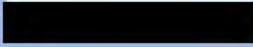


Site 4:  
Land off The Causeway,  
Bassingbourn, Cambridgeshire

**Technical Note:  
Preliminary Landscape and Visual Appraisal**

for



Planning | 10<sup>th</sup> December 2021



Contact:

Simon Neesam  
Technical Director

**The Landscape Partnership**

The Granary, Sun Wharf  
Deben Road  
Woodbridge  
Suffolk, IP12 1AZ

t: 01394 380 509

w: [thelandscapepartnership.com](http://thelandscapepartnership.com)

The Landscape Partnership Ltd is a practice of Chartered Landscape Architects, Chartered Ecologists and Chartered Environmentalists, registered with the Landscape Institute and a member of the Institute of Environmental Management & Assessment and the Arboricultural Association.

Registered office

**The Landscape Partnership**

Greenwood House  
15a St Cuthberts Street  
Bedford  
MK40 3JG

Registered in England No. 2709001



## Contents

- 1 Introduction
- 2 Landscape context and site features
- 3 Landscape character
- 4 Visual context
- 5 Landscape-related designations
- 6 Summary of likely effects on key landscape and visual receptors
- 7 Response to landscape-related comments made in HELAA site assessment

## Appendix

- 01 Figures and photographs



# 1 Introduction

## 1.1 Background to the commission

- 1.1.1 The Landscape Partnership has been commissioned by [REDACTED] to undertake a Preliminary Landscape and Visual Appraisal of land to the south of The Causeway, Bassingbourn cum Kneesworth, Cambridgeshire, referred to here as the site.
- 1.1.2 Cambridge City Council and South Cambridgeshire Council are working together to create a joint Local Plan for the two areas, referred to collectively as Greater Cambridge. The plan will cover the period to 2041.
- 1.1.3 The Greater Cambridge Housing and Economic Land Availability Assessment (HELAA), September 2021, forms part of the evidence base for the emerging local plan. The HELAA appraises the potential supply of land for development, including that brought forward from the 2019 Call for Sites. It provides an assessment of each potential site in terms of its suitability, availability and achievability. HELAA Appendix 4 contains completed proforma for each site that include high-level commentary on *Landscape and Townscape*.
- 1.1.4 *Land off The Causeway, Bassingbourn* is referenced in the HELAA as Site 40228.
- 1.1.5 The findings of the Preliminary Landscape and Visual Appraisal, as presented in this Technical Note, will be used to demonstrate the site's suitability to accommodate residential development as part of representations to include the site in the emerging Greater Cambridge Local Plan First Proposals consultation.
- 1.1.6 The proposed site extends to **1.68ha** and forms part of an existing arable field. The site adjoins the northern edge of the village of Buxton.
- 1.1.7 It is anticipated that the site might be developed for residential uses, for 75 dwellings.
- 1.1.8 The commentary in this technical note builds on previous studies of the site undertaken by The Landscape Partnership including the Briefing Note: *Initial observations on landscape and visual opportunities and constraints*, prepared in March 2019 to accompany a submission by Endurance Estates to the call for sites process.

## 1.2 Objectives of the report

- 1.2.1 The Preliminary Landscape and Visual Appraisal provides a high-level review of landscape (site features and landscape character) and visual receptors that might be affected by residential development at the site.
- 1.2.2 In defining 'landscape', reference is made to the adopted definition agreed by the European Landscape Convention (Florence: Council of Europe 2000), which states that the landscape is: "*an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*". The process to understand how landscape features, landscape character and views would be affected is informed by the Guidelines for Landscape and Visual Impact

---

Assessment Guidelines for Landscape and Visual Impact Assessment (GLVIA)<sup>1</sup>. This appraisal is not, however, a full Landscape and Visual Impact Assessment or Landscape and Visual Appraisal, as this was not considered proportionate or necessary at this stage of the project, when firm development proposals are not available.

1.2.3 The appraisal provides a description of the existing landscape and built features within the site and its immediate vicinity. It also considers the relationship of these features to the local and wider landscape characteristics; the contribution that these features have in views; and the presence of statutory or local landscape-related designations.

1.2.4 In doing so, the appraisal highlights the sensitive landscape and visual receptors that could be affected by residential development at the site. It then sets out a summary of the key receptors, initial commentary on the likely effects development would have on them, and notes as to potential mitigation measures that might be appropriate to negate or offset such effects to within acceptable thresholds. It should be noted that such receptors and mitigation measures have been identified as part of the baseline assessment and without recourse to an appropriate impact assessment or detailed scheme proposals, thus they may not be exhaustive.

1.2.5 The following work stages were undertaken to prepare the preliminary landscape and visual appraisal:

- Desktop study to identify an indicative zone of visual influence, any local statutory and non-statutory landscape-related designations, local public rights of way, and existing landscape character assessments covering the site and its vicinity.
- Field study to verify local landscape characteristics; provide commentary on the condition, sensitivity and capacity of the local landscape character to accommodate change of the type and scale proposed; appraise the contribution of any landscape features within the site that might be lost; identify and provide commentary on the sensitivity of key visual receptors.
- Identification of any parcels of land within the site that might have the capacity, in landscape terms, to accommodate residential development, to help inform the emerging masterplan.
- Identification of any broad mitigation measures that may be required if the proposed development is to be considered acceptable.

1.2.6 Supporting figures and context photographs are reproduced at Appendix 01.

1.2.7 This Technical Note also addresses landscape, townscape and visual-related comments made by Greater Cambridge in the HELAA in relation to Site 40228.

1.2.8 It will, in turn, be used to demonstrate the site's suitability to accommodate residential development as part of representations to include the site in the emerging Greater Cambridge Local Plan First Proposals consultation.

---

<sup>1</sup> Guidelines for Landscape and Visual Impact Assessment, The Landscape Institute and Institute of Environmental Management and Assessment, 3<sup>rd</sup> Edition, April 2013

---

## 1.3 Assumptions and limitations

---

1.3.1 The following assumptions have been made in respect of the appraisal of effects:

- The development assessed is that described in [REDACTED] document: *A vision for land off The Causeway, Bassingbourn*, amendments to the form and layout of the proposed development have been proposed as a result of this appraisal. See also Appendix 01, Figure 6: Landscape Strategy.
- The appraisal baseline year is 2021.
- Existing vegetation will continue to grow at rates typical of the species, and its location and maturity.
- Any proposed tree and shrub planting would grow at a rate of approximately 250 to 300mm/year and the proposed hedge planting at approximately 250mm/year, based on the average expected growth rates for typical species growing on the lime-rich, free-draining loamy soils with moderate fertility<sup>2</sup> that are likely to be present at the site. Predicted growth is also based on the assumption that no growth will take place in the first year, as the plants adjust to their new growing environments.
- The receptor for a view from a public right of way, within public open space, or within a residential property is represented as an adult standing with an eye height of 1.6m.
- Visual effects are assessed on the basis of good visibility. Visual effects can be expected to vary, e.g. poor visibility at times of low cloud, rainfall and dusk. At these times, a reduction in visual clarity, colour and contrast would be experienced. Reduced visibility would limit the extent of view possible particularly in mid to long distance views. Consequently, the assessment of effects is based on the worst-case scenario, where the proposed development would be most visible.
- Extent of use of public rights of way is based on known information (e.g. if the right of way forms part of a promoted route at a local or national level), signage, and circumstantial evidence at the time of the survey such as recent disturbance of grass and crops, a clearly defined path, extent of wear, and the number of people/horses using the right of way at the time of the survey. The extent of use of a road is based on the number of vehicles observed using the road at the time of the survey and as could reasonably be expected for the class of road.

1.3.2 The appraisal was undertaken by Chartered Landscape Architects and Members of the Landscape Institute, who viewed the application site during three site visits in February and March 2019, and again in November 2021 from adjacent land, local rights of way, and public locations (e.g. areas with recreational access). On all occasions, the weather was bright and clear. It was noted on the first two visits that deciduous trees were devoid of leaves and that ephemeral vegetation such as grasses and herbaceous plants had little presence, and on the second visit that deciduous trees were well into leaf fall. As such, the views experienced might be considered to represent a worst-case scenario in terms of screening properties.

---

<sup>2</sup> <http://www.landis.org.uk/soilscapes/>, accessed 01.12.2021

- 1.3.3 In undertaking the appraisal, other than the site, private property has not been accessed, as it is generally considered impracticable to seek approval to gain access to residential properties or other buildings to assess the effect on views from each window in a property or adjoining land. Assessment is therefore based on the nearest publicly accessible location, which will usually be a road or public right of way, or on views within the site looking outwards. Professional judgement is used to extrapolate what the likely effect on views would be from windows, making allowances for changes in height, e.g. from a first-floor window.

## 2 Landscape context and site features

### 2.1 Site location

- 2.1.1 The parish of Bassingbourn cum Kneesworth is located 3km to the north-west of Royston, 22km south-west of Cambridge; it incorporates two settlements, connected by The Causeway: Bassingbourn and Kneesworth, which until 1966 were two separate parishes.
- 2.1.2 The site falls within the county of Cambridgeshire and the administrative area of South Cambridgeshire.
- 2.1.3 Bassingbourn has developed to the north of the ancient track Ashwell Street (one of many trackways connecting to the Icknield Way) and now comprises a collection of roads and lanes extending out from an historic hub centred around North End, Brook Street and High Street. Kneesworth has a more linear character and has grown on the route of the Roman Ermine Street, now the A1198 Old North Road.
- 2.1.4 To the north, the village encompasses the former RAF Bassingbourn, which was in use between 1938 and 2014. To the south, it extends to meet the A505 Royston bypass and the county boundary.

### 2.2 The site

- 2.2.1 The site abuts the eastern edge of the village of Bassingbourn portion and thus occupies part of the gap between Bassingbourn and Kneesworth to the east.
- 2.2.2 It extends to 4.4ha and comprises a portion of a larger agricultural field fronting The Causeway. The field is currently in arable production and is managed in a contiguous manner with the field to the south, there being no visible demarcation.
- 2.2.3 The site area is bound to the north by a low and well managed native hedge, with a narrow grass verge and The Causeway beyond, and it is from this frontage that access is currently achieved. This section of The Causeway is lit by lighting columns. Fronting the northern side of the road are residential properties of various styles, some with open aspects and some set within large and well vegetated plots, and Bassingbourn cemetery.
- 2.2.4 The eastern boundary is partly formed by the side gardens of No.144 The Causeway, which itself is the western end of the ribbon development formed by Nos. 144 to 170, The Causeway; an electrical substation abuts (but lies outside of) the north-eastern corner of the site, indented into the garden of No. 144. The remainder of the eastern boundary and the southern boundary are open to the wider fields and are not demarked on the ground with any physical features. The western boundary abuts the rear gardens of Windmill Close and Willmott Road.

- 2.2.5 The field to the south-west of the site and to the east of Spring Lane has outline planning consent for up to 30 dwellings and it is understood that detailed consent has recently been approved.
- 2.2.6 The site lies outside the development limits for Bassingbourn cum Kneesworth and is therefore located within the countryside.

## 2.3 Site features

---

### **Geology**

- 2.3.1 The site and the area to the south is underlain by Zig Zag Chalk Formation chalk.<sup>3</sup> The centre of the village and the land to the north falls within the West Marly Chalk Formation, with narrow band of Tottenhoe Stone Member chalk separating the two bedrocks.
- 2.3.2 All these bedrocks were also formed in the Cretaceous period, and the narrow The sedimentary bedrock was formed c.94 to 101 million years ago in the Cretaceous period, in a local environment that was previously dominated by deep seas. There are no superficial deposits recorded.
- 2.3.3 The existing geology of the site and surrounding landscape is hidden by the overlying soils and vegetation cover and has no special interest. The geology does, however, create the distinctive features of the wider area, including the northern slopes of the Hertfordshire Chalk Downs to the south.
- 2.3.4 Development at the site of the type proposed would have no material effect on the underlying geology.

### **Soils**

- 2.3.5 The soils of the site are described as freely draining lime-rich loamy soils with a moderate fertility (Soilscape 5).<sup>4</sup> Landcover for these soils is typically arable, and drainage is to chalk or limestone groundwater. Typical habitats for these soils are "*Herb-rich chalk and limestone pastures; lime-rich deciduous woodlands.*"
- 2.3.6 With regard to water protection, "*Vulnerable to leaching of nitrate to groundwater; surface capping and erosion of chalk soils under cereals is linked with nutrient enrichment and silting of chalk streams and their gravel spawning beds*". In terms of general cropping the soils are "*Well suited to spring and autumn-sown cereals and other crops including grass but the land is mostly nitrate vulnerable*".
- 2.3.7 Given the site's long agricultural uses, it is unlikely that the natural soils have been subject to much historic disturbance.
- 2.3.8 The agricultural classification of the soils at the site is beyond the scope of this report.
- 2.3.9 The likely effects of the proposed development on soils together with any recommendations for mitigation are considered at Section 6.

