

Land East of Bridge Road, Histon

Landscape Summary Report

May 2022 – Issue 1

Client: BDW Trading Limited

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1 INTRODUCTION

- 1.1 The following landscape summary report has been prepared by Golby + Luck Landscape Architects following instruction by BDW Trading Limited to review the land to the east of Bridge Road, Histon (the site); see **GL1880 01**.
- 1.2 This report has been carried out following a site visit completed in May 2022. Fieldwork included a walkover of the site following the network of existing public rights of way and National Cycle Network Route 51 (NCNR51), and the wider consideration of the visual setting of the site from the local network of public rights of way and the public highway.
- 1.3 The purpose of this report is to identify:
- The role of the site in relation to the Green Belt and five purposes identified in the National Planning Policy Framework 2021 (the NPPF); and
 - Guidance to inform the masterplanning process.
- 1.4 In the production of this report reference has been made to the following documents and information sources:
- Ministry of Housing, Communities and Local Government – National Planning Policy Framework – July 2021 (the NPPF);
 - South Cambridge District Council – South Cambridge Local Plan – Adopted September 2018 (the Local Plan_
 - Land Use Consultants (LUC) - Greater Cambridge Green Belt Assessment – Final Report – South Cambridge District Council and Cambridge City Council – August 2021 (the GBA);
 - Chris Blandford Associated (CBA) – Greater Cambridge Shared Partnership Greater Cambridge Landscape Character Assessment - February 2021 (the LCA);
 - The National Heritage List – Historic England
 - DEFRA Magic Database;
 - Ordnance Survey information Explorer 1:20,000 and Street Plus 1:10,000;
 - Google Earth aerial photography; and
 - Historic mapping reference online.



2 SITE CONTEXT & DESCRIPTION

- 2.1 The site extends to approximately 9.8 hectares of farmland comprising what appears to be improved grassland extending across 4no. fields; see **GL1880 01**. The site also includes several outbuildings of Millfield Farm at its eastern boundary accessed from the B1049 Bridge Road.
- 2.2 In terms of settlement, the site is located at the south-east edge of Histon set within a framework of settlement and highways to the west, highway infrastructure to the south in the form of A14, and the Cambridge Guided Busway (CGB) and National Cycle Network Route 51 (NCNR51). These features combine to create a triangular shaped area of land set with the north-east quadrant of Junction 32 of the A14 at the interchange with Bridge Road. Within this triangle other land uses include the Holiday Inn Cambridge with associated access and car parking, and Cawcutt's Lake that extends across the south-east boundary with the A14 that appears to be used for fishing. The lake has a perimeter pathway but is bound by security fencing with a single-track access that extends from the hotel driveway alongside Bridge Road and the A14. At the north-west corner of the triangle is a maturing orchard set out in a rectangular field to the north of Millfield Farm.
- 2.3 Historically, Histon and Impington were separate settlements that have since coalesced forming the single largely modern settlement located at the northern edge of Cambridge. Historic mapping shows Histon to the west comprising a linear settlement extending north from the windmill and former fruit preserving factory towards Histon Park with Histon Manor and Abbey. Impington to the east was a smaller hamlet comprising Burgoyne's Farm, and the Church of St Andrew, with a collection of smaller buildings. Impington Park extended south from the settlement up to the Cambridge & St Ives branch line of the Great Eastern Railway (GER). The former railway has since been adopted as the route for the CGB. Beyond the settlements and associated parkland there was extensive evidence of orchards in the surrounding landscape.
- 2.4 The settlements have since expanded as part of their modern development up to the A14 to the south that marks the northern edge of Cambridge. There are a number of satellite settlements around Cambridge that include Milton and Girton to the north, Taverham and Fulbourn to the east, Harston, Great Shelford, Little Shelford and Stapleford to the south, and Grantchester, Barton, Comberton, Hardwick and Madingley to the west.
- 2.5 In terms of infrastructure, the M11 motorway passes to the west of Cambridge with the A14 passing to the north. The CGB passes through Histon connection to St Ives and Northstowe



to the north-west and the centre of Cambridge and Trumpington to the south. An overhead power cable crosses the site from east to west.

