



LAND AT SCOTLAND FARM



GREEN BELT APPRAISAL FIGURES

Prepared on behalf of:



Dry Drayton Estate Ltd & Hallam Land Management

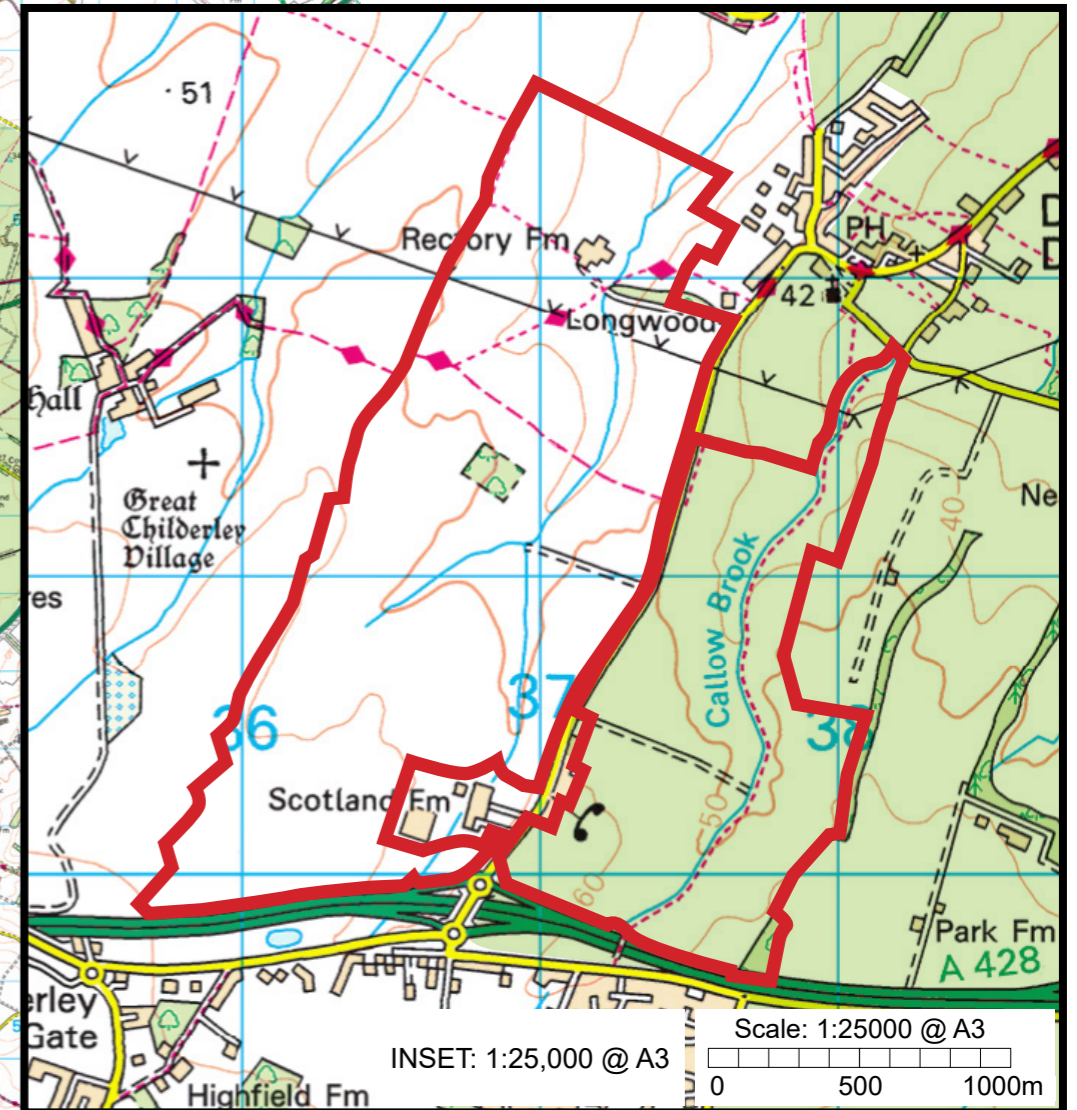
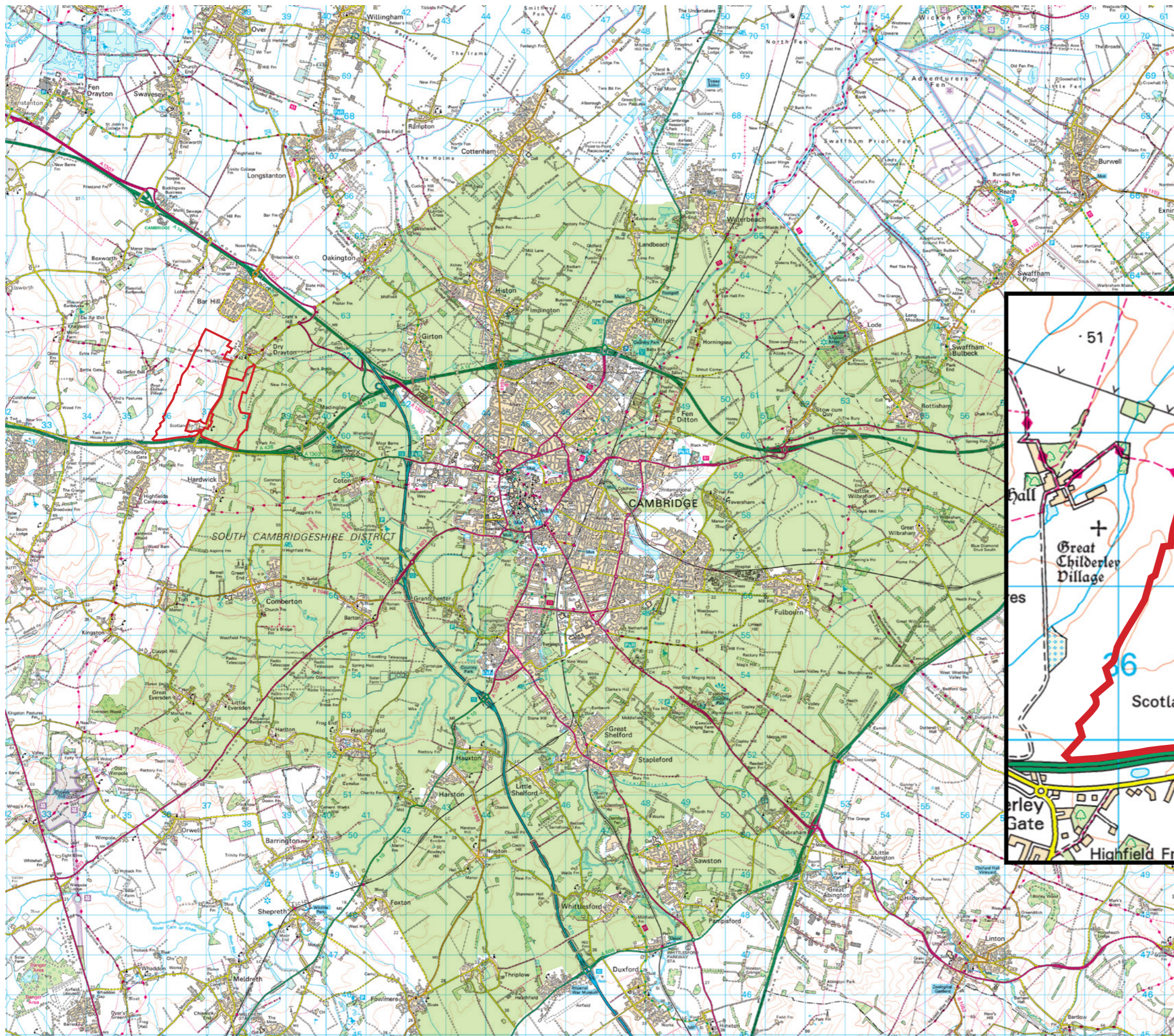
By:

