

LANDSCAPE AND VIEWS TECHNICAL NOTE



Job Name: Land at Hinxtton

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1.0 Introduction

1.1 The Environment Partnership (TEP) Ltd has been commissioned by SmithsonHill Ltd (SmithsonHill) to provide landscape and visual advice in relation to the proposed development of land at Hinxtton (hereafter referred to as 'the Site') to deliver residential development. The Site extends to approximately 242ha and comprises land between the A1301 and the A11. It also includes a smaller parcel of land to the north of the A505 known as Ricketts Field. The Site was submitted in the Greater Cambridge Shared Planning service call for sites, and has been assigned Site ID 200765 in the Housing and Employment Land Availability Assessment (HELAA). It's location is shown on Figure 1.

Scope and Purpose

- 1.2 The Regulation 18 consultation for the Draft Greater Cambridge Local Plan (GCLP) did not identify the Site as a proposed allocation. In relation to the HELAA (October 2025), the RAG rating for landscape was red. The specific comments were: *'Development of this site would have an adverse and irreversible impact on landscape character. Long distance and local views would be impacted due to the wide and open field character and topography with localised vantage points. Development would cause a significant urbanisation of land between Hinxtton (and the approved Wellcome Genome Campus land) and the villages of Whittlesford and Sawston.'* Since the Call for Sites, SmithsonHill has continued to develop its understanding of the Site and its opportunities and constraints, and to inform a revised concept masterplan (**Appendix C**) which demonstrates how development might come forward.
- 1.3 The purpose of this Technical Note is to support the Regulation 18 submission by SmithsonHill and demonstrate that development is achievable on the Site through careful consideration of the constraints and opportunities presented by the surrounding landscape. The recommendations identified in this document have informed a revised concept masterplan which is presented as part of the Regulation 18 submission and included at **Appendix C**.



- 1.4 This technical note describes the landscape and visual characteristics identified during a desk study and field survey. It then identifies potential effects of future development and provides recommendations on how future development could be accommodated on the Site whilst minimising effects on landscape characteristics and on views in response to the HELAA conclusions.
- 1.5 Fieldwork was undertaken by Chartered Landscape Architects on 22nd December 2025 and involved visiting the Site and the surrounding area.
- 1.6 The scope of this technical note has included a desk-based review of the following documents:
- Emerging Greater Cambridge Green Infrastructure Strategy, November 2025 Draft;
 - Greater Cambridge Landscape Sensitivity Assessment, 2021;
 - National Character Area Profile 87: East Anglian Chalk, 2024;
 - Landscape East Integrated Landscape Character Objectives, 2010; and
 - Greater Cambridge Landscape Character Assessment, 2021.

2.0 Landscape Character and Sensitivity

Statutory and Non-Statutory Designations

- 2.1 The Site is not within any national or local landscape designations.
- 2.2 Hinxton Grange and the associated coach house and stables sit within an enclave of land carved out of the centre of the Site and are Grade II Listed Buildings. There is intervisibility between the Site and these Listed Buildings, although intervisibility is generally contained to the designed parkland landscape surrounding Hinxton Grange.
- 2.3 Hinxton Conservation Area is approximately 300m south-west of the Site at its closest point and there is some intervisibility between the Site and the Conservation Area, filtered by existing vegetation along the A1301.
- 2.4 Although not designated, a Second World War pillbox is located approximately 475m south of Hinxton Grange, along the tarmac track running from the southern boundary of the Site towards Hinxton Grange. There are views from the pillbox across the Site.