- 2.6 In terms of land use and vegetation cover, much of the wider land beyond the settlement is maintained as farmland with a dominance of arable land interspersed with pasture, market gardening and propagation, and the NIAB innovation farm to the west of Histon that trials new farming techniques. The field pattern has a strong geometric character reinforced to the east of Impington by the trees belts and woodland planting remnant of the former parkland. Tree species are diverse with a mixture of native broadleaved trees and pines interspersed within the tree belts. To the east is the Milton Recycling Centre and Park and Ride located to the west of the A10, with the main settlement of Milton to the east. To the north of Girton is Girton Golf Club presenting a typical golf course landscape.
- 2.7 To the north of the site the boundary with the CGB is defined by a fragmented but tall native hedgerow. To the north of the CGB are dense sections of woodland. To the east of the site Cawcutt's Lake is bound by sections of tree cover and scrub that reinforce its riparian character. To the south there is a relatively dense network of tall hedgerows and tree cover that separate the site from the hotel beyond. To the west the immediate setting of Millfield Farm is wooded with a tall tree belt extending along the boundary of Bridge Street.
- 2.8 In terms of landform and water features, the site falls from the east at approximately 15m above ordnance datum (AOD) to approximately 12m AOD at the eastern boundary. The wider landform is defined by the clay ridges to the south and west falling into the flat and low-lying setting of the fens. The River Cam Rhee and River Cam Granta converge at the south-east edge of Cambridge with the River Cam flowing north through the centre of the settlement. The clay ridges fall from heights of between 70m AOD to the south of Cambridge and 60m to the west into the low-lying fen that sits between 10m AOD and 20m AOD in the context of Cambridge. To the north the landform continues to fall into the fen landscape to approximately 5m AOD. To the east the landform rises into the rolling chalkland setting that extends in East Anglia.
- 2.9 In terms of access and recreation, the site is maintained as private farmland and does not provide any formal access or recreation function. The CGB and NCNR5 pass to the north of the site providing public access between Histon and Cambridge. The land to the south is maintained as the private grounds to the hotel. Cawcutt's Lake to the south-east appears to provide access for fishing.



- 2.10 In terms of designation, the site is located within the wider Green Belt setting that that encapsulated the majority of the settlements at the edge of Cambridge; see **GL1880 02**. Beyond the Green Belt the site is not covered by any landscape, heritage, or nature conservation setting that would suggest an increased value or sensitivity to change. The site is also not covered by any other statutory or non-statutory designation that would prohibit its development for residential purposes.
- 2.11 The site sits within Impington Parish and forms part of the Histon and Impington Neighbourhood Plan 2021 (the NP). Within the NP the site is not identified as forming part of a sport, leisure, or open space facility. It also does not contain any buildings of interest or sit within the Windmill Policy Area. The site does not form part of a protected village amenity area and is not identified as a Local Green Space (LGS).
- 2.12 A small part of the site (Millfield Farm) is identified as forming part of Important Natural Habitats Policy Area V33 that covers Cawcutt's Lake and adjacent land. It is assumed this must be due to the presence of deciduous woodland as identified in DEFRA Magic.
- 2.13 The site is identified as a noise mitigation site to the A14 (Area 27 and a small part of Area 33). This policy does not seek to preclude development but expects proposals to demonstrate how they will contribute to the mitigation of the A14 on the setting of Histon and Impington.
- 2.14 The site is also remote from the Histon and Impington Conservation Areas and does not contain or adjoin any Listed Buildings.



3 LANDSCAPE & VISUAL BASELINE

Landscape Setting

3.1 At a national level the Natural England Character Area Profile study identifies the site as being located within the NCA 88: Bedfordshire and Cambridge Clayland. The key characteristics of NCA 88 are identified as:

- *“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.*
- *Brickfields of the Marston Vale and Peterborough area form distinctive post-industrial landscapes with man-made waterbodies and landfill sites. Restoration of sand and gravel workings has left a series of flooded and restored waterbodies within the river valleys.*
- *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 There are few of these key characteristics relevant to the site beyond its local relationship with Cambridge and immediate relationship with major highway infrastructure.

3.3 At a local the LCA identifies the site as being located within the Fen Edge Claylands landscape character type and the Cottenham Fen Edge Claylands landscape character area (Area 2B). The Fen Edge Claylands is assessed as having a “**moderate**” landscape condition and “**moderate**” strength of character in the LCA. The prescribed landscape strategy for this area is defined as “**conserve and enhance**”. It is unclear how this judgement was made as the strict interpretation of the assessment methodology would suggest this as being a landscape with the strategy of “**restoration**”.

