



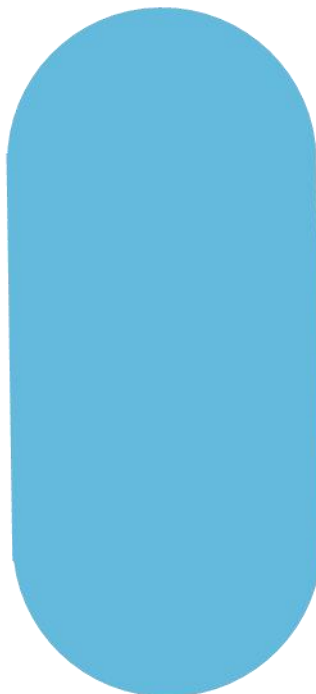
## Representations

Draft Greater Cambridge Local Plan Regulation 18 Consultation  
(December 2025 – January 2026)

Land South of Shelford Road, Fulbourn

Submitted on behalf of Miller Homes

January 2026





1. The following representations are made in response to the Draft Greater Cambridge Local Plan Regulation 18 Consultation (December 2025 – January 2026) on behalf of Miller Homes. These representations are made in respect of their land interest at Land South of Shelford Road, Fulbourn which is referenced as site 40501 / 115137 in the Greater Cambridge Strategic Housing and Economic Land Availability Assessment (HELAA) – October 2025. A copy of these representations has been submitted using the Council’s online consultation portal.
2. Representations for Landscape and Visual Issues prepared by Pegasus Group accompanies this representation in Appendix 1. This responds to comments raised in the HELAA (2025) regarding landscape concerns about the development of the site impacting the landscape character of the area and on key views to and from the village of Fulbourn. The above is disputed and is reviewed in detail in the appended representations and ‘Screened Zone of Theoretical Visibility Plan’ within this appended report.

## Chapter 2: Development Strategy

### *Vision for Greater Cambridge*

3. The Vision for Greater Cambridge places emphasis on decreasing impact on the climate and environment, through reducing reliance on the private car to create thriving neighbourhoods with a variety of jobs and homes and supporting infrastructure that is needed.
4. It is considered that the Plan as it is currently presented does not fully meet the Vision. This is due to the over reliance of housing allocations that are strategic sites, totalling 12,550 dwellings (93%) whilst smaller sites total 913 (7%) of the 13,463 new allocations. The over-reliance on such large site leads to potential risk of having greater impacts on the environment due to the levels of land that are required to deliver them. In addition to this, through delivering housing on mainly larger strategic sites, there is a risk that the aim to provide a variety of housing will be missed, meaning a lack of choice of housing across the Greater Cambridge area.



5. Furthermore, as per the National Planning Policy Framework (NPPF 2024) paragraph 11a and 110, all plans should promote a sustainable pattern of development, in locations which are or can be made sustainable. It is considered that the allocation of new housing on strategic sites that are outside Cambridge Centre and beyond the green belt, is not sustainable. This is due to the potential over reliance on the private vehicle to be able to access services, facilities and employment opportunities. The Sustainability Appraisal 2025 identifies this a potential for concern of development 'jumping' the green belt, meaning some elements of development will be provided in locations that are less well related to existing services, facilities and jobs, which may result in increases in vehicle travel. Therefore, the Development strategy as proposed is not considered to meet the Plan's Vision and the NPPF's central premise of a sustainable pattern of development.
  
6. Sites such as that at Land South of Shelford Road, Fulbourn, which would deliver 150-160 dwellings should be allocated within the Plan in order to help provide a variety and choice of housing. This is in a sustainable location, due to being within a 12-minute walk to local facilities in Fulbourn village centre including pre-schools, primary school, pharmacy, health centre, public houses, community centre and library. Fulbourn also benefits from an existing cycle path and frequent buses to Cambridge city centre. Miller Homes are aiming for a high level of sustainability, to reduce impacts on climate change. Creating a benchmark project for adopting to climate change and carbon neutrality by 2050, directly in line with the Council's vision. The Site is also technically unconstrained, deliverable and developable. Overall, supporting the delivery of the Vision for the local plan.
  
7. In addition to this, the land adjoining the site to the east, running along Cambridge Road, could also be identified within the plan to deliver further housing in Fulbourn with the option for the two parcels to link together to provide comprehensive development. This would further support creating a more natural edge to Fulbourn in a sustainable location.