FPCR Environment & Design Ltd

November / 2021

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-  Land at Scotland Farm
-  Cambridge Green Belt



client
Dry Drayton Estate Ltd & Hallam Land Management Ltd

project
Scotland Farm, Cambridge

drawing title
Site location in relation to the Green Belt

scale
NTS @ A3

drawn
HGK/GH

issue date
27th May 2021

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rev

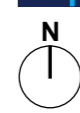
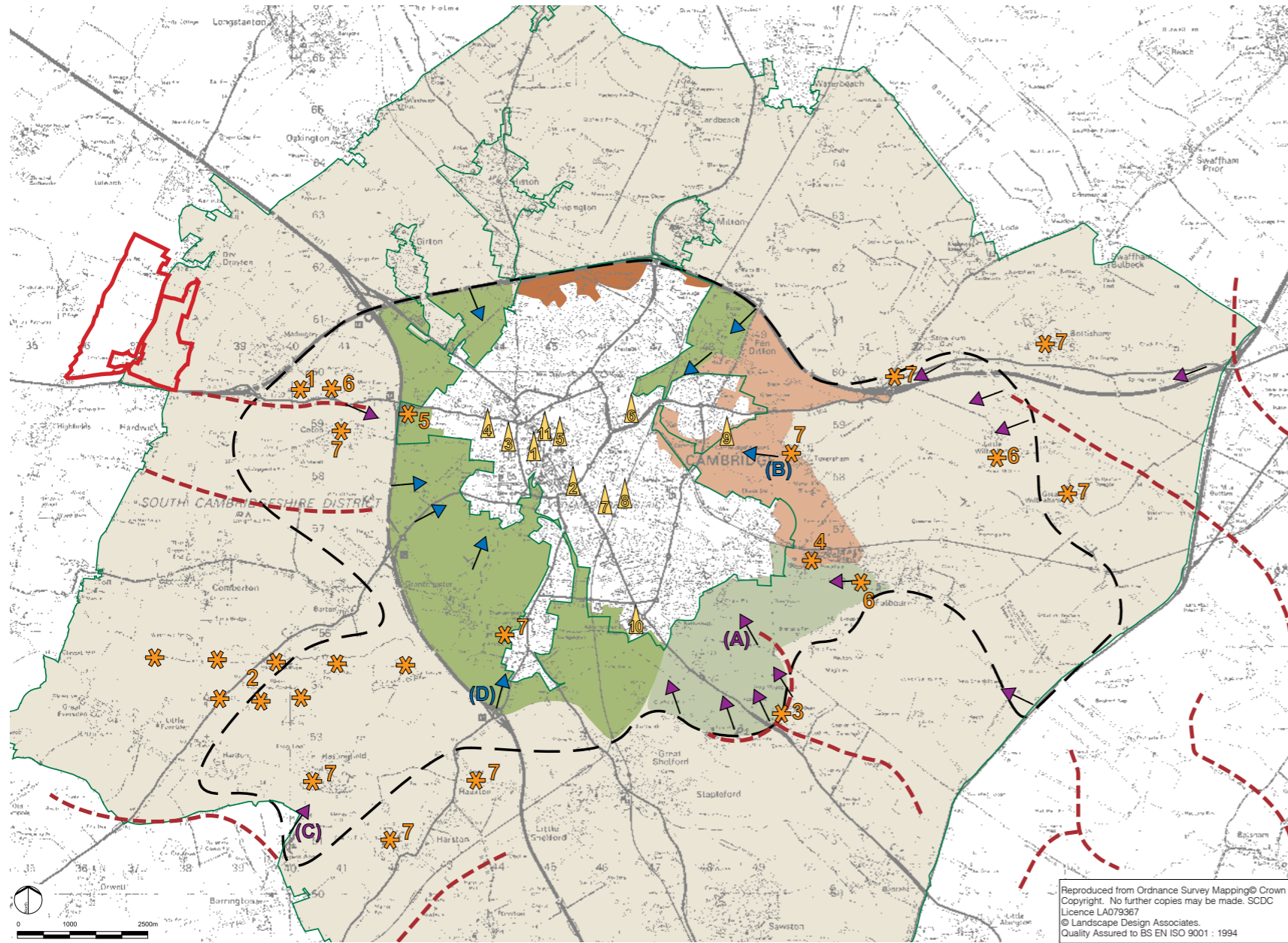