---

<sup>3</sup> British Geological Survey: <https://mapapps.bgs.ac.uk/geologyofbritain/home.html> , accessed 02.06.2021

<sup>4</sup> Cranfield Soil and Agrifood Institute Soilscales: <http://www.landis.org.uk/soilscales/>, accessed 01.12.2021

---

**Landform**

- 2.3.10 The site is located on a relatively flat plateau at or around 31m AOD. There are few if any artificial changes in level within the site itself.
- 2.3.11 Beyond the site, there is a very gentle slope down northwards towards the River Cam (5km distant) and to the west towards Mill River and associated drainage ditches to the west of Bassingbourn.
- 2.3.12 To the south, the land rises gently and then more steeply to the chalk escarpment of the Hertfordshire Chalk Downs. In the vicinity of Therfield to the south and west of Royston it reaches heights of 127m AOD.
- 2.3.13 The likely effects of the proposed development on landform together with any recommendations for mitigation are considered at Section 6.

**Land use**

- 2.3.14 As noted above, the site forms part of a larger agricultural field that has been used for arable cropping in the recent past, as part of the wider land holding. Access is currently via an entrance off The Causeway.
- 2.3.15 The likely effects of the proposed development on land use together with any recommendations for mitigation are considered at Section 6.

**Vegetation**

- 2.3.16 The site is in agricultural use. Woody vegetation is limited to the field boundaries and comprises:
- a low and well managed native hedge with no hedgerow standard trees along The Causeway frontage;
  - a line of intermittent young scrub and trees along the western boundary with Windmill Close
  - a short hedge and one tree along the western most part of the southern boundary; and
  - a less managed scrubby hedge along part of the eastern edge that forms the garden boundary with No. 144 The Causeway.
- 2.3.17 The remaining sections of boundary are undefined on the ground.
- 2.3.18 The likely effects of the proposed development on vegetation together with any recommendations for mitigation are considered at Section 6.

**Landscape-related heritage assets**

- 2.3.19 Reference to historic mapping shows that the field in which the site is located dates back to at least the late 1800s but that it has been subject to subsequent encroachment. This includes the short section of pre-war ribbon development fronting The Causeway, to the immediate north-east of the site and Windmill Close, a more recent (c.2010) residential close to the west of the site.
- 2.3.20 The 1891 OS map shows sporadic development along the northern side of The Causeway, along with a number of orchards; the latter being shown as present on maps from the 1960s. The South Cambridgeshire Village Capacity Study – see below- notes that the village was famous for its cherries.

- 2.3.21 The site does not contain any obvious landscape-related historical features. Potential archaeological interest is outside the scope of this report.
- 2.3.22 OS maps from the early part of the last century show the site area defined from the wider field and annotated as *allotments*.
- 2.3.23 The likely effects of the proposed development on landscape-related heritage assets together with any recommendations for mitigation are considered at Section 6.

#### **Public access**

- 2.3.24 The site is in private ownership and there is currently no public access on it.
- 2.3.25 A public footpath (No.21/12) follows a line south-eastward and then eastward towards the site from Spring Lane, before continuing southward to the south of the site and then eastward to meet the A1198 Old North Road. At its closest, it is some 100m from the edge of the site.
- 2.3.26 A short section of footpath follows a line southward from The Causeway along a narrow alley between the rear gardens of Wilmot Road and Windmill Close before terminating. Evidence on the ground suggests that beyond this point, an informal path has been created around the southern edge of Windmill Close and across the site to join public footpath No.21/12.
- 2.3.27 Public rights of way and promoted long-distance routes in the vicinity of the site are detailed at Section 6: Landscape-related designations.
- 2.3.28 The likely effects of the proposed development on public access together with any recommendations for mitigation are considered at Section 6.

## **3 Landscape character**

### **3.1 Overview**

- 3.1.1 The importance of understanding the landscape character of all landscapes in England is recognised in the National Planning Policy Framework (NPPF para 174), which states that planning policies and decisions should contribute to the natural environment by: *“recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland”*. Landscape character assessment is the process which can identify these intrinsic values and unique characteristics of the diverse landscapes in the UK.
- 3.1.2 Landscape character assessments enable landscapes to be described and understood by mapping natural, physical and cultural features in order to define different landscapes and demonstrate what makes them special. Landscape character types share similar characteristics, such as underlying geology, soil type, topography and landform, the pattern and type of land/field enclosure, historic land use, the pattern of settlements and types of building that these comprise, tree and woodland cover and the general visual experience of the area. Landscape character areas are specific geographic areas that exhibit a particular landscape character type. Landscape character assessments can be undertaken at a range of scales. Boundaries are only indicative of the change between areas and therefore when working at a site scale, especially close to boundaries between landscape character types or character areas; users should carefully identify which

landscape the land parcel belongs to, based on its specific characteristics. In addition, it is important to note that while drawn with a line on a map, areas close to boundaries often may be better thought of as an area of transition and may display some of the characteristics and sensitivities of both character areas.

3.1.3 Effects on landscape character can be both direct, i.e. on the character area/type that the site is located within, and indirect, i.e. changes to characteristics or perceptions of character that occur beyond the boundary of a character area/landscape type. In addition, effects on landscape character may be positive or negative, i.e. strengthening and enhancing the characteristic patterns and features, or eroding and losing the patterns and features that contribute to landscape character.

3.1.4 There are a number of relevant published landscape character assessments which are considered in this report. These include the national-level National Character Area profiles and county and district-level landscape character assessments.

## 3.2 National level – National Character Areas

### *Baseline Character*

3.2.1 In the mid-1990s, English Nature and the Countryside Commission jointly produced The Character Map of England – a single map that identified and described 159 Joint Character Areas (JCA) covering the whole of England. (The Landscape Partnership undertook the mapping and character assessment work on behalf of Natural England for the east of England). Each distinct area was defined following consideration of its landscape, biodiversity, geodiversity, and cultural and economic activity. The boundaries of the areas followed natural rather than administrative boundaries. The various volumes of the Map were published between 1998 and 2000.

3.2.2 More recently, Natural England has undertaken a review of the JCAs in order to fulfil, in part, responsibilities set out in the Natural Environment White Paper 2011, Biodiversity 2020, and the European Landscape Convention 2007, creating National Character Area (NCA) profiles that are based on the original JCA profiles.

3.2.3 The site is located within **NCA 87: East Anglian Chalk**<sup>5</sup>, characterised by *“the narrow continuation of the chalk ridge that runs south-west–north-east across southern England”*; this *“creates 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”*. In the vicinity of the site, it is expressed in the chalk escarpment in the vicinity of the Hertfordshire Chalk Downs to the south and west of Royston. A short distance to the north, and encompassing the wider river valleys is **NCA 88: Bedfordshire and Cambridgeshire Claylands**<sup>6</sup> *“a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east”*.

3.2.4 The profile for NCA 87 includes the following key characteristics:

- *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,*

<sup>5</sup> National Character Area profile 88: East Anglian Chalk, Natural England, 2014

<sup>6</sup> National Character Area profile 88: Bedfordshire and Cambridgeshire Claylands, Natural England, 2014

*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.*

3.2.5 The profile for NCA 88 includes the following key characteristics:

- *Gently undulating, lowland plateau divided by shallow river valleys that gradually widen as they approach The Fens NCA in the east.*

- *Underlying geology of Jurassic and Cretaceous clays overlain by more recent Quaternary glacial deposits of chalky boulder clay (till) and sand and gravel river terrace deposits within the river valleys. Limerich, loamy and clayey soils with impeded drainage predominate, with better-drained soils in the river valleys.*
- *The River Great Ouse and its tributaries meander slowly across the landscape, and the River Nene and the Grand Union Canal are also features. Three aquifers underlie the NCA and a large manmade reservoir, Grafham Water, supplies water within and outside the NCA.*
- *Variable, scattered woodland cover comprising smaller plantations, secondary woodland, pollarded willows and poplar along river valleys, and clusters of ancient woodland, particularly on higher ground to the northwest representing remnant ancient deer parks and Royal Hunting Forests.*
- *Predominantly open, arable landscape of planned and regular fields bounded by open ditches and trimmed, often species-poor hedgerows which contrast with those fields that are irregular and piecemeal.*
- *Wide variety of semi-natural habitats supporting a range of species – some notably rare and scarce – including sites designated for species associated with ancient woodland, wetland sites important for birds, great crested newt and species of stonewort, and traditional orchards and unimproved grassland supporting a rich diversity of wild flowers.*
- *Rich geological and archaeological history evident in fossils, medieval earthworks, deserted villages and Roman roads. A number of historic parklands, designed landscapes and country houses – including Stowe House and Park, Kimbolton Park, Croxton Park, Wimpole Hall and Wrest Park – combine with Bletchley Park, Second World War airfields, the Cardington Airship Hangars and brickfields to provide a strong sense of history and place.*
- *Diversity of building materials including brick, render, thatch and stone. Locally quarried limestone features in villages such as Lavendon, Harrold and Turvey on the upper stretches of the River Great Ouse.*
- *Settlements cluster around major road and rail corridors, with smaller towns, villages and linear settlements widely dispersed throughout, giving a more rural feel. Small villages are usually nucleated around a church or village green, while fen-edge villages are often in a linear form along roads.*
- *Major transport routes cross the area, including the M1, M11, A1, A6, A5 and A14 roads, the East Coast and Midlands mainline railways, and the Grand Union Canal.*
- *Recreational assets include Grafham Water, the Grand Union Canal, Forest of Marston Vale Community Forest, Chilterns AONB, woodland and wetland sites, an extensive rights-of-way network and two National Cycle Routes. The cities of Cambridge and Peterborough and several of the historic market towns in the NCA are popular tourist destinations.*

3.2.6 The landscape in the vicinity of the site displays characteristics of both NCAs, reflecting its position close to the boundary. However, the chalk geology present perhaps makes the site more

representative of the landscape of the East Anglian Chalk, despite being located within the Bedfordshire and Cambridgeshire Claylands.

3.2.7 The NCAs consist of relatively large units, and in the case of these two encompass a range of landscape features such as arable farmland, rolling downland, river valleys, parkland, settlements, etc.. Given the size of the site relative to the character areas as a whole, it is considered that there is limited merit in evaluating the contribution that the site makes to the NCAs, or the effect the redevelopment would have on their character. The proposed development would affect a very small portion of the overall area, and the effect on the character areas as a whole would therefore be negligible.

### 3.3 County Level – Cambridgeshire Landscape Guidelines 1991

---

3.3.1 The Cambridgeshire Landscape Guidelines were prepared by Cambridge County Council in 1991 to:

- *Increase people’s awareness of landscape quality.*
- *Mobilise care and action amongst the main bodies who play the most active role in generating tomorrow’s landscapes.*
- *Improve overall visual quality and strengthen the contrasts between landscapes in different parts of the County (emphasising a sense of place).*
- *Integrate wildlife conservation into landscape action at all scales from planning at a county level, through site planning, design and management, to the detailing of “hard” and “soft” features at the smallest scale.*
- *Protect and enhance historic features.*
- *Conserve existing features and create landmarks and ‘personality’ in the landscape.*

3.3.2 The site falls within Landscape Character Area 2: Chalklands. The supporting text notes:

- *The complex history of settlement and the impact of people on the landscape over the centuries is particularly apparent in this part of the County. Roman roads, Anglo-Saxon earthworks, large fields, modern roads and developments are all interlinked.*
- *The region was mostly too dry for early settlement. However, this dryness and light vegetation meant that it was ideal for communications and it is traversed by a major prehistoric and historic highway, the Icknield Way. Its importance as a highway also gave it strategic value. In the Iron Age it was controlled by Wandlebury hill fort and in Anglo-Saxon times by the three great linear dykes which span the chalkland from the fen edge east of Cambridge to the wooded edge on the higher claylands.*
- *These artificial elements overlie the smooth rolling chalkland hills. The hills are dissected by the two gentle valleys of the Granta and the Rhee, which converge to form the river Cam just south of Cambridge.*
- *The majority of the chalkland is devoted to growing cereal crops, despite the frequently poor, thin soils. It is a broad-scale landscape of large fields, low mechanically trimmed hedges and few trees.*

- 3.3.3 The landscape around Bassingbourn shares some of the characteristics described above. The rolling chalkland hills are not present but are evident in the wider views southward to the Hertfordshire Chalk Downs in the vicinity of Royston.
- 3.3.4 The guidelines cite principles for landscape improvement and management in the Chalklands and note: *“The future pattern is for a large-scale landscape defined by rolling hills, large fields, bold shelter belts, sweeping masses of woodland and occasional beech hangers”*. Specific principles relevant to the site include:
- *Management and creation of chalk grasslands; such grasslands should remain open and uncluttered. The promotion of species-rich grassland on thin chalk soils could provide visual and wildlife value.*
  - *Management of existing shelter belts: these should be restocked to encourage young tree growth and fill gaps.*
  - *Planting new mixed woodlands and shelter belts, carefully sited to enclose large tracts of rolling farmland and emphasise landforms.*
  - *Hedgerows: selected hedgerows should be reinforced, or managed for particularly significant impact, based upon their visual and wildlife potential. Historically significant hedgerows should be carefully conserved, and new hedges planted to emphasise the existing landscape.*
  - *Footpath corridor improvements: the Roman Road is an important route across the chalk landscape. Planting small woodlands at selected locations such as hill tops or to frame views, as well as carefully managing the existing rich flora, would enhance the route. A similar approach could be adopted for other footpaths in the area, concentrating on a small number of linked corridors*
- 3.3.5 Such measures would be considered when exploring means of accommodating development at the site.

