



TECHNICAL NOTE

Project: Land at Grange Farm, Cambridgeshire
Subject: Landscape & Visual Headliners
Status: For Information

Ref: BMD.25.0144.TN.001
Date: 02.07.2025
Rev: E

LANDSCAPE & VISUAL HEADLINES - TECHNICAL NOTE

Introduction

This Landscape and Visual Headlines Technical Note (TN) has been prepared by Bradley Murphy Design Ltd. (BMD) on behalf of the The Pampisford Estate, to inform promotion of a housing allocation on 'Land at Grange Farm, Cambridgeshire' (hereafter referred to as 'the Site', as shown by the red line boundary on **Figure 1: Site Location and Study Area at Appendix A**). This is a total of approximately 195 hectares. In addition, this Technical Note considers the potential for an enlarged scheme with the incorporation of adjoining land, under the ownership of Mr Franklin (hereafter referred to as 'the Potential Expansion Land', as shown by the blue line boundary on **Figure 1: Site Location and Study Area at Appendix A**). This is a further 179 hectares (approximately). This Technical Note was prepared by a chartered landscape architect, from BMD, with 5 years' experience in private practice – overseen by an Associate Director with over 20 years' experience in practice.

The Site (see **Figure 1: Site Location Plan at Appendix A**) comprises several arable farmland fields separated, for the most part, by intensively maintained hedgerows. The Site lies directly south of the E2 European Long Distance Route / The Roman Road / Site of Scientific Interest (SSSI) and is bound on its west and southern sides by the transport routes of the A11 and A1307, respectively. The eastern side remains relatively open to the neighbouring arable farmland - which, although under separate landownership by the Franklins, has potential for inclusion in the Proposed Development as part of an enlarged scheme. The high level landscape and visual implications of which are noted at the end of this technical note, albeit further work would be required to identify development capacity of this potential expansion land.

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

- **South Cambridgeshire Local Plan (Adopted September 2018):** This Site is within the South Cambridgeshire District Council.
- **Greater Cambridge Local Plan (Regulation 18: Preferred Options 2021):** Cambridge and South Cambridgeshire, described as "Greater Cambridge", intends to submit a Local Plan (under the current plan making system) by December 2026.
- **Landscape East Integrated Landscape Character Objectives (November 2010) & Cambridgeshire Landscape Guidelines (1991):** These identify regional and county Landscape Character Types (LCT's) and Landscape Character Areas (LCA's) - along with their key landscape characteristics and features.
- **Greater Cambridge Shared Partnership, Greater Cambridge Landscape Character Assessment (February 2021):** This identifies the key local characteristics of the Greater Cambridge Landscape Character Areas.
- **Cambridge Green Infrastructure Strategy (June 2011):** regarding strategic Green Infrastructure (GI) opportunities and initiatives.

Landscape Character Context

At a regional level, as identified by *Landscape East (2010)*, the southernmost portion of the Site is located within Lowland Village Chalklands - characterised by *“Low lying, but gently rolling arable landscape, dissected by small streams, with a distinctive pattern of nucleated villages and a patchwork of woodlands and shelterbelts.”* Whilst the remaining northern portion of the Site is located within Chalk Hills and Scarps, characterised by *“prominent chalk hills, in places forming a distinct edge, often incised by dry valleys to create a rounded rolling landform.”*

At a county level, as identified in the *Cambridgeshire Landscape Guidelines (1991)*, the entirety of the Site is located within the LCA Chalklands, characterised as a *“largely arable landscape of complex settlement history, with apparent man-made impact upon the landscape, consisting of large fields with low, trimmed hedge boundaries and limited tree cover.”*

At a local level, as identified by *Greater Cambridge Landscape Character Assessment (2021)*, the south western portion of the Site is located within the LCT 8: Lowland Chalklands – LCA 8A: Pampisford Lowland Chalklands, characterised as *“a settled landscape comprising villages located on key historic routes along the River Cam and River Granta with a wooded character and strong sense of visual enclosure.”* The remaining northern portion of the Site is located within the LCT 7: Chalk Hills – LCA 7A: Eastern Chalk Hills, characterised as *“a gently rolling rural landscape of regular arable fields and ornamental shelterbelts with short views often featuring wind turbines.”*

The Site contains a variety of existing landscape and ecological features. Its current land use, of intensive farming, also features three distinct blocks of woodland plantations: Claypit Plantation, New Plantation and woodland associated with The Grange, all generally appearing as square, hard-edged woodland blocks. In addition, these plantations are connected to two notable hedgerows, containing hedgerow trees, running approximately east to west, along with several large carefully maintained A line hedges delineating the existing field pattern.

The topography on Site gently slopes to the west, with low lying areas at approximately 40m AOD in the north west and south west corners. The land rises to approximately 65m AOD along the eastern boundary - which is visually exposed up to the adjacent ridgeline (see **Figure 2 at Appendix A**) – which prevents visibility to the landscape beyond), with large carefully maintained A line hedges providing a limited degree of visual enclosure beyond the eastern Site boundary.

There is built form on the Site at Grange Farm, comprising the farmhouse and several barns, none of which are statutory listed buildings. A dry aggregate waste recycling / transfer site is located in the north west of the Site.

The Site's northern boundary abuts the Roman Road (SSSI) / scheduled Roman Worstead Street / E2 European Route Long Distance Footpath (Roman Road), introducing heritage and ecological sensitivities in this part of the Site. The A11 abuts the Site's western boundary, as it follows the alignment of a former Roman Road. The A11 is well contained by mature woodland belts on either side, providing a strong sense of enclosure along the Site's western boundary.

In addition, an undesignated Tumuli (potential Bronze Age barrows) adjacent the western boundary, are marked on the Ordnance Survey mapping. – Although undesignated this adds further to the Site's historical context and archaeological potential.

Visual Analysis

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

Near distance views (within 1km)

In regard to highest impact, the Roman Road (which abuts the Site's northern boundary) is a highly susceptible receptor, **as represented by Viewpoints 1a - 1f**. Despite high hawthorn hedges restricting most visibility from the Roman Road immediately north of the Site, glimpsed and direct views can be experienced at varying distances along the Roman Road, due to gaps in vegetation at intervals along the route,

From the south, Public Footpath Little Abington 2, which partially runs through the Site, has full unfiltered views into southern areas of the Site. The northern most portion of the Site is concealed from this location, due to the topography and on-site vegetation, **as represented by Viewpoints 2a & 2b**. Further south, views are obstructed from Great and Little Abington Conservation Area, due to the low lying topography adjacent the River Granta and the mature woodlands throughout the Conservation Area, **as represented by Viewpoint 2c**. From open spaces to the south, such as Abington Playing fields, views of the Site are obscured by the local topography and intervening vegetation - with a localised ridgeline, located east of the Site, visible from this location, **as represented by Viewpoint 3**.

There is potential for views from a ridgeline to the east of the Site, however, this area has limited landscape amenity due to its inaccessibility to the public. The Site is visually contained from PRoW and the wider landscape beyond the ridgeline to the east, due to the intervening topography, **as represented by Viewpoints 4 & 5**.