Figure 1



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Notes:
 Key viewpoints shown are not exhaustive but are considered to be the most significant. There are also many other locations from which Cambridge and its setting can be seen.
 Letters in brackets next to key viewpoints refer to photographs in Photograph Panels A and B, Appendix A.

Cambridge Green Belt Study

Visual Assessment

- Key elevated panoramic view to Cambridge
- Key low-level view to Cambridge
- Approximate area of Green Belt from which Cambridge may be seen
- Key Cambridge landmarks visible from the setting
 - 1. King's College Chapel
 - 2. Roman Catholic Church spire
 - 3. University Library
 - 4. Girton College
 - 5. All Saints Jesus Lane
 - 6. Chimney
 - 7. Rank Hovis Building
 - 8. Carter Bridge
 - 9. Cambridge Airport hangars
 - 10. Addenbrooke's Hospital
 - 11. St John's College

- Ridgelines
- Green Belt boundary (inner and outer edges)
- Distinctive / memorable features in the setting of Cambridge
 - 1. American Cemetery
 - 2. Radio Astronomy Observatory
 - 3. Wandlebury woodland on hill top
 - 4. Fulbourn Hospital
 - 5. Schlumberger Building
 - 6. Windmills
 - 7. Village churches

Townscape / countryside interface - elevation, foreground character and built edge character as seen in immediate views from routes close to Cambridge

- Level views, countryside foreground, generally soft urban edge
- Elevated views, countryside foreground, generally soft urban edge
- Level views, little / no foreground, generally hard edge with immature planting (housing and science park)
- Level views, mixed foreground, mixed urban edge
- Rural setting with scattered villages

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Land at Scotland Farm



LANDSCAPE DESIGN ASSOCIATES

CHKD. PB APR. PB DATE September 2002
 SCALE NTS STATUS Draft DWG. No. 1641LP/06
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Peterborough
 Tel : 01733 310471

client
 Dry Drayton Estate Ltd & Hallam Land Management Ltd

project
 Scotland Farm, Cambridge

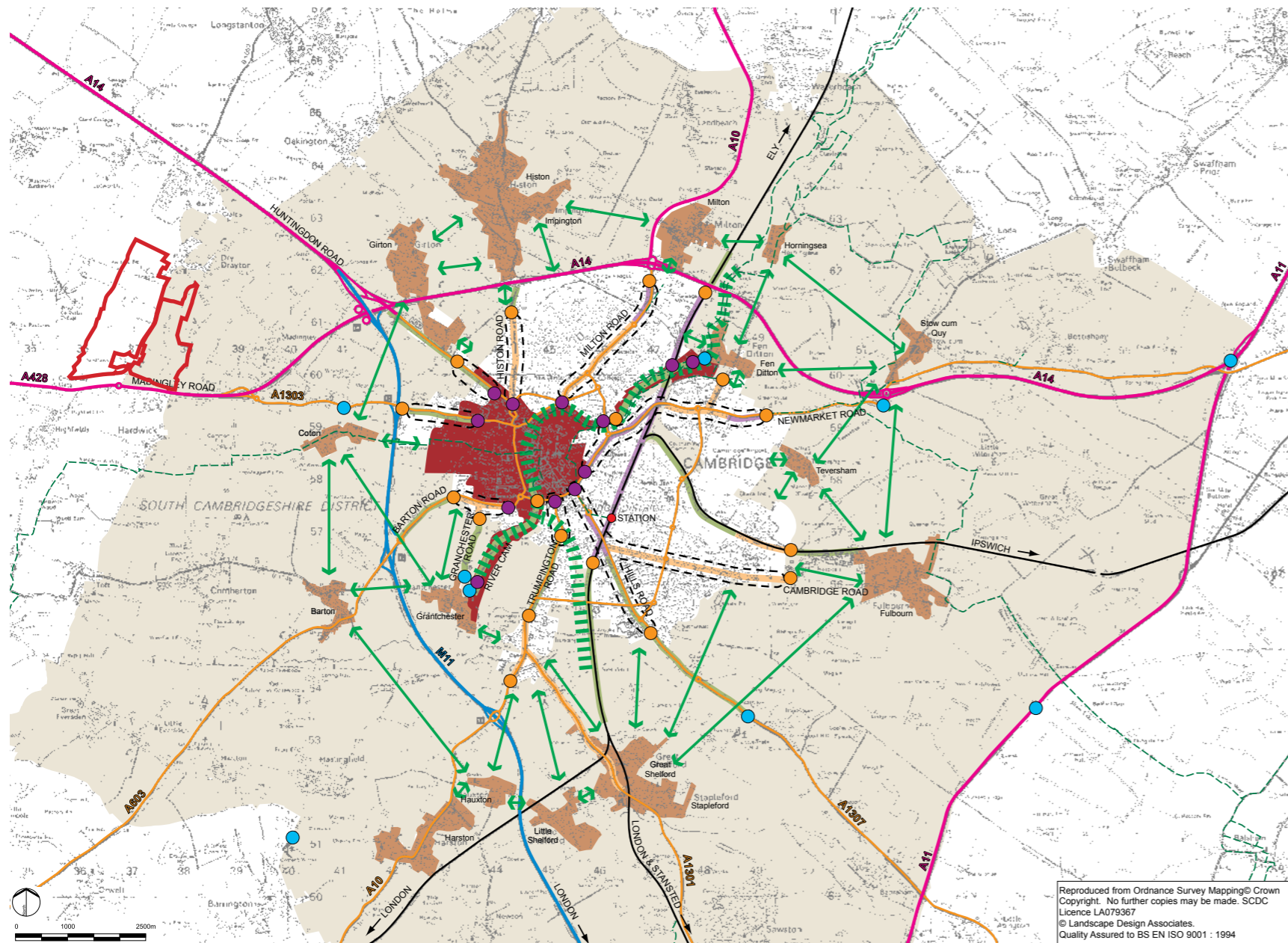
drawing title
 2002 Green Belt Study Visual Assessment Plan

