

Appendices 1 and 2 to Proof of Evidence

of

JONATHAN MARK BILLINGSLEY

on behalf of

Axis Land Partnerships Ltd

Town & Country Planning Act 1990

Appeal by Axis Land Partnerships Ltd

Against the refusal by South Cambridgeshire District Council of an Outline application for the development of land for a retirement care village in use class C2 comprising housing with care, communal health, wellbeing and leisure facilities, public open space, landscaping, car parking. Access and associated development and the provision of land for use as countryside park for public access

on

Land between Haverhill Road and Hinton Way, Stapleford, Cambridge,
CB22 5BQ

LPA reference: S/02929/20/OUT

PINS reference: APP/W0530/W/21/3280395

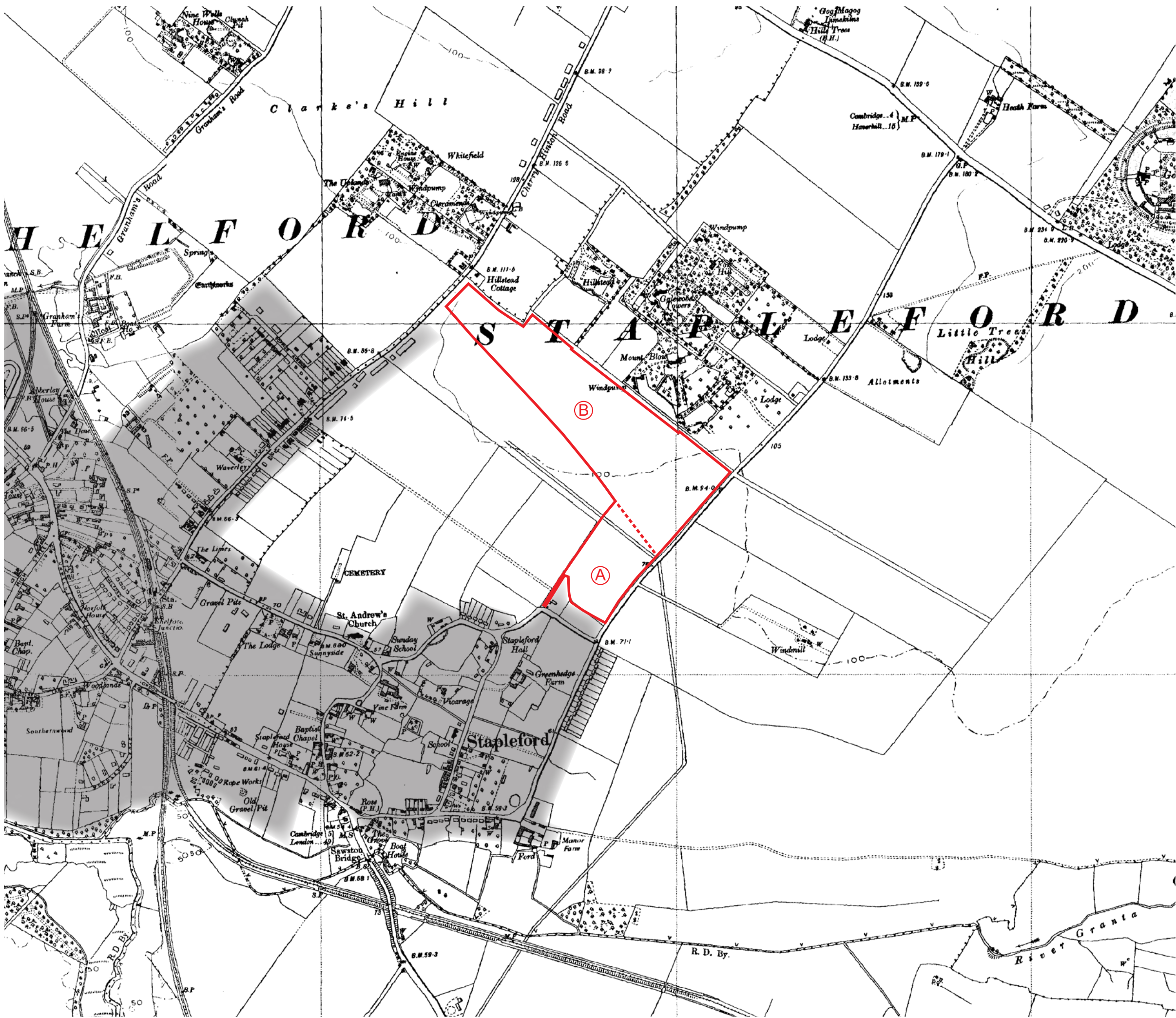
November 2021

Appendix 1

Figure 01: Historic Map 1888-1891

Figure 02: Historic Map 1938-1950

Figure 03: Historic Map 1973



Key

- A Site Boundary
- B Area A - Retirement Care Village
- B Area B - Countryside Park
- Current Urban Area

