

# Land East of Bridge Road, Histon

## Landscape Summary Report

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## 1 INTRODUCTION

1.1 The following landscape summary report has been prepared by Golby + Luck Landscape Architects following instruction by Barratt Redrow 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 2025 (the NPPF);
- The role of the site in the application of the grey-belt test set out in the NPPF, and following the guidance published by the Ministry of Housing, Communities and Local Government on the 27<sup>th</sup> February 2025 'Advice on the role of the Green Belt in the planning system'; 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 – December 2024 (the NPPF);
- Ministry of Housing, Communities and Local Government – 'Advice on the role of the Green Belt in the planning system' 27<sup>th</sup> February 2025 – (the GB Advice);
- 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);
- Land Use Consultants (LUC) – Greater Cambridge Green Belt Assessment – Response to Comments from First Proposals Consultation 2021 and Site Submission – Update 2025 – October 2025 (LUC Response);
- 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 Cawcutts 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 connecting 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 The land use and setting of the site can be described as settled farmland with a peri-urban character secured by the close association of settlement and major highway infrastructure.
- 2.8 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 Cawcutts 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 grounds beyond. To the west the immediate setting of Millfield Farm is wooded with a tall tree belt extending along the boundary of Bridge Street.
- 2.9 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.
- 2.10 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. Cawcutts Lake to the south-east appears to provide access for fishing.

- 2.11 In terms of designation, the site is located within the wider Green Belt setting that extends around Cambridge and the majority its surrounding settlements; see **GL1880 02**. Beyond the Green Belt the site is not covered by any landscape, heritage, or nature conservation designation 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.
- 2.12 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).
- 2.13 A small part of the site (Millfield Farm) is identified as forming part of Important Natural Habitats Policy Area V33 that covers Cawcutts Lake and adjacent land. It is assumed this must be due to the presence of deciduous woodland as identified in DEFRA Magic.
- 2.14 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.
- 2.15 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, although this is evidenced by the fishing lake to the south-east and the recreation/events ground associated with the hotel to the south.
- 3.14 Given the moderate landscape condition and strength of character assessed 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 Cawcutts 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 There are also likely to be views from the A14, but pedestrian access to this section of highway is restricted with vehicles travelling at the national speed limit. The visual experience of travelling along this highway is characterised by the treed setting of Cawcutts Lake and the hotel. There are filtered views beyond towards the site and sections of the settlement, but these are secondary to the immediate setting of the lake and hotel.
- 3.23 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 The NPPF sets out the latest planning policy in relation to Green Belt and under paragraph 148 requires Local Authorities to consider grey belt which is not previously developed where it is necessary to release Green Belt land for development.
- 4.2 Paragraph 155 of the NPPF continues by setting out policy that defines appropriate development in the Green Belt:
- a. "The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;*
  - b. There is a demonstrable unmet need for the type of development proposed<sup>56</sup>; c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and*
  - c. Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157 below."*
- 4.3 To assist in the indemnification of the grey belt land GB Advice was published in February 2025. This advice sets out how the contribution of the relevant Green Belt purposes should be assessed. In the assessment of grey belt only Purposes A, B and D are taken into consideration.
- 4.4 In the consideration of Purposes A and B the guidance is clear that these purposes do not apply to villages. In the settlement hierarchy Histon is classified as a Rural Centre and specifically not a Town, or part of the main urban area. Therefore, in the strict application of this test purposes a and b so not apply.
- 4.5 However, even in the application of the assessment relevant to each of these Purposes it is clear that the site does not make a strong contribution.
- 4.6 In terms of Purpose A – to check the unrestricted sprawl of large built up areas, the site is near to the large built-up area, is the subject of other urbanising influences, it is partially enclosed by existing development and would not result in an incongruous pattern of development and has immediate boundary features that could restrict and contain development. If considered, the site makes a medium to weak contribution to this purpose.