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### Policy S/DS: Development strategy

8. Policy S/DS sets out the proposed strategy for the pattern, scale and design quality of places. Setting out where the homes identified should be provided.
9. 48,195 new homes are to be provided within the plan period of 2024-2045. Of these 37,865 homes are from the existing adopted plan, with a minimum of a further 10,330 to be identified in the new plan to meet need.
10. 13,460 new homes have been identified to be delivered by 2045, with a further 17,950 delivered post 2045. The housing supply does not include North East Cambridge allocation (3,950 dwellings) due to funding for the Cambridge Waste Water Treatment Plant being removed.
11. With the exclusion of the North East Cambridge allocation the total supply of housing equates to 51,328 new dwellings with a head room of 6.5% in relation to housing need.
12. Of these allocations, small sites, including existing commitments, proposed new allocations and windfall allowance is anticipated to deliver 6,976 dwellings. Of these only 1,694 homes are allocated, meaning 5,282 are not allocated or identified at this point.

### Windfalls

13. Paragraph 75 of the NPPF states that “where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply”. Yet the evidence in the Greater Cambridge Housing Delivery Study Addendum (2025), historic data from 2006-2024 is used to base future prediction. This has identified a delivery of 425 windfall dwellings per annum. In the review of expected future trends national policy changes in relation to developing brownfield sites has been identified to highlight how it will be easier to bring brownfield sites forward. However, the assumption that windfall sites will be delivered on mainly brownfield sites is questioned. This is due to there being potential limited opportunities for this as many sites have already been delivered. Therefore, it



is considered that this assessment of the windfall allowance is not in line with paragraph 75 of the NPPF as it is considered that with the evidence provided, that there will be a reliable source of supply is not compelling.

14. If these windfall sites did not come forward within the plan period, it would mean that the housing need of 48,195 would not be met as only 46,046 homes would be delivered. Therefore, it is considered that additional smaller sites, such as Land South of Shelford Road, Fulbourn should be allocated. This site is available and deliverable to support the delivery of housing in Greater Cambridge.

### **Strategic Sites**

15. It is considered that there is an over-reliance of delivery of housing on strategic sites. The evidence report Greater Cambridge Housing Delivery Study Addendum (2025 update), outlines the lead-in times of strategic sites (200 dwellings and above) to be 8-9 year from allocation to first completions, whilst for non-strategic site (less than 200 dwellings) 3-6 years.
16. Within the new housing allocations 12,550 are provided on strategic sites varying in size from 1,000 to 3,950 dwellings. As outlined lead-in times of these sites are 8-9 years. There are often delays on strategic sites of this size due site specific constraints that can cause issues, or external factors like the Government's announcement that it will not be funding the Cambridge Waste Water Treatment Plant which has impacted the delivery of the North East Cambridge site.
17. Therefore, it is considered that additional smaller sites are allocated within the plan such as at Land South of Shelford Road, Fulbourn which is in a sustainable location that can be delivered in the early plan period to help combat any potential delays that may arise with the strategic sites.
18. The edge of Cambridge is also identified within this policy as a sustainable location for homes and jobs, due to access to existing jobs and services. Fulbourn is located on the edge of Cambridge, with good links to local facilities, services and employment opportunities.



19. Moreover, the proposed transport strategy within this policy is informed by the location of existing and committed public transport schemes. Improving transport links is supported. The committed Walking/Cycling links that are located across Cambridge are supported. The committed walking/cycling link to Fulbourn, further supports it as a sustainable location with links to the centre of Cambridge and train stations to support the reduction of reliance on private cars. It is therefore considered that additional allocations should be made in Fulbourn as it is located in a sustainable location on the edge of Cambridge. Sites such as Land South of Shelford Road, Fulbourn should be allocated as it is in a sustainable location that has good links to Cambridge and will support the delivery of the Vision whilst meeting local housing need.

#### **Policy S/SH: Settlement hierarchy**

20. The Settlement Hierarchy groups settlements into categories that reflect their scale, characteristics and sustainability to ensure development is located in the most sustainable places.

21. Fulbourn sits in the Minor rural centres category. It is considered that this should be reviewed, so that it is included in the Rural Centre category. This is based on the number of facilities and good links to Cambridge City Centre through public transport and walking/cycling routes, at a similar scale to those located in the settlements identified as Rural Centres including Great Shelford and Stapleford, Histon and Impington, and Sawston.

22. Furthermore, Fulbourn has good access to a secondary school with links to The Netherall School; employment opportunities with Fulbourn hospital and Peterhouse Technology Park to the west as well as links into Cambridge City; and a variety of services and facilities in the village centre including a health centre, primary schools, pre-schools, food store library and recreational ground. These aspects fall under the definition of a Rural Centre, supporting Fulbourn to be considered within this category.



### Policy S/DE: Defined development extents

23. It is considered that Fulbourn’s development extent should be reassessed to include the allocation of Land South of Shelford Road, Fulbourn. This is due to the site being able to provide housing sustainably offering a choice of housing from the strategic sites. Fulbourn also has a variety of local facilities and services, employment opportunities and good transport links to Cambridge City Centre, making it appropriate for additional growth. The site will help complete the village edge, helping to have a clear, logical defined development extent.

