, good visibility**

Viewpoint 6 (Panorama Image for Context Only)

Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

aspect landscape planning

Site located beyond existing vegetation



Royston Road
A10



Distance to Site: **0.02 km**
Viewpoint Coordinates: **E 539987 N 247499**
Date & time of photograph: **18/09/2026 12:31**
AOD & Viewing height: **c. 24m AOD 1.6m**
Weather conditions **Clear, good visibility**

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

Viewpoint 7 (Panorama Image for Context Only)

Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

aspect landscape planning

Site



Royston Road
A10



Distance to Site: **0.02 km**
Viewpoint Coordinates: **E 540081 N 247699**
Date & time of photograph: **18/09/2026 12:33**
AOD & Viewing height: **c. 22m AOD 1.6m**
Weather conditions **Clear, good visibility**

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

Viewpoint 8 (Panorama Image for Context Only)

Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

aspect landscape planning

Approximate extent of site



Royston Road
A10



Distance to Site: **0.20 km**
Viewpoint Coordinates: **E 540325 N 248028**
Date & time of photograph: **18/09/2026 12:41**
AOD & Viewing height: **c. 21m AOD 1.6m**
Weather conditions **Clear, good visibility**

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

Viewpoint 9 (Panorama Image for Context Only)

Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

aspect landscape planning

Enclosure 3

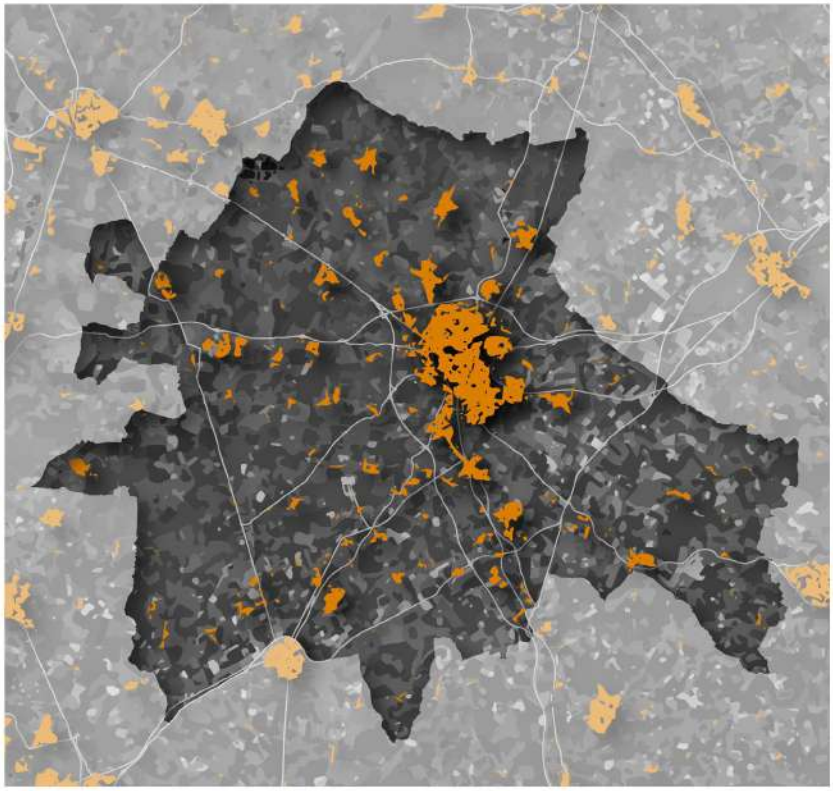
Extract from Greater Cambridge Landscape Character Assessment (Feb 2021)

- LCA 3C: Rhee Tributaries Lowland Farmlands
- LCA 8B: Morden to Duxford Lowland Chalklands

CHRIS BLANDFORD ASSOCIATES
landscape | environment | heritage

Greater Cambridge Shared Partnership

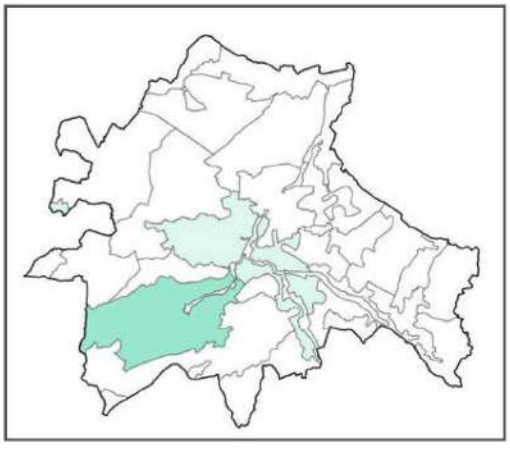
Greater Cambridge Landscape Character Assessment



February 2021

LANDSCAPE CHARACTER AREA 3C:
RHEE TRIBUTARIES LOWLAND FARMLANDS









3C: RHEE TRIBUTARIES LOWLAND FARMLANDS LANDSCAPE CHARACTER AREA

Rhee Tributaries Lowland Farmlands Landscape Character Area (LCA) is a large swathe of gently undulating rural landscape with distinctive linear features that forms the wide, shallow valley of the River Rhee.