### **3.4 District level – Greater Cambridge Landscape Character Assessment**

---

- 3.4.1 The Greater Cambridge Shared Planning Service commissioned CBA to prepare *“an up-to-date and consistent Landscape Character Assessment of the whole Greater Cambridge area”*. The assessment was published in February 2021 and was undertaken at three scales:
- A detailed study of the landscapes within the Greater Cambridge Study Area (outside of the Cambridge Urban Area).
  - A high-level study of the rural villages within the South Cambridgeshire District part of the Greater Cambridge Study Area.
  - A high-level study of the landscapes and open spaces within the Cambridge Environs Study Area that contribute to the setting of Cambridge.
- 3.4.2 The site falls outside the area deemed to contribute to the setting of Cambridge.
- 3.4.3 The assessment is to be used by the councils to:
- Develop an appropriate spatial strategy in the new Greater Cambridge Local Plan.

- Develop suitable Local Plan policies to protect and enhance the area's sensitive, valued and vulnerable landscapes.
- Develop design, place-making, sustainable development and climate change policies in the Local Plan.
- Inform decision-making on planning applications.

3.4.4 The assessment divides the study area into Landscape Types (LTs) – the site falls with LT3: Lowland Farmlands, and then divides each of the LTs into Landscape Character Areas (LCAs).

3.4.5 The site is located within LCA 3C Rhee Tributaries Lowland Farmlands, close to its boundary with LCA 8B: Morden to Duxford Lowland Chalklands to the south.

3.4.6 The condition and the strength of character of the Lowland Farmlands landscape are noted as Moderate.

3.4.7 The **Rhee Tributaries Lowland Farmland** is described as *“a large swathe of gently undulating rural landscape with distinctive linear features that forms the wide, shallow valley of the River Rhee”*; its key characteristics include:

- *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.*

3.4.8 The settlement pattern is described as *“sparse in the north, with larger settlements including larger, nucleated villages and towns in the south of the LCA [e.g. Bassingbourn]. 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.”*

3.4.9 Village edges are noted to vary, but be 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.”*

3.4.10 The field survey forms noted that *“Views are generally long, open and expansive, with wooded horizons, framed by the wooded ridges of the Wooded Claylands”*, and that evidence of landscape change included *“Pressure for development of land for housing”*.

3.4.11 Regarding Strength of Character of the Lowland Farmlands, it is noted:

*This is an intensively farmed, often busy rural landscape with areas of tranquillity away from major transport routes. The landscape is judged to be of moderate strength of character with few distinguishing features. Moated sites and small, scattered woodlands are particular features of this landscape, often located within and around the edges of the village settlements. Modern expansion of the villages has been limited across much of this LCT, with some sprawl taking place along major transport routes to the south of Cambridge.*

3.4.12 The Specific Landscape Sensitivities of Character Area 3C are noted as:

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

3.4.13 To the south of LCA 3C is LCA 8B: **Morden to Duxford 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.*”

3.4.14 The key characteristics are noted as:

- *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*

3.4.15 The Specific Landscape Sensitivities are:

- *Limited vegetation, open skylines and long distance views*

3.4.16 Views from within the Morden to Duxford Lowland Chalklands are considered at Section 4: Visual context, e.g. Viewpoint A, representative of the view from Therfield Heath.

3.4.17 The likely effects of the proposed development on LCA 3C and LCA 8B, together with any recommendations for mitigation, are considered at Section 7.

### **3.5 South Cambridgeshire Village Capacity Study, Chris Blandford Associates (1998)**

3.5.1 The South Cambridgeshire Village Capacity Study was prepared by Chris Blandford in 1998 on behalf of South Cambridgeshire District Council. The purpose of the study was to investigate the environmental capacity of South Cambridgeshire’s villages to accommodate development. The study divides the district into four character areas:

- Fen Edge
- Western Claylands
- Chalklands
- South-East Clay Hills

- 3.5.2 The study notes that the broad landscape of the village is of large arable fields. To the north, the landscape is more wooded in association with the River Cam. To the south, the arable landscape is *“very flat and open, leading to distinctive rising ground in the distance around Royston Heath”*. From the east, *“the land rises and forms a large farmed plateau, providing a slightly elevated view of the village”*.
- 3.5.3 In terms of settlement pattern, it is noted that in contrast to the intimate lanes in the centre of the village, The Causeway and Old North Road have *“a typical linear character, with the majority of the housing being set back from the road, creating a bleak open character to this part of the village.”* Of relevance to the site’s environs, it continues: *“This is reinforced by the exposed southern boundary to the Causeway, providing long distant views over open arable fields.”*
- 3.5.4 The Village Context diagram makes reference to *“long views across farmland”* from The Causeway east of the ribbon development and to *“long views towards Royston Heath”* from points to the west of the ribbon development (although such views from the road itself are largely blocked by the bounding hedge – see below).

### **3.6 Settlement patterns, approach to the village and separation**

---

- 3.6.1 The wider field in which the site is located forms part of the open space between Bassingbourn and Kneesworth south of The Causeway. This sense of openness has been partly compromised by the presence of ribbon development. To the east of the ribbon development, there is no demarcation between the road and the field, save for an intermittent line of trees, and long-distance views are available across open countryside towards the chalk escarpment at Therfield Heath. To the west of the ribbon development, a native hedge bounding the road partly screens views of the countryside; however, there is still a sense of openness beyond.
- 3.6.2 The Causeway’s northern frontage is more developed, containing a range of development set in relatively well-vegetated plots. In the vicinity of the site, the cemetery provides a green break in the streetscape and contributes the sense of a gateway into the village. Further west, a formerly pen plot fronting The Causeway has recently been developed for residential uses.
- 3.6.3 The views across open countryside, native boundary hedges, and development set back from the road in well vegetated plots gives the streetscape a green character. Any development at the site would need to respect this character through the safeguarding of the boundary hedge, the retention of long-distance views and appropriate breaks in the street frontage in order to maintain the separate identity of Bassingbourn and Kneesworth.
- 3.6.4 The parishes of Bassingbourn and Kneesworth were amalgamated in 1966. Historic OS maps show that the boundary that divided the two parishes approximated to the line of Old North Road.
- 3.6.5 The ribbon development (Nos. 144 to 170, The Causeway) and the development north of The Causeway were originally within Bassingbourn parish. It is therefore the open area to the east of the ribbon development, rather than the site, that is the most important in maintaining the settlement pattern and preventing the coalescence of the two villages.
- 3.6.6 The likely effects of the proposed development on Settlement patterns, approach to the village and separation, together with any recommendations for mitigation, are considered at Section 6.

## 4 Visual context

### 4.1 Summary of the site's visual context

- 4.1.1 Close proximity private views are available into the site from properties in Windmill Close, from the rear elevations of Nos. 144 to 170, The Causeway, and from the front elevations of localised properties fronting the northern side of The Causeway where not screened or filtered by garden vegetation. The listed Cherry Tree House appears to have been orientated to take advantage of long-distance views out over the site towards Therfield Heath; however, views from ground floor windows are likely to be blocked by the hedge on the edge of the site.
- 4.1.2 The presence of the built development to the west, north and east is such that there are limited public views into the site from points beyond its immediate boundary. From points to the east of the ribbon development (e.g. Viewpoint C), open views are available across countryside to the chalk escarpment at Therfield Heath. The right-hand side of such views encompasses the site area. It is unlikely that development at the site would interrupt views to the escarpment itself, or the associated woodland; however, it is likely that a substantial woodland belt would be required along the site's eastern edge in order to create an appropriate new edge to the village and safeguard the view from the introduction of prominent built form.
- 4.1.3 Middle distance views from points on the Old North Road in the vicinity of Kneesworth are largely blocked by vegetation and development. Any views from private properties would be experienced in the context of the existing settlement beyond, including the harsher edge of Windmill Close.
- 4.1.4 From points on the Old North Road further to the south, on higher land, closer to the junction with the A505 (e.g. Viewpoint B), long distance views are available to the site. Although these views are fleeting in experience, the 'break' in the settlement edge formed by the site is visible, along with the ribbon development and the less satisfactory Windmill Close development. Planting on the southern boundary of the site, e.g. a native hedge containing hedgerow standard trees, would help provide a vegetated framework to assimilate new development into the landscape.
- 4.1.5 Similar, but shorter-distance, views into the site are available from the footpath to the south of the site (e.g. Viewpoints F and G). Again, a vegetated structure would be required to integrate new development. Views from the Harcamlow Way long-distance footpath, further to the south, are effectively blocked by dense hedgerows and blocks of farm woodland which line the southern side of the route.
- 4.1.6 A panoramic view is available northwards from Therfield Heath (a popular visitor destination on the chalk escarpment) over the broad valley of the Cam (e.g. Viewpoint A). Bassingbourn lies towards the centre of the view approximately 3.2km from the viewer on lower ground within the valley. Whilst the village is some distance from Therfield Heath, the view continues much further into the distance to higher ground to the north of Wimpole Hall. The villages of Bassingbourn and Kneesworth are a noticeable feature of the view. These villages sit within the context of a much wider expanse of countryside which extends to the horizon. Clear views are available towards the site. However, development here would be seen within the context of the urban edge of Royston and new development in the foreground, together with existing development within Bassingbourn

village and would affect only a small part of the overall view. There would be a small increase in the extent of development at the village, but the overall character of the view would be unaffected.

- 4.1.7 Figures 04 illustrates the locations of a set of representative viewpoints that have been used to describe the range of views which might be available. They are all publicly accessible and encompass a range of geographical locations and receptor types at varying distances from the site. It is important to note that many of the viewpoints are points on linear movement routes (e.g. public footpaths), and that the view described is frequently representative of that experienced from many other points on the route. Annotated photographs illustrating the composition of the view from each point are also included at Appendix 01.
- 4.1.8 The likely effects of the proposed development on groupings of representative viewpoint groupings, along with commentary on the effect that the proposed redevelopment would have on the composition of each view, and any mitigation that might be required, is included at Section 6.

## 5 Landscape-related designations

### 5.1 Overview

- 5.1.1 Landscape-related designations covering the site or within its environs, which may be affected or influenced by development at the site, are described below. See also Figure 05: Landscape-related designations.
- 5.1.2 The site is located beyond the settlement edge; it is not encompassed by any designations for its particular landscape quality, nor does it contribute to the landscape setting of such designations.

### 5.2 Ancient Woodland

- 5.2.1 Ancient Woodland is formally defined by Natural England and comprises woodland that has existed continuously since 1600. Such woodland is likely to have developed naturally, since before that date the planting of woodlands was not commonplace.
- 5.2.2 There is no Ancient Woodland within a 4km radius of the site<sup>7</sup>.
- 5.2.3 Development at the site would have no influence on Ancient Woodlands or their setting.

### 5.3 Tree Preservation Orders

- 5.3.1 Tree Preservation Orders (TPO) are made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of trees without the local planning authority's written consent.
- 5.3.2 There are no TPOs within the site or its immediate vicinity.<sup>8</sup>

### 5.4 Scheduled Monuments

- 5.4.1 Scheduled Monuments are nationally important monuments and sites. The aim of scheduling is to preserve sites and monuments as far as possible in the form in which they have come down to us

<sup>7</sup> Natural England's MAGIC Map <https://magic.defra.gov.uk/>, accessed 07.12.2021

<sup>8</sup> Greater Cambridge Search by Map <https://www.scamb.gov.uk/planning/search-by-map/>, accessed 07.12.2021

today. They are legally protected through the Ancient Monuments and Archaeological Areas Act of 1979.

- 5.4.2 There are several Scheduled Monuments in the vicinity of Bassingbourn, including<sup>9</sup>:
- Bury Yard moated site adjacent to Milldyke, on the north-western outskirts of the village (974m to the north-west of the site); and
  - John o'Gaunt's House: "*a motte castle and moated site 300m NE of Haygate Farm*" (1.6km to the north-west).
- 5.4.3 The site and these heritage assets are separated by built development and there are no visual connections.
- 5.4.4 There is a collection of "*sites revealed by aerial photography*" on slightly raised ground 2.5km to the south of the site, and also a number Scheduled Monuments in the vicinity of Therfield Heath c.3.6km to the south. The view from Therfield Heath is considered as part of the visual appraisal at Section 4, and in particular Viewpoint A.

## 5.5 Conservation Areas

- 5.5.1 The concept of Conservation Areas was first introduced in the Civic Amenities Act 1967 in which local authorities were encouraged to determine which parts of their area could be defined as "*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*". This was the first time that recognition was given to the architectural or historic interest not only of individual buildings, but also to groups of buildings, the relationship of one building to another, and the quality and character of the spaces between them.
- 5.5.2 Bassingbourn Conservation Area is located c.240m to the west of the site, separated by built development.<sup>10</sup> The Conservation Area was originally designated in 1973 and extended in 1993 to encompass Manor Farm and The Mount. No Conservation Area Appraisal is available.

## 5.6 Listed Buildings

- 5.6.1 A Listed Building is a building or structure of special architectural or historic interest. Listed Buildings are protected by the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 5.6.2 Bassingbourn contains many listed buildings that are largely concentrated within the historic core of the village<sup>11</sup>. Those closer to the site include:
- Cemetery Chapels (grade II) within Bassingbourn Cemetery to the north of the site.
  - Cherry Tree House (grade II) fronting The Causeway to the north of the site. Listing NGR notes: *House. Early C19. Timber-framed and roughcast rendered. Slated roof. Two gault brick ridge stacks. Two storeys with rear outshut. Three bays, central six-panelled door with two ground floor and three first floor flush-framed sixteen-paned hung sash windows. Verandah with cast iron fluted columns and patterned cast iron round arches spanning each bay and at each end; corrugated iron ogee-shaped roof, restored 1985.*

<sup>9</sup> Natural England's MAGIC Map <https://magic.defra.gov.uk/>, accessed 07.12.2021

<sup>10</sup> Greater Cambridge Search by Map <https://www.scambs.gov.uk/planning/search-by-map/>, accessed 07.12.2021

<sup>11</sup> Natural England's MAGIC Map <https://magic.defra.gov.uk/>, accessed 07.12.2021

Although the house appears to have been orientated to take advantage of the longer-distance views across the landscape to the south; however, views are not referenced in the listing.