### Policy S/GB: The Cambridge Green Belt

24. Policy S/GB and supporting evidence in the Green Belt Assessment (2021), concludes that there is no requirement to release the green belt as it is considered that ‘exceptional circumstances’ are not in place.

25. Paragraph 148 of the NPPF states that when reviewing green belt boundaries, the need to promote sustainable patterns of development should determine whether a site’s location is appropriate. When reviewing the new site allocations, it is considered that these do not present sustainable patterns of development, due to the proposal to deliver new strategic sites beyond the green belt. This means that these sites will not be located near Cambridge Centre. This could lead to the potential over reliance on the private car to access services, facilities and employment, therefore not being in compliance with paragraph 110 and 115 of the NPPF. The Plan’s Green Belt Study predates the NPPF 2024, and therefore does not make an assessment of potential grey belt land. This should be rectified before the next stage of the Plan.

26. The Sustainability Appraisal 2025 identifies the potential impacts of development ‘jumping’ the green belt, as some elements of development will be provided in locations that are less well related to existing services, facilities and jobs, which may result in increases in vehicle travel.

27. Furthermore, it is argued that Land South of Shelford Road, Fulbourn is Grey belt, as defined in the NPPF in line with paragraph 143. The release of this land would not lead



to neighbouring towns merging nor impact the setting and special character of historic towns. Therefore, it should be allocated to support the delivery of smaller sites in Greater Cambridge and released from the green belt.

### Site allocations – Edge of Cambridge

28. Development around the edge of Cambridge should come with improved green and natural spaces which are accessible for everyone, as part of an expanded network of green infrastructure across the area.
29. Fulbourn, is it located on the edge of Cambridge and should have new site allocations. This is due to its sustainable location with local services and facilities such as good access to a secondary school; employment opportunities at Fulbourn hospital and Peterhouse Technology Park; sustainable transport links into Cambridge City centre; and a variety of services and facilities in the village centre including a health centre, primary schools, pre-schools, food store, library and recreational ground.
30. Land South of Shelford Road, Fulbourn will provide improved green and natural spaces that will be accessible to all supporting the aim of site allocations on the edge of Cambridge.
31. It is noted that the Greater Cambridge Strategic Housing and Economic Land Availability Assessment (HELAA – October 2025) assessed the Land South of Shelford Road, Fulbourn (Reference: 40501 / 115137). The HELAA raised concerns about the development of the site impacting the landscape character of the area and on key views to and from the village of Fulbourn, this is view is disputed. A review of the Landscape Sensitivity Assessment has been undertaken and is included in appended 'Representations (Landscape and Visual Issues)' (Appendix 1). This assessment includes a set of views of Land South of Shelford Road, Fulbourn from the local highways and PRoWs, as well as a Screened Zone of Theoretical Visibility plan. These assessments conclude that the overwhelming majority of the nearby visual receptors and those in the wider countryside would not be affected or effects would be limited were the site at Land South of Shelford Road, Fulbourn to be allocated, supporting it as an appropriate site for development.



32. The site is also assessed within the Greater Cambridge Landscape Sensitivity Assessment (November 2021) as part of a larger Assessment Unit FUL05 of medium sensitivity to residential and mix-use developments. This assessment identifies that with medium landscape sensitivity any landscape character effects of the development of Land South of Shelford Road, Fulbourn Site would be moderated and therefore appropriate for allocation as an Edge of Cambridge site.
33. Therefore, it is considered that Land South of Shelford Road, Fulbourn is an appropriate Edge of Cambridge allocation that would provide a variety and choice of housing in a sustainable location.



## Appendix 1 – Representations (Landscape and Visual Issues)

**Draft Greater Cambridge Local Plan  
Regulation 18 Consultation (December  
2025 – January 2026).**

**Representations (Landscape and Visual Issues).**

**Land South of Shelford Road, Fulbourn.**

**On behalf of Miller Homes.**

Date: 30/01/2026 | Pegasus Ref: P25-3161EN

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## Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
V1	28/01/2026	RC	RC	First Issue.
V2	30/01/2026	RC	RC	Client's comments.



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# 1. Introduction

- 1.1. In 2021 Pegasus had been appointed by Miller Homes to provide a preliminary Landscape and Visual Appraisal and a Green Belt Review, with input into the Vision Document for the proposed residential development on land South of Shelford Road, Fulbourn ('the Site').
- 1.2. Following this, Miller Homes have commissioned Pegasus Group to prepare this Representation (Landscape and Visual Issues) in response to the recently published *Draft Greater Cambridge Local Plan Regulation 18 Consultation (December 2025 – January 2026)*, hereafter referred to as the '*Local Plan Regulation 18 (2025 – 2026)*'.
- 1.3. The Council's on-line mapping 'Greater Cambridge Local Plan HELAA site assessments (published 1 December 2025)'<sup>1</sup> identifies the Site as 'Site 115715' and HELAA 'Site 51610' (dated 2023).
- 1.4. The Council's recently published *Greater Cambridge Housing and Economic Land Availability Assessment (HELAA) 2025 (October 2025)*, pp 90 – 91, identifies the Site as 40501 and 115137.<sup>2</sup> The Council, however, has not assessed the Site with the justification stating: 'New contact details'.