3.4 The key landscape characteristics of the Fen Edge Claylands are identified as:

- *“Low-lying, gently undulating landscape with extensive vistas and large skies*



- *Gradually rising landform, south from the edge of The Fens, which adds a prominence to the Fen Edge villages in places*
- *Large-scale, open field system defined by a hierarchy of drains, ditches and lodes*
- *Predominantly arable farmland supplemented with small scale pastoral field patterns around settlement edges*
- *Little vegetation cover, limited to dispersed fragments of deciduous woodland, scattered traditional orchards and gappy hedgerows*
- *Hedgerows, shelterbelts and small clumps of trees create a distinctive, localised vegetation pattern in proximity to villages*
- *Orchards are a distinctive feature, particularly around the settlements*
- *Dispersed settlement pattern of villages on raised landform at the edge of The Fens and individual farms and cottages.”*

3.5 Few of these characteristics are present in the immediate context of the site which is contained by a mature landscape setting of tree belts and woodland to the north in combination with transport infrastructure, major highway infrastructure to the south, and settlement to the west.

3.6 Key landscape features are identified as:

- *“Historic, dispersed settlement pattern of villages and individual farms and cottages*
- *Characteristic Fen Edge villages along the line of the floodplain*
- *Numerous, small, traditional orchards particularly in the north of the LCT in proximity to the village settlements*
- *Pockets of priority habitats, particularly grazing marsh in proximity to watercourses*
- *Strong sense of historic settlement and land use.”*

3.7 None of these are present within the site, with only a maturing new orchard adjacent to the site.

3.8 Forces for change are identified as:



- *Intensive arable agriculture has resulted in field expansion and removal of key habitats including hedgerows. Changes in agri-environmental schemes and agricultural subsidies could result in further fragmentation of ecological networks and conversion/expansion of farmsteads*
- *Loss of traditional orchards and small-scale field systems in proximity to the traditional settlements, through development expansion, change of land use and further intensification and modernisation of farming practices*
- *Climate change and land use change could lead to increased risk of flooding, which would alter the ecological networks, resulting in shift in species composition and requiring alterations in management*
- *Pressures for development which would change the character of the Fen Edge villages through further expansion and densification*
- *Ad hoc woodland and shelterbelt planting that would alter the open character of the landscape*
- *Development of large scale buildings on farms due to intensification of farming practices*
- *Continued evolution of the landscape as the new town at Northstowe is built out."*

3.9 Again, little of this is relevant to the site, notably the use of shelter belts as these are a key local landscape element that define the former setting of Impington Park.

3.10 The LCA identifies a number of key landscape sensitivities that are not evidence in the landscape of the site. The LCA also sets out landscape and development guidelines for this area that where relevant can be sensibly accommodated within a framework of development for the site.

3.11 The more specific assessment of Area 2B identifies the following key characteristics:

- *"Well settled rural landscape comprising a number of large villages with historic linear cores located on elevated 'islands'*
- *Pockets of remnant parkland alongside orchards, hedgerows and shelterbelts create a distinctive, localised vegetation pattern in proximity to the villages*



- *Urban influences associated with the urban edge of Cambridge and major road network in the south which are discordant with the otherwise rural character.”*

- 3.12 Understandably, these characteristics are more representative of the local setting of the site and Histon, but still do not reflect the immediate settlement and infrastructure setting of the site.
- 3.13 Key sensitivities include long framed views of which there are none; remnant parkland setting which is present to the north associated with Impington; and pressure for recreation which is not evidenced within the site.
- 3.14 Given the moderate assessment of landscape condition and strength of character given for the wider landscape character type, it is not unreasonable to assess the immediate setting of the site as having a weak condition and weak strength of character. There are features of some value and interest that include the lake to the south-east and maturing orchard to the west but given the degree to which this landscape is influenced by its immediate setting of settlement and infrastructure its condition, strength of character and overall value/sensitivity are severely limited.

Visual Setting

- 3.15 The landscape setting of the site is again heavily contained by a combination of settlement, highway infrastructure and mature tree belts and woodland. Local receptor groups to the site include:
- Open and filtered views from sections of the NCNR51;
 - Filtered views from the grounds of the hotel to the south;
 - Filtered views from sections of Bridge Road to the west of the site; and
 - Filtered views from the elevated sections of Junction 32 of the A14.
- 3.16 This report includes a series of representative views; see **GL1880 03** to **05**. View locations are illustrated on the Site Location plan; see **GL1880 01**.
- 3.17 Views 1 and 2 are taken from Bridge Road approaching the site from Junction 32 of the A14, approximately 215m from the site looking north-east. From this location there is an open appreciation of the foreground setting to the hotel and associated car parks. Views beyond the hotel across the site are heavily filtered by the intervening vegetation cover.