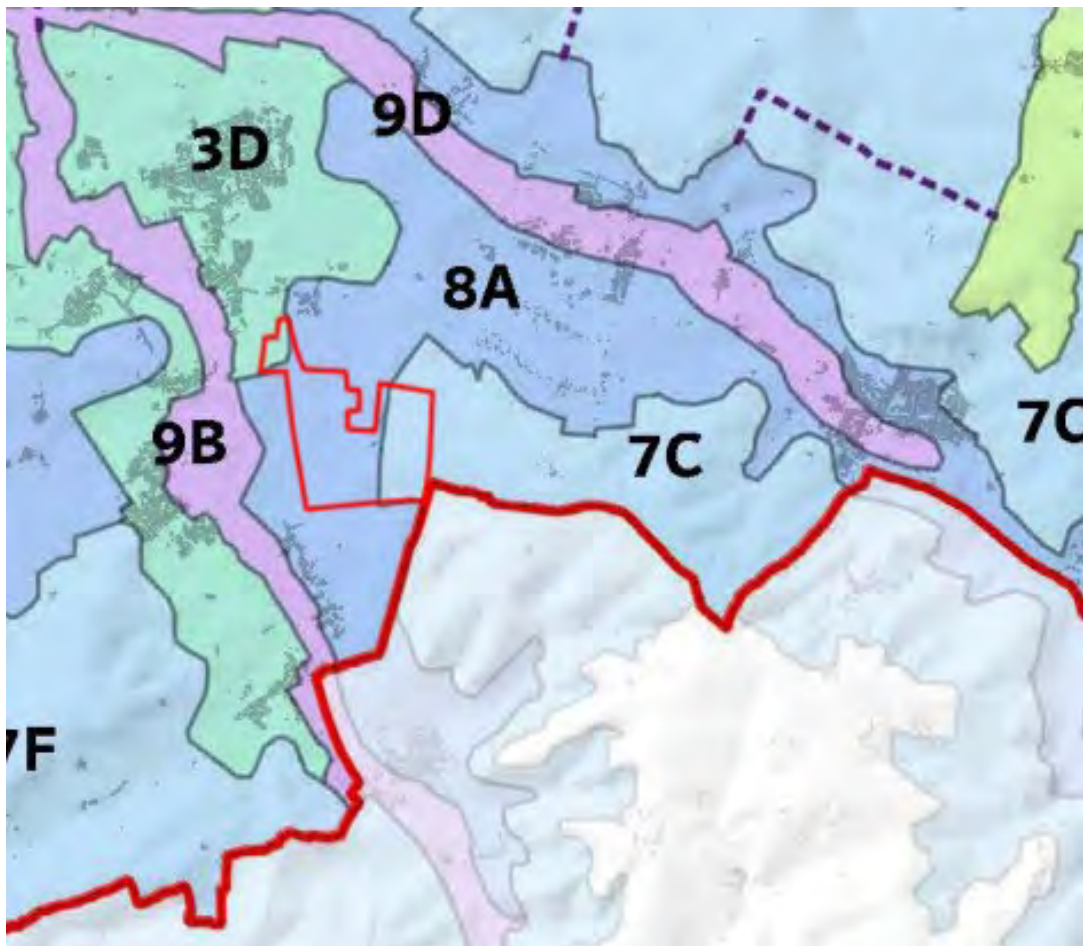
Landscape Character

- 2.5 The Site and the study area are within National Character Area (NCA) 87: East Anglian Chalk (as set out in Natural England's NCA profile) which is a visually simple landscape of smooth, rolling chalkland hills with large regular fields. Key characteristics of relevance to the Site include:
- *'narrow continuation of the chalk ridge that runs south-west–north-east across southern England, continuing in the Chilterns';*

- *'rolling downland, mostly in arable production, has sparse tree cover but distinctive beech belts along long, straight roads'; and*
- *'the Anglo-Saxon linear earthworks of... Brent Ditch'.*

2.6 The portion of the Site to the west of Hinxtion Grange is in Landscape Character Area (LCA) 8A: Pampisford Lowland Chalklands identified in the Greater Cambridge Landscape Character Assessment (2021), see Inset A. This is a transitional landscape between river valleys, lowland farmlands and chalk hills. Key characteristics of relevance to the Site include:

- *'small blocks of woodland and shelterbelts... create a visually enclosed, intimate character';*
- *'historic parkland features, including... technology research parks'; and*
- *'scattered small villages on elevated ground'.*



Inset A: Extract from the Greater Cambridge Landscape Character Assessment (2021)

2.7 The portion of the Site to the east of Hinxtion Grange is in LCA 7C: Linton Chalk Hills, see Inset A. This is a rolling, elevated chalk landscape with large open rectilinear fields in an irregular pattern. Key characteristics of relevance to the Site include:

- *'simple rural landscape with large, rectilinear arable fields';*
- *'sparsely scattered small woodland blocks'; and*

- *'distinctive linear features including earthworks'*.

2.8 Ricketts Field is in LCA 3D: Cam & Granta Tributaries Lowland Farmlands, see Inset A. This LCA is distinguished by its wooded appearance, and by the relatively built up and suburban character of its villages. Key characteristics of relevance to the Site include:

- *'Wider floodplain of the River Cam or Rhee and River Cam or Granta*
- *Dense pattern of large commuter villages with a suburban character and industrial influences, eroding rural character*
- *Transport networks including railway and major road networks fragment the area'*.

The Site

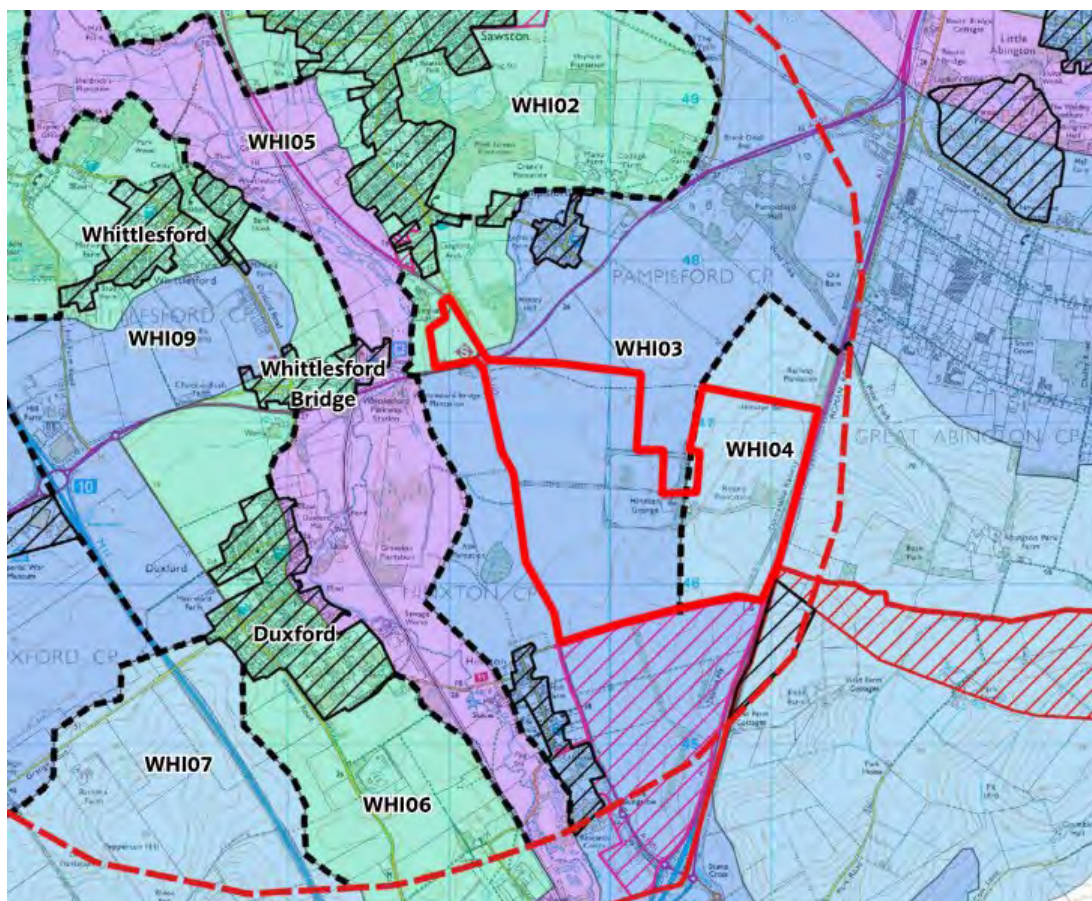
- 2.9 As shown in Figure 2 the Site comprises largely arable land which is privately owned with no public access or public rights of way. Physical development is centred around Hinxton Grange and along the existing lane running north-south through the site.
- 2.10 The Site is bounded to the east by the A11, to the south by an outgrown hedge, beyond which is an access track to the commercial units near Hinxton Grange and to the north and west by low hawthorn hedges beyond which are further agricultural land and the A1303 respectively.
- 2.11 Ricketts Field is bound to the north by Mill Farm Lane and Pampisford Mill, to the east by the A1301, to the south by the A505 and to the west by the River Cam. This parcel of land has been urbanised by the road network (A505 and A1301), Whittlesford Parkway Station, the National Highways Depot and the petrol station and McDonald's to the south of the A505. To the immediate north of Ricketts Field larger scale/massing buildings are visible and there are views to the buildings at the National Highways Depot.
- 2.12 Ricketts Field and the western part of the Site are on the flatter land of the river valley at between approximately 25m and 30m Above Ordinance Datum (AOD). The Site rises gently to the east to a high point at just over 65m AOD near the middle of the eastern boundary of the Site.
- 2.13 The arable fields are medium sized and some are bound by mixed species native hedgerows. A tree lined avenue connects the A1301 and Hinxton Grange. The avenue comprises mainly beech trees with occasional yew and ash. Hinxton Grange is contained within a designed parkland landscape. The parkland contains individual trees and tree groups including beech and walnut. Woodland shelterbelts contain the parkland.
- 2.14 The Hinxton Estate includes Hinxton Grange and a few other two-storey residential dwellings (some with associated horse grazing land) and a small number of commercial units. The commercial units are well integrated into their surroundings by existing woodland.