scale drawn HGK/GH issue date 27th May 2021

drawing / figure number rev

Figure 2





Cambridge Green Belt Study

Townscape and Landscape Analysis

- Gateways**
- First view of Cambridge
- Urban gateway
- Gateway to distinctive Cambridge
- Approaches between urban gateway and distinctive gateway

- Routes and Approaches**
- Motorway
- Trunk road
- Other A road
- Railway line and Cambridge station
- Long distance footpath
- Cycle routes

- Character of Approaches**
- Green / treed
- Suburban
- Commercial

- Selected Features on Approaches**
- Green finger
- Distinctive Cambridge
- Inner necklace villages
- Rural land within Green Belt
- Open countryside separating inner necklace villages and these villages and Cambridge

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Land at Scotland Farm



CHKD. PB APP. PB DATE **September 2002**
 SCALE NTS STATUS **Draft** DWG. No. **1641LP/07**
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Dry Drayton Estate Ltd & Hallam Land Management Ltd

project
Scotland Farm, Cambridge

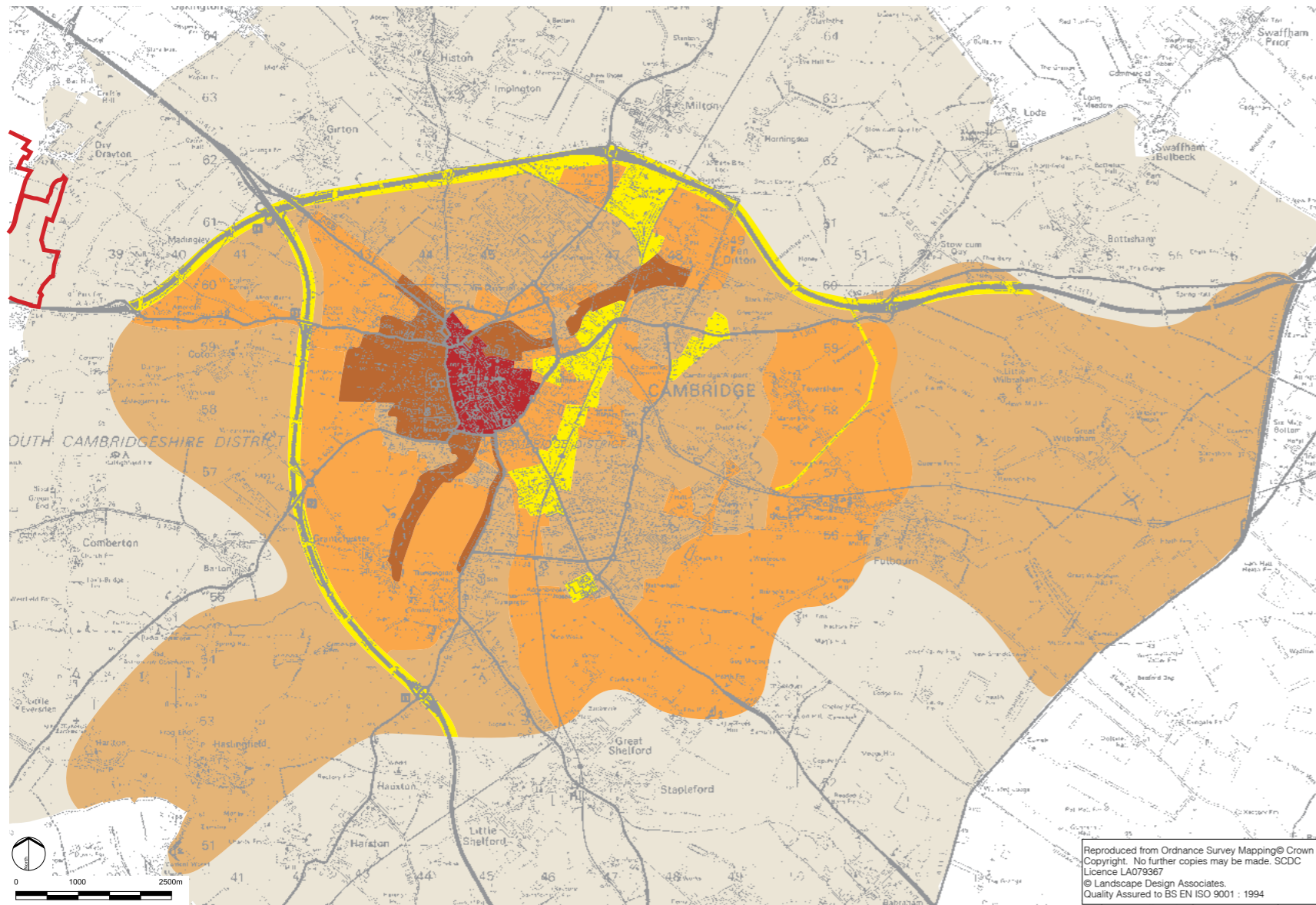
drawing title
2002 Green Belt Study Landscape and Townscape Analysis

scale drawn **HGK/GH** issue date **27th May 2021**

drawing / figure number
rev





Figure 3





Cambridge Green Belt Study


Townscape and Landscape Role and Function


- 

Visually cohesive historic core
This is the compact medieval core. Elements such as historic street pattern, building type, scale, architectural style, detailing and materials all generate a strong sense of the story of the city.
- 