- Pump *CIRCA 10 METRES TO NORTH OF NUMBER 162* The Causeway, to the north-east of the site.

## 5.7 Registered Parks and Gardens

---

5.7.1 The Historic England 'Register of Parks and Gardens of Special Historic Interest in England', currently identifies over 1,600 sites assessed to be of particular significance. The main purpose of the register is to celebrate designed landscape of note and encourage appropriate protection. Registration is a material consideration in the planning process, meaning that planning authorities must consider the impact of any proposed development on the landscapes' special character.

5.7.2 There are no Registered Parks and Gardens within the vicinity of the site that could be influenced by the proposed development<sup>12</sup>.

## 5.8 Registered Common Land and Open Access Land

---

5.8.1 Conclusive Registered Common Land is land mapped under the Countryside Rights of Way (CROW) Act 2000 – Section 4. This is land which the public enjoy certain rights over, including the right of access. The CROW Act also defines Open Access Land, which again confers a right of access.

5.8.2 There is no Registered Common Land in the immediate vicinity of the site. The closest is Therfield Heath to the south of the A505 and 3.6km south of the site, which is also Open Access Land. Views from the heath in the direction of the site are considered in Section 4, in particular in relation to View A.

## 5.9 Public Rights of Way

---

5.9.1 Public Rights of Way (PROW) are designated routes accessible year-round to the public. These include public footpaths, bridleways, restricted byways, and byways open to all traffic (BOATs).

5.9.2 Public rights of way in the vicinity of the site include the following<sup>13</sup>:

- Public footpath 21/12 that follows a line from Spring Lane, eastward, south-eastward and then eastward, before turn southward at its closest point to the site (c.75m distance); from here it continues to link up with the Old North Road.
- Public footpath 21/6 that takes a route northward from High Street along the eastern edge of the village.
- Various routes that extend west from Spring Lane through the western part of Bassingbourn.
- Byway 21/15 that appears to follow the route of an ancient trackway from Melbourne in the east to Ashwell in the west, passing 1.04km to the south of the site.
- Public footpath 21/18 that extends south from Byway 21/15 to meet the A505 at Royston.

---

<sup>12</sup> Natural England's MAGIC Map <https://magic.defra.gov.uk/>, accessed 07.12.2021

<sup>13</sup> My Cambridgeshire interactive map

<https://my.cambridgeshire.gov.uk/myCambridgeshire.aspx?MapSource=CCC/AllMaps&Layers=row,row-TROs&tab=maps>, access 07.12.2021

- Public footpath 21/23 that follows a line parallel and to the east of the A1198 Old North Road and Kneesworth House Hospital.
- Various routes in the wider landscape to the north-east providing links to Bassingbourn Barracks and Whaddon.

5.9.3 The site itself is in private ownership.

5.9.4 The proposed development would have no direct, physical effects on any public right of way, nor would it necessitate any diversions. Any effects arising from the proposed development on the experience of users of the rights of way would be limited to changes in the view from them (such matters are considered in Section 4: Visual context), or enhancement to them through the creation of new link and circulation routes as part of the new development.

## 5.10 Promoted and long-distance routes

5.10.1 A section of the Harcamlow Way (a 229km figure of eight route linking Harlow, Saffron Waldon and Cambridge) follows the course of the water course through Kneesworth to the east of the A1198 Old North Road. Views to the site from the route are prevented by intervening buildings and vegetation.

# 6 Summary of likely effects on key landscape and visual receptors

## 6.1 Overview

6.1.1 Key sensitive receptors in the vicinity of the site are listed in Table 6.1 below, together with a brief outline of initial observations as to the likely effect of the proposed development and notes as to potential mitigation measures that might be appropriate to negate or offset such effects to within acceptable thresholds. It should be noted that such receptors and mitigation measures have been identified as part of the baseline assessment and without recourse to an appropriate impact assessment or scheme proposals, thus they may not be exhaustive.

6.1.2 An initial landscape strategy is illustrated on the Landscape Strategy, see Appendix 01, Figure 06.

**Table 6.1: Key landscape and visual receptors**

Landscape and visual receptors	Likely effect	Recommendations
Site features		
Landform	<p>Given the level nature of the natural topography at the site, it would be possible to accommodate residential development proposed without abrupt changes in levels or steep gradients, and without the need for retaining structures or similar, or the use of bunds, all of which would appear alien to the character of this landscape.</p> <p>It is considered that the proposed development would have a neutral effect on the landform of the site.</p>	<p>Retain general character of the landform.</p> <p>Careful levels design to negate the need for extreme, abrupt changes in level or gradient, or the need for bunds or retaining structures.</p> <p>Any variations in levels to follow the general gradient, e.g. to follow the contours.</p>
Soils	<p>The existing soils at the site would be stripped prior to works commencing, separated into topsoil and subsoil, and stored in a manner that would safeguard their long-term health. On completion of the building works the soils would be used as part of the landscape scheme. It is unlikely that the existing soils would need to be supplemented by the importation of topsoil in order to deliver the proposed landscape scheme.</p> <p>Although parts of the site would be sealed by the proposed dwellings, driveways and roads, the existing soil resource it has been subject to relatively intensive agricultural processes as part of its cropping. The improvement of the soil through management and subsequent planting would result in a nominal beneficial enhancement.</p>	
Land-use	<p>Development would result in a wholesale change in land use at the site through loss of agricultural land and the introduction of residential areas and areas of public open space.</p> <p>The new development would also be accessed from The Causeway. The proposed layout would see the western and eastern portions of the site</p>	<p>Proposed development should extend out from existing settlement edge.</p> <p>Significant portions of the site to be retained as open space and for habitat creation.</p>

Landscape and visual receptors	Likely effect	Recommendations
	<p>developed for residential uses, extending out from existing development at Windmill Close and Nos. 144 to 170 The Causeway respectively. The two areas of dwellings would be accessed separately from The Causeway.</p> <p>A broad strip through the central portion of the site would be maintained as open space in order to create a physical and visual link between The Causeway and the countryside beyond. In future years, there would be an opportunity for the areas of open space to be managed in a way that provides more variety of habitat than currently exists with the agricultural fields.</p>	
Vegetation	<p>Existing woody vegetation limited to boundary hedgerows.</p> <p>It is likely that any vegetation removed as part of the proposed re-development would be limited to two short sections of hedge on The Causeway frontage. It is understood that there would be no requirement to remove sections of hedge to achieve the visual splays associated with a new entrance.</p> <p>The remaining existing vegetation would be retained and would be protected during construction works in accordance with BS5837:2012, to ensure its long-term health and viability, and contribution to the landscape.</p> <p>Development at the site would be accompanied by a comprehensive landscape scheme that would incorporate that would include:</p> <ul style="list-style-type: none"> <li>• infilling the existing boundary hedges, where required, with native species;</li> <li>• a new managed native species hedge on the southern boundary, replacing the existing conifer hedge;</li> </ul>	<p>Existing hedges to be retained within the design.</p> <p>Allow suitable offset. No development within root protection areas (RPAs) of existing trees.</p> <p>Retained vegetation to be suitably protected during the construction period.</p> <p>Opportunities to reinforce planting along the edges of the site and re-introduce native boundary hedges.</p> <p>Substantial green buffer likely to be required on the eastern and southern boundaries.</p> <p>Explore opportunities for improved linkage of habitats and green spaces.</p> <p>Explore opportunities to plant new cherry orchards.</p> <p>Potential for locally appropriate planting which would likely result in a net beneficial effect on vegetation.</p>

Landscape and visual receptors	Likely effect	Recommendations
	<ul style="list-style-type: none"> <li>• managed hedges to define and frame the space around the central oak tree; and</li> <li>• planting within the plot frontages of the dwellings.</li> </ul> <p>Together, this new planting would deliver features typical of the character of this landscape and help integrate the proposed development into the surrounding vegetation framework.</p> <p>It is considered that redevelopment of the site in the manner proposed and the potential for locally appropriate planting would result in a net beneficial effect on vegetation.</p>	
Landscape-related historic features	Assumed that layout could be accommodated without comprising existing boundaries.	No specific mitigation required.
Public access	<p>No existing public access onto the site.</p> <p>The proposed development would have no physical effect on any PRow, nor necessitate any permanent or temporary diversions. Any effects of the proposed development on the visual experience of users of the PRowS are considered below.</p> <p>Layout to include a range of pedestrian links and new public open space, resulting in a net benefit in access.</p> <p>The proposed development would bring with it the opportunity to introduce public access to the site and regularise existing routes. There would be benefits in creating a link through the site to connect The Causeway to the footpath to the south of the site and the future development area to the south-west.</p> <p>Overall, there would be a small enhancement to access.</p>	<p>Emerging layout to include a range of pedestrian access links.</p> <p>Explore opportunities to link the site into the surrounding public footpath network.</p>

Landscape and visual receptors	Likely effect	Recommendations
<b>Landscape Character</b>		
<p>Greater Cambridge Landscape Character Assessment</p> <p>LCA 3C: Rhee Tributaries Lowland Farmlands</p>	<p>The character of the site itself would inevitably change as a result of development.</p> <p>The new development would extend into arable farmland and so would have an adverse effect on the open countryside.</p> <p>Regarding the key characteristics of this landscape, the development would have no material effect on:</p> <ul style="list-style-type: none"> <li>• The wide valley of the River Rhee and its tributaries.</li> <li>• The small woodland blocks that combine with shelterbelts and clumps of trees to create well treed horizons.</li> <li>• The small-scale fields often found at the edge of villages, since the site forms part of a much larger field. Indeed, the development might be considered to replicate the spatial patterns of some of the smaller-scale fields found elsewhere on the edge of Bassingbourn.</li> <li>• Ecological richness including lowland meadows, lowland fen and floodplain grazing marsh.</li> <li>• The distinctive linear features present in the landscape, including Ermine Street Roman road, Wimpole Hall. Avenue and the railway.</li> </ul> <p>It would also replicate the dense settlement pattern comprising large, nucleated villages in the south of the LCA (e.g. Bassingbourn).</p> <p>It would have an adverse effect on:</p> <ul style="list-style-type: none"> <li>• The predominantly medium to large rectilinear fields organised in a haphazard pattern with pockets of regularity.</li> </ul> <p>Village edges are noted to vary, but be typically <i>“bound by a mixture of open fields, woodland or smaller fields so</i></p>	<p>Delivery of a high-quality landscape scheme in association with the proposed development, as illustrated on the indicative landscape layout plan.</p> <p>New homes should be limited to two and two and a half storeys.</p> <p>Use locally appropriate building forms and materials. Create a positive frontage to the new spaces.</p> <p>Development should front roads, as opposed to being inward facing, so echoing surrounding patterns.</p> <p>Layout should provide a positive relationship with countryside beyond, i.e. not turn its back to it.</p> <p>Ensure that new planting is designed to enhance landscape character and that species composition reflects local character.</p> <p>Seek opportunities to establish new cherry orchards as part of the proposed development.</p>

Landscape and visual receptors	Likely effect	Recommendations
	<p><i>that generally, villages appear well treed and are not visible in the wider landscape.”</i></p> <p>The proposed development would be accompanied by generous areas of open space and a comprehensive landscape scheme, and would provide an opportunity to increase the vegetation cover, such that the village (including the new and relatively harsh development at Windmill Close) are less visible in the wider landscape.</p> <p>A set of Generic Guidance for Integrating Development into the Landscape is provided for the Lowland Farmlands.</p> <p>The following would be delivered or incorporated with the proposed development:</p> <ul style="list-style-type: none"> <li>• <i>Conserve the historic villages through avoidance of ribbon development and coalescence with nearby settlement.</i></li> <li>• <i>Manage the scale, siting and design of settlement expansion to avoid incongruous development in the rural landscape.</i></li> <li>• <i>Maintain the distinctive settlement pattern of the area and its local context.</i></li> <li>• <i>Ensure density and pattern of new developments reflect that of existing villages and hamlets.</i></li> <li>• <i>Avoid backland and cul-de-sac developments where possible.</i></li> <li>• <i>Ensure buildings are arranged in continuous frontages within village cores and are arranged in loose knit patterns facing the street on more peripheral sites.</i></li> <li>• <i>Ensure new developments are integrated with sufficient space for garden and street tree planting where applicable.</i></li> <li>• <i>Enhance village gateways and, where appropriate, consider</i></li> </ul>	