To the west, Babraham Conservation Area is located approximately 850m, from the Site. The Conservation Area itself is well contained by local topography and surrounding mature woodland. Public Footpath Babraham 4 runs east of the village, offering more open views. However, it is evident that the dense, mature vegetation along the A11 obstructs and physically separates the PRoW and the Site, **as represented by Viewpoint 6**.

Middle distance views (Between 1km – 3km)

Pampisford Hall Registered Park and Garden (RPG) is located approximately 1.5km south west of the Site. Although assessment of the RPG was not possible due to lack of access, it has been advised by residents of the Hall that, it is not possible to see the Site from Pampisford Hall. **Viewpoint 7** demonstrates the dense vegetation enclosing the RPG.

From the north west, along Public Byway Babraham 3 (as it passes a localised high point adjacent to Copley Hill), occasional gaps in the mature vegetation provide glimpsed views over the adjacent landscape. However, any potential views of the Site are obstructed by scattered mature woodland and the intervening undulating topography, **as represented by Viewpoint 8**.

Long distance views (Beyond 3km)

The following viewpoints, although further away, were assessed for visibility - due to the high sensitivity of their receptors and landscape designation.

Wandlebury Country Park is located approximately 3km to the north west of the Site. Testing from the Public Byway Babraham 1 (along the eastern edge of the Country Park) shows the Site is obscured from this location by the intervening undulating topography and mature woodland blocks, **as represented by Viewpoint 9**.

Harcamlow Way Long Distance Footpath / Fleam Dyke SSSI is located approximately 3km north east of the Site. From testing along the Long Distance Footpath (at a localised high point, adjacent to the scheduled monument of Mutlow Hill), it is evident that the Site is visually obscured by the dense vegetation running along the A11.

Design Recommendations

The Proposed Development will need to comply with the requirements of the *South Cambridge Local Plan (2018) Policy HQ/1: Design Principles* to achieve high quality design and make a positive contribution to the local and wider context.

BMD have liaised with SLR Archaeology & Heritage Consultants, to co-ordinate design recommendations aiming to conserve or enhance the setting of The Roman Road scheduled monument (located immediately north of the Site). The presence of Tumuli on the Site will require further input from SLR, to establish condition and significance - subject to the findings of these investigations, design recommendations may need to be adjusted accordingly.

The following should be read in conjunction with **Figure 3** at **Appendix A**.

Scale, density, massing and form

The scale, density, massing and form need to be considered and compatible with the local landscape. Within the northern portion of the Site, scale and density of development should remain low, at a maximum height of 2 storeys to reduce potential impact to the Roman Road, avoid any adverse effect on glimpsed views from the north / east and to assist in assimilating development with the wider landscape.

There is potential for taller development, at a maximum height of 4 storeys within a local centre, toward the centre of the Site (nestled between two central existing woodland blocks). The remainder of development is recommended at a maximum height of 3 storeys within the central and south western portions of the Site, visually set by the backdrop of road infrastructure of the A11 and adjoining A1307.

We are currently unable to recommend taller heights in specific areas of the Site, due to the rural nature of the surrounding area and local landscape character – with a lack of reference (within the surrounding context) of higher built form, leaving uncertainty of landscape capacity to accommodate taller buildings. However, with limited intervisibility between the Site and the wider landscape, there may be possibility to go higher in certain parts of the Site - further LVIA testing would need to be carried out alongside masterplanning work.

Landscape Mitigation

Mitigation is required along the Site's northern boundary, to transition between the Proposed Development and the Roman Road SSSI. The retention and enhancement of vegetation along this boundary is advised. A generous linear public open space, within the northern portion of the Site, would provide a further landscape buffer - with opportunities for appropriate native planting, suited to the setting of the SSSI, to provide enhancement to the condition of the SSSI. Alongside access to the Roman Road, the provision of an alternative public open space will potentially alleviate pressures of recreational use on the SSSI. Consultation with Natural England is advised, to judge the extent of mitigation required.

Where possible, the retention of existing landscape features (such as woodland blocks and mature hedgerows) will help assimilate development on the Site with the local landscape character. In addition, along the Site's eastern edge, there is potential to implement structural planning, preventing any adverse visual effects from the east, supplementing mitigation and further assimilating development with the local landscape.

Climate adaptation

*Development proposals must accord with South Cambridge Local Plan (2018) **Policy CC/1: Mitigation and Adaptation to Climate Change**, to alleviate pressures of climate change.*

To alleviate flood risk arising from climate change, the Proposed Development is required to implement an appropriate drainage strategy. There is potential to propose a SuDS corridor (containing naturalised, multi-functional SuDS features, such as swales and attenuation ponds) along the low lying western edge of the Site. There is potential for these to enhance biodiversity and contribute to on Site recreation, whilst also achieving their flood alleviation and water treatment functions. There is the potential to locate a basin in the southern most portion of the Site, adjacent the existing access road, to form an attractive 'Gateway' into the development.

Sustainable travel connections

The alignment of the Roman Road, directly north of the Site, is also a frequently used Long Distance Footpath. There is an opportunity to provide a more permeable edge from development on the Site to the Long Distance Footpath (without negatively affecting the SSSI).

There is also potential to provide a safe pedestrian and cycle focused green links through the development to connect to the Roman Road and the Public Footpath Little Abington 2, facilitating the movement of people and wildlife.

Open Space and Requirements

The *South Cambridge Local Plan (2018) Policy SC/7: Outdoor Play Space, Informal Open Space and New Developments* provides guidance for new development, regarding quantity provision standards for the county (refer to **Table 01** below), this applies to all housing development.

Table 01: Policy SC/7: Outdoor Play Space, Informal OpenSpace and New Developments

Open Space Typology	Quantity Standards (hectares per 1,000 population)	Requirement for 4750 homes (hectares per 11,400 population) *	Requirement for 3250 homes (hectares per 7,800 population) *
Outdoor Sport	1.6	18.24	12.48
Open Space – consisting of:	1.2	13.68	9.36
Formal Children's Play Space	0.4	4.56	3.12
Informal Children's Play Space	0.4	4.56	3.12
Informal Open Space	0.4	4.56	3.12
Allotments and community orchards	0.4	4.56	3.12
TOTAL	3.2	36.48	24.96

*An assumption of approximately 4,750 new homes on the Grange Farm Site and 3,250 on the Potential Expansion Land, at an average population yield of 2.4 persons per household (*Fields in Trust - 2024*), equates to a population of 11,400 people for the Grange Farm Site and 7,800 for the Potential Expansion Land.

Strategic GI Policy

The Site lies east of the spatially-specific green infrastructure initiative *Gog Magog and Chalkland fringe*. See red asterisk added to extract below.