- 2.15 The Wellcome Genome Campus expansion site is currently under construction in the triangular wedge of land immediately south of the Site between the A11 London-Norwich Trunk Road and the A1301. When completed, this mixed-use development will significantly change the landscape character of the immediate area.

Landscape Sensitivity

Greater Cambridge Landscape Sensitivity Assessment

- 2.16 The Greater Cambridge Landscape Sensitivity Assessment (2021) places Ricketts Field in WHI02, the western part of the Site in Assessment Parcel WHI03 and the eastern part within Assessment Parcel WHI04, see Inset B. The parcels were assessed in relation to sensitivity to residential, commercial and mixed-use development.



Inset B: Extract from Greater Cambridge Landscape Sensitivity Assessment (2021)

- 2.17 Assessment Parcel WHI02 was reported to be of medium sensitivity to development. The key factors which make the landscape less susceptible to development include detracting features including large scale industrial development, transport and power infrastructure which erode rural character, scenic value and tranquillity. Key features identified as making the landscape more susceptible to development include Dernford Fen Grassland County Wildlife Site and Dernford Fen SSSI, open views towards the wooded river valleys of the Cam and Granta and Chalk Hills to the north. The Site is approximately 2.8km south-east of Dernford Fen at its closest point. The

Assessment notes that there may be some opportunities for residential, commercial and mixed-use development with increased height/scale in parts of this Assessment Unit.

- 2.18 Assessment Parcel WHI03 was reported to be of medium to high sensitivity to development. The key factors which make the landscape less susceptible to development include the commonplace, arable land cover and the visibility of the eastern edge of Sawston. Key features identified as making the landscape more susceptible to development include linear woodland and parkland at Pampisford Hall and the wooded Granta Valley and Chalk Hills to the north-east. The latter are more than 3km from the Site with no intervisibility with it.
- 2.19 Assessment Parcel WHI04 was also reported to be of medium to high sensitivity to development. The key factors which make the landscape less susceptible to development include the simple landcover of large-scale arable fields and the erosion of tranquillity by the A11. Key factors identified as making the landscape more susceptible to development include rolling landform, expansive elevated views across the Granta Valley high scenic value and strong rural character.
- 2.20 The Site forms a small part of these Assessment Parcels and is well related to the Wellcome Genome Campus expansion site currently under construction to the south of the Site. The Site contains the less susceptible features noted in the Assessment, including commonplace, large-scale arable fields and erosion of tranquillity by the A11; but lacks the more susceptible feature of intervisibility with the wooded Granta Valley. On this basis the Site is assessed as having medium sensitivity to residential development.

Landscape Value

Natural Heritage

- 2.21 There are no Tree Preservation Orders¹ or areas of Ancient Woodland on the Site, nor are there any ecological designations.

Cultural Heritage

- 2.22 The Brent Ditch, approximately 540m to the north-east of the Site at its closest point is a Scheduled Monument and is noted as a distinctive feature in national and district landscape character assessments.
- 2.23 The designed parkland landscape associated with Hinxton Grange is not registered but is representative of the '*historic parkland*' noted for LCA 8A: Pampisford Lowland Chalklands.

¹ Confirmed by consulting online mapping provided by South Cambridgeshire District Council.

Landscape Condition

- 2.24 The Site is not in any international, national, or local landscape designations. The only notable landscape features of the Site are tree belts and woodland associated with Hinxtion Grange.

Associations

- 2.25 The landscape of the Site has no known associations with renowned artists or writers.

Distinctiveness

- 2.26 The Site consists of commonplace large-scale arable fields and does not show rare, unusual, or distinctive features.

Recreational Value

- 2.27 The Site is not subject to public access and offers no recreational value.