## 2. Greater Cambridge Local Plan HELAA site assessments (published 1 December 2025)

- 2.1. The HELAA site assessment for the Site (Site 115715' and HELAA 'Site 51610') is informative and acknowledges that: "***Development of the site has some potential policy constraints, but these could be overcome through the planning application process.***" Limited constraints within the Site are a compelling argument for the Site to be allocated. There are

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<https://placemaker.greatercambridgeplanning.urbanintelligence.co.uk/p/document/5/?appid=fb3771f8fa0f42e2af8511978fd8ec62>

<sup>2</sup> <https://consultations.greatercambridgeplanning.org/sites/gcp/files/2025-11/SDGCLPDGCHLAAARDec25.pdf>



no statutory or non-statutory landscape designations within or around the Site that would be noted in the adopted<sup>3</sup> and emerging Local Plan, or on DEFRA's MAGIC on-line portal. Indeed, as illustrated by the Council's on-line 'Adopted Policies Map for Cambridge and South Cambridgeshire' the Site is segregated from the Fulbourn Conservation Area (protected through Policy NH/14) and the Protected Village Amenity Areas (under Policy NH/11) and apart from Green Belt, which is a spatial policy, there are no landscape and visual constraints to the Site.<sup>4</sup> This is confirmed in the HELAA site assessment.

- 2.2. It is noted that there are a number of assets located in the landscape south west and south of Fulbourn, such as nature conservation and heritage designations, a number of Public Rights of Way (PRoWs) including the E2 European Long Distance Route, and a County Wildlife Site and Local Nature Reserve at Gog Magog Hills, which coincides with the Wandlebury Country Park. These Assets, however, are located some distance away and had been appraised as part of Pegasus' earlier work evidencing the inconsequential visual effects upon these visual receptors. In other words, whilst important in their own right, these assets do not pose any constraints upon the Site's development from an LVIA point of view.

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3

<https://cambridgeonline.maps.arcgis.com/apps/instant/sidebar/index.html?appid=4c53eca43d384cde950d62a183ee108a>

4

<https://cambridgeonline.maps.arcgis.com/apps/instant/sidebar/index.html?appid=4c53eca43d384cde950d62a183ee108a>