- 3.18 View 3 is taken from Bridge Road approximately 45m from the site looking south-east. From this location the site is not visible, but the view illustrates the open setting that exists to the foreground setting of the hotel that contributes to the gateway setting of Histon when approaching/leaving the settlement.
- 3.19 View 4 is taken from NCNR51 approximately 95m from the site looking south-east. From this location there is an open channelled view along NCN51 and the CGB. There are also filtered views across the site towards the horizon that is defined in part by the A14 with glimpses of the commercial development to the south.
- 3.20 View 5 is taken from NCNR51 approximately 60m from the site looking south-west. Again from this location there is an open channelled view along NCN51 and the CGB. There are also filtered views across the site towards the horizon that is defined in part by the A14 with glimpses of the commercial development to the south. To the north views across the wider setting of farmland are intermittent seen through gaps with the adjacent woodland cover and tree belts.
- 3.21 View 6 is taken from the NCNR51 at the A14 crossing approximately 440m from the site looking west. From this location there are filtered views across Cawcutt's Lake and limited heavily filtered views towards the eastern boundary of the site. From this location the engineering and embankments of the A14 are visible alongside the open setting of the lake, views of which are detracted by the security fencing to its perimeter.
- 3.22 In summary, the visual setting of the site is contained and there are few receptor groups local to the site that can be considered as being highly sensitive to change. The visual sensitivity of the site is considered to be moderate to low.



4 GREEN BELT ISSUES

- 4.1 In terms of Green Belt setting the site has been considered as part of a wider land parcel (Parcel HI15) in the GBA.
- 4.2 In this assessment the site was found to have the following contribution relevant to the each of the “Cambridge” Green Belt purposes set out in the NPPF:
- Cambridge Purpose 1 – Preserve the unique character of Cambridge as a compact dynamic city with a thriving historic centre – **“significant”**;
 - Cambridge Purpose 2 – Maintain and enhance the quality of its setting – **“moderate”**;
 - Cambridge Purpose 3 - Prevent communities in the environs of Cambridge from merging into one another and with the city – **“significant”**.
- 4.3 The “Cambridge” Green Belt purposes are different the purposes set out in the NPPF that seek to:
- a) *“to check the unrestricted sprawl of large built-up areas;*
 - b) *to prevent neighbouring towns merging into one another;*
 - c) *to assist in safeguarding the countryside from encroachment;*
 - d) *to preserve the setting and special character of historic towns; and*
 - e) *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”*
- 4.4 The GBA sets out a detailed methodology with supporting justification for the use of the “Cambridge” purposes that are specific to what is described as the unique setting of Cambridge and combine the five purposes set out in the NPPF.
- 4.5 Much of the focus of the “Cambridge” purposes is understandable on the historic setting of Cambridge and its relationship with it surrounding inset village, in particular those that share a close relationship with the main urban fringe.
- 4.6 Histon is such a village located at the northern edge of Cambridge separated from the main urban area by the A14.



4.7 In terms of Green Belt setting there are three key questions pertinent to this site:

1. The openness of the site and its relationship with the wider setting of the Green Belt;
2. The degree to which the site contributes to the separate character and identity of Histon and Cambridge; and
3. The degree to which the site contributes to the historic setting of Cambridge, and to a lesser degree Histon and Impington.

4.8 In terms of openness, the site in itself is undeveloped and therefore open in strict Green Belt terms. However, it is also important to consider how the site relates to the wider setting of the Green Belt and how any change within it would alter its setting or be perceived as encroachment.

4.9 The site affords robust and enduring boundaries that comprise the CGB to the north, the A14 to the south, and Bridge Road and the settlement edge to the west. The scale and nature of these features in combination with the landscape setting of the site secure a high level of containment and conversely a high degree of separation with the wider Green Belt. This framework also reduces the perceived openness of the site due to the inability to read it as part of a wider landscape setting.

4.10 Therefore, in terms of openness and encroachment, any harm to the setting of the Green Belt is limited to the immediate setting of the site, and the robust and enduring nature of its boundaries provides certainty that any alteration to the Green Belt boundary in this location will not lead to future pressure to subsequently review/consider further expansion.