- 4.7 In terms of Purposes B – to prevent neighbouring towns merging into one another, Histon is a village not a Town and therefore if strictly applied this purpose is not relevant. However, the site and its immediate setting are not free of development, and the local setting of the site cannot be described as a substantial gap. Therefore, the site and its immediate setting do not meet the criteria for making a strong contribution to this setting.
- 4.8 Arguably, the contribution to this purposes can only be considered moderate given the site is located in a gap that includes structures (the A14) that limit the perceived loss of visual separation, and features (Cawcutts Lake) that maintain a permanent open setting (gap) between Histon and Cambridge. If considered, the site makes a medium contribution to this purpose.
- 4.9 In terms of Purpose D – to preserve the special character of historic towns, the site is located at the edge of Cambridge that is an historic town, but the site does not make a significant contribution to special character of Cambridge. It is apparent that the A14 provides a significant elevated section of major highway infrastructure, severing the site from Cambridge and any associated historic interest. Arguably, the site has no physical or visual relationship with the historic aspects of Cambridge, and therefore makes a weak contribution to this purpose.
- 4.10 The site is not affected by any of the designations identified under footnote 7 of the NPPF that would restrict the identification of the site as grey belt.
- 4.11 In the application of this assessment criteria the site cannot be identified as making a strong contribution to Purposes A, B or D of the Green Belt and is not constrained by any designation identified under footnote 7 of the NPPF. The site should therefore be identified as grey belt.
- 4.12 Given the relatively small scale of the site when considered against the wider setting of Cambridge and its surround Green Belt it is highly unlikely the release of the site for development will compromise the purposes of the Greater Cambridge Green Belt when considered as a whole. At both the micro and macro level, the site does not perform a strong Green Belt purpose, and given its contained setting defined by robust and ensuring boundaries, its release will not comprise the ongoing strength and function of the wider purposes of the Green Belt.
- 4.13 Following the identification of land as grey belt, the test of acceptability is concerned with the sustainability of the site (its location), the ability of development within the site to meet



the 'Golden Rules', and there being a demonstrable unmet need for the development proposed. These matters are set out in more detail in the supporting planning statement.

4.14 In regard to the 'Golden Rules' paragraph 156 of the NPPF requires development to make the following contributions:

- a. *"affordable housing which reflects either: (i) development plan policies produced in accordance with paragraphs 67-68 of this Framework; or (ii) until such policies are in place, the policy set out in paragraph 157 below;*
- b. *necessary improvements to local or national infrastructure; and*
- c. *the provision of new, or improvements to existing, green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces."*

4.15 There is no reason why a sensibly planned development within the site that responds to the identified landscape constraints and opportunities cannot secure the design and environmental criteria to meet the 'Golden Rules'.

4.16 The existing Cambridge Green Belt purposes set out below must now be considered out of date, and will need to be revised and reassessed as part of the evidence base to an emerging plan:

- Cambridge Purpose 1 – Preserve the unique character of Cambridge as a compact dynamic city with a thriving historic centre;
- Cambridge Purpose 2 – Maintain and enhance the quality of its setting;
- Cambridge Purpose 3 - Prevent communities in the environs of Cambridge from merging into one another and with the city;

4.17 It is clear from the LUC Response that the Green Belt issues most relevant to the site manifest in Cambridge Purpose 3. The response to the site (200829) states:

*"Any development on the site would have some increased urbanising influence on land beyond the busway and would increase urbanising containment of land in the vicinity of the hotel. Although the elevated A14 creates a degree of visual separation*



*between Cambridge and Histon the development would strengthen the connection between the settlements, particularly as perceived along the busway."*

[emphasis added]

- 4.18 It is accepted that the development of the site would have some increase urbanising influence on the land beyond the busway and the land in the vicinity of the hotel. To a much lesser, almost negligible degree, the development of the site would be perceived by users of the A14.
- 4.19 However, the land associated with the hotel and Cawcutts Lake maintain an open setting between the site and Cambridge and are capable of maintaining the physical and perceived separation between Histon and Cambridge. In addition, the A14 and associated development within Cambridge to the south provide a clear transition between the main urban area and wider setting of villages and settled farmland beyond. The A14 is a permanent physical barrier that transitions between the prominent high density three-storey residential and commercial setting of Cambridge and the looser grain of traditional two-storey settlement that characterises Histon.
- 4.20 Whilst the development of the site will result in some increase in the urbanising influence of the site, there is no reason why this urbanising effect cannot be secured in a way that reinforces the looser pattern and smaller scale of development associated with Histon, to further drawn distinction with the larger denser setting of Cambridge. This in turn will help to reinforce the separate character and identities of the settlements.
- 4.21 In summary, the site should be considered as grey belt when set against the most up to date policy and guidance. In addition, there is no reason why a considered and high quality design response cannot overcome the issues raised in the LUC Response.