Policy BG/GI: Green infrastructure

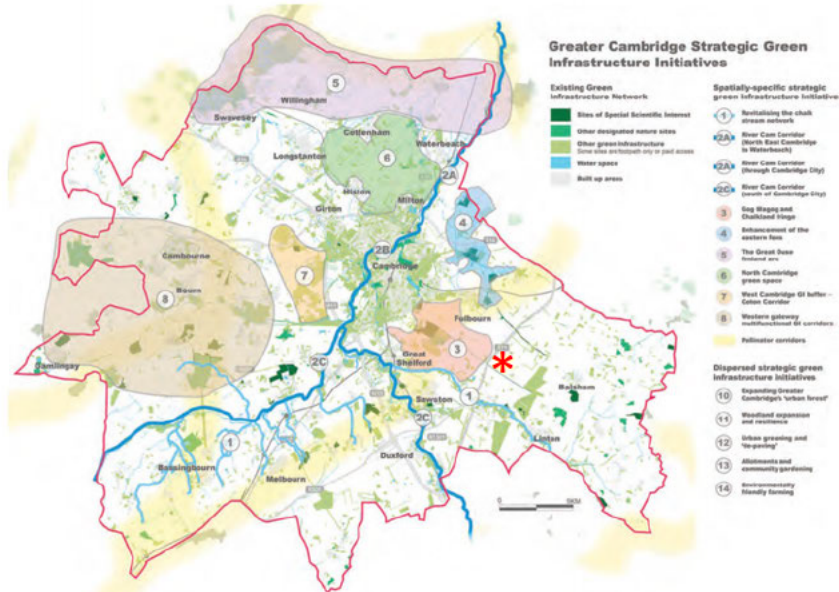


Figure a: extract from Greater Cambridge Local Plan (Regulation 18: Preferred Options 2021)¹

The Gog Magog Countryside project is part of the *Cambridge 'Necklace' projects*, connecting Cambridge City to the wider rural landscape. The Site's location (adjacent the Gog Magog and Chalkland fringe) provides an opportunity for development on the Site to achieve green infrastructure connectivity with the city and to align itself with the vision and aims of The Gog Magog Countryside project. Development on the Site could align with the Gog Magog Countryside Project objectives, including:

- The provision of enhanced and sustainable public access linkages (pedestrian, bridle & cycle routes) to and around the project area and surrounding Green Belt countryside from Cambridge
- The creation of a high quality strategic greenspace, catering for a significantly increased population
- The enhancement of the landscape setting of Cambridge, creating a liveable, accessible, greener and safer Green Belt area as a gateway to both the city and the surrounding villages and countryside
- Increasing people's understanding of the local environment through interpretation, education and increased skills

Landscape and Visual Opportunities and Implications for Potential Expansion Land

There is potential for the expansion land (defined by blue boundary in **Figure 1 at Appendix A**) to be included in an enlarged proposal, given the neighbouring landowner (Mr Franklin) has expressed an interest to participate (see appended letter).

Extending development into this land to the east would have further impact on the local character area LCA 7A: Eastern Chalk Hills, potentially changing the *gently rolling rural landscape* into a more settled and urbanised character – although it is worth noting, due to the scale of the Site and containment provided by undulating topography with localised ridgelines, this would likely only impact the local area at most.

¹ <https://consultations.greatercambridgeplanning.org/greater-cambridge-local-plan-first-proposals/explore-theme/biodiversity-and-green-spaces/policy-0>

In addition, extension would require development over a sand and gravel Mineral Safeguarding Area (*Cambridge and Peterborough Minerals and Waste Development Plan 2012*). It would be for the local authority to determine whether the social and economic need for housing outweighs the benefits of mineral extraction. Other than the Mineral Safeguarded Area, there are no landscape designations within the Potential Expansion Land.

Due to the aforementioned level of containment, afforded to the Site by the eastern ridgeline, it is considered the landscape has the capacity to accommodate development further east – part way up the ridgeline (and potentially beyond but not on the ridge). Development east of the ridge will need to consider Alder Carr SSSI, south of Hildersham Road (SSSI '2' illustrated on **Figure 2** at **Appendix A**). However, expanding the Proposed Development has the potential to provide an ecological corridor between the two SSSIs (Roman Road and Alder Carr) along the localised ridgeline – connecting existing woodlands along the way.

Woodland blocks along the ridgeline are visible from the west and south, therefore, in addition to the ecological benefits of planting a woodland belt along the ridgeline, any potential views of development will be screened and softened with a strong woodland backdrop. In addition, proposed green infrastructure along the eastern boundary and ridgeline will be required to filter and soften any potential views from Public Bridleway Hildersham 2 (see **Viewpoint 5**).

The Potential Expansion Land would result in the entirety of the Public Footpath Little Abington 2 being within the Application Site. Although this would result in a change to the overall character of the footpath, the opportunity for enhancements (such as surfacing and lighting) has potential to outweigh any adverse impacts, increasing accessibility and providing an opportunity for users to walk this route after dark. In addition, the inclusion of Public Footpath Little Abington 2 would provide a pedestrian focused route from Cambridge Road at Little Abington to the Roman Road, Long Distance Footpath – which continues onto the Gog Magogs and the City of Cambridge.

The Potential Expansion Land is not considered to result in any greater impact on the Roman Road SSSI / Scheduled Monument, provided mitigation measures and design recommendations be extended along the entirety of the northern boundary of the potentially enlarged scheme.