3.0 Visibility

- 3.1 Visibility of the Site is closely linked with landform and areas of existing vegetation. Viewpoint Locations are shown on Figure 3 with Viewpoint Photographs provided at **Appendix B**.
- 3.2 To the south-west, there are views of the Site from the A1301 over the hedge along the Site's western boundary, including from the combined foot and cycleway running alongside the roadway. Views continue to the south but are progressively more filtered by vegetation. There are also partially filtered views from North End Road which runs roughly west from the A1301, opposite the south-west corner of the Site.
- 3.3 To the north there are views from A505 over the Site as the roadway stands on slightly higher ground. As the road continues north-east the Site becomes progressively distant from the road and beyond the junction with Beech Lane visibility is obscured by woodland associated with Pampisford Hall.
- 3.4 To the south-east, visibility of the Site from the A11 London-Norwich Trunk Road is mostly obscured by a tree belt running along the western side of the road. However, just to the south-east of the Site there is a gap in this tree belt of approximately 150m along which there is visibility of the Site over a hedge.
- 3.5 There are longer distance views from the south-west. The hedge along Duxford Road is generally tall enough and dense enough to prevent visibility towards the Site but there are small number of gaps where the Site is glimpsed. Further south Coploe Road runs along rising ground and there are more gaps in the hedgerow. There are several places where the Site is visible standing on slightly higher ground beyond the village of Hinxtion.

4.0 Constraints and Opportunities

- The visual survey confirms that the Site is moderately visually sensitive due to its openness and gently undulating surroundings. The most open views are from the combined foot and cycleway alongside the A1301 Mill Lane adjacent to the Site and from the A505 to the north.
- The easterly and south-easterly parts of the Site are most visible in longer-distance views due to the sloping topography of the Site.
- Existing vegetation to the site boundaries and along internal field boundaries is important in providing a landscape and ecological framework.
- The hedgerow along the western part of the northern boundary is low and very gappy.
- Intervisibility with Grade II Listed Hinxton Grange will need to be carefully considered, retaining key views to/from this heritage asset.
- The designed parkland landscape associated with Hinxton Grange should be retained with opportunities for enhancement and infill planting along the existing avenue.
- Opportunities should be sought to maintain key views towards landmarks within the surrounding landscape, including church towers, and create new views and vistas.
- Existing built form to the north-west including the petrol station and McDonald's detracts from the rural character.
- The Wellcome Genome Campus extension is currently under construction to the south of the Site and will introduce a new mixed-use development to the immediate south of the Site.

5.0 Recommendations

Masterplan Shaping Principles

- 5.1 Development to be set back from the northern boundary with extensive areas of public open space and new mitigation planting to soften views of any future development. Mitigation planting here needs to be carefully considered as it will reduce openness of the landscape. The buffer should be variable in width and should ensure sufficient space for planting.
- 5.2 The western edge of the development should be set back from the A1301 to provide a green buffer that protects existing vegetation and retains a rural approach to Hinxton. This would reflect the approach being adopted by the Wellcome Campus extension to the immediate south which includes retained agricultural land alongside the A1301.

- 5.3 The existing area of designed parkland landscape should be retained with opportunities to expand the parkland characteristics into areas of public open space to the west of the existing parkland.
- 5.4 Other measures include the detailed consideration of building height/scale, density and materials, with space throughout the layout for tree planting.

Landscape Strategy

- 5.5 Given that the majority existing vegetation is located to the boundaries, it can be readily accommodated as part of a framework of green infrastructure and open space, and as such should not provide a significant constraint to development.
- 5.6 Existing vegetation is important in providing a landscape and ecological framework and should be retained where possible.
- 5.7 Along the western part of the northern boundary extensive new strategic planting would establish a new robust, well-screened, vegetated settlement boundary. Planting should incorporate linear belts of woodland or copses linked by hedgerows and trees.
- 5.8 The existing area of designed parkland landscape surrounding Hinxtton Grange should be retained with opportunities sought for enhancement through additional planting.
- 5.9 Strategic planting should extend from the site boundaries creating green corridors through the development, providing connectivity to the surrounding countryside.
- 5.10 Sufficient space should be provided to allow for the planting of large specimen trees to break up the built-form. Once mature these trees will contribute to the character of woodland and shelterbelts already present in the landscape.

Green Infrastructure

- 5.11 A variety of open spaces should be provided with dwellings fronting onto them for natural surveillance.
- 5.12 Sustainable drainage features may also afford opportunities for provision of green infrastructure.
- 5.13 New green corridors will provide connectivity across the Site and towards the wider countryside.
- 5.14 The Green Infrastructure network within the Site should include an integrated network of pedestrian and cycle links. Areas of strategic open space to the site boundaries create opportunities for circular routes.

Urban Design Principles

- 5.15 Detailed design of proposed access points should consider levels and impact on existing vegetation in order to maintain the rural character of the A1301.
- 5.16 Density should be varied to make best use of the available land. The lowest densities should be located along the countryside edge.
- 5.17 Buildings should incorporate a range of roof styles, pitches and chimneys to provide variation to the roofscape.
- 5.18 Within the development opportunities should be explored to retain selected views to key landmarks including Hinxtton Grange, the pillbox and church towers.