## 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;
  - Reinststate 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

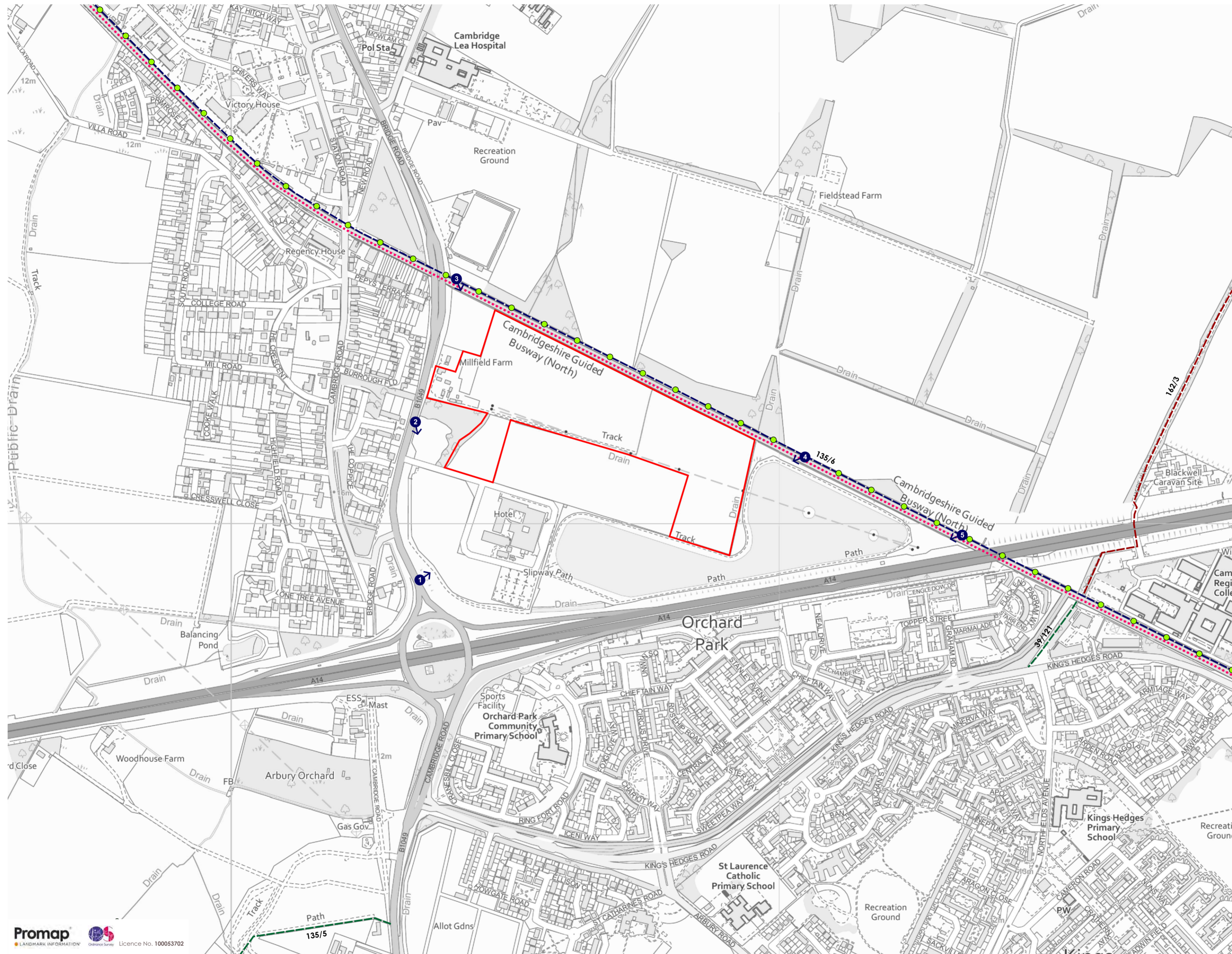









the north, or through the reinstatement of orchards that once formed part of the immediate setting of Cawcutt's Farm;