Summary

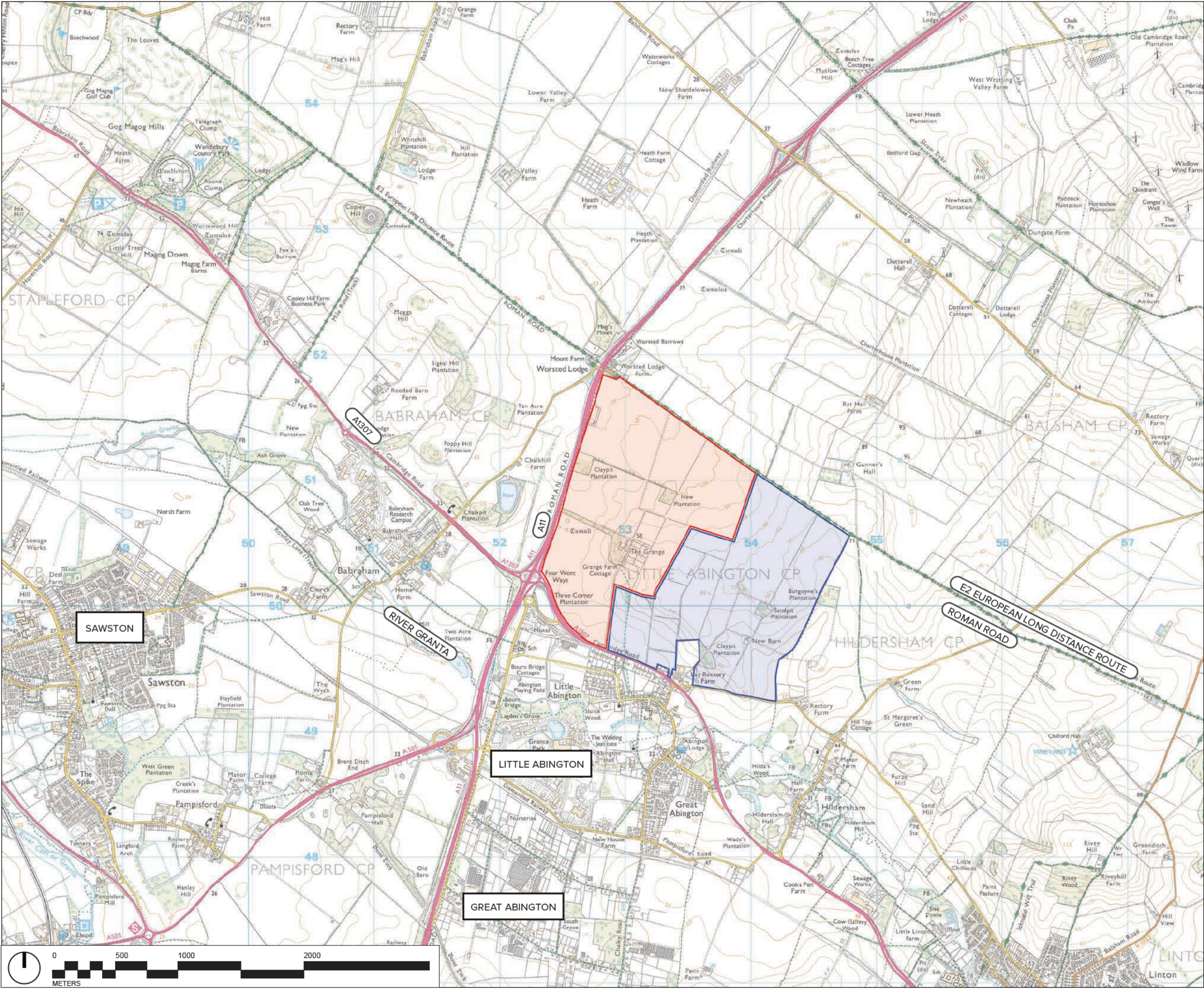
The Roman Road SSSI / Scheduled Monument / Long Distance Footpath is a highly susceptible receptor, which needs design consideration at the masterplanning stage to accommodate heritage and ecological sensitivities, along with potential visual mitigation. Strong mitigation and design recommendations also present an opportunity for enhancement to the condition of the Roman Road SSSI and reduce adverse impacts, arising from frequent recreational use through proposed management and design.

Visually, the Site benefits from a high level of containment: from the east, the undulating topography and local ridgelines obscure views from the wider landscape; and, the dense woodland belts planted by the landowner (The Pampisford Estate) flanking the A11, provide both physical and visual separation between the Site and any potential receptors to the west. Great and Little Abington Conservation Area are situated on lower lying topography, surrounded by dense woodland within the Conservation Area – with any adverse visual effects unlikely, from development at the heights recommended.

There is potential to also expand development into the Franklin land to the east of the Site, partly rising up (but not onto the top of) the eastern ridgeline that dissects this land. Development of the Franklin land provides an opportunity to connect existing woodland and ecological habitats, on and beyond this land, whilst providing an elevated wooded backdrop to enhance containment of new development.



APPENDIX A: FIGURES



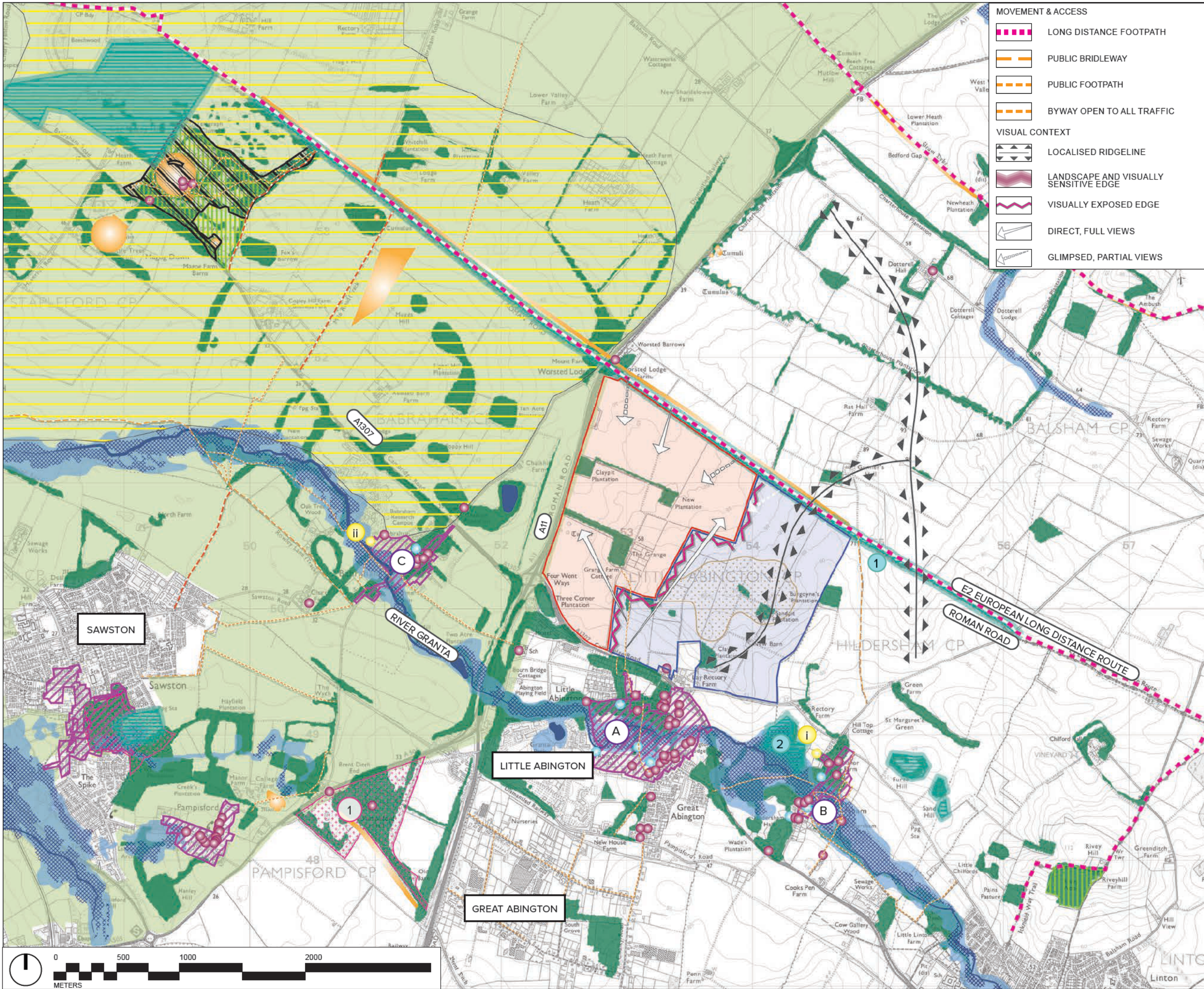
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SITE BOUNDARY