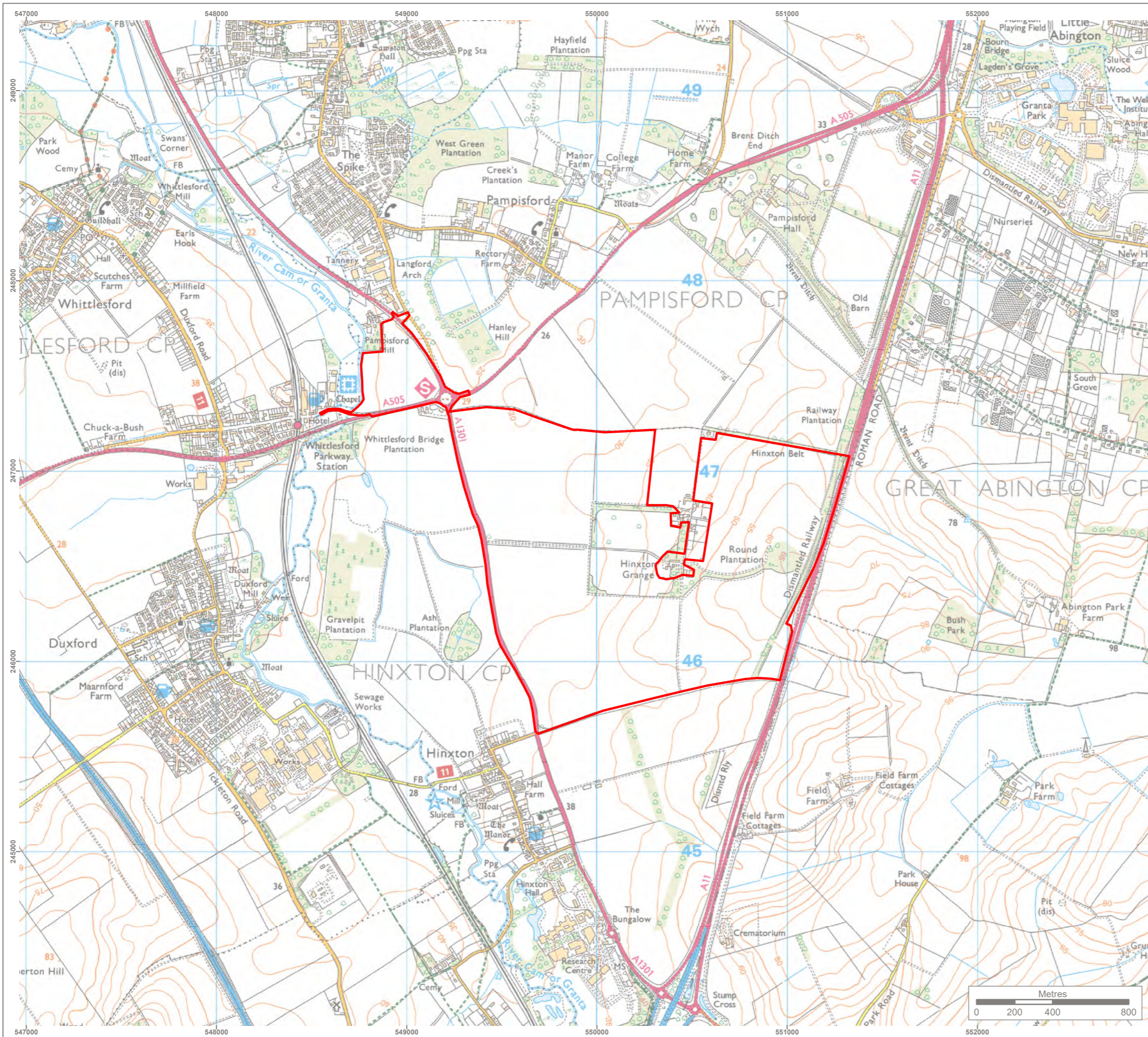
Emerging Concept Masterplan

- 5.19 The emerging concept masterplan, see **Appendix C**, has been designed in response to the landscape constraints, opportunities and above principles; the landscape considerations have been a key factor in shaping the approach to development shown in the emerging concept masterplan. It responds positively to the above principles in the following ways:
 - Development is set back from the northern boundary beyond an area of public open space.
 - Substantial areas of undeveloped land and green spaces are located along the western boundary to retain a sense of the rural/agricultural setting. This also reflects the approach being taken at the Wellcome Genome Campus extension to the immediate south.
 - The designed landscape parkland would be retained, and no development would be located within the parkland.
 - No development would be located within the view corridor looking to the west of Hinxtton Grange from the A1301.
 - View corridors would be incorporated from the entrance avenue to the churches of St John the Baptist in Pampisford and St Mary and John the Evangelist in Hinxtton.
 - New Green Corridors will be created within the Site.
 - New pedestrian/cycle links will be created, providing connectivity to the wider landscape.
- 5.20 The concept masterplan would be subject to further detailed engagement with officers at the time of a planning application with any application accompanied by a Landscape and Visual Impact Assessment.

6.0 Summary

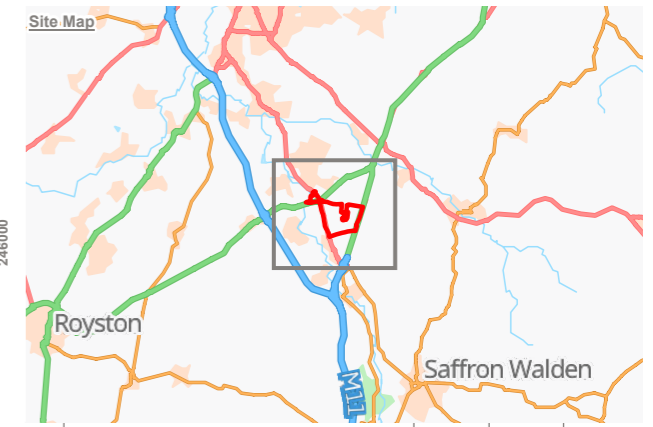
- 6.1 GCSP previously determined that the Site was unsuitable for allocation in its HELAA, concluding in respect of landscaping that the earlier masterplan would *'have an adverse and irreversible impact on landscape character. Long distance and local views would be impacted due to the wide and open field character and topography with localised vantage points. Development would cause a significant urbanisation of land between Hinxtun (and the approved Wellcome Genome Campus land) and the villages of Whittlesford and Sawston'* and assigning it a "Red" rating in its assessment.
- 6.2 The Site is well related to the Wellcome Genome Campus expansion site currently under construction to the south of the Site with Ricketts Field well related to Whittlesword Parkway Station, the National Highways Depot and the McDonald's and petrol station to the south. The Site contains commonplace, large-scale arable fields and more sensitive features including the designed parkland landscape can be retained and incorporated into the masterplan for future development. On this basis the Site is assessed as having medium sensitivity to residential development.
- 6.3 Careful siting of proposed built form in combination with new planting will limit impacts on the wider landscape. Areas of public open space and undeveloped land and green spaces are located along the western site boundary to retain a sense of the rural/agricultural setting.
- 6.4 As set out in this Appraisal, substantial work has since been undertaken to show that, through a thorough understanding of the landscape character and the Site's constraints and opportunities in this regard, there is clear potential to develop parts of the Site in a manner that avoids or reduces impact on landscape. Consequently, and contrary to the HELAA conclusions, it is considered that a development can successfully be accommodated on the Site.
- 6.5 The Regulation 18 representations submitted by SmithsonHill include an updated concept masterplan which illustrates one way in which development can be achieved, having regard to the recommendations made in this note. It is considered that the information provided in this note and the updated plan enables the GCSP to reconsider its Red rating for landscape in its HELAA assessment.