Distinctive townscape / landscape
These are areas defined as specifically recognisable and distinctive to the city. They include townscape and landscape components such as quintessential views, the interaction of buildings forming spaces or the setting to local events, landform, backdrops to the city, areas of rich biodiversity, historic approach routes and landmarks of positive character. These areas, frequently contiguous with the historic core, often borrow from or bestow character to them.
- 


Supportive townscape / landscape
These are areas of townscape / landscape which support the character of the historic core and areas distinctive to the city. They provide the backdrop and ambience, and bolster the sense of place of the city and its approaches.
- 

Connective townscape/landscape
These are areas of townscape / landscape which are an integral part of the city and its environs, but lack individual distinction, or do not play a significant contribution to the setting of the city.
- 

Visually Detracting Townscape/Landscape
These are areas or elements which detract from the distinctive and special character of the city and its setting.
- 

Outer Rural Areas of the Green Belt
These are areas of landscape from which distinct views of the city are scarce or absent. The function of this landscape is in providing a backdrop to views of the city, and in providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape.

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 Land at Scotland Farm



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Scotland Farm, Cambridge

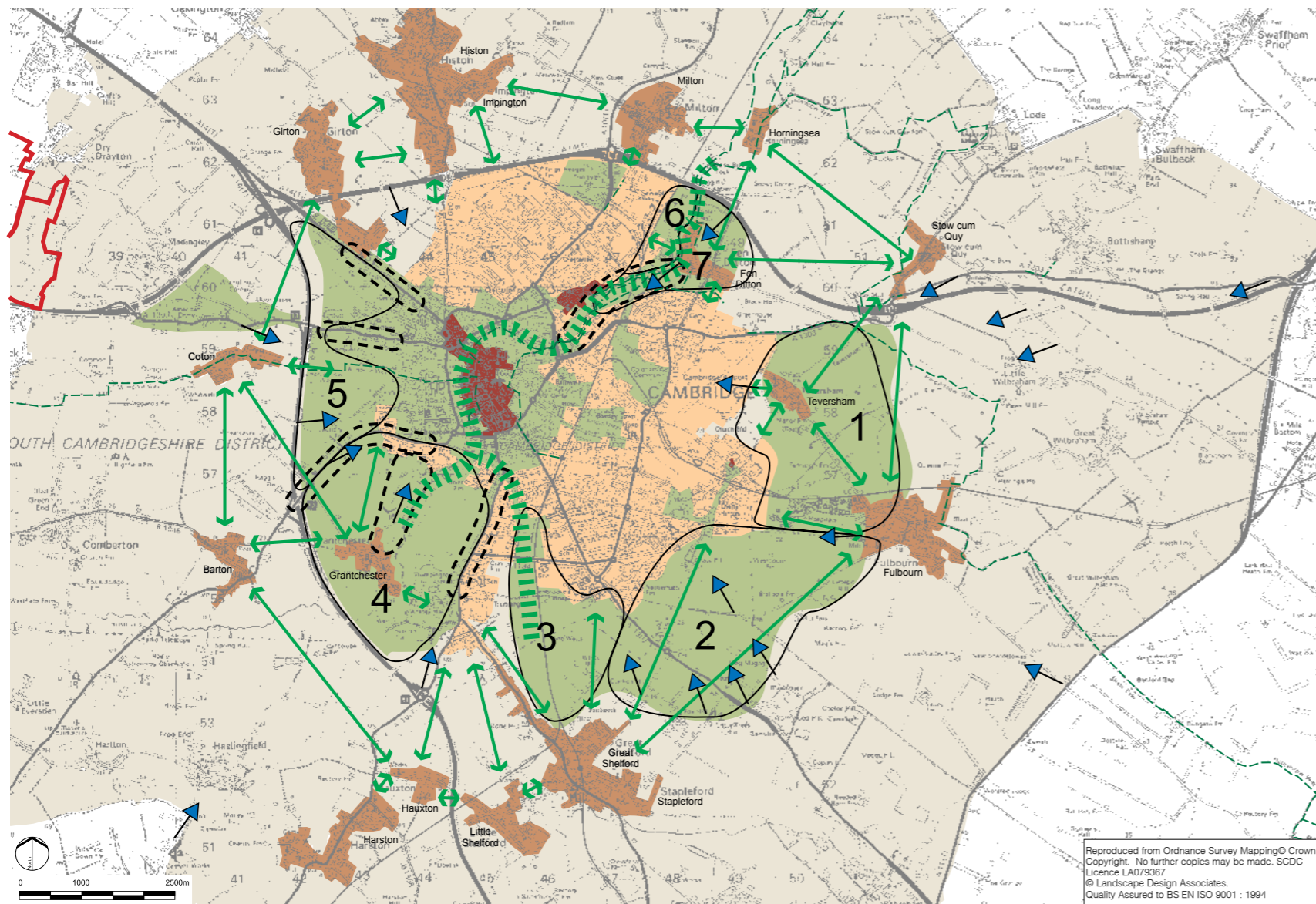
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2002 Green Belt Study Townscape and Landscape Role