POTENTIAL EXPANSION LAND BOUNDARY

B	CHANGE IN CLIENT NAME	09.09.25	
A	POTENTIAL EXPANSION LAND ADDED	17.07.25	
Rev	Description	Date	
Purpose of Issue			
INFORMATION			
Bradley Murphy Design Ltd Studio 3, Floor 18 Alpha Tower Suffolk St Queensway Birmingham B1 1TT			
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Client			
THE PAMPISFORD ESTATE			
Project			
LAND AT GRANGE FARM			
Drawing Title			
FIGURE 1: SITE LOCATION PLAN			
Drawn	Checked	Approved	Date
SH	RW	RW	20/06/2025
Job No.	Scale	Sheet Size	Revision
25.0144	As Shown	A3	B
Drawing Number			
BMD 25.0144.TN.APPENDIX A.FIG.001			



MOVEMENT & ACCESS

- LONG DISTANCE FOOTPATH
- PUBLIC BRIDLEWAY
- PUBLIC FOOTPATH
- BYWAY OPEN TO ALL TRAFFIC

VISUAL CONTEXT

- LOCALISED RIDGELINE
- LANDSCAPE AND VISUALLY SENSITIVE EDGE
- VISUALLY EXPOSED EDGE
- DIRECT, FULL VIEWS
- GLIMPSED, PARTIAL VIEWS

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- SITE BOUNDARY
- POTENTIAL EXPANSION LAND BOUNDARY

LANDSCAPE ENVIRONMENT & CULTURAL DESIGNATIONS

- GREEN BELT
- CONSERVATION AREAS
 - A. GREAT AND LITTLE ABINGTON
 - B. HILDERSHAM
 - C. BABRAHAM
- REGISTERED PARKS AND GARDENS
 - 1. PAMPISFORD HALL
- SITES OF SPECIAL SCIENTIFIC INTEREST (SSSI)
 - 1. ROMAN ROAD SSSI
 - 2. ALDER CARR SSSI
- COUNTY WILDLIFE SITE
- COUNTRY PARK
 - Wandlebury Country Park
- SAND & GRAVEL MINERAL SAFEGUARDING AREA

SPATIALLY SPECIFIC STRATEGIC GREEN INFRASTRUCTURE INITIATIVES

- GOG MAGOG AND CHALKLAND FRINGE

EXISTING HERITAGE ASSETS

- SCHEDULED MONUMENTS
- GRADE I LISTED BUILDINGS
 - i. PARISH CHURCH OF HOLY TRINITY
 - ii. PARISH CHURCH OF ST PETER SOUTH WEST OF BABRAHAM HALL
- GRADE II* LISTED BUILDINGS
- GRADE II LISTED BUILDINGS
- ALIGNMENT OF ROMAN ROADS

EXISTING NATURAL ASSETS

- EXISTING WOODLAND
- WATERCOURSES / BODIES
- FLOOD ZONE 3
- FLOOD ZONE 2

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INFORMATION

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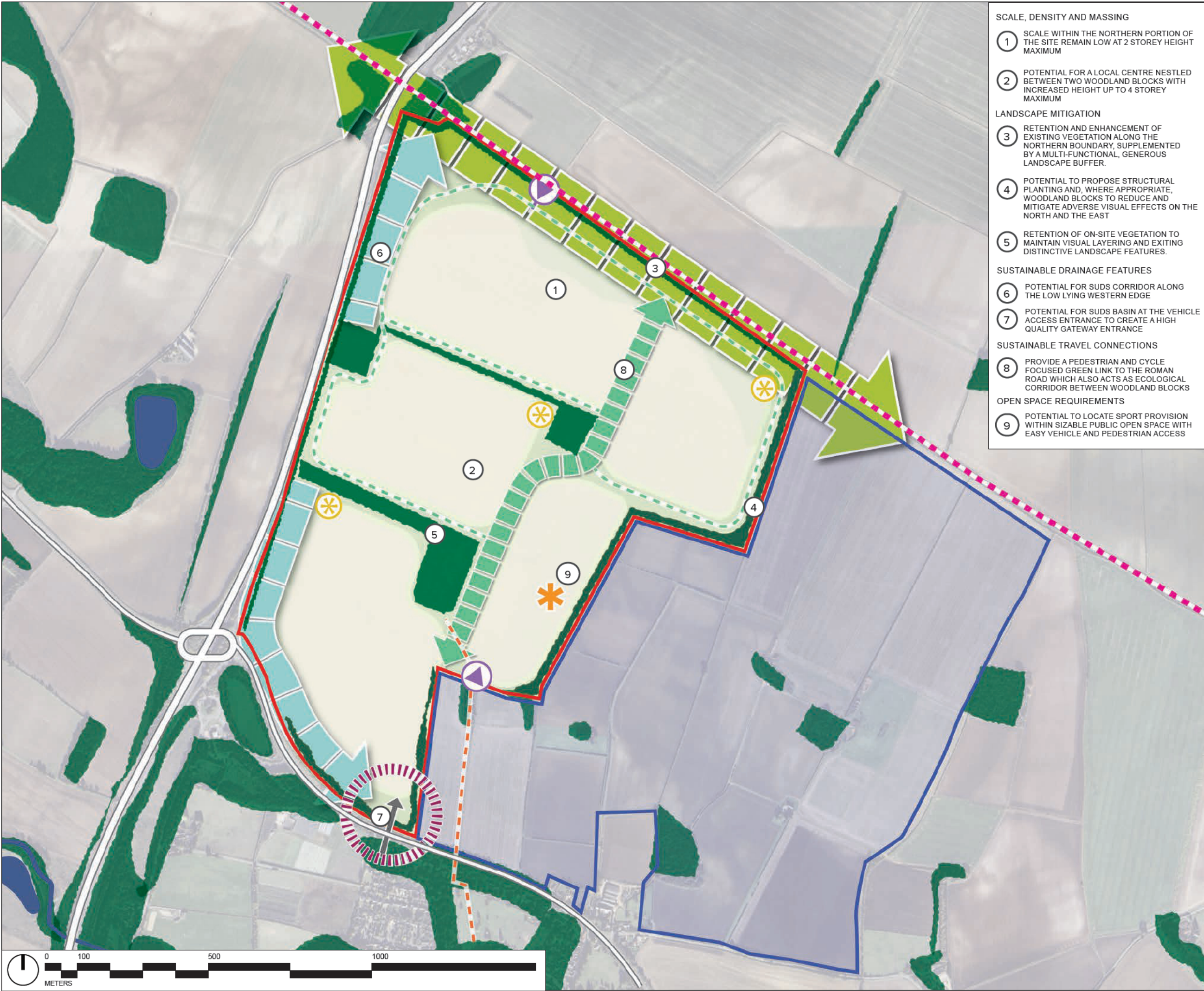
THE PAMPISFORD ESTATE