Appendix A: Figures



KEY
 Site boundary

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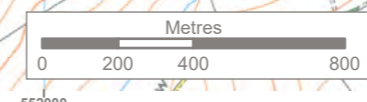
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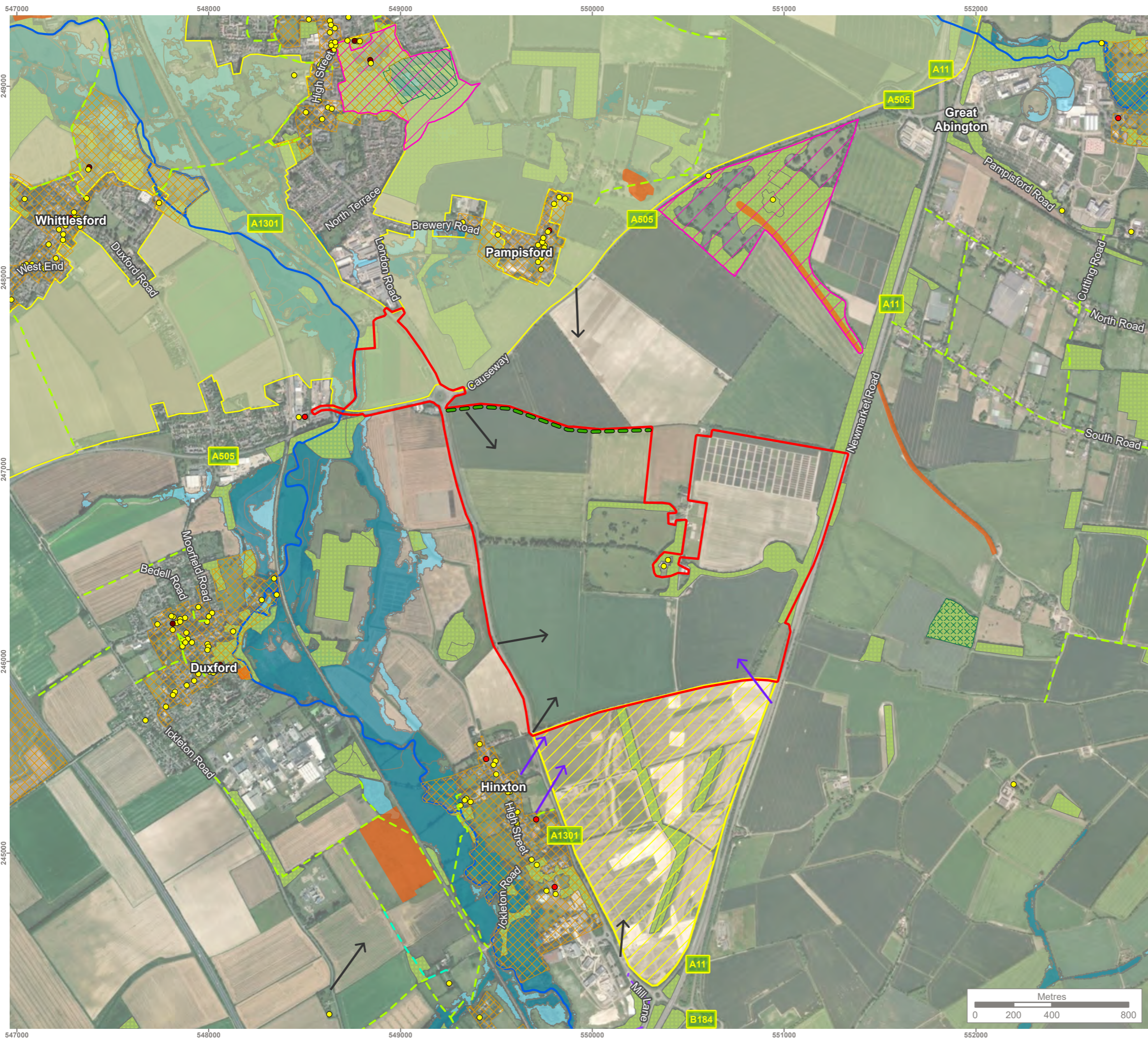
Project
New Settlement Hinxton

Title
Figure 1 - Site Location Plan

Drawing Number
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KEY

- Site boundary
- Wellcome Genome Campus Extension
- Green belt
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Registered Park and Garden
- Scheduled Monument
- Conservation Area
- National Forest Inventory
- Woodland
- Flood Zones
- Flood Zone 2
- Flood Zone 3

Views

- Glimpsed view
- Mostly open view

Public Rights of Way

- Bridleway
- Byway
- Footpath

Environmental Designations

- Statutory Main River
- Ancient Woodland
- Sites of Special Scientific Interest (SSSI)