Landscape and visual receptors	Likely effect	Recommendations
	<p><i>provision of appropriate planting on village approaches.</i></p> <ul style="list-style-type: none"> <li>• <i>Take opportunities to create new village greens and/or wildlife areas within new developments.</i></li> <li>• <i>Ensure new developments integrate/connect with existing Public Rights of Way (PROW) within development layout.</i></li> <li>• <i>Ensure new developments reflect the form, scale and proportions of the existing vernacular buildings of the area and pick up on traditional local building styles, height, materials, colours and textures.</i></li> <li>• <i>Retain hedges along roads.</i></li> <li>• <i>Enclose boundaries facing the street on village peripheries with hedge and tree planting.</i></li> <li>• <i>Avoid the use of standardised and intrusive urban materials, street furniture, lighting and signage as part of traffic calming measures wherever appropriate.</i></li> </ul> <p>In summary, the proposed development would have a relatively limited and localised effect on landscape character, that would largely be confined to the site itself, and would provide opportunities to deliver landscape enhancements at the site as promoted in the Greater Cambridge Landscape Character Assessment.</p>	
<p>Greater Cambridge Landscape Character Assessment LCA 8B: Morden to Duxford Lowland Chalklands</p>	<p>The proposed development would have no physical effect on the Morden to Duxford Lowland Chalklands.</p> <p>Any change to the LCA’s setting would be perceived only from elevated and distant points in the vicinity of Therfield Heath; see Viewpoint A.</p> <p>The assessment includes one Specific Landscape Guideline, to: “Conserve the open, expansive landscape and long distance views through careful consideration for location of new</p>	<p>Inclusion of new planting on the southern portions of the proposed development to help assimilate it (and the adjoining existing development) into the wider landscape framework.</p>

Landscape and visual receptors	Likely effect	Recommendations
	<p>development and particularly tall/vertical structures".</p> <p>Given the distances involved, and the intervening features in the longer distance views from Therfield Heath, including new and existing development in the foreground, it is considered that development at the site would have a minimal influence on the character of this area.</p>	
<p>Settlement pattern and approach to the village and separation of settlements</p>	<p>The proposed development would have some effect on the sense of openness on the approach to Bassingbourn along The Causeway.</p> <p>However, the development would extend eastward and westward from the existing settlement edge and so would be related to the existing settlement and could be considered to have some relationship with the existing settlement pattern.</p> <p>Further, the eastern portion of the proposed development would have the effect of rounding off what is currently ribbon development fronting The Causeway.</p> <p>The relatively dense form is also typical of that noted in the Greater Cambridge character assessment from villages in this part of the LCA.</p> <p>The site area would replicate the shape of the earlier allotments.</p> <p>The effects on openness would be minimised by creation of a generous north-south band of open space through the site in order to maintain views from The Causeway and from within the site out across the landscape to the south in the direction of the Hertfordshire Chalk Downlands.</p> <p>This swathe of open space would align with the lower density and greener character of the cemetery and the grounds of Cherry Tree House on the northern side of The Causeway.</p>	<p>New development to extend out from existing settlement edges.</p> <p>Create a generous swath of open space through the centre of the site to maintain the sense of openness to the landscape beyond.</p> <p>Minimise the number of new access points on to The Causeway.</p> <p>Maximise the green frontage to The Causeway.</p>

Landscape and visual receptors	Likely effect	Recommendations
	<p>The north-eastern corner of the development would also be pulled back to maximise the green frontage to The Causeway.</p> <p>Planting within the site – native hedges and hedgerow standard trees – would be designed so as to create a new robust green edge to the village, with dwellings experienced set within a well-vegetated framework. In doing so, it would also soften some of the existing, harsher edges. It would also reinforce the retained break in development in the vicinity of the site and focus the longer distance views.</p> <p>The proposed development would be oriented to provide positive frontages to the new spaces created.</p> <p>Regarding separation of Bassingbourn and Kneesworth, the ribbon development (Nos. 144 to 170, The Causeway) and the development north of The Causeway were originally within Bassingbourn parish, with the parish boundary following the Old North Road, some distance to the east. It is therefore the open area to the east of the ribbon development, rather than Site 4, that is the most important in maintaining the settlement pattern and preventing the coalescence of the two villages.</p>	
<b>Views from public viewpoints</b>		
<p>Longer-distance views from Therfield Heath (e.g. Viewpoint A)</p>	<p>Viewpoint promoted on OS maps.</p> <p>Elevated long-distance (3.6km) views to the site, visible as part of the edge of Bassingbourn.</p> <p>The new development would be just about perceivable, but would be seen in the context of the existing village edge and also (more prominent in the view) the existing urban edge of Royston in the foreground, including an extensive industrial area and new residential housing.</p>	<p>Woodland belt on the site’s southern boundary.</p>

Landscape and visual receptors	Likely effect	Recommendations
	<p>The avenue at Wimpole Hall is visible above Bassingbourn in the far distance. The proposed development would not obstruct this view.</p> <p>A substantial tree belt would be planted on the site's southern boundary and this would serve to help screen the proposed development and the existing settlement edge, assimilating both into the surrounding landscape structure.</p>	
<p>Longer-distance views from the A505, in the vicinity of the Old North Road junction (e.g. Viewpoint B)</p>	<p>Longer-distance views to the site, visible as part of the edge of Bassingbourn.</p> <p>The new development would be just about perceivable, but would be seen in the context of the existing village edge and in the context of further existing development in the middle distance.</p> <p>The avenue at Wimpole Hall is visible above Bassingbourn in the far distance. The proposed development would not obstruct this view.</p> <p>A substantial tree belt would be planted on the site's southern and eastern boundaries and this would serve to help screen the proposed development and the existing settlement edge, assimilating both into the surrounding landscape structure.</p>	<p>Woodland belt on the site's southern and eastern boundaries.</p>
<p>Views from The Causeway, to the east of the ribbon development (e.g. Viewpoint C)</p>	<p>From points east of No.s 144 to 170, The Causeway, wide open views are available over the landscape to the south of Bassingbourn, panning round to the Hertfordshire Chalk Downs.</p> <p>The angle of the view is such that views to the northern portion of the site would be interrupted by vegetation in the gardens of No.s 144 to 170 The Causeway.</p> <p>In the background of the view, the village edge of Bassingbourn is denoted by established vegetation on the horizon. The proposed development would extend to the left of The</p>	<p>Woodland belt on the site's eastern boundary.</p>

Landscape and visual receptors	Likely effect	Recommendations
	<p>Causeway rear gardens, but not so far left that the existing village would not remain visible.</p> <p>A substantial tree belt would be planted on the site’s eastern boundary and this would help screen the proposed development and assimilate it into the surrounding vegetation structure.</p>	
<p>Views from The Causeway in the vicinity of the site frontage (e.g. Viewpoint D)</p>	<p>From The Causeway frontage, close distance views would be available into the site area,</p> <p>The existing hedge would be retained, save for any widening required to accommodate the proposed access.</p> <p>Development in the north-western corner of the site would be set back from the frontage, with public open space wrapping round in front in order to maintain a sense of openness for this section of The Causeway. This would be reinforced by the creation of a wide swath of public open space through the centre of the site.</p> <p>New tree planting, including a small copse of trees in the north-western corner, would help filter views of the new dwellings.</p>	<p>Retention of the existing hedge along The Causeway frontage.</p> <p>Central swath of public open space.</p> <p>Development set back from the north-western corner of the site behind further public open space.</p> <p>New tree planting to help filter views of the proposed dwellings, including a small copse of trees in the north-western corner.</p>
<p>Views from Bassingbourn cemetery (e.g. Viewpoints E and J)</p>	<p>From the northern portion of Bassingbourn cemetery, views to the site are fileted or screened by intervening trees, especially in summer months.</p> <p>From the portion closer to The Causeway, views into the central and western portions of the site area would be available over the existing cemetery hedge, and that fronting The Causeway. The eastern portion of the site would be screened by existing dense vegetation.</p> <p>The existing site boundary hedge would be retained.</p> <p>To maintain a sense of openness from the cemetery, a wide swath of public</p>	<p>Retention of the existing hedge along The Causeway frontage.</p> <p>Creation of central swath of public open space.</p> <p>Development set back from the north-western corner of the site behind further public open space.</p> <p>New tree planting to help filter views of the proposed dwellings, including a small copse of trees in the north-western corner.</p>

Landscape and visual receptors	Likely effect	Recommendations
	<p>open space would be created through the centre of the site, and development in the north-western corner of the site would be set well back from the frontage</p> <p>New tree planting, including a small copse of trees in the north-western corner, would help filter views of the new dwellings.</p>	
<p>Short-distance views from informal footpath and public rights of way to the south of the site (e.g. Viewpoints F and G)</p>	<p>From the informal footpath to the south of the site, clear and open views are available in the site area.</p> <p>The new development would be clearly visible in the early years. However, it would be seen in the context of the existing edge of Bassingbourn, and in particular the relatively recent development at Windmill Close that presents a harsh edge to wider village.</p> <p>A substantial tree belt would be planted on the site's southern boundaries. As this becomes established, it would serve to help screen views of the proposed development and the existing settlement edge, assimilating both into the surrounding landscape structure.</p> <p>The composition of the view from various points on public footpath 21/12, further to the south would be similar, but experienced over a longer distance.</p>	<p>Woodland belt on the southern boundary.</p>
<p>Middle-distance views from public rights of way to the south of the site (e.g. Viewpoints H and I)</p>	<p>From middle-distance points on public rights of way to the south of the site, e.g. Byway 21/15 and public footpath 21/18, most potential views of the site are at least partly screened or filtered by intervening topography and hedges.</p> <p>Where the site is visible, it constitutes only a small portion of the total view.</p> <p>The effect of introducing the proposed development is likely to be minimal.</p>	<p>Woodland belt on the southern boundary.</p>

Landscape and visual receptors	Likely effect	Recommendations
<b>Landscape-related designations</b>		
Listed Buildings	<p>The site does not contain any listed buildings or structures; however, there are listed buildings in close proximity.</p> <p>This appraisal considers only the visual context of listed buildings, Effects on the heritage value and significance of the Listed Building are outside the scope of this assessment.</p> <p>In order to safeguard any views south from Cherry Tree House (Grade II), the existing hedge would be retained, a central swath of open space would be created through the site, and the new site entrance would be located to the east of a line of sight to the site.</p>	<p>Retention of the existing hedge along The Causeway frontage.</p> <p>Creation of central swath of public open space.</p>
Registered Common Land and Open Access Land	<p>The proposed development would have no physical effects on any Registered Common Land or Open Access Land.</p> <p>Long-distance views of the site would be available from Therfield Heath to the site. Any effects on such views, as arising from the proposed development, are considered above in relation to Viewpoint A.</p>	<p>Woodland belt on the southern boundary.</p>
Public Rights of Way	<p>No public access at the site.</p> <p>Development would have no temporary or permanent physical effects on public rights of way or long-distance routes.</p> <p>Effects limited to any changes in the visual amenity of those using public rights of in the surrounding landscape. Such effects considered as part of the visual assessment.</p> <p>See comments relating to Viewpoints A, G, H and I.</p>	<p>A scheme layout that addresses the wider landscape in a positive manner would help safeguard longer-distance views from points to the south.</p> <p>Woodland belt on the southern boundary.</p>

## 7 Response to landscape-related comments make in HELAA site assessment

### 7.1 Overview

---

7.1.1 The following paragraphs contain commentary made in response to comments made by Greater Cambridge in the HELAA as part of the appraisal of sites submitted at the Call for Site.

- The site reference is 40228
- It is noted that Site 40228 extends to 4.46ha and that the current or last use of the site is “Agricultural land/building”.
- The proposed development is noted as “Residential, Market and affordable housing, Residential care home, Public open space”, with 75 dwellings.

7.1.2 The following paragraphs consider landscape and visual matters raised in the appraisal.

### 7.2 General observations

---

7.2.1 For the purposes of the Landscape and Townscape assessment, the following scoring criteria were adopted [The Landscape Partnership’s emphasis]

Red: Development of the site would have a significant negative impact which cannot be mitigated.

Amber: Development of the site would have a detrimental impact which could be satisfactorily mitigated.

Green: Development of the site would have either a neutral or positive impact.

7.2.2 Landscape assessment was provided by Landscape Architects within the Greater Cambridge Shared Planning Service Built and Natural Environment Team.

7.2.3 It is noted that:

*Greater Cambridge does not contain any nationally important landscape designations such as National Parks or Areas of Outstanding Natural Beauty, but the landscape of Cambridge still has local importance, particularly as the setting for the historic city of Cambridge. In the local context therefore, site landscapes are assessed against the National and Regional Landscape Character Areas and how typical or atypical (how unique) they are to those National and District Character Areas. Its settlements also have characteristic built form, which could be enhanced by development but there is also potential for detrimental impacts.*

7.2.4 The Landscape Partnership concurs with this approach.

7.2.5 Sites to be assessed were located and reviewed, and constraints identified. The presence of site designations or features were identified, e.g. example Conservation Areas, Tree Preservation Orders, Important Countryside Frontages or Protected Green Space. Greenbelt was omitted from consideration, as this would be subject to a separate assessment as part of the local plan process.

7.2.6 The assessment of each site was informed by the relevant 2018 Local Plan policies, the South Cambridgeshire Design Guide, Village Design Guides, Neighbourhood Plans, Cambridge Suburbs and Approaches Studies, and Landscape Character Assessment.