Project
LAND AT GRANGE FARM

Drawing Title
FIGURE 2: LANDSCAPE AND VISUAL HEADLINES

Drawn SH	Checked RW	Approved RW	Date 20/06/2025
Job No. 25.0144	Scale As Shown	Sheet Size A3	Revision B
Drawing Number BMD.25.0144.TN.APPENDIX A.FIG.002			

BMD



SCALE, DENSITY AND MASSING

- 1 SCALE WITHIN THE NORTHERN PORTION OF THE SITE REMAIN LOW AT 2 STOREY HEIGHT MAXIMUM
- 2 POTENTIAL FOR A LOCAL CENTRE NESTLED BETWEEN TWO WOODLAND BLOCKS WITH INCREASED HEIGHT UP TO 4 STOREY MAXIMUM
- LANDSCAPE MITIGATION
- 3 RETENTION AND ENHANCEMENT OF EXISTING VEGETATION ALONG THE NORTHERN BOUNDARY, SUPPLEMENTED BY A MULTI-FUNCTIONAL, GENEROUS LANDSCAPE BUFFER.
- 4 POTENTIAL TO PROPOSE STRUCTURAL PLANTING AND, WHERE APPROPRIATE, WOODLAND BLOCKS TO REDUCE AND MITIGATE ADVERSE VISUAL EFFECTS ON THE NORTH AND THE EAST
- 5 RETENTION OF ON-SITE VEGETATION TO MAINTAIN VISUAL LAYERING AND EXITING DISTINCTIVE LANDSCAPE FEATURES.

SUSTAINABLE DRAINAGE FEATURES

- 6 POTENTIAL FOR SUDS CORRIDOR ALONG THE LOW LYING WESTERN EDGE
- 7 POTENTIAL FOR SUDS BASIN AT THE VEHICLE ACCESS ENTRANCE TO CREATE A HIGH QUALITY GATEWAY ENTRANCE

SUSTAINABLE TRAVEL CONNECTIONS

- 8 PROVIDE A PEDESTRIAN AND CYCLE FOCUSED GREEN LINK TO THE ROMAN ROAD WHICH ALSO ACTS AS ECOLOGICAL CORRIDOR BETWEEN WOODLAND BLOCKS

OPEN SPACE REQUIREMENTS

- 9 POTENTIAL TO LOCATE SPORT PROVISION WITHIN SIZABLE PUBLIC OPEN SPACE WITH EASY VEHICLE AND PEDESTRIAN ACCESS

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- 1 SITE BOUNDARY
- 2 POTENTIAL EXPANSION LAND BOUNDARY
- 3 ROMAN ROAD MITIGATION CORRIDOR
- 4 SUDS CORRIDOR
- 5 GREEN PEDESTRIAN ROUTE
- 6 POTENTIAL ONSITE VEHICLE ACCESS
- 7 UNCONSTRAINED AREAS WITH POTENTIAL FOR DEVELOPMENT (ACCOMMODATING POS AND SUDS)
- 8 POTENTIAL WOODLAND PLANTING
- 9 EXISTING VEGETATION
- 10 SUSTAINABLE GREEN ROUTES FOR PEOPLE AND WILDLIFE
- 11 PROW
- 12 POTENTIAL FOR PLAY
- 13 POTENTIAL PEDESTRIAN ACCESS POINTS
- 14 POTENTIAL LOCATION FOR SPORT
- 15 GATEWAY ENTRANCE

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Rev	Description	Date

Purpose of Issue

INFORMATION

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Client



THE PAMPISFORD ESTATE

Project
LAND AT GRANGE FARM

Drawing Title
FIGURE 3: DESIGN RECOMMENDATIONS

Drawn SH	Checked RW	Approved RW	Date 20/06/2025
Job No. 25.0144	Scale As Shown	Sheet Size A3	Revision B
Drawing Number BMD.25.0144.TN.APPENDIX A.FIG.003			



APPENDIX B: VIEWPOINT PHOTOGRAPHS



VIEWPOINT 1a : FROM THE ROMAN ROAD SSSI (JUNCTION WITH HILDERSHAM 2 BRIDLEWAY)

Distance from the site boundary:	950m	Direction of View:	west	Weather	cloudy
OS Grid Reference:	E: 554850 N: 250541	WhatThreeWords:	sprayer.dives.slug	Date and Time:	23.06.2025, 11:13



VIEWPOINT 1b : FROM THE ROMAN ROAD SSSI

Distance from the site boundary:	175m	Direction of View:	west	Weather	cloudy
OS Grid Reference:	E: 554204 n: 250968	WhatThreeWords:	mountains.pylon.overheat	Date and Time:	23.06.2025, 11:23



VIEWPOINT 1c : FROM THE ROMAN ROAD SSSI

Distance from the site boundary:	0m	Direction of View:	south west	Weather	cloudy
OS Grid Reference:	E: 554032 N: 251086	WhatThreeWords:	ranch.dating.lessening	Date and Time:	23.06.2025, 11:27

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Location Plan NTS

Rev	Description	Date	
Purpose of Issue			
INFORMATION			
Bradley Murphy Design Ltd Studio 3, Floor 18 Alpha Studios Alpha Tower Suffolk St Queensway Birmingham B1 1TT			
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Client			
THE PAMPISFORD ESTATE			
Project			
LAND AT GRANGE FARM			
Drawing Title			
VIEWPOINT PHOTOGRAPHS SHEET 01			
Drawn	Checked	Approved	Date
SH	RW	RW	24/06/2025
Job No.	Scale	Sheet Size	Revision
25.0144	As Shown	A3	-
Drawing Number			
BMD.25.0144.TN.APPENDIX B			



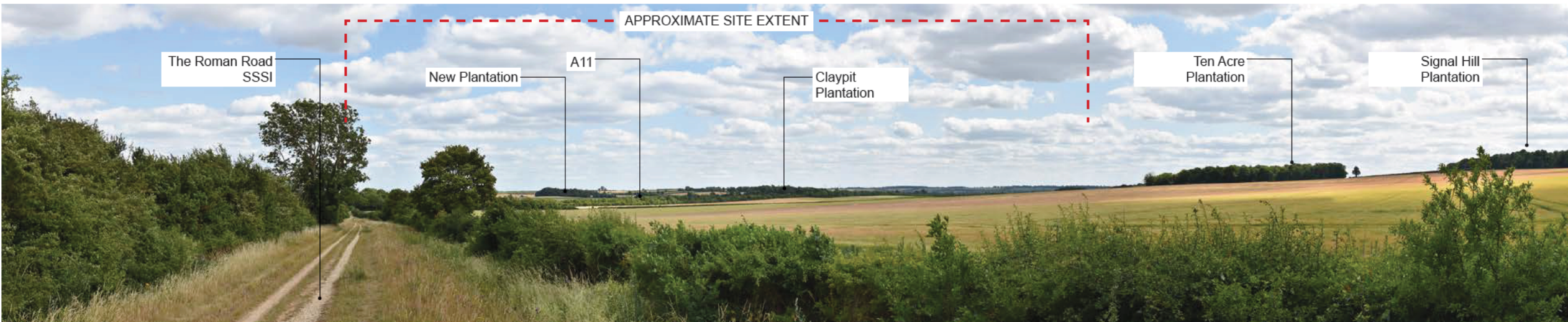
VIEWPOINT 1d : FROM THE ROMAN ROAD SSSI

Distance from the site boundary:	0m	Direction of View:	south	Weather	cloudy
OS Grid Reference:	E: 553361 N: 251557	WhatThreeWords:	vowel.variously.blend	Date and Time:	23.06.2025, 11:41