4.11 In terms of separation, Histon clearly shares a close relationship with Cambridge. Histon extends south into the north-west quadrant of Junction 32 of the A14 and Cambridge extends north into the south-east quadrant of the same junction. Cambridge Road/Bridge Road is the main highway link between the two settlements, and the CGB and NCNR51 are the main public transport and pedestrian highway links between the two.

4.12 The A14 is raised in section between Cambridge and Histon and whilst only making a limited contribution to their physical separation, the highway makes a more significant contribution to their perceived separation. In terms of the highway journey between the settlements, the elevated nature of the junction crossing in combination with its vegetated setting creates a defined separation threshold.



- 4.13 Approaching Histon from the junction the open foreground setting to the hotel provides an open and relatively attractive landscape setting to the settlement that again adds to the perception of separation between the settlements. The site plays a limited function in this setting.
- 4.14 The CGB provides users with an experience of passing through an open farmland landscape setting between settlements. This experience is most notable between St Ives and Northstowe, and Northstowe and Histon. On this route there is a combination of views that include an open setting of farmland on each side of the route, a farmland setting to one side with settlement to the other, and sections entirely contained by settlement. Between Histon and Cambridge the CGB passes under Bridge Road into an open landscape setting contained by the A14 to the south. This section of land that includes the site provides an experience of leaving Histon before arriving at Cambridge after passing under the A14.
- 4.15 Development within the site will, to varying degrees, impact on this sense of leaving one settlement and arriving in another, but not the extent where that experience would be entirely lost. The land to the north would retain an open setting, and dependant on the extent of the development, open land would be retained to the south.
- 4.16 Therefore, in terms of separation, the site does play a role in defining the separation between Histon and Cambridge to users of the CGB and NCNR51, and development in the site would need to take account of that role in terms of its scale (i.e the degree to which it extends alongside this route), and appearance (i.e avoiding a hard facing frontage to this route and adopting an appropriately landscaped transition).
- 4.17 In terms of the historic setting of Cambridge, the thrust of this purpose is to protect the special historic interest of the settlement, its approaches, and setting. As noted in the GBA there are numerous entrances/approaches to the city either along the river corridor, through linear green spaces that extent deep into the urban area, or along its historic routes and highways that are linked to notable building, structures, and places.
- 4.18 Secondary to this is the historic setting of Histon and Impington defined by the settlement Conservation Areas, Listed Buildings, and parkland setting.
- 4.19 In terms of Cambridge, the site does not form part of one of the key historic approaches/routes into the city and does not form part of the setting to any of the buildings, structures, spaces/places that are central to its historic special interest. Quite



the contrary, the site sits within a framework of entirely modern highway and public transport infrastructure and settlement (accepting that the CGB follows the route of a disused railway line).

- 4.20 In terms of the local settlements, the site does not share any relationship with the Histon or Impington Conservation Areas, and does not contain or adjoin any Listed Buildings, or buildings/structures of historic interest.
- 4.21 In terms of historic setting, the site makes a limited contribution to Cambridge or the local settlements of Histon and Impington.
- 4.22 In summary, whilst the GBA has identified the site as making a very high contribution to the purposes of the Green Belt, there is no reason why a considered scheme within the site cannot mitigate harm to its function. Detailed consideration should be given to the extent to which any development extends alongside the CGB limiting harm to the separation function between Histon and Cambridge, and to a landscaped transition between the site and the CGB limiting harm openness function of the wider Green Belt.



5 GUIDELINES FOR DEVELOPMENT

- 5.1 In terms of landscape setting and associated landscape issues, the site forms part of a relatively low value/sensitivity landscape with few features/characteristics of note. The existing structure of fields boundaries and tree cover make the most meaningful contribution to its setting and should be used to inform/guide any proposal for development.
- 5.2 Beyond the site the lake to the south-east, maturing orchard to the west, and setting of mature woodland and tree belts to the north are the key landscape features, beyond which the setting of modern infrastructure is a detracting element.
- 5.3 In terms of visual setting, the site is contained with views/receptors groups limited users of the CGB and NCNR5, visitors to the hotel, possible users of the lake for fishing, and users of the Bridge Road. Given the nature of these views, the immediate interrelationship with local infrastructure, and the restricted visual setting of the site, none of these receptor groups are considered to be of high visual sensitivity. Users of NCNR51 are the most susceptible receptors to change, but the value of views afforded from this section of the cycle routes is generally very limited.
- 5.4 The sensitivities of the site lie in its role in the setting of the Green Belt, notably its function in providing separation between Histon and Cambridge along the CGB and NCNR51, and its open and undeveloped character albeit set within a contained landscape that makes a limited contribution to the wider setting of the Green Belt.
- 5.5 A development proposal for housing within the site should seek to secure the following landscape and Green Belt guidelines:
- Retain and reinforce the existing structure of tree and hedgerow cover across the site;
 - Reinstatement of the historic field pattern and use this to guide the scale/extent of development. Notably the extent to which development extends alongside the CGB to limit any harm to the separation function of the Green Belt;
 - Where new landscape features are proposed these should be in the form of positive elements that respond to the existing landscape that define the local setting, or through the use of historic landscape features. These might include the use of mixed native tree belts that respond to the remnant parkland character to