7.2.7 It is noted:

*To begin, each site as assessed individually and upon its own merits. Sites were reviewed in a similar way to that of a standard planning application, particularly for the small-medium sized sites. Large and very large sites were reviewed more widely and at larger scale due to their expected impacts on their local area. Based on the constraints of the site, the scope of the intended proposals and/or expected unit numbers, it was considered whether the site was developable and if so, to what extent the landscape and existing townscape had been considered. For example, would there be enough room for adequate boundary buffering, would there be enough room for tree planting within the site, would the grain/density of the development fit in with surrounding development or setting of the village, and would the surrounding designations be impacted by the development. If the site was found to be unacceptable at the proposal's scale/units/density etc, further consideration was given to determine if there was an option wherein development could occur if various amendments were made such as a reduction in unit numbers to the avoidance of a part of the site. If the development was within an urban area or within a development framework boundary with on-site constraints it was likely to be green. Some countryside site[s] outside the development framework were considered green if the expected impacts could be considered as negligible. An amber rating required some mitigation or alteration to the proposals to be found acceptable. Red meant the proposal would result in significant harm that could not be reasonably mitigated.*

### 7.3 Adopted Development Plan policies

---

Assessed as Amber:

- *Outside Development Framework.*

7.3.1 It is acknowledged that the site lies outside the Development Framework. However, its northern and western boundaries, along with part of the eastern boundary, abut the existing Development Framework boundary.

7.3.2 The proposed development would extend in a southward direction a similar distance as the existing village (Willmott Road and Windmill Close), but not as far as the recently consented development to the south-west of the site.

### 7.4 Landscape and Townscape

---

Assessed as Red:

- *NCA 87 East Anglian Chalk*
- *District Area Chalklands*
- *The site is typical of this character type*
- *Landscape Character Assessment (2021) Landscape Character Area – 3C: Rhee Tributaries Lowland Farmlands*

- *Development on this site will have a significant impact on available views to the south from The Causeway, which is already affected by existing and new encroaching development. The development will also further weaken any remaining separation between Bassingbourn and Kneesworth.*

- 7.4.1 The Landscape Partnership concurs that the site falls within the East Anglian Chalk, Chalklands and Rhee Tributaries Lowland Farmlands character areas. Generally, the landscape in the vicinity of the site is representative of that described in the character assessments.
- 7.4.2 The Preliminary Landscape and Visual Appraisal has demonstrated that views to the south from The Causeway are less available than might be expected, given the presence of the hedge along the site frontage.
- 7.4.3 The proposed development would be laid out so that a strip of open space would be maintained through the centre of the site that would afford views out towards the Hertfordshire Chalk Downs, and which would ensure that views were available from The Causeway (notwithstanding that they would be at least partly interrupted by the existing hedge). Whilst there would be some adverse effects on views southward, it is considered that these would not equate to “*a significant impact on available views to the south from The Causeway*” and an assessment of Red.
- 7.4.4 A more appropriate judgement would be Amber, which equates to development that would have “*a detrimental impact which could be satisfactorily mitigated*”, e.g. by the methods noted above.
- 7.4.5 Similarly, the Preliminary Landscape and Visual Appraisal has demonstrated that the creation of the central swath of open space, and the pushing back of development from the north-western corner of the site, would help reduce the effect of the proposed development on the break in the settlement pattern present at the site.
- 7.4.6 In any event, historic OS maps show that the boundary that once divided the parishes Bassingbourn and Kneesworth approximated to the line of Old North Road. Thus the ribbon development (Nos. 144 to 170, The Causeway), and the development north of The Causeway, together with the site, were originally within Bassingbourn parish. It is therefore the open area to the east of the ribbon development, rather than the site, that is the most important in maintaining separation of the two settlements.

## **7.5 Open Space / Green Infrastructure**

---

*Assessed as: Green:*

- *Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.*

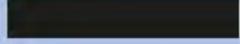
- 7.5.1 The Landscape Partnership concurs with this assessment.
- 7.5.2 It is also considered that the development proposed at the site could bring with it opportunities to enhance public access and contribute to the wider green infrastructure, which could result in a net beneficial gain in relation to open space and green infrastructure.



Site 4 at Bassingbourn

**Initial Landscape Statement**

for



Appendix 1:  
Figures 1-5  
Plates 1-10

Planning | 10th December 2021



**Key**

 Site boundary

 Basingstoke

**Site location**

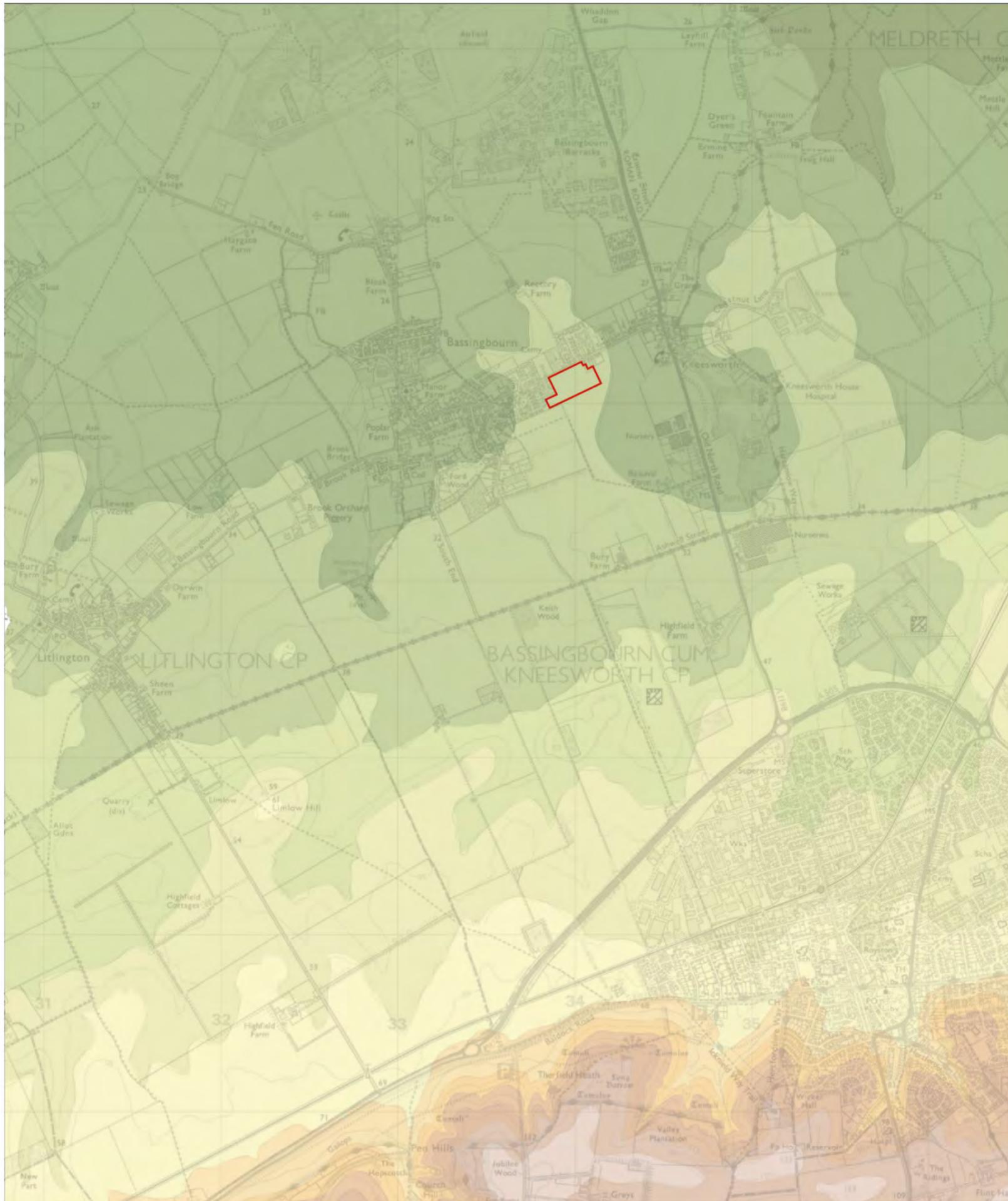
**Figure 1**

**Scale 1:25000 @ A3**



December 2021





**Key**



Bassingstoke Basingstoke

**Topography**

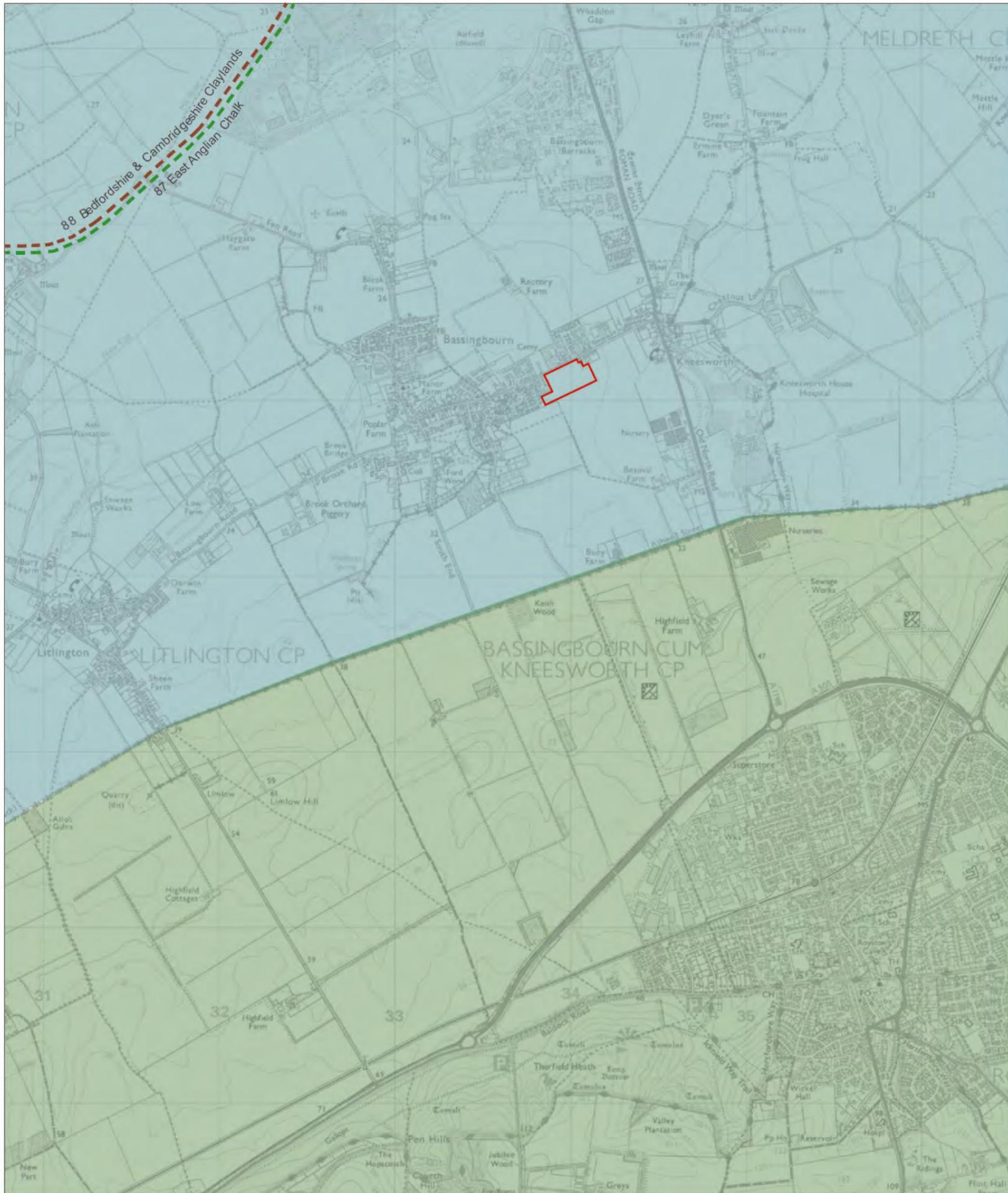
**Figure 2**

Scale 1:25000 @ A3



December 2021





**Key**

-  Site boundary
- National Character Area profiles:**
-  NCA 87 East Anglian Chalk
-  NCA 88 Bedfordshire & Cambridgeshire Claylands