B19075 - Land between Haverhill Road and Hinton Way, Stapleford

Historic Map - 1938 - 1950

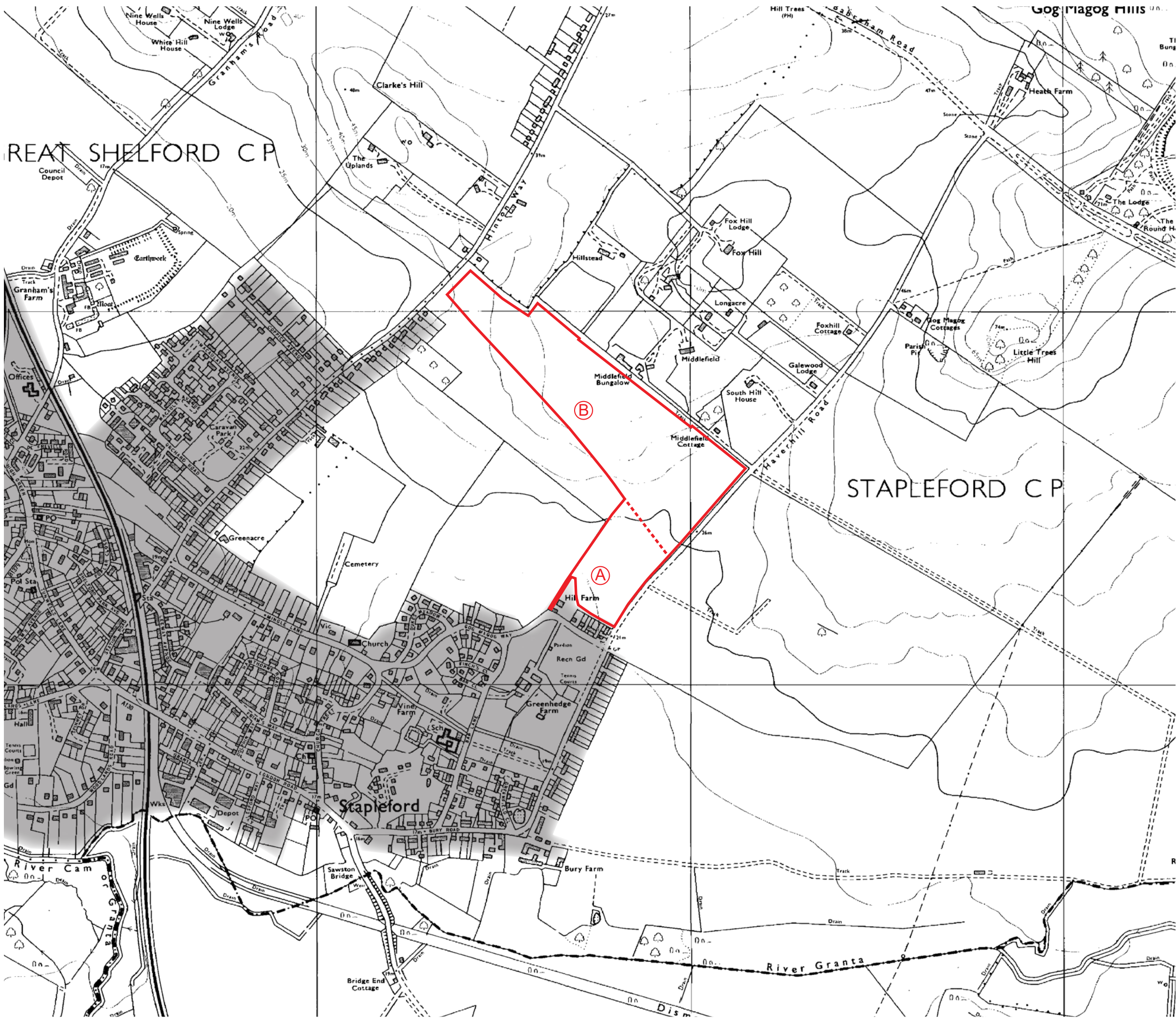
Figure 02

Scale: 1:10,560 @ A3

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Drawn: EF Checked: JB





Key

- A Site Boundary
- B Area A - Retirement Care Village
- Area B - Countryside Park
- Current Urban Area