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Figure 4

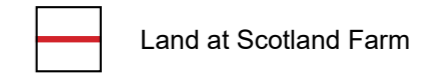


Cambridge Green Belt Study

Special Qualities to be Safeguarded

- Historic Core
- Rural land
- Inner necklace villages
- Open countryside separating inner necklace villages and these villages and Cambridge
- Green finger
- Distinctive and supportive townscape / landscape
- Key views of Cambridge
- Short and / or characteristic approaches to distinctive Cambridge
- Long distance footpath
- Cycle routes
- Peripheral areas with particular qualities to be safeguarded (see list)
- Townscape or landscape that is not distinctive or supportive, or part of the rural setting of Cambridge. These areas, or their influence, should not be allowed to expand and threaten the special qualities of Cambridge and its setting.

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Areas of landscape close to the city with particular qualities to be safeguarded

1. East of City
Views to Cambridge, including historic core.
Open countryside between Cherry Hinton, Teversham and Fulbourn.
Fen and Fen edge landscapes integral to the setting of Cambridge.
Conservation area, footpaths, county wildlife site.
2. Gog Magog Hills
Elevated panoramic views of Cambridge within its rural setting. Countryside provides foreground to these views. Undeveloped rural character of backdrop to Cambridge in views from the west.
Distinctive landscape of rolling chalk hills with beech woodland on hill tops.
Conservation sites with public access (Beechwood Local Nature Reserve and Wandlebury Country Park).
Green edge to city.
3. South of City
Green finger forming open approach to Cambridge on railway line from London and Stanstead.
Rural foreground in key views of Cambridge.
Open countryside between Great Shelford and Cambridge.
Green edge to city.
4. Granchester
High quality and distinctive landscape merging with soft green edge of Cambridge.
Open countryside between Granchester and Cambridge forms rural foreground to key views of Cambridge.
Historic and cultural connections with the city.
Green finger (Cam corridor).
Distinctive footpath approach to Cambridge.
Conservation Area (Granchester).
5. West of City
High quality landscape merging with soft green edge of Cambridge.
Close proximity of distinctive university buildings to the countryside.
Views from long distance footpath (Harcamlow Way).
6. Between Railway Line and River Cam
Open and rural setting to River Cam and railway approach.
7. North East Cam Corridor
High quality landscape and distinctive approach to City along river corridor.
Green edge to city.
Green finger (Cam corridor).
Open countryside between Fen Ditton and Cambridge.
Views from long distance footpath (Fen Rivers Way) and cycle routes.

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CHKD. PB APP. PB DATE September 2002
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Peterborough
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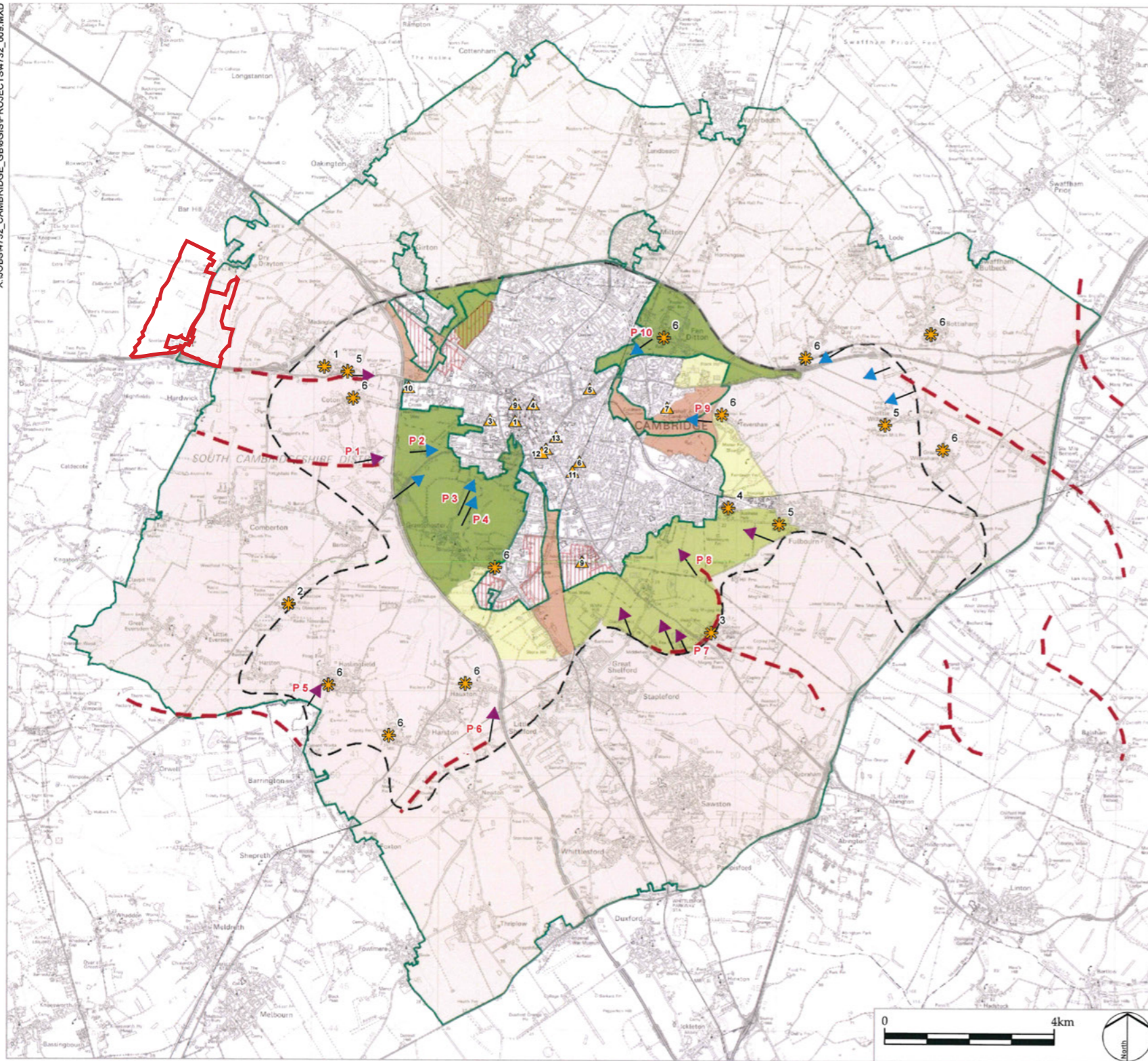
project
Scotland Farm, Cambridge