Description

Key Characteristics

- Wide valley of the River Rhee and its tributaries
- Predominantly medium to large rectilinear fields organised in a haphazard pattern with pockets of regularity
- Small woodland blocks combine with shelterbelts and clumps of trees to create well treed horizons
- Small scale fields often found at the edge of villages
- Ecological richness including lowland meadows, lowland fen and floodplain grazing marsh
- Dense settlement pattern comprising large, nucleated villages in the south of the LCA
- Distinctive linear features including Ermine Street Roman road, Wimpole Hall Avenue and the railway

The Rhee Tributaries Lowland Farmlands LCA is defined by the broad, wide valley of the River Rhee and its tributaries, and extends west into Central Bedfordshire. Within the Study Area, the River Rhee flows from west to east towards its confluence with the River Cam. The landform is gently undulating, with a repeating pattern of subtle ridges and rips which reflect the drainage pattern. The highest point is c. 45m AOD in the south and c. 60m AOD in the northeast. In the east, the lowest point is c. 15m AOD.

The landcover is predominantly arable farmland. Medium to large fields are generally rectilinear, occasionally with sinuous edges where they are enclosed by waterbodies. They are organised in an irregular pattern, with more regularity in the south of the LCA, and enclosed by a fragmented network of low, mature hedgerows or straight ditches. Occasionally several fields have been amalgamated to create very large fields, and small scale pasture and orchards are often found close to village edges. Small deciduous woodland blocks, shelterbelts and small beech copses on the brow of hills are scattered through the area, and stream corridors are often visible within the landscape as lines of willow trees. Woodland combines with clumps and rows of trees to create landscape to create well treed horizons. Pockets of floodplain grazing marsh, lowland fen and lowland calcareous grassland combine with deciduous woodland to create variety within the landscape and additional habitat. This is most noticeable at the RSPB managed Fowlmere Nature Reserve; west of Wendy; north of the disused airfield at Bassingbourn Barracks; east of Bassingbourn; south of Whaddon; and at the disused pits south of Hauxton.

The settlement pattern is sparse in the north, with larger settlements including larger, nucleated villages and towns in the south of the LCA. Villages generally have an historic, linear form. The proximity of the A505 to the south and the railway mean that these villages have grown into nucleated commuter settlements in the late 20th century. Village edges are varied, typically bound by a mixture of open fields, woodland or smaller fields so that generally, villages appear well treed and are not visible in the wider landscape. Church spires are prominent features on the horizon, alongside telegraph poles and trees. A few isolated farms are sited at track ends, often hidden by groups of mature trees or shelterbelts. Military land use at Bassingbourn Barracks and solar farms south of Wendy and north of Whaddon interrupt the otherwise simple land cover pattern but are generally well screened and inobtrusive. Military buildings and farm buildings tend to be low in the landscape and unobtrusive. Views are generally long, open and expansive, with wooded horizons, framed by the wooded ridges of the Wooded Claylands. In the north of the LCA, the landform of the rising chalk escarpment provides localised visual enclosure. Occasional features locally detracting from the otherwise tranquil, rural LCA are the landfill site at Barrington, a well screened factory complex west of Meldreth and the busy A10 and A1198 roads.

Ermine Street is a straight, Roman Road, providing a northwest to southeast transport spine, with roughly east to west connections. Other distinguishing strong linear features in the LCA are roads and tracks linking settlements, the railway line, the end of Bran Ditch, and the distinctive Wimpole Avenue, extending south from the designated historic park and garden at Wimpole Hall for c. 3.5km. The historic route of the Harcamlow Way passes through this area, linking several heritage and nature features and sites in adjoining character areas. Fowlmere Nature Reserve has a variety of trails open to the public for recreation, and golf courses at Whaddon, north of Meldreth and east of Melbourne also provide recreational land use.