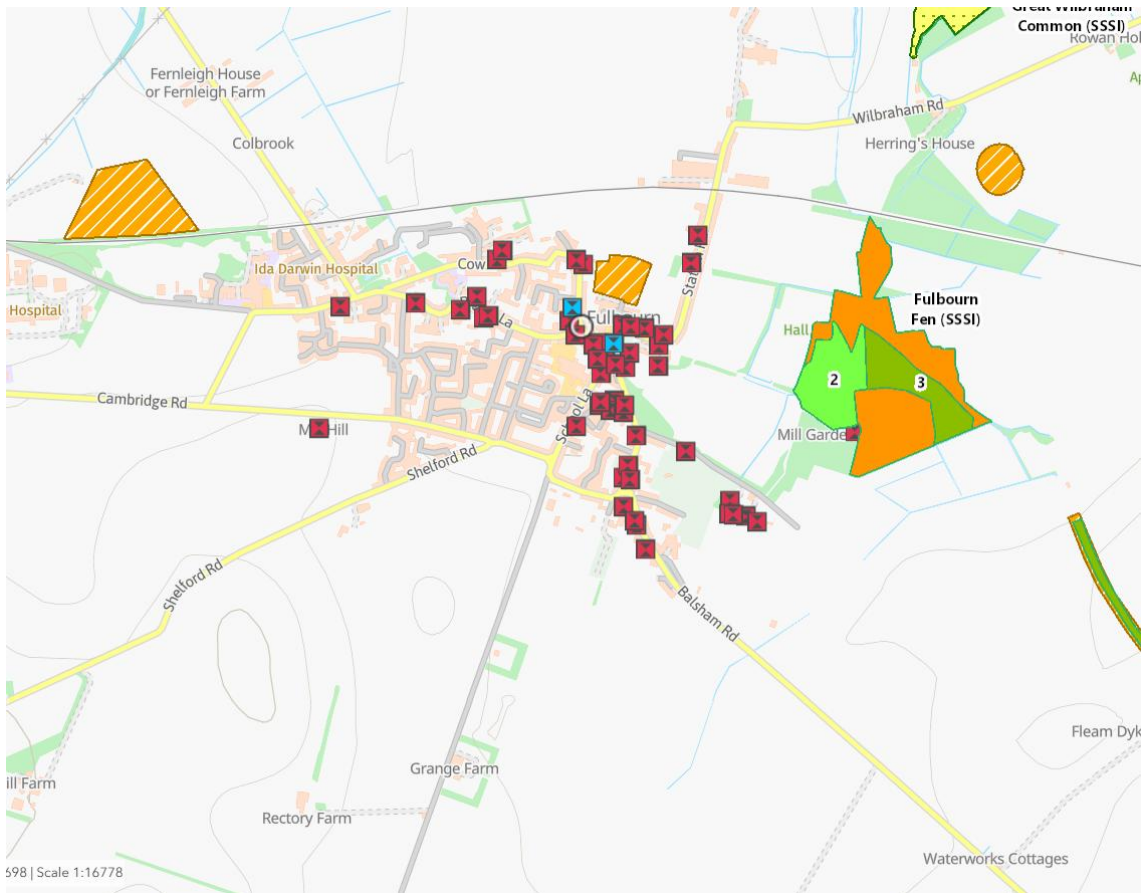


Plate 1 Designation within and around Fulbourn –extract from DEFRA’s MAGIC mapping.<sup>5</sup>

- 2.3. The above HELAA site assessment goes on to say under the ‘Final Landscape Summary 2023’ sub-heading: **“However, this site is very open and visible and would introduce a significant amount of development to the south of Shelford Road which currently forms a strong boundary to the village and prevents encroachment into the countryside. Therefore the site assessment remains red.”** Under the ‘Final Landscape Summary 2021’

<sup>5</sup>

<https://magic.defra.gov.uk/MagicMap.html?chosenLayers=ntrailsIndex,natcycleIndex,pathrouteIndex,pathmarginIndex,VillgreenIndex,doorgreenPIndex,doorgreenIndex,millgreenIndex,millgreenPIndex,cparksprovPIndex,cparksprovIndex,commlIndex,section15Index,crowIndex,aonbIndex,lnrPIndex,lnrIndex,nnrPIndex,nnrIndex,npkIndex,ramPIndex,ramIndex,proposedRamsarP,proposedRamsar,siteunitPIndex,siteunitIndex,sssiPIndex,sssilIndex,sacPIndex,sacIndex,sacPossibleP,sacPossible,spaPIndex,spaIndex,spaPotentialP,spaPotential,biosphPIndex,biosphIndex,moncPIndex,moncIndex,whsPIndex,whsIndex,lbuildIndex,batPIndex,batIndex,pagPIndex,pagIndex,comforIndex,lmilIndex,natforIndex,rspbgbPIndex,rspbgbIndex&box=548325:254182:554926:257493>

sub-heading it concludes: ***“The site consists of the northern end of a large arable field on the southern edge of Fulbourn, within the Green Belt. The topography is gently undulating and there are extensive views to and from the village in this location. Development of the site would have a significant adverse impact on the landscape character of the area. Development would also impact on key views to and from the village. Even with a reduction in residential units, inclusion of a view gap and landscape mitigation measures, development would have a significant impact on the landscape character.”***

- 2.4. The above is disputed. Whilst the earlier submission had included a masterplan, the landscape planning input into the associated Vision Document evidenced the limited visual effects of the potential development on Site.
- 2.5. This is discussed later in this Representation.

### **3. Local Plan Regulation 18 (2025 – 2026) – review**

- 3.1. It is noted that the policies in the *Local Plan Regulation 18 (2025 – 2026)* do not allocate any development sites adjacent to the south of Fulbourn and the Site is not allocated. The ‘Vision for Greater Cambridge’ is clear: ***“New development must: minimise carbon emissions and reliance on the private car create thriving neighbourhoods with the variety of jobs and homes and supporting infrastructure we need, increase our network of nature, wildlife and multi- functional green spaces, and safeguard our unique, locally distinctive heritage and landscapes.”*** The development within the Site has the opportunity to provide the much needed housing within an area that is not constrained by any statutory or non-statutory nature conservation, heritage, or landscape designations. The character of the open countryside and Green Belt are the only constraints. The Site, however, is considered Grey Belt as evidenced in the Grey Belt Site Assessment (July 2025) prepared by Marrons on behalf of Miller Homes.
- 3.2. The *Greater Cambridge Landscape Sensitivity Assessment* (November 2021), published as part of the *Local Plan Regulation 18 (2025 – 2026)*, is informative in terms of landscape character and visual issues, and identifies the Site as forming part of a larger Assessment Unit FULO5 of medium sensitivity to residential developments – refer to Plate 2.