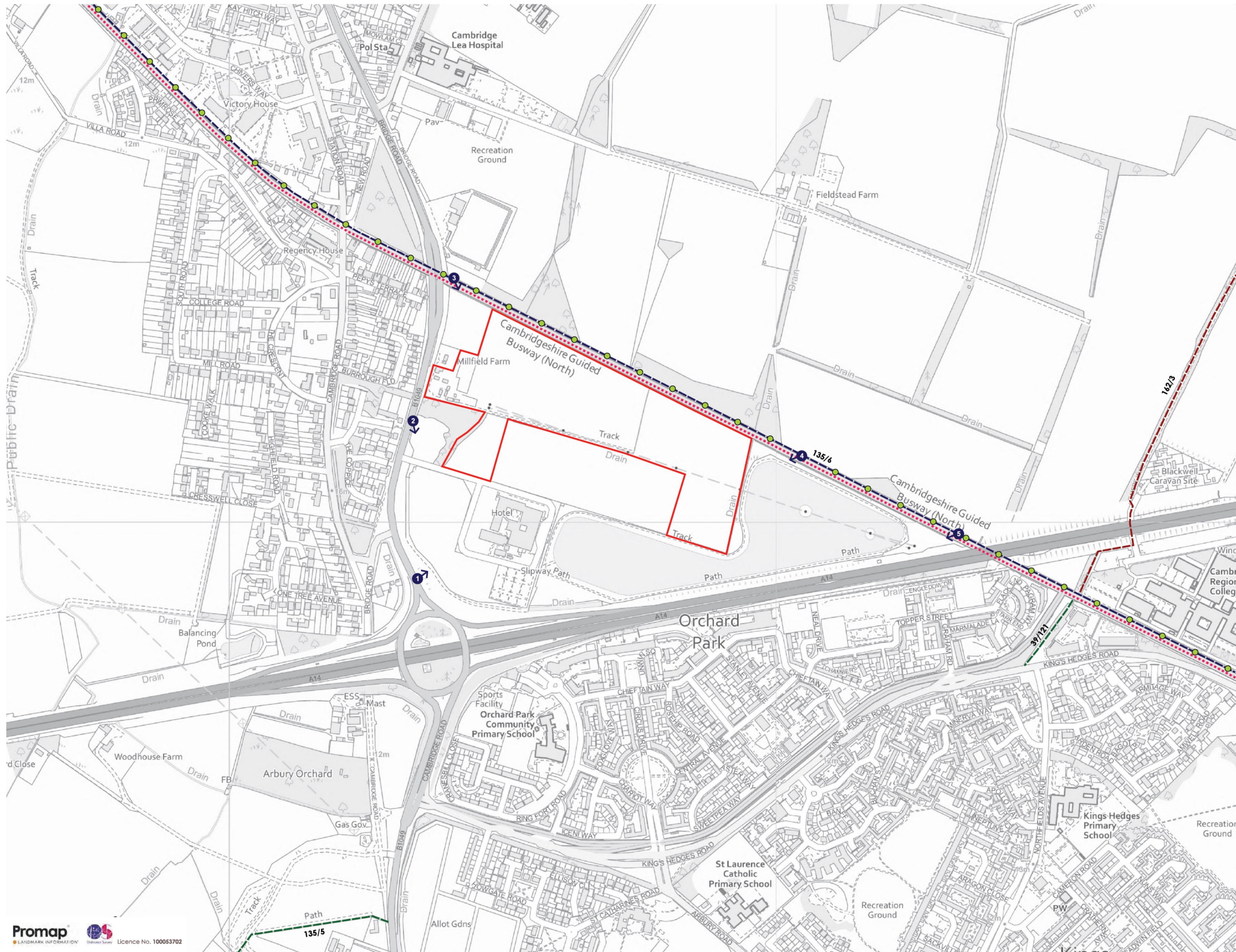


the north, or through the reinstatement of orchards that once formed part of the immediate setting of Cawcutt's Farm;