**Greater Cambridge Landscape Character Assessment,**

- 3 - Lowland Farmlands**
-  3C: Rhee Tributaries Lowland Farmlands

- 8 - Lowland chalklands**
-  8B: Morden to Duxford Lowland Chalklands

 Bassingbourn

**Landscape character areas**

**Figure 3**

Scale 1:25000 @ A3



December 2021





**Key**

- Site boundary
- Viewpoint

Basingstoke

**Viewpoint locations**

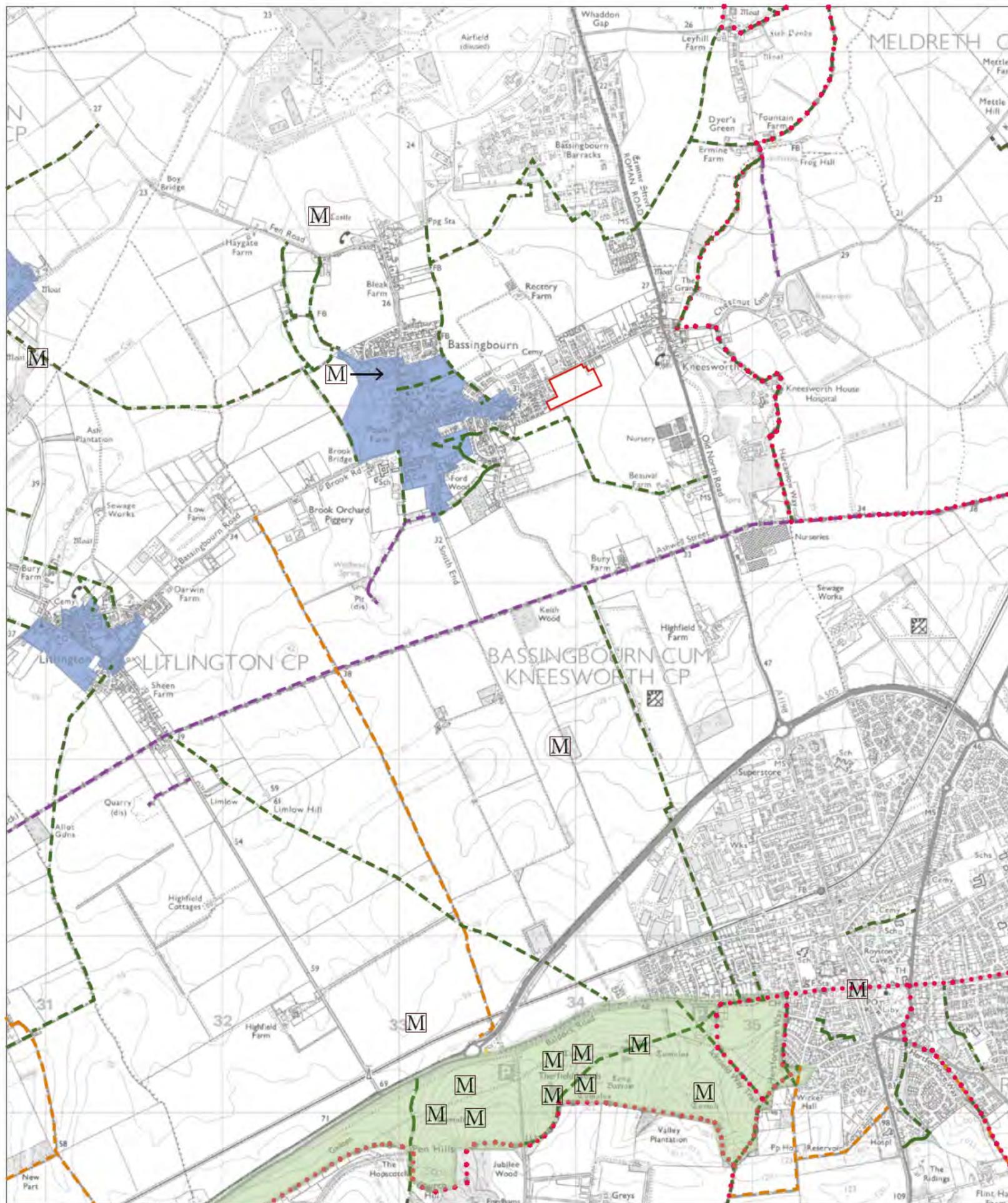
**Figure 4**

Scale 1:25000 @ A3



December 2021





**Key**

-  Site boundary
-  Conservation Area
-  Common land / Open access land
-  Scheduled Monument

**Public Rights of Way**

-  Public footpath
-  Bridleway
-  Byway Open to All Traffic (BOAT)
-  Promoted / long distance route

 Basingstoke

**Landscape-related designations**

**Figure 5**

Scale 1:25000 @ A3



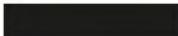
December 2021





**Key**

-  Site boundary
-  Public footpath
-  Footpath link

 Bassingbourn

**Landscape Strategy**

**Figure 6**

Scale 1:2500

December 2021



On-Set Location Services  
(Location vehicles for TV & Film industry)

Hedera Gardens

The Parish Church of  
St Peter and St Pauls

Wimpole Estate (National Trust)  
Cherry Tree House

Kneesworth

Housing at  
Baldock Rd

Enterprice Park

Royston



Site extents



**Key**

- Site boundary
- Viewpoint
- Site visible
- Views filtered by vegetation
- Site screened

View from Therfield Heath  
Photograph taken on 25th November 2021

**Basingstoke**

**Viewpoint A**

**Plate 1**



December 2021



Highfield Farm

Cherry Tree House

A1198 / Old N Rd



-----  
Site extents



**Key**

- Site boundary
- Viewpoint
- Site visible
- Views filtered by vegetation
- Site screened

View from A1198 / Old N Rd  
Photograph taken on 25th November 2021

\_\_\_\_\_ Bassingbourn

**Viewpoint B**

**Plate 2**



December 2021



Limlow Hill

Properties along The Causeway East of site

The Causeway



-----  
 Site extents



**Key**

- Site boundary
- Viewpoint
- Site visible
- Views filtered by vegetation
- Site screened

View from The Causeway  
 Photograph taken on 25th November 2021

Basingstoke Basingstoke

Viewpoint C

Plate 3



December 2021



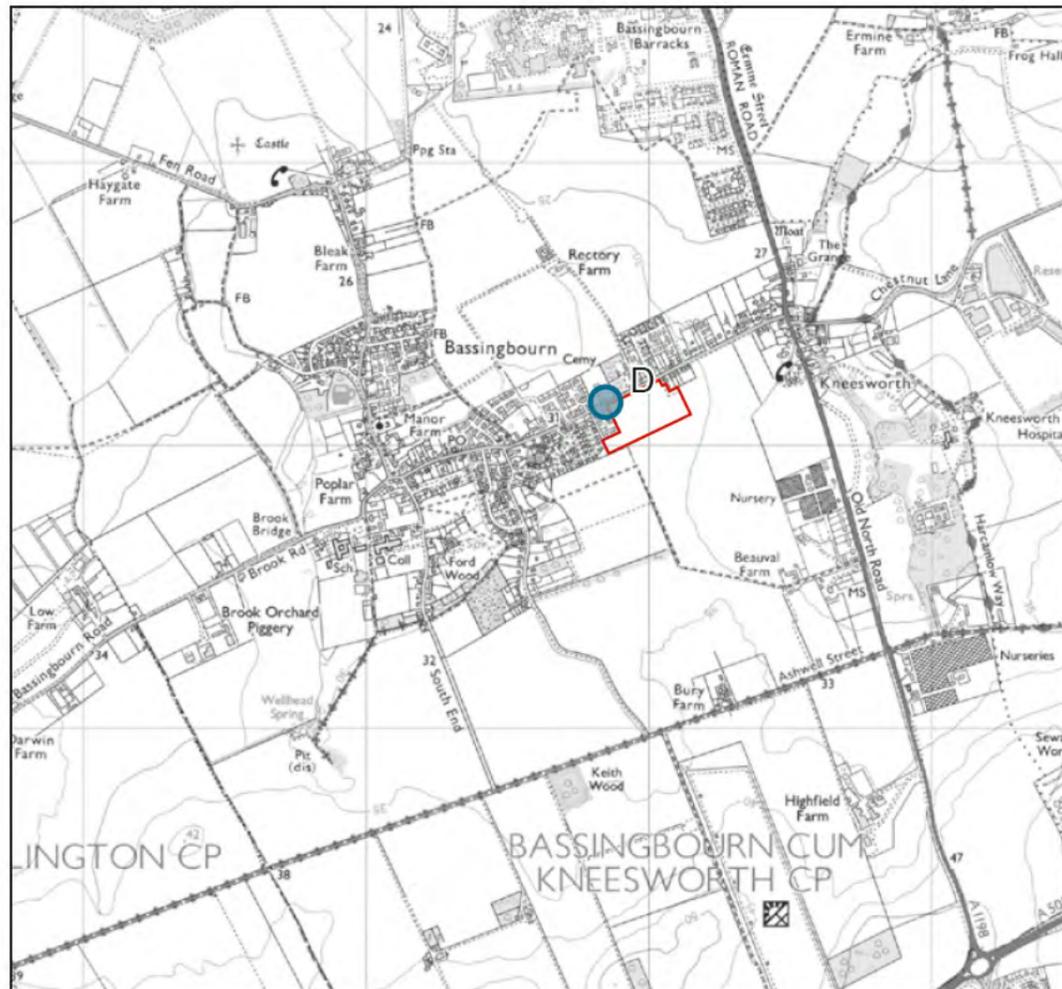
Bassingbourn cemetery

The Causeway

Site behind hedge



Site extents



Key

- Site boundary
- Viewpoint
- Site visible
- Views filtered by vegetation
- Site screened

View from North-West corner of site / The Causeway  
Photograph taken on 25th November 2021

  Bassingbourn

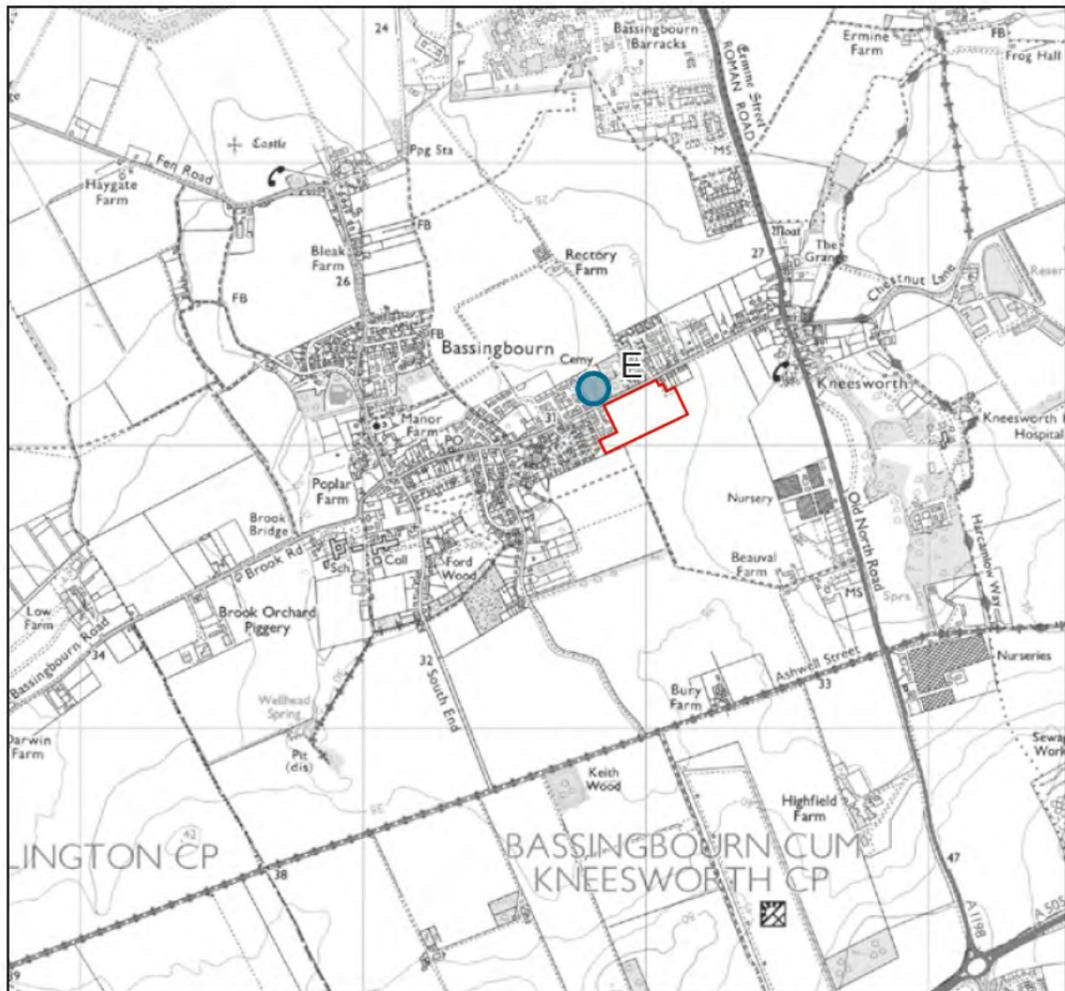
Viewpoint D

Plate 4



December 2021

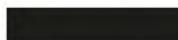




**Key**

-  Site boundary
-  Viewpoint
-  Site visible
-  Views filtered by vegetation
-  Site screened

View from Bassingbourn cemetery / The Causeway  
Photograph taken on 25th November 2021

 Bassingbourn

**Viewpoint E**

Plate 5



December 2021







Site extents



- Key**
- Site boundary
  - Viewpoint
  - Site visible
  - Views filtered by vegetation
  - Site screened

View from Southern site boundary  
Photograph taken on 25th November 2021

  Bassingbourn

Viewpoint F

Plate 6



December 2021



Reproduced from the Ordnance Survey map with the permission of the controller of Her Majesty's Stationery Office. Licence number: AL 100002205. © CROWN COPYRIGHT.



