

# APPENDIX 12.3

## VISUAL ASSESSMENT

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Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 2: BRAMBLEFIELDS LNR		
EXISTING VIEW/SENSITIVITY	<p>This viewpoint is located within Bramblefields Local Nature Reserve (LNR), looking northeast towards the Site, which is largely screened by the intervening vegetation. The receptors represented by the viewpoint are visitors of the LNR.</p> <p>The LNR has a high proportion of mature vegetation which results in a strong sense of enclosure and some perception of remoteness. Although the view is fundamentally verdant, the 1 Cambridge Square building (currently under construction) introduces an element of urbanity, breaking the wooded skyline (see technical visualisations in Appendix 4).</p>	<b>MEDIUM-HIGH</b>
	<p><b>Value</b> - Despite the local landscape designation, the view is considered pleasant but unremarkable. 1 Cambridge Square building introduces a detracting feature the view interfering with the sense of remoteness. The value of the view is considered medium.</p> <p><b>Susceptibility</b> - The receptors represented by this viewpoints are engaging in a recreational activity that includes appreciation of the contextual landscape. Susceptibility to change is considered high.</p>	
MAGNITUDE OF CHANGE	<p>As demonstrated in the technical visualisation in Appendix 4, despite some screening provided by the winter branches, the proposal will be visible in the foreground of the view through the gaps of the existing vegetation. This would increase the sense of enclosure and urban qualities of the view, with a consequential decrease sense of remoteness.</p> <p>Although the proposal will not cause the loss of distinctive features, it would detract from the distinctive verdant qualities of the view introducing a contrasting urban element. While the aspiration for high-quality design of S4 are likely to result in an architecture of high aesthetic qualities, which would preserve the visual amenity experience by the receptor, there is not equal reassurance on the final product of S11-21, which is submitted as outline planning application. The direction of effects is therefore considered adverse.</p>	<b>MEDIUM</b>
<b>SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)</b>	<b>SENSITIVITY X MAGNITUDE OF CHANGE = SIGNIFICANCE</b>	<b>MODERATE ADVERSE</b>



**Viewpoint Data**

Visualisation Type 1  
 Cylindrical Panorama  
 Enlargement: 96% @ A1  
 Horizontal Field of View: 90°  
 Grid coordinates: 0°9'16.31"E, 52°13'27.29"N  
 Elevation: 5m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: North East  
 Distance from Site (closer Site boundary): 157m  
 Weather: Sunny  
 Date: 30/03/2021  
 Time: 16:00  
 Taken by: Martina Sechi



Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 4: COWLEY ROAD		
EXISTING VIEW/SENSITIVITY	<p>This viewpoint is located on Cowley Road, looking southeast towards the Site, which is largely screened by intervening vegetation and built form. The viewpoint represents views experienced by road users, pedestrians and cyclists who are travelling towards Cambridge North Station and 1 Cambridge Square. The road-side vegetation screens the built form along the road. This screening will become more apparent in the summer months when the trees have their leaves. This distribution of vegetation also acts to frame the view, drawing the eye down the road and towards the more open horizon</p> <p>Despite the reasonable green cover, the road infrastructure dominates within the view. The urban character is augmented by the large scale, commercial built form that encloses the view.</p>	<b>MEDIUM-LOW</b>
	<p><b>Value</b> - The view lacks designation or distinctive elements. The value is considered low.</p> <p><b>Susceptibility</b> - The receptors represented by this viewpoint are road users that would not be interested in the surrounding context, however the proposal sits central to the travelling direction and cyclists or pedestrians would be more aware of their context. Susceptibility to change is therefore considered medium-low</p>	
MAGNITUDE OF CHANGE	<p>As demonstrated in the technical visualisation in Appendix 4 the proposed volumes of S9 and the corner of the residential site will be visible at the centre of the view, while the remaining will be largely screened by the existing vegetation and built form.</p> <p>The proposal introduces a new urban elements to the view. While the visual change is considerable and would cause the partial loss of the framed view of the open sky, it is also akin to the existing visual qualities and it will not cause the loss of distinctive elements.</p>	<b>MEDIUM</b>
<b>SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)</b>	<b>SENSITIVITY X MAGNITUDE OF CHANGE = SIGNIFICANCE</b>	<b>MODERATE NEUTRAL</b>