Evaluation

Specific Landscape Sensitivities

In addition to the generic landscape sensitivities for this landscape character type, the following sensitivities are specific to this character area:

- Small scale fields often found at the edge of villages
- Distinctive linear features including Ermine Street Roman road, Wimpole Hall Avenue and the railway

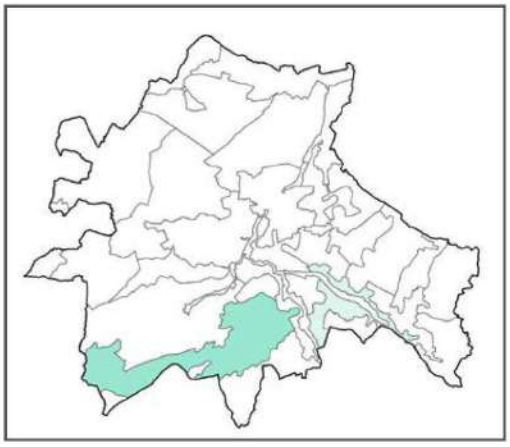
Specific Landscape Guidelines

In addition to the generic landscape guidelines for this landscape character type, the following guidelines are specific to this character area:

- Conserve and enhance the regular small-scale pastoral fields, shelter belts and hedgerows at village edges
- Maintain distinctive linear features

LANDSCAPE CHARACTER AREA 8B:
MORDEN TO DUXFORD LOWLAND CHALKLANDS









8B: MORDEN TO DUXFORD LOWLAND CHALKLANDS LANDSCAPE CHARACTER AREA

The Morden to Duxford Lowland Chalklands Landscape Character Area (LCA) is 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.

Description

Key Characteristics

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

Morden to Duxford LCA is a transitional, gently rolling landscape between the Lowland Farmlands and the smooth rolling Chalk Hills, that extends south into North Hertfordshire District. Within the Study Area, the landform is lowest in the northeast at c. 20m AOD and highest in the southwest at c. 80m AOD. Occasional small streams including Cheney Water and Hoffer Brook flow north towards the River Rhee valley.

This is a simple arable landscape of medium to large fields enclosed by a fragmented network of straight, low trimmed hedgerows, ditches and open boundaries. Fields are set in a generally ordered pattern of rectilinear fields and lanes with straight boundaries. Occasional linear tree belts along field boundaries and tree lines along roads or hedgerow trees combine to give a localised treed character, and provide localised visual enclosure within a large scale, open and spacious landscape. Certain high points have small beech copses, which form strong focal points, and there are occasional shelterbelts around settlements and a chalk pit in the southwest. This is not an ecologically rich LCA, however occasional pockets of deciduous woodland, orchards, floodplain grazing marsh, chalk grassland provide variety within the landscape. The golf course south of Fowlmere and solar farms north of Thriplow and north and east of Royston provide variation within the otherwise simple land use pattern. Views across arable fields are generally long, with smooth or treed distant horizons, and often feature the rolling Chalk Hills to the northeast and south.

Settlement comprises small villages, generally located on lower ground, elevated from the River Valleys, and separated by extensive tracts of countryside, with isolated farms and cottages are scattered in between. Villages include Foxton, Thriplow, Fowlmere, Guilden Morden and Steeple Morden. Generally, the villages have retained their small scale and historic, peaceful character, and can be glimpsed in the wider landscape. Soft edges comprising mature hedges and hedgerow trees, shelterbelts, small fields and paddocks provide a transition between villages and the wider chalk landscape. Church spires are often prominent landmarks. Occasional lines of poplars and telegraph poles are occasional features which interrupt the skyline.

Farm buildings tend to be large, but low and well-integrated into the landscape. The monumental aircraft hangars at Duxford Airfield, now part of the Imperial War Museum, are notable built features within the LCA, but not unsympathetic in the large scale open character of their setting. The strong rural character is locally disrupted by the A505 and M11 major roads which converge east of Duxford Airfield.

Historical and archaeological features including roads, ancient trackways and earthworks form distinctive linear features, including Ermine Street Roman Road, Bran or Heydon Ditch, and Ashwell Street track. The historic Icknield Way and the Harcamlow Way run through the LCA, providing a connection between historical and ecological features in neighbouring LCAs.

Evaluation

Specific Landscape Sensitivities

In addition to the generic landscape sensitivities for this landscape character type, the following sensitivities are specific to this character area:

- Limited vegetation, open skylines and long distance views

Specific Landscape Guidelines

In addition to the generic landscape guidelines for this landscape character type, the following guidelines are specific to this character area:

- Conserve the open, expansive landscape and long distance views through careful consideration for location of new development and particularly tall/vertical structures