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Historic Map - 1973

Figure 03

Scale: 1:10,00 @ A3
 November 2021
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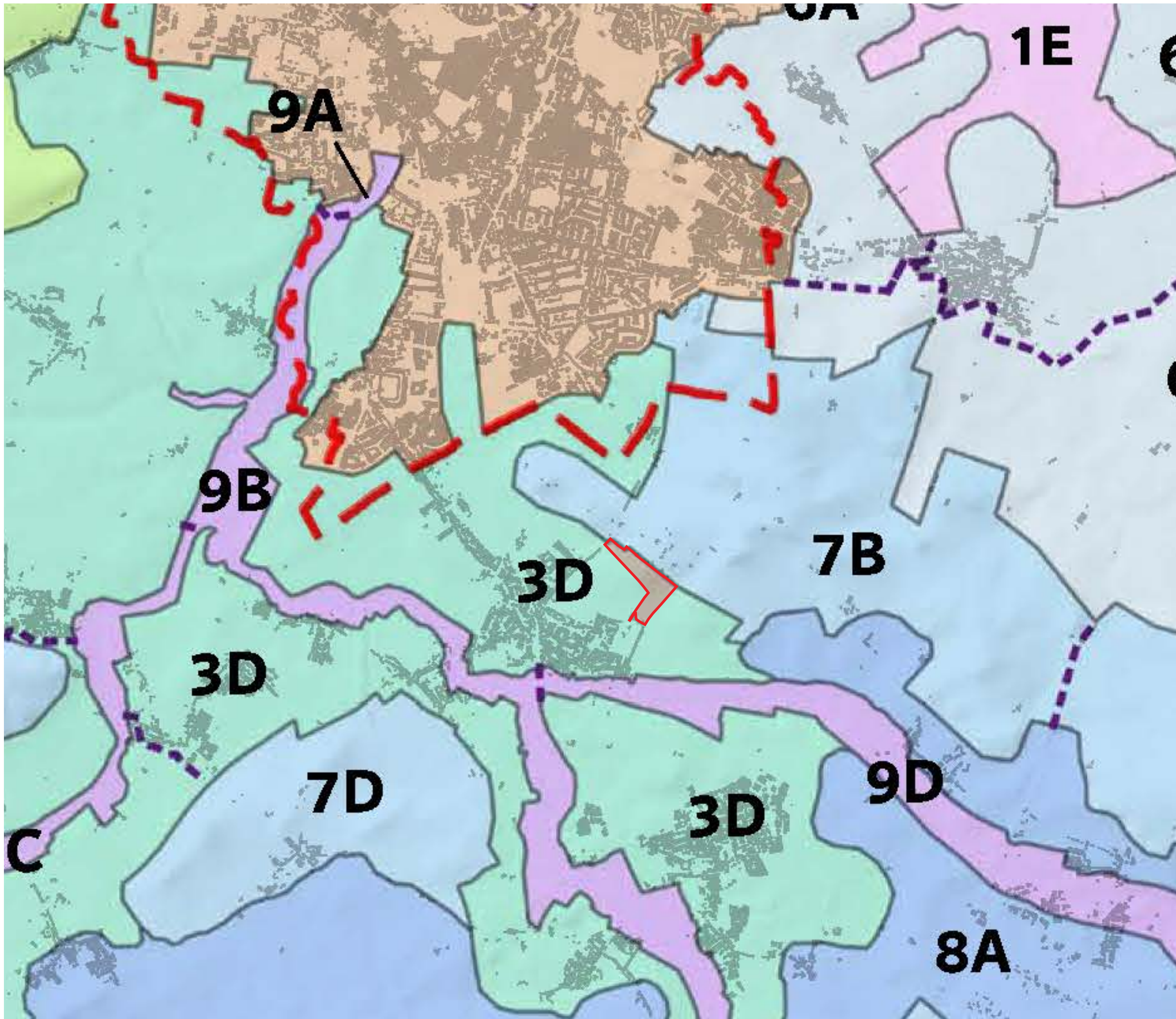


Appendix 2

Figure 04: Extract From Greater Cambridge Landscape Character Assessment (CBA Feb 2021 Figure 4.1)

Figure 05: Extract From Greater Cambridge Landscape Character Assessment (CBA Feb 2021 Figure 4.2)

Figure 06: Extract From Greater Cambridge Landscape Character Assessment (CBA Feb 2021 Figure 4.3)