**Viewpoint Data**

Visualisation Type 1  
 Cylindrical Panorama  
 Enlargement: 96% @ A1  
 Horizontal Field of View: 90°  
 Grid coordinates: 0°9'13.04"E, 52°13'46.26"N  
 Elevation: 6m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: South East  
 Distance from Site (closer Site boundary): 325m  
 Weather: Sunny  
 Date: 30/03/2021  
 Time: 16:19  
 Taken by: Martina Sechi



Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 5: DITTON MEADOWS - FOOTPATH 85/2		
EXISTING VIEW/SENSITIVITY	<p>This viewpoint is located on footpath 85/2 in Ditton Meadow on the bank of the River Cam, on a footpath that directly connects to Fen Ditton High Street. The view looks west towards the Site, which is not visible. The receptors associated with this viewpoint are ramblers within the green space.</p> <p>The dense vegetation along the river shortens the view reinforcing the sense of enclosure, despite the visible open sky. The view appears rather verdant and pleasant, with the only example of residential built form being filtered by the vegetation distributed along the river.</p> <p><b>Value</b> - The view is representative of the CA's landscape and it includes distinctive elements such as the river and meadow. The value of the view is considered high.</p> <p><b>Susceptibility</b> - The receptors represented by this viewpoint are engaging in a recreational activity that includes appreciation of the contextual landscape. Susceptibility to change is considered high.</p>	<b>HIGH</b>
MAGNITUDE OF CHANGE	<p>As demonstrated in the technical visualisation in Appendix 4 the Proposed Development will not be substantially screened by the intervening vegetation and it sits below the wooded skyline. Therefore there would be no changes to the qualities of the view.</p>	<b>NONE</b>
<b>SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)</b>	<b>SENSITIVITY X MAGNITUDE OF CHANGE = SIGNIFICANCE</b>	<b>NONE</b>



**Viewpoint Data**

Visualisation Type 1  
 Cylindrical Panorama  
 Enlargement: 96% @ A1  
 Horizontal Field of View: 90°  
 Grid coordinates: 0°10'0.45"E, 52°13'18.06"N  
 Elevation: 3m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: East  
 Distance from Site (closer Site boundary): 731m  
 Weather: Sunny  
 Date: 09/04/2021  
 Time: 08:56  
 Taken by: Martina Sechi



Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 8: FOOTPATH 85/6 FEN DITTON		
EXISTING VIEW/SENSITIVITY	<p>This viewpoint is located on the public footpath 85/6 which leads to the countryside north of Fen Ditton. The view is looking in a southwest direction towards the Site and it is representative of the visual experience of ramblers on the PRoW. The Site is screened by the intervening vegetation, although the viewpoint's slightly elevated position provides opportunity for partial views of the surrounding urban form, such as the hotel and 1 Cambridge Square. Despite the existing, prominent large-scale built form and dense vegetation the view appears essentially open and rural. Although glimpses of the industrial area to the north of the Site are visible, the view is characterised by a concentration of natural features, with a variety of vegetation, green space and the river creating a visually appealing immediate view.</p>	<b>HIGH</b>
	<p><b>Value</b> - The view is representative of the CA's landscape and it includes distinctive elements such as the river and meadow. The value of the view is considered high.</p> <p><b>Susceptibility</b> - The receptors represented by this viewpoint are engaging in a recreational activity that includes appreciation of the contextual landscape. Susceptibility to change is considered high.</p>	
MAGNITUDE OF CHANGE	<p>As demonstrated in the technical visualisation in Appendix 4, the proposal introduces a prominent urban feature, which would alter the current qualities of the view, albeit during summer the existing vegetation will partially screen the new built form.</p> <p>Notwithstanding the visual distraction caused by the existing built form and the effective use of cladding materials (including vegetative cover) on S7 and S6 to soften and break the continuous built edge, the increased urban character will be detrimental to the currently open, green landscape, eroding the distinctive rural qualities of the visual amenity of this Cambridge's peripheral footpath. Furthermore, there is not a reassurance that the outline application buildings (S9 and S11-21) will result in an equally high-quality design. Therefore the direction of effects is considered adverse.</p>	<b>HIGH</b>
<b>SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)</b>	<b>SENSITIVITY X MAGNITUDE OF CHANGE = SIGNIFICANCE</b>	<b>MAJOR ADVERSE</b>