drawing title
2002 Green Belt Study Special Qualities Plan

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27th May 2021
rev

Figure 5



LEGEND

- Green Belt Boundary (inner and outer edges)
 - Developments under construction / permitted
 - Approximate area of Green Belt from which Cambridge may be seen
 - Key elevated view
 - Key low level view
 - Ridgeline
 - Key Cambridge landmarks visible from the setting
 - 1. King's College Chapel
 - 2. Roman Catholic Church spire
 - 3. University Library
 - 4. All Saints Jesus Lane
 - 5. Museum of Technology Chimney
 - 6. Carter Bridge
 - 7. Cambridge Airport Hangars
 - 8. Addenbrooke's Hospital
 - 9. St John's College
 - 10. Schlumberger Building
 - 11. Foster Mill
 - 12. Cambridge University Chemistry Building
 - 13. Parkside Place
 - Distinctive / memorable features in the setting of Cambridge
 - 1. American Cemetery
 - 2. Radio Astronomy Observatory
 - 3. Wandlebury woodland on hill top
 - 4. Fulbourn Hospital
 - 5. Windmills
 - 6. Village churches
- Townscape / countryside interface - elevation, foreground character and built edge character as seen in immediate views from routes close to Cambridge
- Level views, countryside foreground, generally soft urban edge
 - Elevated views, countryside foreground, mixed urban edge
 - Level views, countryside foreground, mixed urban edge
 - Level views, mixed foreground, mixed urban edge
 - Rural setting with scattered villages

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Land at Scotland Farm

LD A DESIGN

PROJECT TITLE
CAMBRIDGE GREEN BELT STUDY

DRAWING TITLE
Figure 9:
Visual Assessment

ISSUED BY	Peterborough	T: 01733 310 471
DATE	November 2015	DRAWN MPa
SCALE @A3	1:90,000	CHECKED RK
STATUS	Final	APPROVED ChC

DWG. NO. 4732_009

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Sources: Ordnance Survey, Cambridge City Council

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client
Dry Drayton Estate Ltd & Hallam Land Management Ltd