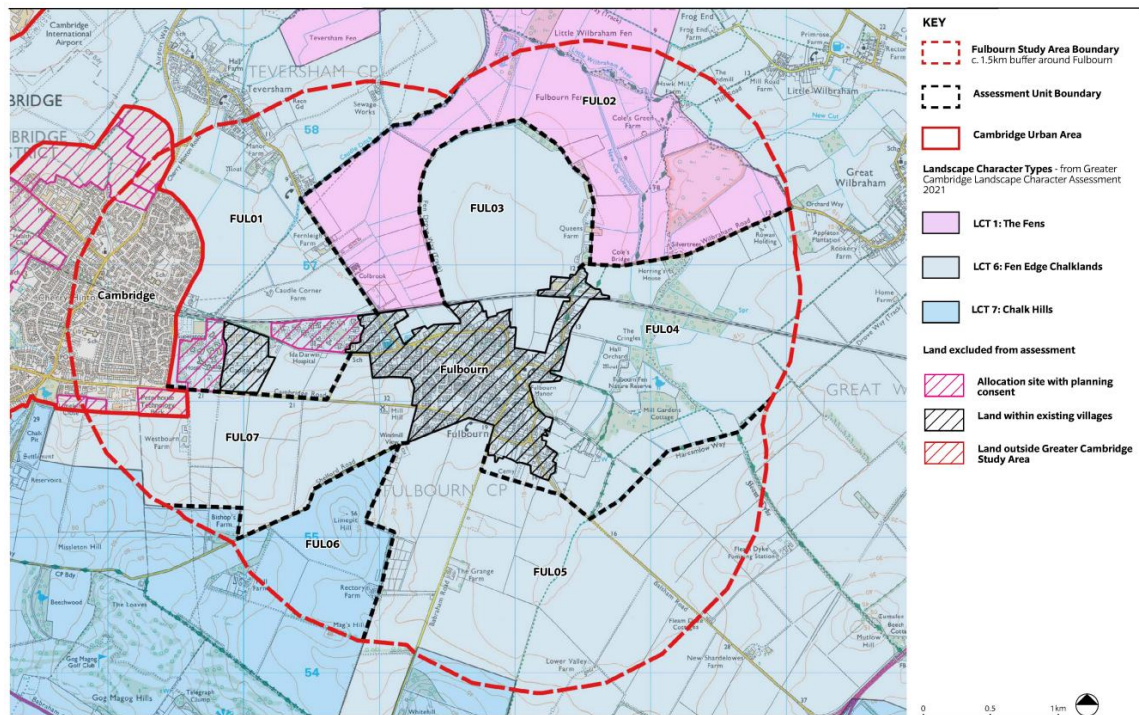


Plate 2 The Site falls within Assessment Unit FUL05 – extract from the Greater Cambridge Landscape Sensitivity Assessment (November 2021), Figure 3.17, p.411

- 3.3. Whilst the published assessment does not identify the capacity of the local landscape, nor are there any other documents that deal with the landscape capacity issue relevant to the Site, it is clear that with medium landscape sensitivity any landscape character effects of the development on Site would be moderated.
- 3.4. Indeed, the landscape character effects would be mitigated by the pattern of Fulbourn and its rather abrupt southern edge that exerts some adverse effects on the local landscape and is not being fully mitigated by any structural planting. This is acknowledged by the published assessment: **“The southern edge of Fulbourn is well defined but harsh...”**.
- 3.5. It is acknowledged that the development within the Site would affect local views from the road and the nearest residential receptors, and that landscape character effects within the site itself would be at the higher end of the spectrum, but this is an inevitable consequence of any green field site, including the green field sites allocated by the emerging Local Plan.
- 3.6. In contrast, the development within the Site has the ability to provide new housing whilst ensuring the new settlement edge would be vegetated and effects mitigated, and in turn reducing the adverse influence of the existing dwellings that line the northern edge of Shelford Road. The proposed mitigation planting would help ensure the residual effects upon the surrounding countryside can be mitigated and reduced to an acceptable level. A Landscape and Visual Impact Assessment (LVIA) would support any subsequent planning application submitted by Miller Homes, evidencing the above assertion.
- 3.7. The Site does not contribute to the setting of Cambridge or its skyline and is partially enclosed by the existing settlement edge with Highfields Farm marking its western edge and coinciding with the western edge of Fulbourn. The development within the Site would form a logical extension to the settlement and would echo its historic evolution from a small

scale nucleated village concentrated around Fulbourn Manor in the late 19<sup>th</sup> Century to a larger village of a somewhat poly-focal pattern in the mind 20<sup>th</sup> Century. This then evolved through further development along the highway network and often either side of the roads, infilling land in between.<sup>6</sup>