**Viewpoint Data**

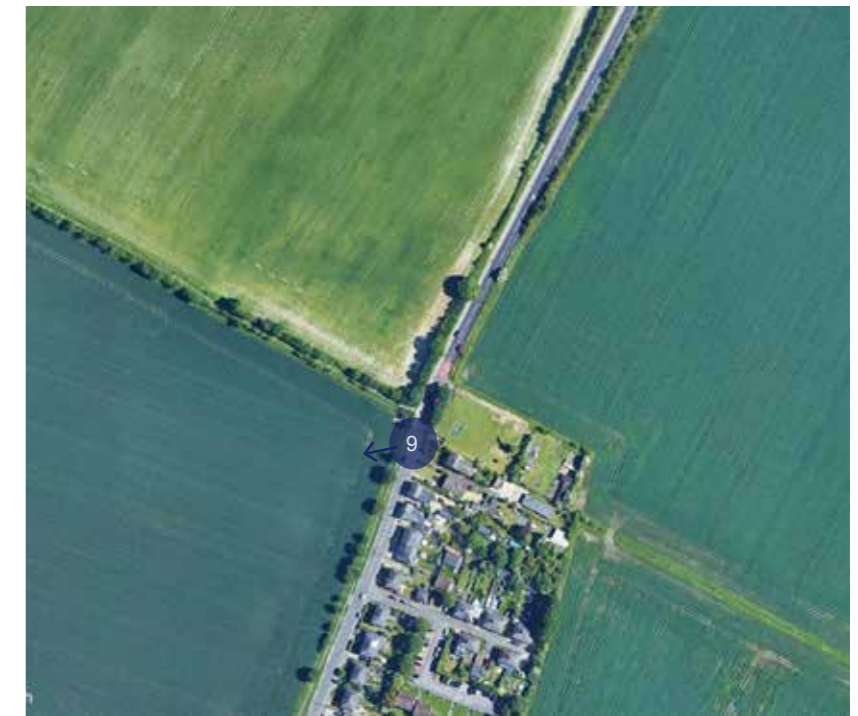
Visualisation Type 1  
 Cylindrical Panorama  
 Enlargement: 96% @ A1  
 Horizontal Field of View: 90°  
 Grid coordinates: 0°10'15.81"E, 52°13'43.67"N  
 Elevation: 7m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: South West  
 Distance from Site (closer Site boundary): 742m  
 Weather: Sunny  
 Date: 09/04/2021  
 Time: 08:56  
 Taken by: Martina Sechi



VIEWPOINT 9: FIELD LANE BYWAY

Planar Image - Printing Size 390 x 260 mm @A3 - Presented Field of View (H x V) 39.6 ° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 9: FIELD LANE BYWAY			
EXISTING VIEW/SENSITIVITY	<p>This viewpoint is located on Horningsea Road at the junction with Field Lane byway. It provides a view in a western direction towards the Site, which is not visible due to intervening vegetation and built form. The receptors experiencing this view are the users of the byway as well as road users.</p> <p>The view is overlooking open agricultural land enclosed by dense vegetation. Some dwellings on the field edge are clearly visible and glimpses of built form are available through the trees, including the Cambridge Station North hotel and office block. The lack of immediate tree cover or built form creates an open, expansive field of view with a largely wooded skyline.</p>		<b>MEDIUM-LOW</b>
	<p><b>Value</b> - The view is not portraying any distinctive features or designated landscape. It is pleasant but unremarkable. The value of the view is considered low.</p>	<p><b>Susceptibility</b> - The receptors represented by this view are road users as well as rambles accessing a public right of way. The latter would be engaging with the contextual landscape. Therefore the susceptibility to change is considered medium.</p>	
MAGNITUDE OF CHANGE	<p>As demonstrated in the technical visualisation in Appendix 4, the proposal is largely screened by the intervening built form and vegetation, but it will introduce a new skyline augmenting the urban influence in the visual experience of the receptors. The change has a relatively limited geographical extent, with much of the horizon retaining a strong wooded character. The overall sense of rural openness is also retained.</p> <p>There would be no loss of distinctive elements.</p>		<b>MEDIUM</b>
<b>SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)</b>	<b>SENSITIVITY X MAGNITUDE OF CHANGE = SIGNIFICANCE</b>		<b>MODERATE NEUTRAL</b>