Cherry Tree House

Properties along The Causeway



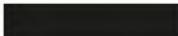
Site extents



Key

-  Site boundary
-  Viewpoint
-  Site visible
-  Views filtered by vegetation
-  Site screened

View from footpath South of site  
Photograph taken on 25th November 2021

 Bassingbourn

Viewpoint G

Plate 7



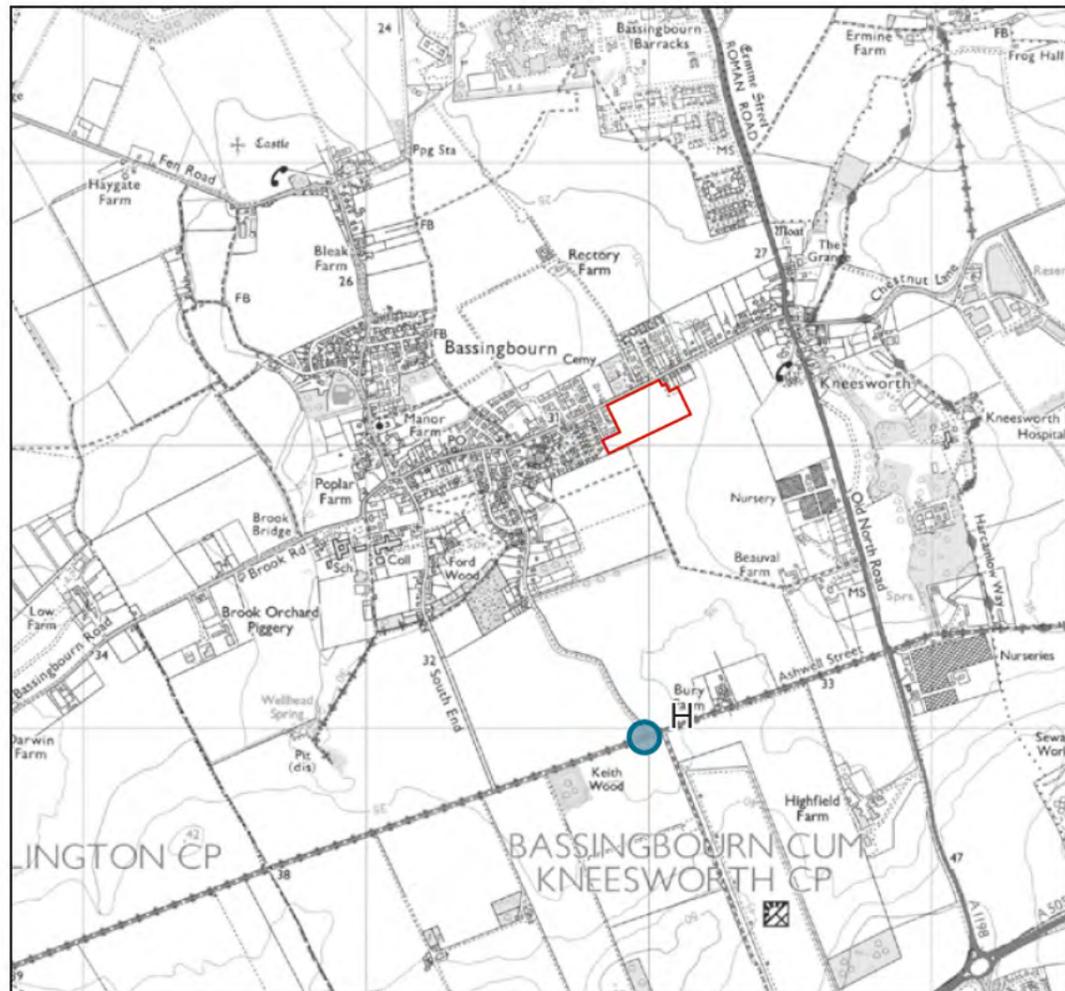
December 2021



Spring Lane



Site extents



**Key**

- Site boundary
- Viewpoint
- Site visible
- Views filtered by vegetation
- Site screened

View from Spring Lane / footpath  
Photograph taken on 25th November 2021

**Bassingbourn**

**Viewpoint H**

**Plate 8**



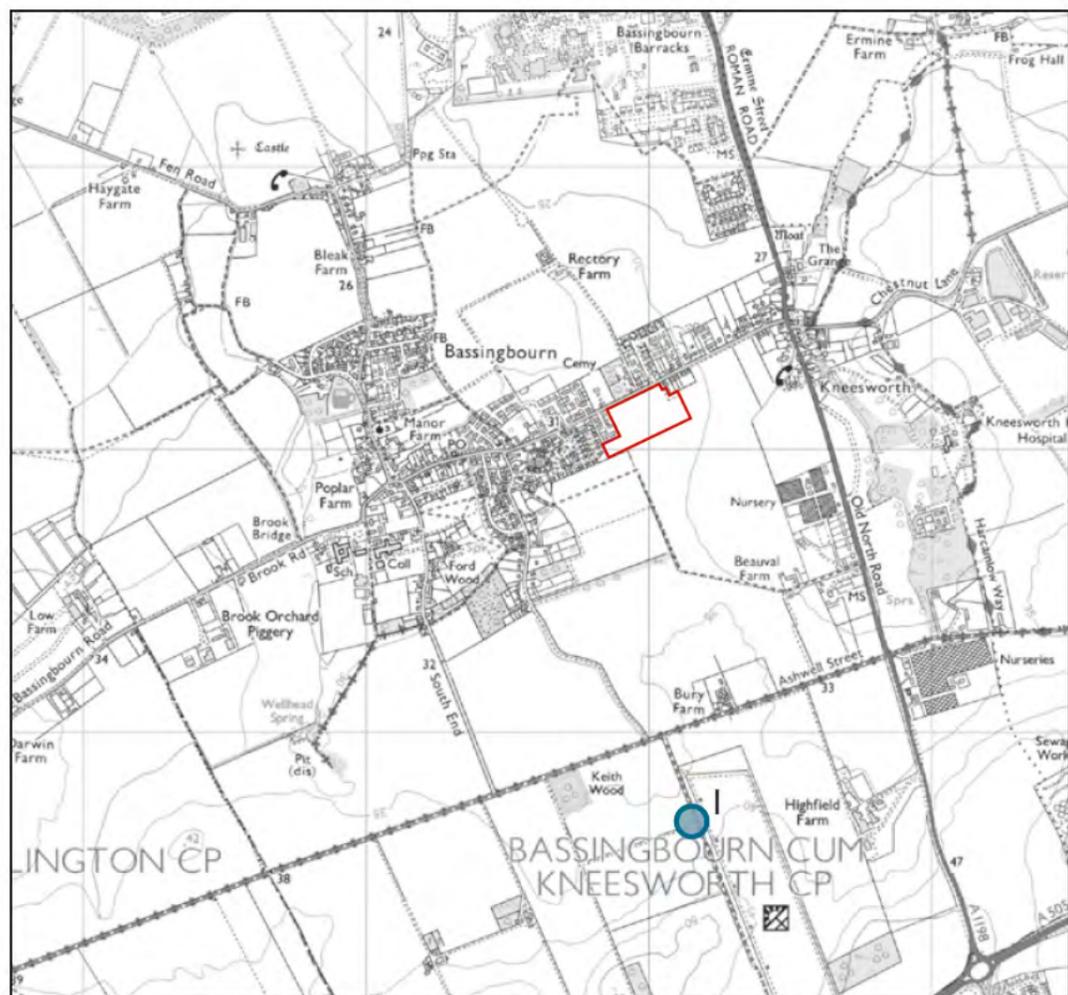
December 2021



Trees next to Cherry Tree House  
 Properties on The Causeway  
 Solarpanels West of Highfields Business Park



Site extents



- Key**
- Site boundary
  - Viewpoint
  - Site visible
  - Views filtered by vegetation
  - Site screened

View from footpath South of site  
 Photograph taken on 25th November 2021

East Basingstoke

Viewpoint I

Plate 9

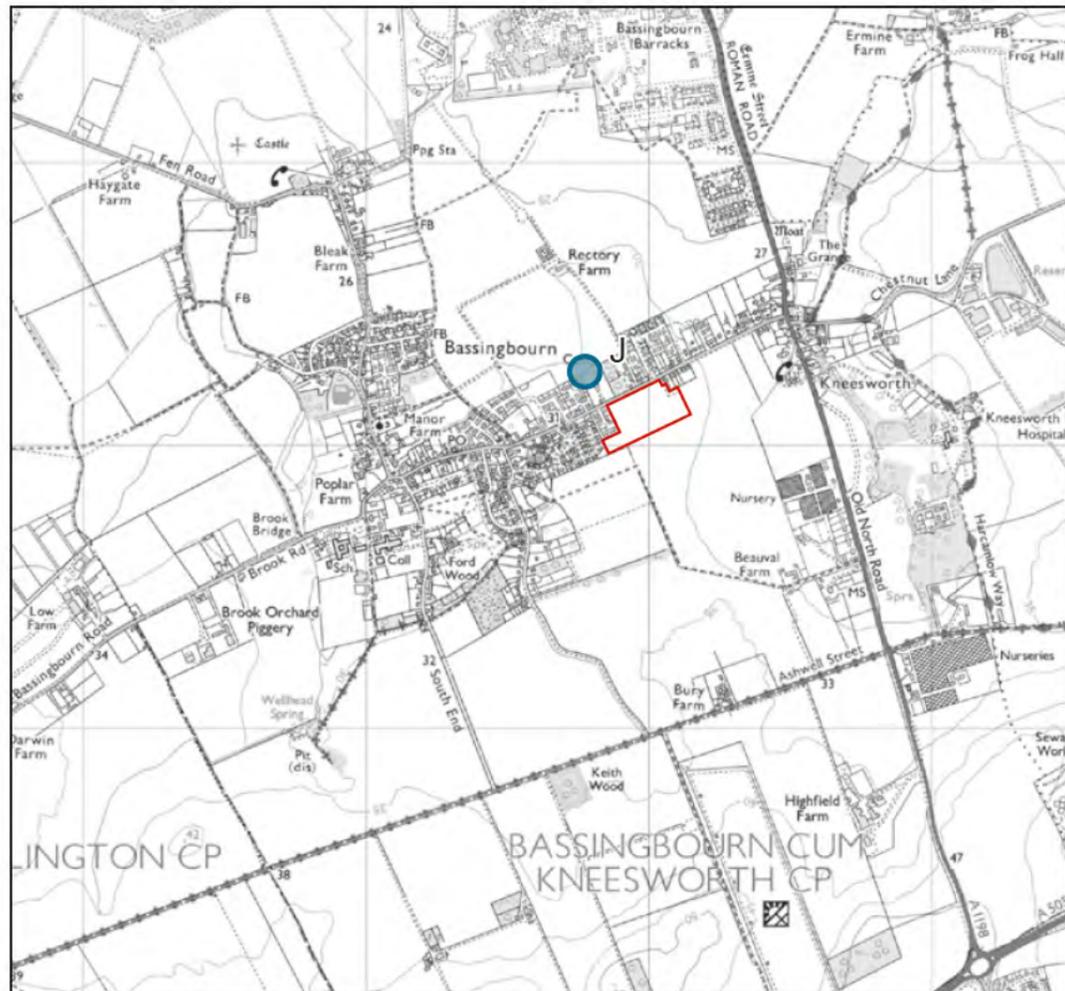
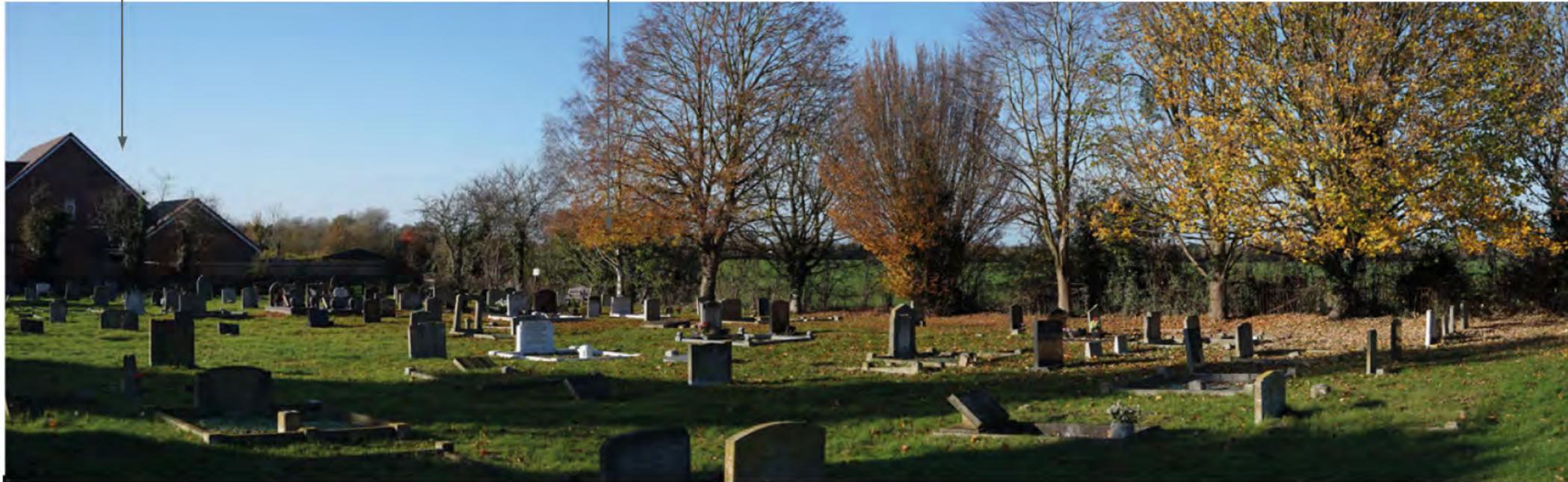


December 2021



Properties on The Causeway

Bassingbourn cemetery



**Key**

-  Site boundary
-  Viewpoint
-  Site visible
-  Views filtered by vegetation
-  Site screened

View from Bassingbourn cemetery  
Photograph taken on 25th November 2021

 Bassingbourn

Viewpoint J

Plate 10



December 2021