Key

 Site Boundary

Greater Cambridge Landscape Character Types and Areas:
Map extract from Chris Blandford Associates Greater Cambridge Landscape Character Assessment (Feb 2021)

Landscape Character Area **3D**: Cam and Granata Tributaries Lowland Farmlands

Landscape Character Area **7B**: Gog Magog Chalk Hills

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Extract from Greater Cambridge Landscape Character Assessment (CBA Feb 2021 Figure 4.1)

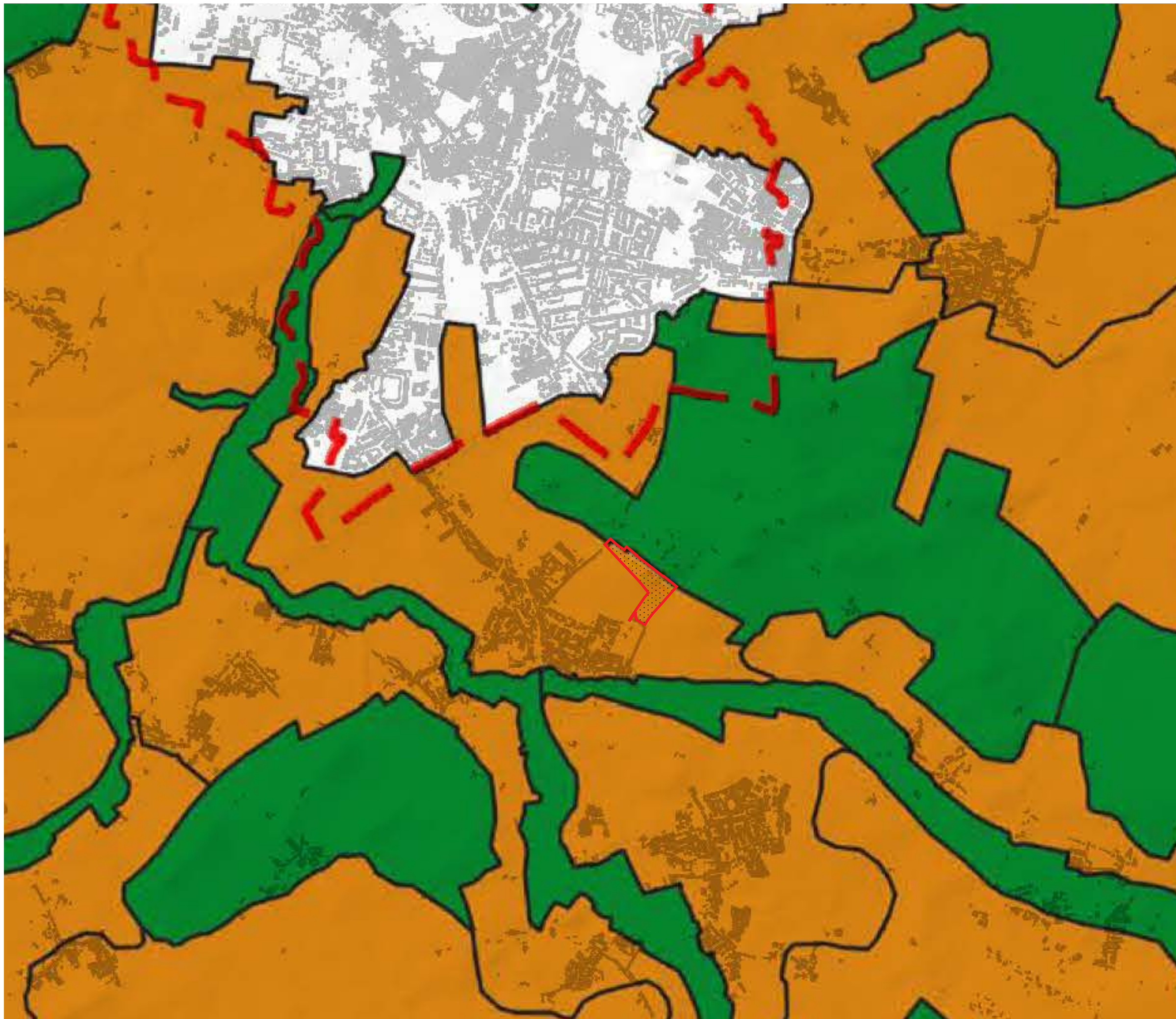
Figure 04

Scale: NTS

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Key

 Site Boundary

Condition of the Greater Cambridge Landscape:
Map extract from Figure 4.2 Chris Blandford Associates
Greater Cambridge Landscape Character Assessment
(Feb 2021)