VIEWPOINT 1e : FROM THE ROMAN ROAD SSSI

Distance from the site boundary:	0m	Direction of View:	south	Weather	cloudy
OS Grid Reference:	E: 552946 N: 251844	WhatThreeWords:	gurgling.pets.behaving	Date and Time:	23.06.2025, 11:51

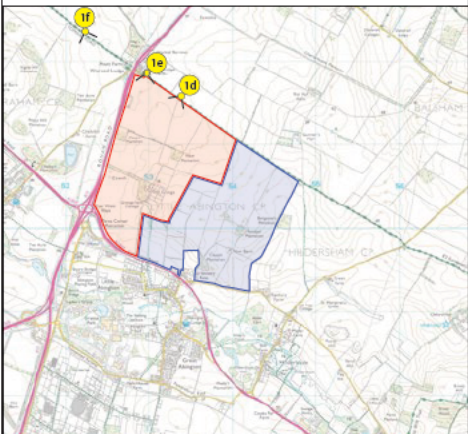


VIEWPOINT 1f : FROM THE ROMAN ROAD

Distance from the site boundary:	775m	Direction of View:	south east	Weather	cloudy
OS Grid Reference:	E: 552233 N: 252326	WhatThreeWords:	allies.improve.clouds	Date and Time:	23.06.2025, 15:32

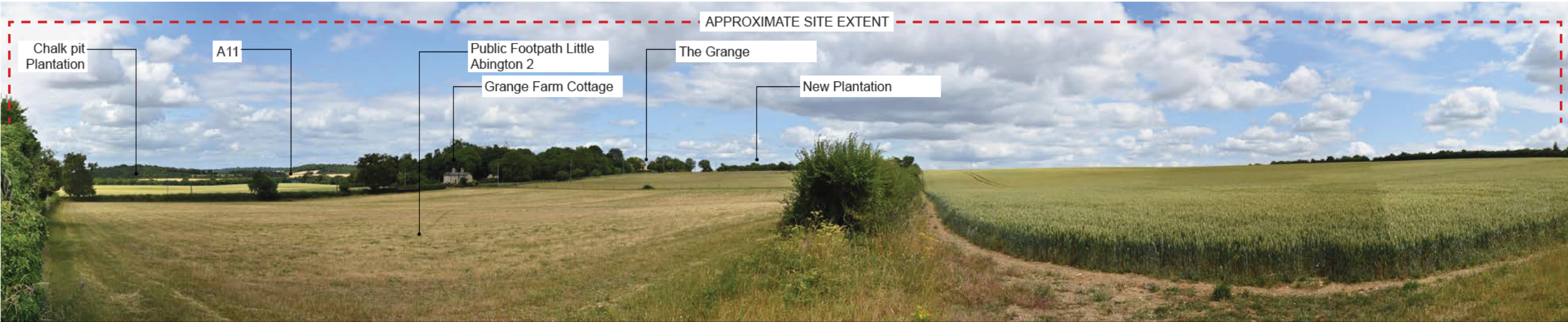
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VIEWPOINT 2a : FROM PUBLIC FOOTPATH LITTLE ABINGTON 2

Distance from the site boundary:	0km	Direction of View:	north	Weather	cloudy
OS Grid Reference:	E: 553056 N: 250129	WhatThreeWords:	glass.treetop.inhaled	Date and Time:	23.06.2025, 12:45



VIEWPOINT 2b : FROM PUBLIC FOOTPATH LITTLE ABINGTON 2

Distance from the site boundary:	170m	Direction of View:	north west	Weather	cloudy
OS Grid Reference:	E: 552992 N: 249608	WhatThreeWords:	clearcut.trace.before	Date and Time:	23.06.2025, 12:53

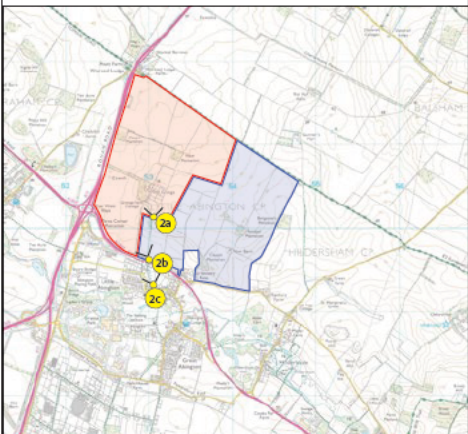


VIEWPOINT 2c : FROM PUBLIC FOOTPATH LITTLE ABINGTON 4 (GREAT AND LITTLE ABINGTON CONSERVATION AREA)

Distance from the site boundary:	370m	Direction of View:	north	Weather	cloudy
OS Grid Reference:	E: 553024 N: 249351	WhatThreeWords:	adopters.rave.glades	Date and Time:	23.06.2025, 12:59

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VIEWPOINT PHOTOGRAPHS SHEET 03		
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VIEWPOINT 3: FROM PERSE SCHOOL SPORTS FIELD (ABINGTON PLAYING FIELD)

Distance from the site boundary:	600km	Direction of View:	north east	Weather	cloudy
OS Grid Reference:	E: 552080 N: 249442	WhatThreeWords:	bashful.troll.chucks	Date and Time:	23.06.2025, 13:32



VIEWPOINT 4 : FROM HOLY TRINITY CHURCH HILDERSHAM CHURCH YARD (HILDERSHAM CONSERVATION AREA)

Distance from the site boundary:	1.75km	Direction of View:	north west	Weather	cloudy
OS Grid Reference:	E: 554508 N: 248850	WhatThreeWords:	thrashed.ignites.obviously	Date and Time:	23.06.2025, 12:14

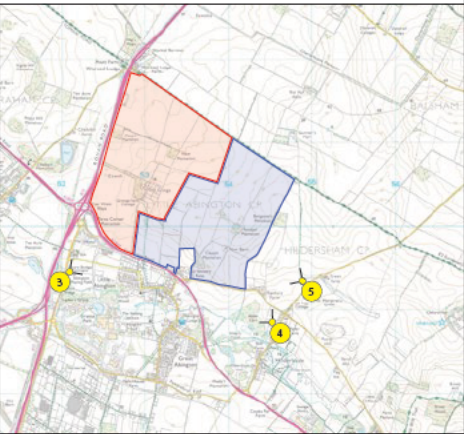


VIEWPOINT 5 : FROM PUBLIC BRIDLEWAY HILDERSHAM 2

Distance from the site boundary:	1.65km	Direction of View:	north west	Weather	cloudy
OS Grid Reference:	E: 554922 N: 249274	WhatThreeWords:	hurricane.booster.cleanser	Date and Time:	23.06.2025, 12.04