- Use new landscape features to secure a high level of landscape integration. This will not only limit the effect of development on the character and appearance of the site and its local environment, but also any harm to the perceived openness to the setting of the CGB and NCNR51 in the context of the Green Belt;
- Ensure a relatively high level of integration with Cawcutt's Lake to the south-east, and if possible, seek to delivery new water features/wetland environments to complement its setting;
- Ensure that the scale of development is not prominent in views from the elevated section of Bridge Road close to the junction of the A14; and
- Where possible try to secure improved integration and public access between Bridge Road and the CGB.



Figures



- Key
- Site boundary
 - Public footpath
 - Public bridleway
 - Public byway
 - National Cycle Network Route 51
 - Cambridge Guided Busway
 - Photographic view locations

Project
Land East of Bridge Road,
Histon

Drawing title
Site Location

Client
BDW Trading Limited

Scale
1:5000 @ A2

Date
12/05/2022

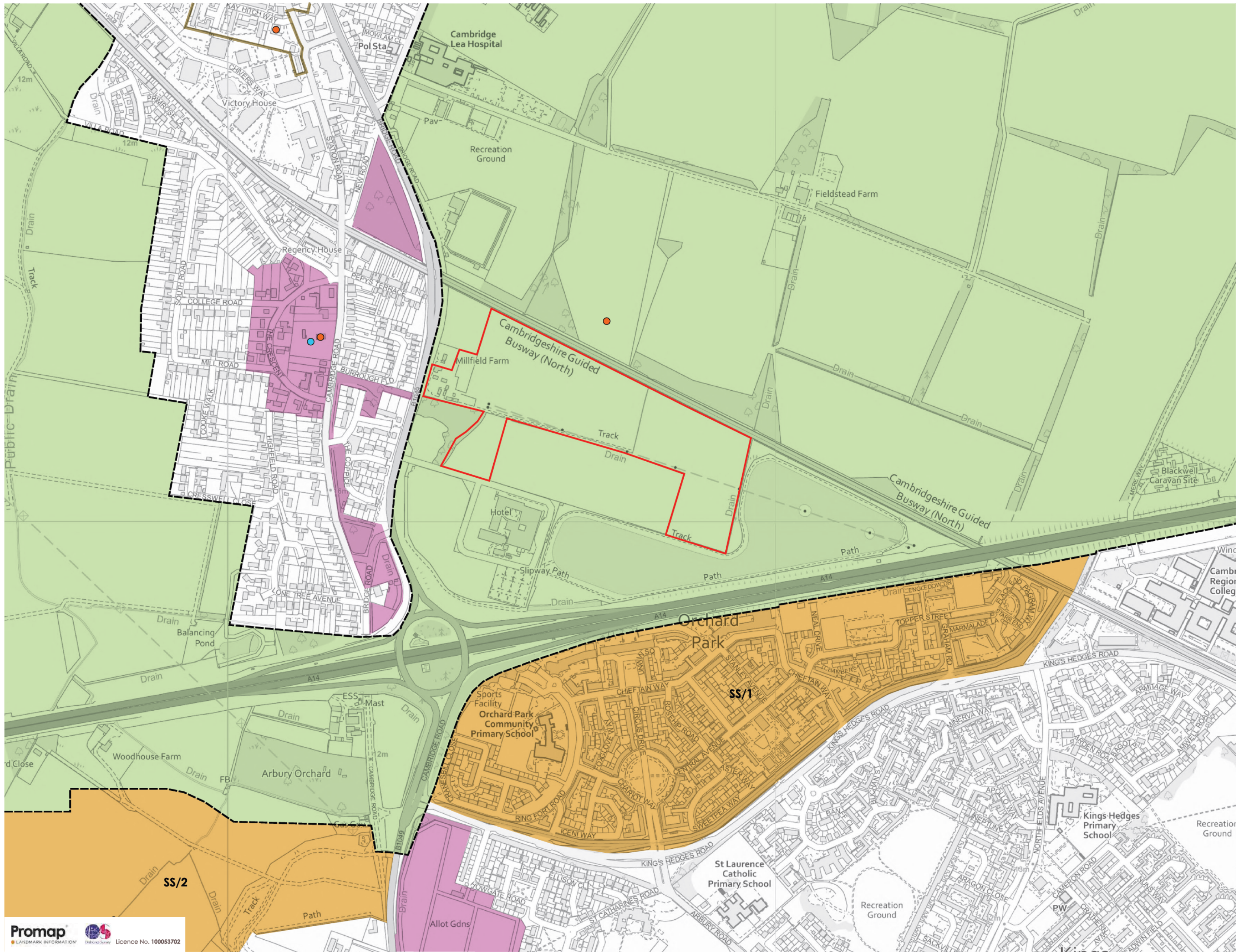
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Number/Figure
GL1880 01