project
Scotland Farm, Cambridge

drawing title
2015 Inner Green Belt Study Visual Assessment

scale
drawing / figure number





drawn
HGK/GH

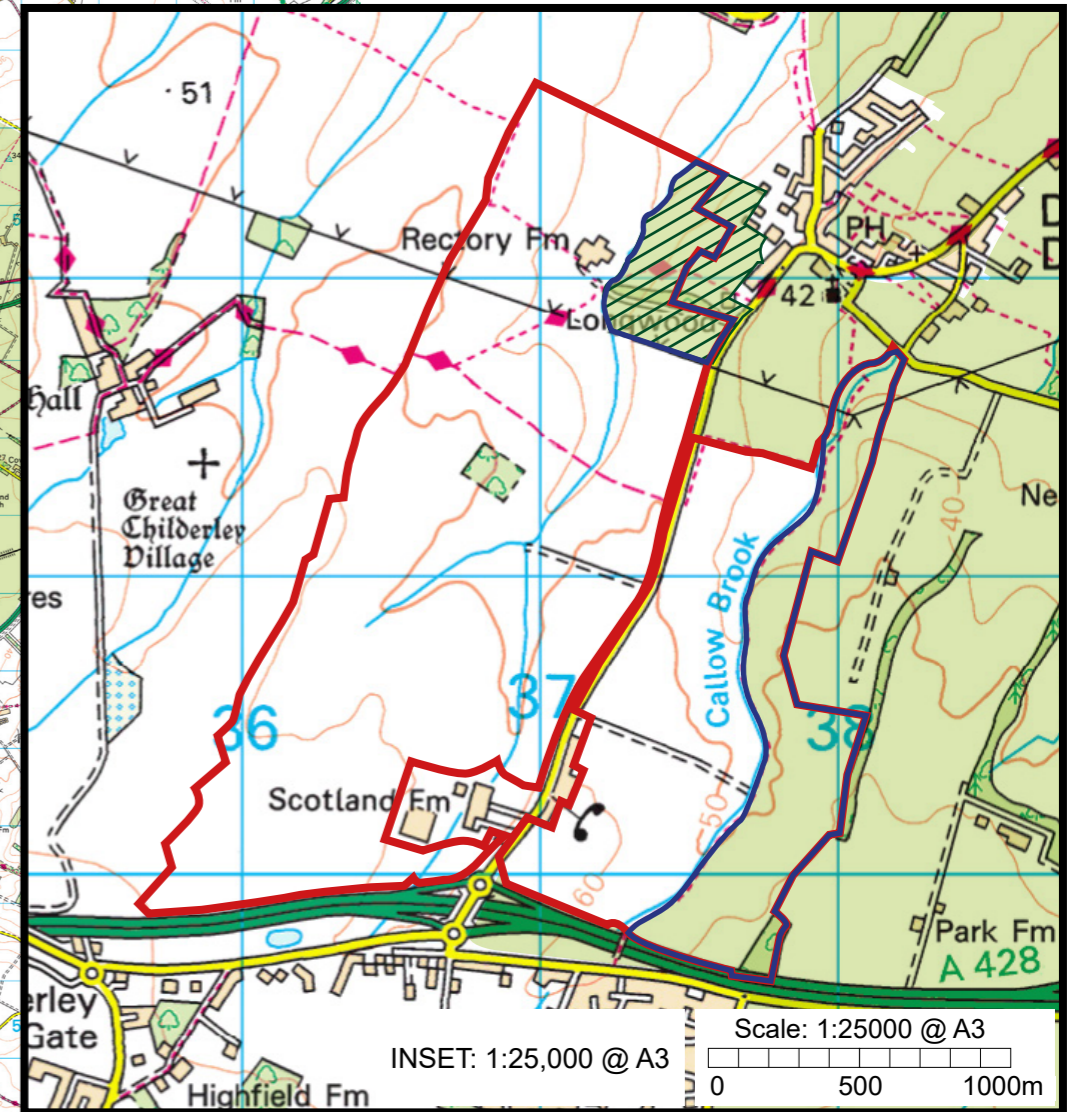
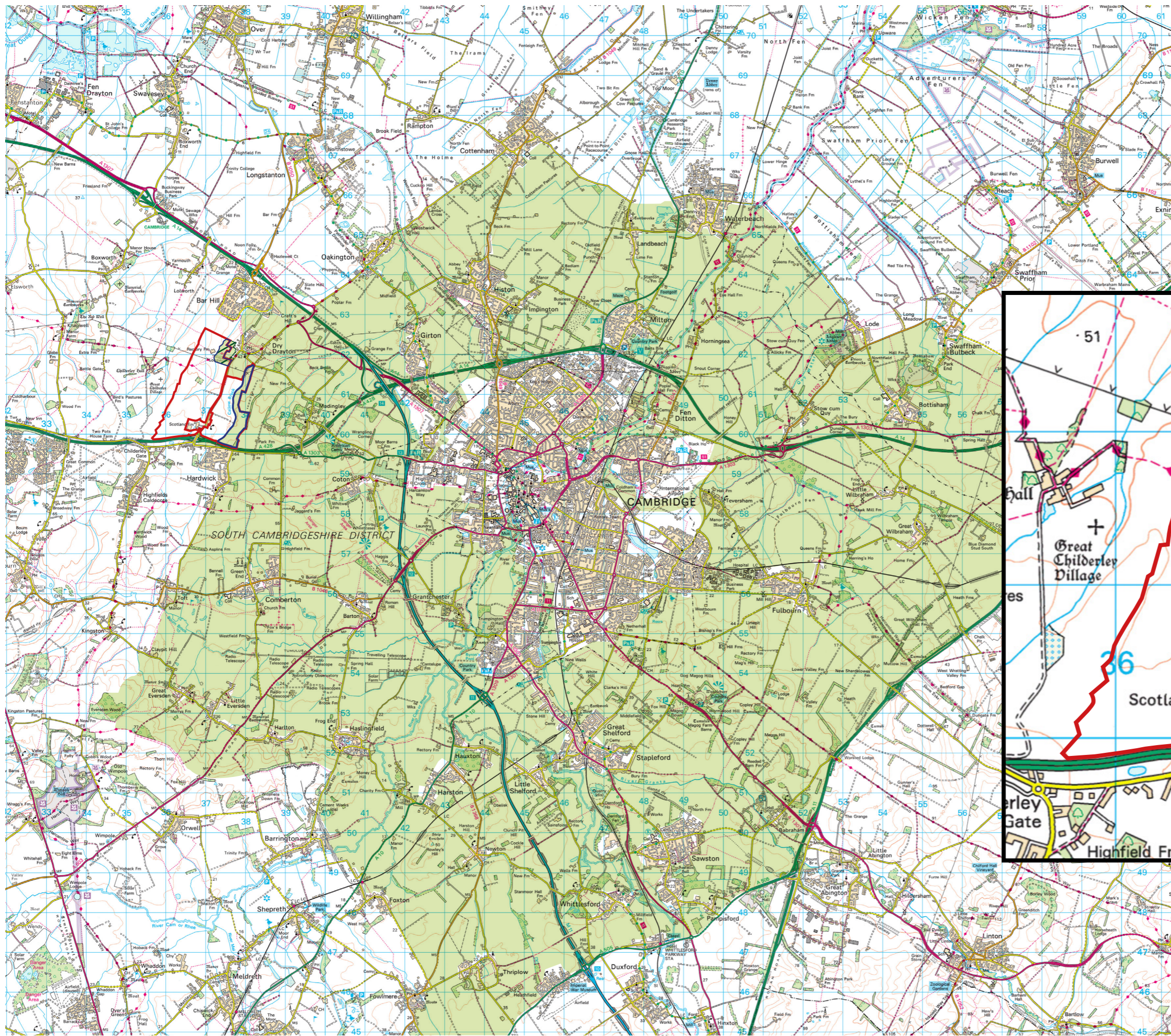
issue date
27th May 2021

rev

Figure 6

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-  Land at Scotland Farm
-  Proposed Green Belt Boundary
-  Land for Compensatory Enhancements
-  Proposed additional Green Belt



Scale: 1:25000 @ A3
 INSET: 1:25,000 @ A3
 0 500 1000m



client
 Dry Drayton Estate Ltd & Hallam Land Management Ltd

project
 Scotland Farm, Cambridge

drawing title
 Proposed Green Belt Boundary and Area for Compensatory Enhancement

scale
 drawn HGK/GH
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