 Good

 Moderate

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Extract from Greater Cambridge Landscape
Character Assessment (CBA Feb 2021 Figure 4.2)

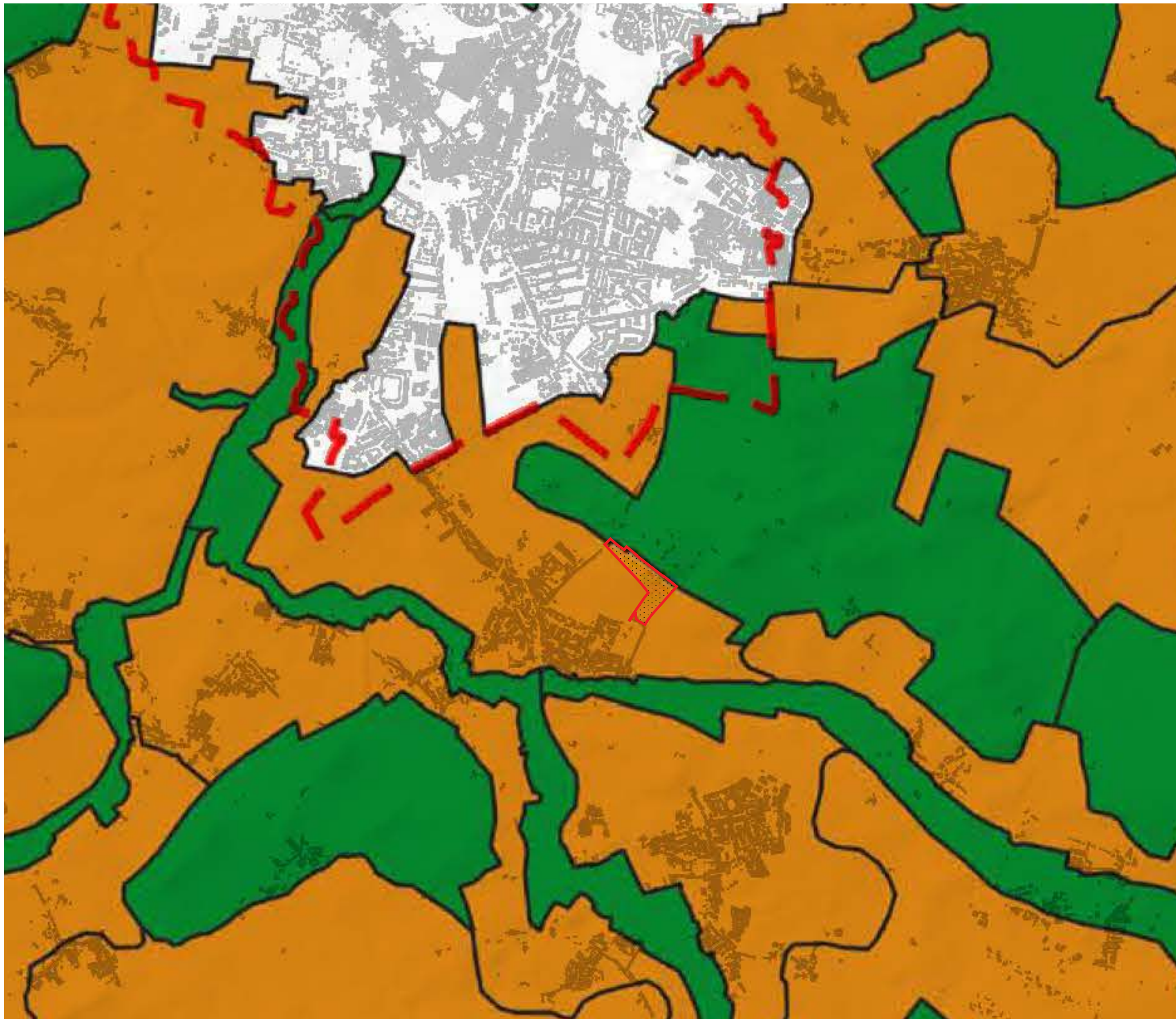
Figure 05

Scale: NTS

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Key

 Site Boundary

Strength of Character of the Greater Cambridge Landscape:
Map extract from Figure 4.3 Chris Blandford Associates
Greater Cambridge Landscape Character Assessment
(Feb 2021)

 Strong

 Moderate

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Extract from Greater Cambridge Landscape Character Assessment (CBA Feb 2021 Figure 4.3)

Figure 06

Scale: NTS

November 2021

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