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VIEWPOINT PHOTOGRAPHS SHEET 04		
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Job No. 25.0144	Scale As Shown	Sheet Size A3
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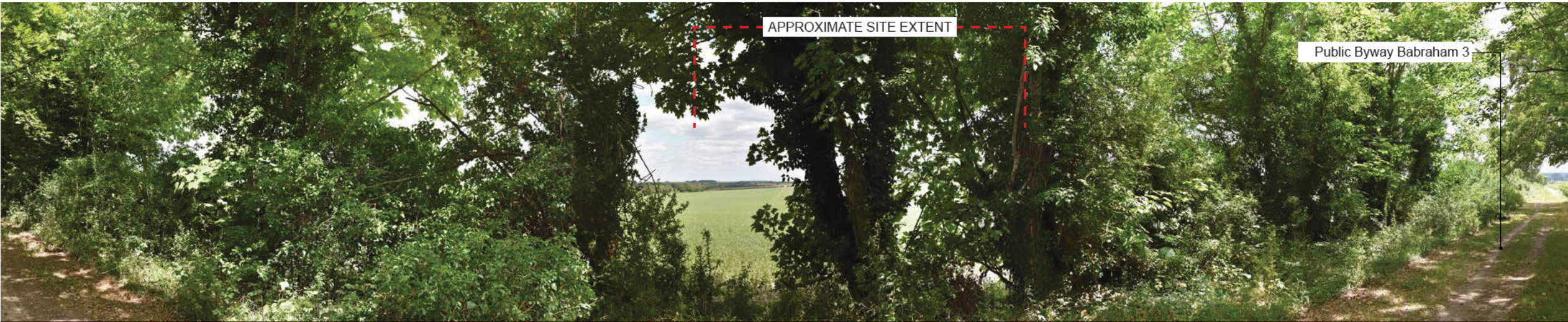
VIEWPOINT 6 : FROM PUBLIC FOOTPATH BABRAHAM 4 (BABRAHAM CONSERVATION AREA)

Distance from the site boundary:	900m	Direction of View:	east	Weather	cloudy
OS Grid Reference:	E: 551469 N: 250032	WhatThreeWords:	dentures.garden.query	Date and Time:	23.06.2025, 13:58



VIEWPOINT 7 : FROM ADJACENT TO PAMPISFORD HALL RPG

Distance from the site boundary:	2.35km	Direction of View:	north east	Weather	cloudy
OS Grid Reference:	E: 550588 N: 248544	WhatThreeWords:	mimed.thread.plankton	Date and Time:	23.06.2025, 13:40

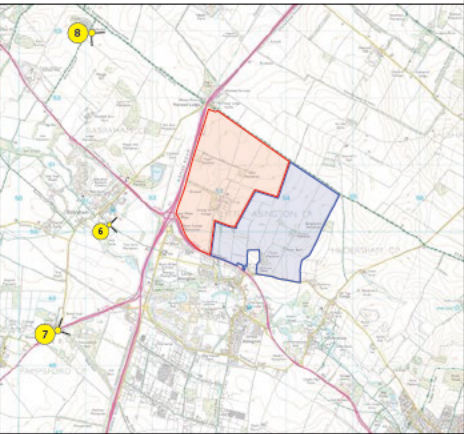


VIEWPOINT 8 : FROM PUBLIC BYWAY BABRAHAM 3 (ADJACENT COPLEYHILL)

Distance from the site boundary:	2.15m	Direction of View:	south east	Weather	cloudy
OS Grid Reference:	E: 551059 N: 253011	WhatThreeWords:	tickets.plank.jumbo	Date and Time:	23.06.2025, 15:53

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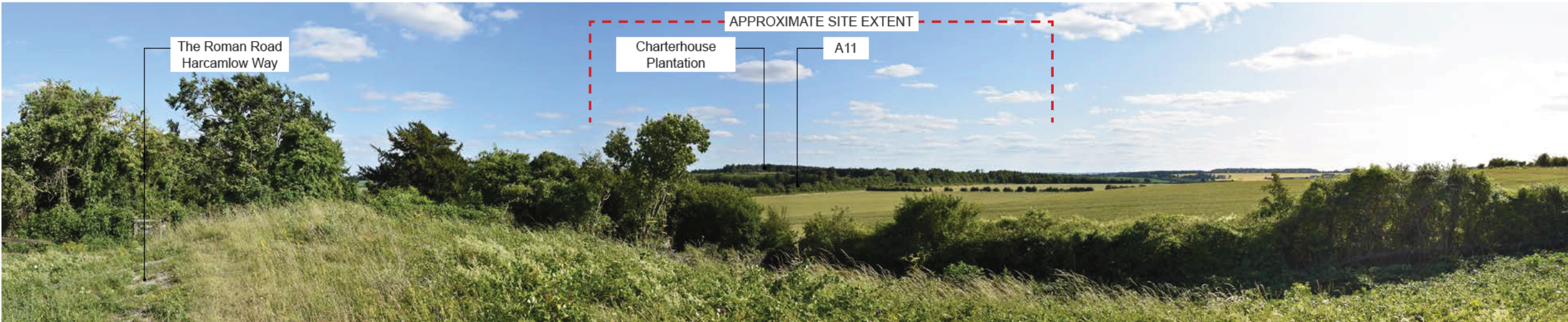
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VIEWPOINT 9: FROM PUBLIC BYWAY BABRAHAM 3 (ADJACENT TO WANDLEBURY COUNTRY PARK)

Distance from the site boundary:	3.0km	Direction of View:	south east	Weather	cloudy
OS Grid Reference:	E: 550176 N: 253359	WhatThreeWords:	snippets.ironic.radiating	Date and Time:	23.06.2025, 16:34

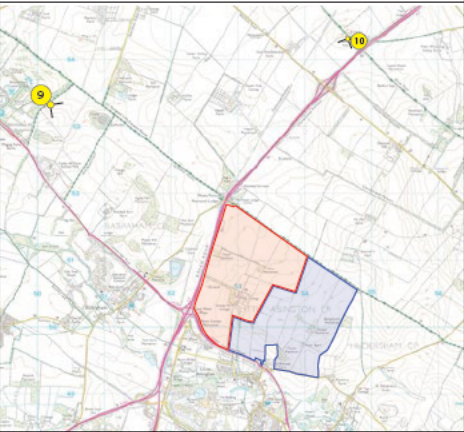


VIEWPOINT 10: FROM HARCAMLOW WAY LONG DISTANCE FOOTPATH (FLEAM DYKE SSSI)

Distance from the site boundary:	3.0km	Direction of View:	south	Weather	cloudy
OS Grid Reference:	E: 554659 N: 254357	WhatThreeWords:	clinchersoldiers.mile	Date and Time:	23.06.2025, 17:45

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Drawing Number BMD.25.0144.TN.APPENDIX B		
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