- 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**

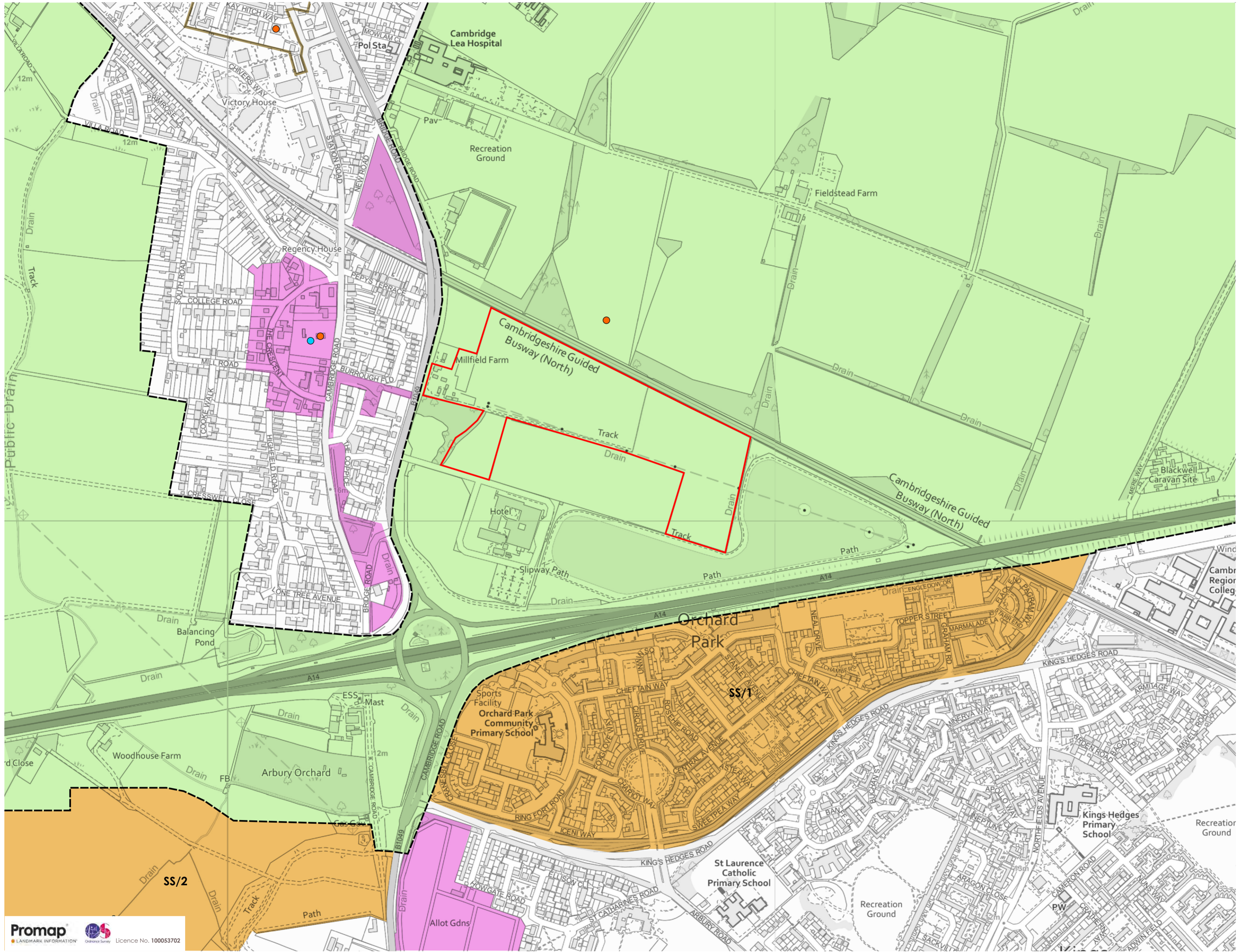
Client  
 BDW Trading Limited

Scale  
 1:5000 @ A2

Date  
 12/05/2022

Checked  
 SG

Number/Figure  
**GL1880 01**



- 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**



north

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

NTS @ A2

Checked

SG

Date

12/05/2022

Number/Figure

GL1880 03

north



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

Approximate extent of site in view



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

Project

Land East of Bridge Road,  
Histon

Drawing title

Photographic Views  
3 & 4

Client

BDW Trading Limited

Scale

NTS @ A2

Checked

SG

Date

12/05/2022

Number/Figure

GL1880 04

north

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

Checked

SG

Date

12/05/2022

Number/Figure

GL1880 05

north

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