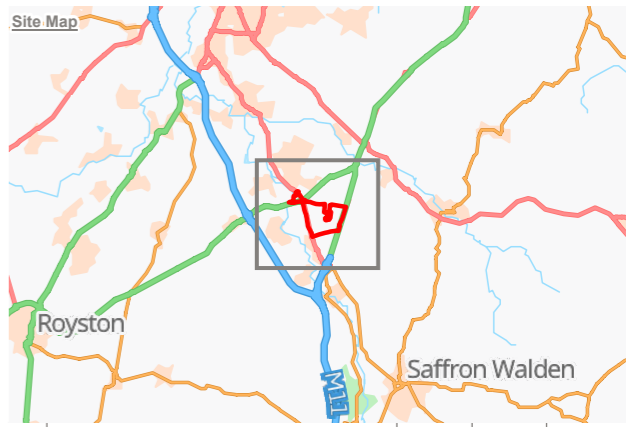
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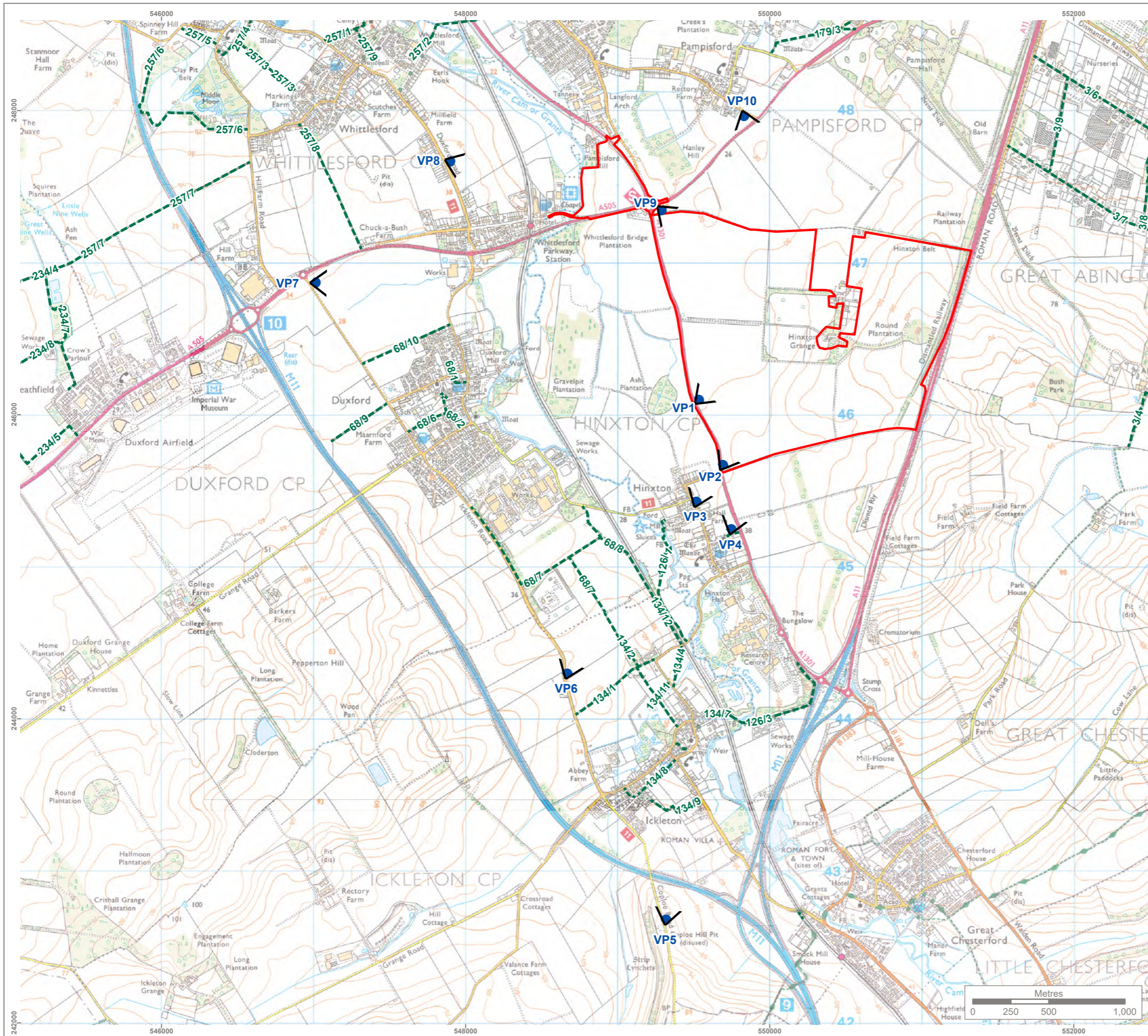
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
 Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
New Settlement Hinxtton

Title
Figure 2 - Landscape and Visual Context

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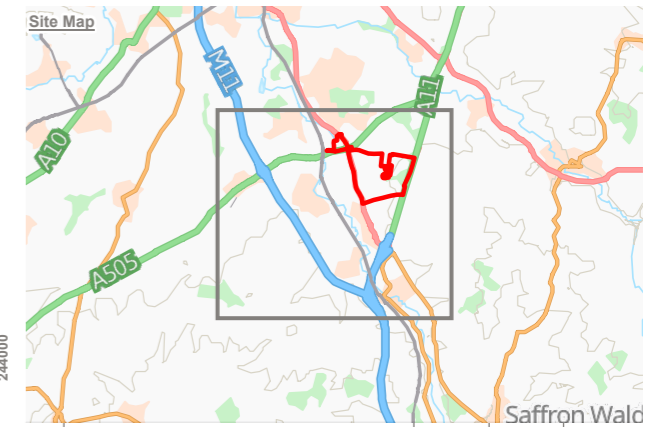
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KEY

- Site boundary
- ▼ Viewpoint location
- Public Rights of Way (PRoW)

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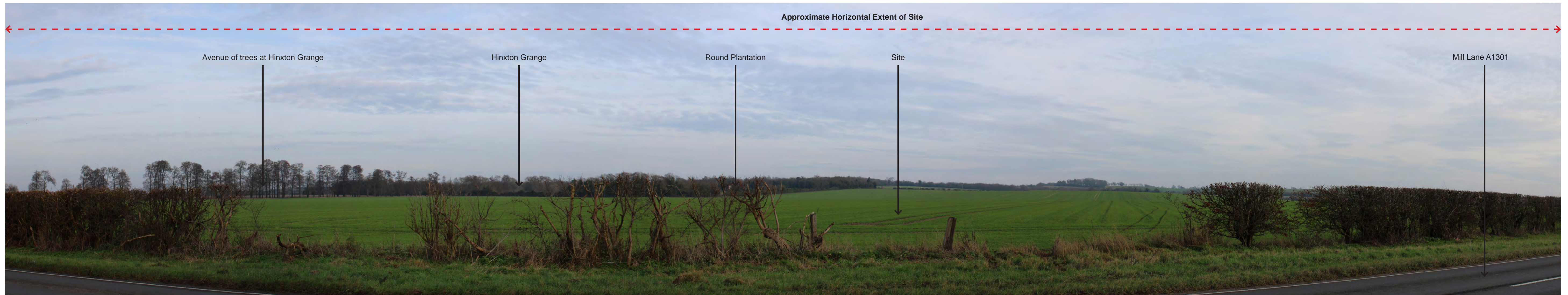
Project
New Settlement Hinxton