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- Key
- Site boundary
 - Development Framework
 - Green Belt
 - Protected Village Amenity Space
 - Major Development Site
 - Conservation Area
 - Grade II* Listed Building
 - Grade II Listed Building

Project
Land East of Bridge Road,
Histon

Drawing title
Designations

Client
BDW Trading Limited

Scale
1:5000 @ A2

Date
12/05/2022

Checked
SG

Number/Figure
GL1880 02

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Approximate extent of site in view



Photographic View 1 - Taken from Bridge Road approximately 215m from the site looking north-east

Approximate extent of site in view

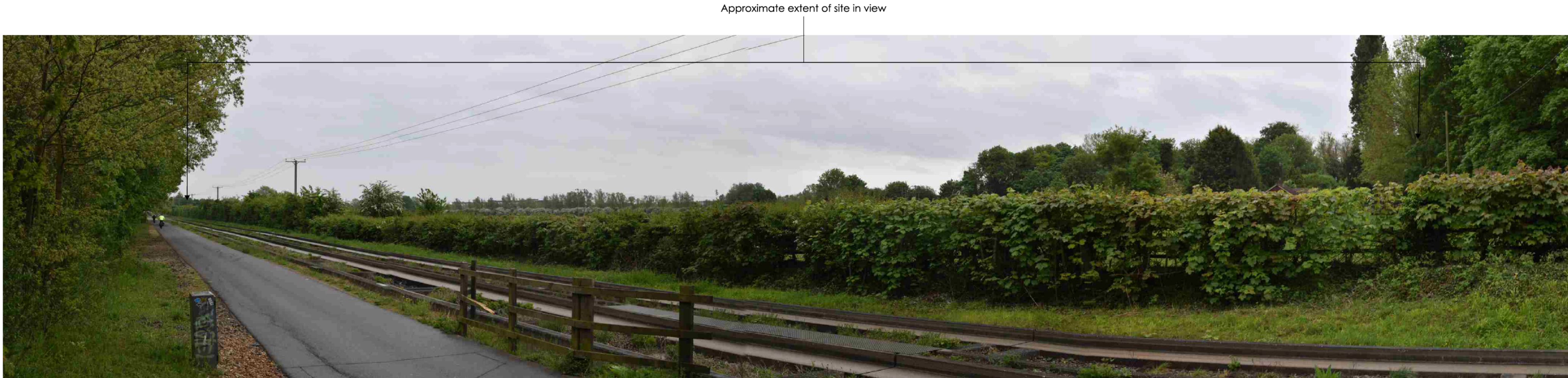


Photographic View 2 - Taken from Bridge Road approximately 215m from the site looking north-east

Project	
Land East of Bridge Road, Histon	
Drawing title	
Photographic Views 1 & 2	
Client	
BDW Trading Limited	
Scale	Checked
NTS @ A2	SG
Date	Number/Figure
12/05/2022	GL1880 03



Photographic View 3 - Taken from Bridge Road approximately 45m from the site looking south-east



Photographic View 4 - Taken from NCNR51 approximately 95m from the site looking south-east

north	Project	Land East of Bridge Road, Histon
	Drawing title	Photographic Views 3 & 4
	Client	BDW Trading Limited
	Scale	NTS @ A2
	Date	12/05/2022
	Checked	SG
	Number/Figure	GL1880 04

Approximate extent of site in view



Photographic View 5 - Taken from NCNR51 approximately 60m from the site looking south-west

Approximate extent of site in view



Photographic View 6 - Taken from NCNR51 approximately 440m from the site looking west

Project

Land East of Bridge Road,
Histon

Drawing title

Photographic Views
5 & 6

Client

BDW Trading Limited

Scale

NTS @ A2

Date

12/05/2022

Checked

SG

Number/Figure

GL1880 05

north



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