#### Viewpoint Data

Visualisation Type 1  
 Planar Image  
 Enlargement: 100% @ A3  
 Horizontal Field of View: 39.6°  
 Grid coordinates: 0°10'36.05"E, 52°13'31.77"N  
 Elevation: 10m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: South West  
 Distance from Site (closer Site boundary): 1,167m  
 Weather: Sunny  
 Date: 30/03/2021  
 Time: 12:15  
 Taken by: Martina Sechi





Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 10: LOW FEN DROVE WAY - WEST		
EXISTING VIEW/SENSITIVITY	<p>This viewpoint is located on Low Fen Drove Way, looking southwest towards the Site. Receptors associated with this viewpoint are road users and ramblers on the track. The Site is heavily screened by intervening vegetation. The immediate view is of open agricultural land, which allows for an expansive skyline. The vegetative enclosure in the distant background provides a wooded skyline, where the line of pylons emerges, detracting from the otherwise rural and verdant qualities of the view.</p> <p><b>Value</b> - The view lacks of designation and distinctive features. The row of pylons and new field enclosure are detracting features. The value of the view is considered low.</p> <p><b>Susceptibility</b> - The receptors represented by the viewpoint are ramblers accessing a public right of way, their activity includes appreciation of the contextual landscape. Susceptibility to change is considered high.</p>	<b>MEDIUM</b>
MAGNITUDE OF CHANGE	The Proposed Development is located in the far distance and, as demonstrated in the technical visualisations in Appendix 4, will be substantially screened by the intervening vegetation sitting below the wooded skyline.	<b>NONE</b>
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	<b>SENSITIVITY X MAGNITUDE OF CHANGE = SIGNIFICANCE</b>	<b>NONE</b>



**Viewpoint Data**

Visualisation Type 1  
 Cylindrical Panorama  
 Enlargement: 96% @ A1  
 Horizontal Field of View: 90°  
 Grid coordinates: 0°11'12.09"E, 52°13'53.38"N  
 Elevation: 9m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: South East  
 Distance from Site (closer Site boundary): 1,858m  
 Weather: Sunny  
 Date: 30/03/2021  
 Time: 11:20  
 Taken by: Martina Sechi



Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 14: GUIDED BUSWAY			
EXISTING VIEW/SENSITIVITY	<p>This viewpoint is located on the pavement running adjacent to the Cambridgeshire Guided Busway, at the junction with Milton Road. The view looks at the Site from a southeast direction. The receptors associated with this view are road users, commuters using the busway and any pedestrians that are making use of the accompanying footpaths. Warehouses and industrial buildings obscure the Site within the Cambridge Business Park.</p> <p>The view is characterised by a clutter of features related to the road infrastructure, which lessens the visual clarity. Vegetative elements are few, resulting in a strong urban influence on the quality of the view, which lack consistency and distinctiveness.</p>	<b>MEDIUM - LOW</b>	
	<p><b>Value</b> - The view lacks designation or distinctive elements. The value is considered low.</p> <p><b>Susceptibility</b> - The receptors represented by this viewpoint are road users that would not be interested in the surrounding context, however the proposal sits central to the travelling direction and cyclists or pedestrians would be more aware of their context. Susceptibility to change is therefore considered medium-low.</p>		
MAGNITUDE OF CHANGE	<p>As demonstrated in the technical visualisation in Appendix 4, the proposal is largely screened by the intervening built form. However the elevation of S11-21 and S8 will intensify the articulation of the urban skyline raise the horizon line. Nonetheless the overall character of the view will be retained and there would be no loss of distinctive feature.</p>	<b>LOW</b>	
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	<b>SENSITIVITY X MAGNITUDE OF CHANGE = SIGNIFICANCE</b>		<b>MINOR NEUTRAL</b>