- 3.8. The published assessment goes on to identify the following perceptual and aesthetic factors that make the landscape less susceptible to the development: **“Limited scenic quality in the open, arable landscape”** and this is true of the proposed Site and indeed its immediate adjacent fields. Whilst attractive in their own right, being open working countryside, the landscape is not of such quality that it warranted being designated or recognised in the adopted or emerging Local Plan, or indeed the *Fulbourn Village Design Guide Supplementary Planning Document* (January 2020). The Site does not fall within the ‘Essential Visual Gap’ identified in the *Village Design Guide* and falls on the very edge of the ‘Fields with sensitive visual relationship with the Village’ and on the periphery of the ‘Key outwards views from the village’.<sup>7</sup>
- 3.9. To ascertain the potential effects and suitability of the Site for development, and to support the on-going site promotion by Miller Homes, Pegasus have carried out a site visit in late January 2026. The site visit confirmed the preliminary findings that apart from the close range views from the edge of Fulbourn the overwhelming majority of the nearby visual receptors and those in the wider countryside would not be affected or effects would be limited, confirming Pegasus’ assertion that any landscape character effects would also be limited. To support the analysis Pegasus have prepared a screened Zone of Theoretical Visibility plan – refer to **Appendix 1**. It is important to note that the plan does not take into account hedgerows or tree belts or any other vegetation that is not mapped as part of the Ordnance Survey (OS) OpenMap data. This means that smaller areas of vegetation, including tall trees along Balsham Road and those along Babraham Road, leading south from

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<sup>6</sup> *Fulbourn Village Design Guide Supplementary Planning Document* (January 2020), Figure 1 ‘Progression of development’, p. 4, <https://www.scambs.gov.uk/media/rzdmh3uh/fulbourn-village-design-guide-supplementary-planning-document-2020.pdf>

<sup>7</sup> Figure 13 and Figure 17 of the *Fulbourn Village Design Guide Supplementary Planning Document* (January 2020).

Fulbourn to Grange Farm, are not taken into account. Thus, the plan represents a worst case scenario. This could be further evidenced in any subsequent LVIA.

- 3.10. To support the above conclusion a set of views have been included in this Representation with views taken from the local highways and PRowWs. Views on the approach along Shelford Road are screened or heavily interrupted – refer to Plate 3 and Plate 4 until one arrives at the edge of Fulbourn at which point the influence of the settlement edge is considerable. Views from Cambridge Road and around The Windmill are not affected due to the intervening roadside vegetation – refer to Plate 5 and Plate 6. As illustrated on the below Plate 7, Plate 8, Plate 9, and Plate 10 views from certain sections of Babraham Road will afford views of the scheme but the introduced dwellings would always be seen against the existing development in Fulbourn which acts to mitigate against the change. Views from the wider countryside: Balsham Road and Public Footpath leading south, are substantially restricted and increasingly distant to the point where the existing settlement edge becomes inconsequential. The same would be true of the development within the Site.



*Plate 3 **View 1:** View from Shelford Road (brow of the hill) as one descends towards Fulbourn. The Site is not discernible for a traveling road receptor.*



*Plate 4 **View 2:** View from Shelford Road (approaching Highfields Farm) as one approaches Fulbourn. The Site is screened by a roadside vegetation.*



*Plate 5 **View 3:** View from footway along Cambridge Road, eastern side of The Windmill. The Site is screened by a roadside hedgerow.*



*Plate 6 **View 4:** View from footway along Cambridge Road, eastern edge of Fulbourn. The Site is screened by a roadside hedgerow. Rooftops along Huntsmill are visible.*



*Plate 7 **View 5a:** View from the southern section of Babraham Road, near the Pumping Station. The Site is screened.*



*Plate 8 **View 5b**: View north along Babraham Road, near the Pumping Station, illustrating the associated hedgerows and trees that screen / restrict views out.*



*Plate 9 **View 6**: Incidental view from the central section of Babraham Road, opposite Grange Farm. The Site is c. 830 m away at its closest point and in front of the properties along Shelford Road.*



*Plate 10 **View 7:** View from the northern section of Babraham Road, near the Cheeky Monkeys Play Barn. The Site is c. 270 m away at its closest point and in front of the properties along Shelford Road.*



*Plate 11 **View 8:** View from the edge of Balsham Road and Public Footpath leading south. The Site is located c. 1.1 km away and is not easily discernible.*