Title
Figure 3 - Viewpoint Location Plan

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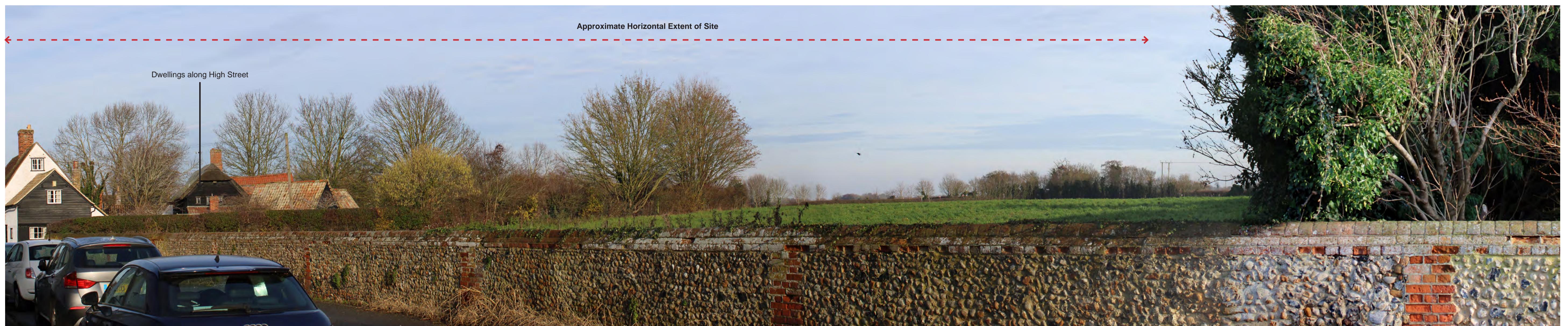
Appendix B: Viewpoint Photographs



Viewpoint 1
Looking east from A1301 approximately 475m north of junction with North End Road



Viewpoint 2
Looking north-east from A1301 at junction with North End Road



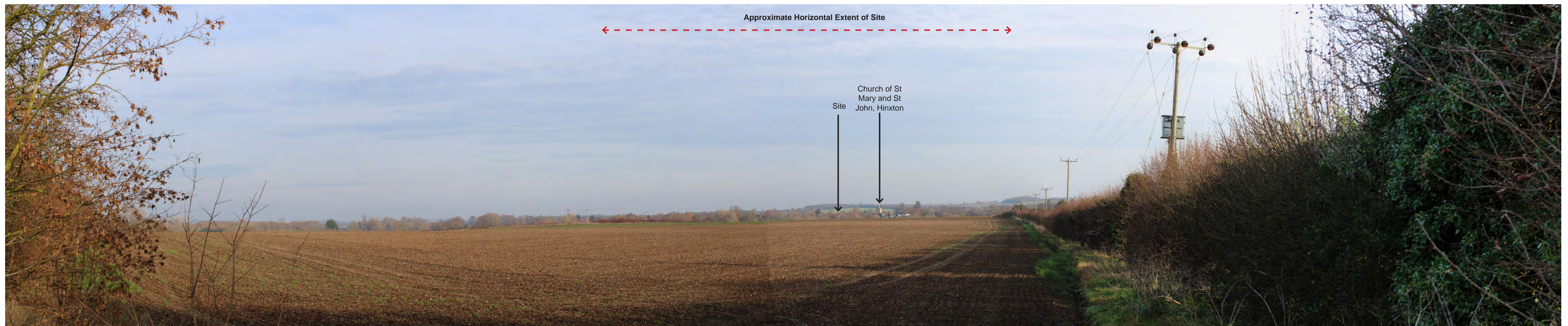
Viewpoint 3
Looking north-east from High Street, Hinxtion near junction with Mill Lane



Viewpoint 4
Looking north-east from Footpath 126/2 just east of churchyard of the Church of St Mary and St John, Hinxton



Viewpoint 5
Looking north-east from Coploe Road opposite Coploe Chalk Pit



Viewpoint 6
Looking north-east from Duxford Road opposite Ickleton Windmill



Viewpoint 7
Looking south-east from Hunts Road just south of junction with A505



Viewpoint 8
Looking south-east from Duxford Road approximately 600m north of A505



Viewpoint 9
Looking south-east at junction of A505 and A1301




























Viewpoint 10
Looking south from Town Lane approximately 100m north-west of junction with A505

Appendix C: Emerging Concept Masterplan

Emerging Concept

KEY

-  Site Boundary
-  Existing Buildings
-  Existing woodlands and treebelts/historic landscape features
-  Grade II listed buildings and their settings
-  Historic centre preserved and sensitively re-purposed
-  Existing Vehicular lanes
-  Minor existing paths and tracks
-  30mt Contours
-  Future pedestrian and cycle connection to Genome Campus expansion
-  Existing cycle routes
-  Planned cycle routes
-  Primary route
-  Green corridors
-  Neighbourhoods Green parks
-  Potential CSET Extension (Short-term)
-  Potential CSET Extension (long-term)
-  Old lane maintaining access to existing buildings
-  Key heritage views
-  Development area proposed
-  Potential additional development parcel
-  Green nodes
-  Preserved farm land
-  Amenity Landscape
-  Community and school use
-  Green Belt