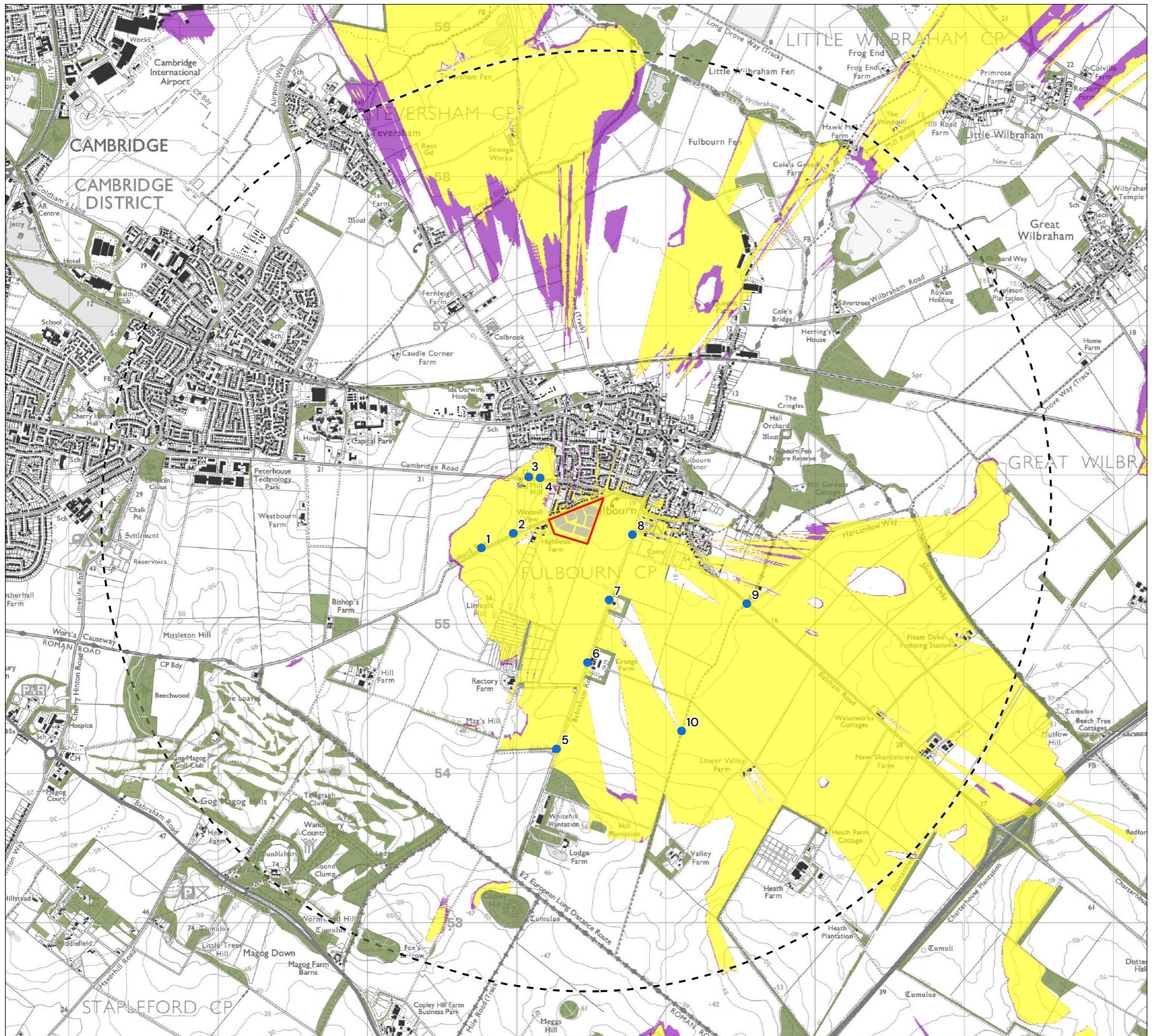


*Plate 12 **View 9:** View from the southern section of Public Footpath leading south. The Site is located c. 1.1 km away and is not easily discernible*



## Appendix 1: Screened Zone of Theoretical Visibility Plan

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- KEY**
- Site Boundary
  - 3km Study Area
  - Proposed Development Areas
  - OS OpenMap Local Buildings
  - OS OpenMap Local Woodland
  - Screened Zone of Theoretical Visibility - 9m Development Height
  - Screened Zone of Theoretical Visibility - Additional Visibility at 10.5m Development Height
  - Viewpoint Locations

Screened ZTV Production Information -  
 - DTM data used in calculations is OS Terrain 5 that has been combined with OS Open Map Local data for woodland and buildings to create a Digital Surface Model (DSM).

- Indicative woodland and building heights are modelled at 15m and 8m respectively.  
 - Viewer height set at 1.7m (in accordance with para 6.11 of GLVIA Third Edition)  
 - Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the proposed development may be visible from, assuming 100% atmospheric visibility, and includes the screening effect from woodland and buildings, based on the assumptions stated above.

REV	DATE	DESCRIPTION
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**SCREENED ZONE OF THEORETICAL VISIBILITY PLAN**

LAND SOUTH OF SHELFORD ROAD  
 MILLER HOMES

DATE	SCALE	DRAWN	APPROVED
29/01/2026	1:25,000@A3	CS	RC
SHEET	REV	N	O
-	B	▲	0.5KM

Town & Country Planning Act 1990 (as amended)  
Planning and Compulsory Purchase Act 2004

# Expertly Done.

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