**Viewpoint Data**

Visualisation Type 1  
 Cylindrical Panorama  
 Enlargement: 96% @ A1  
 Horizontal Field of View: 90°  
 Grid coordinates: 0°8'53.75"E, 52°13'46.98"N  
 Elevation: 8m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: South West  
 Distance from Site (closer Site boundary): 574m  
 Weather: Sunny  
 Date: 30/03/2021  
 Time: 16:27  
 Taken by: Martina Sechi



Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 15: DITTON MEADOWS		
EXISTING VIEW/SENSITIVITY	<p>This viewpoint is allocated on a path to the south of Ditton Meadows. It views the Site from a north-eastern direction, looking across permeable green public space which is crisscrossed by several footpaths. The receptors are users of this green space, whether this is for commuting or recreation. The Site is only obscured by vegetation, consisting of tree cover along the River Cam. However, the vegetative enclosure appears fragmented with large glimpses of the existing built form available. Therefore, despite the strong verdant qualities, the urban influence on the view lessens the sense of remoteness. The skyline in the background reflects the mixed qualities of the view with a combination of built form and trees.</p> <p><b>Value</b> - The view includes some detracting urban feature, but it is representative of the CA's landscape and it includes distinctive elements such as the river and meadow. The value of the view is considered high.</p> <p><b>Susceptibility</b> - The receptors represented by this viewpoint are engaging in a recreational activity that includes appreciation of the contextual landscape. Susceptibility to change is considered high.</p>	<b>HIGH</b>
MAGNITUDE OF CHANGE	<p>As demonstrated in the technical visualisation in Appendix 4, views of the proposals are filtered by the vegetation and partially screened by the intervening built form. Overall all the quality of this view is preserved, despite the slight intensification of urban character. The Proposed Development sits below the canopies line and does not cause the loss of distinctive elements.</p>	<b>LOW</b>
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SENSITIVITY X MAGNITUDE OF CHANGE = SIGNIFICANCE	<b>MINOR-MODERATE NEUTRAL</b>



**Viewpoint Data**

Visualisation Type 1  
 Cylindrical Panorama  
 Enlargement: 96% @ A1  
 Horizontal Field of View: 90°  
 Grid coordinates: 0°9'52.24"E, 52°13'5.09"N  
 Elevation: 6m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: South  
 Distance from Site (closer Site boundary): 909m  
 Weather: Sunny  
 Date: 09/04/2021  
 Time: 08:45  
 Taken by: Martina Sechi



Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 16: STOURBRIDGE COMMON		
EXISTING VIEW/SENSITIVITY	<p>This viewpoint is located on a path running through Stourbridge Common. The view is looking north towards the southern edge of the Site. The receptors are users of this green space, whether this is for commuting or recreation. The Site is obscured by immediate vegetation which lines the riverside footpath. The path is well-used and defined, and a pedestrian bridge is visible within the view. The tree cover acts to also screen the residential properties bordering this green space and the Cambridge Station North new development, allowing it to retain a natural and open appearance with a wooded skyline.</p>	<b>HIGH</b>
	<p><b>Value</b> - The view includes some detracting urban feature, but it is representative of the CA's landscape and it includes distinctive elements such as the river and meadow. The value of the view is considered high.</p> <p><b>Susceptibility</b> - The receptors represented by this viewpoint are engaging in a recreational activity that includes appreciation of the contextual landscape. Susceptibility to change is considered high.</p>	
MAGNITUDE OF CHANGE	<p>As demonstrated in the technical visualisation in Appendix 4, the proposal is screened by the intervening vegetation, with limited glimpses of S11-21 and S4 available through the existing trees. The qualities of the view are fundamentally unchanged and there is no loss of distinctive features.</p>	<b>NEGLIGIBLE</b>
<b>SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)</b>	<b>SENSITIVITY X MAGNITUDE OF CHANGE = SIGNIFICANCE</b>	<b>MINOR NEUTRAL</b>



**Viewpoint Data**

Visualisation Type 1  
 Cylindrical Panorama  
 Enlargement: 96% @ A1  
 Horizontal Field of View: 90°  
 Grid coordinates: 0°9'5.14"E, 52°13'0.43"N  
 Elevation: 4m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: South West  
 Distance from Site (closer Site boundary): 975m  
 Weather: Sunny  
 Date: 30/03/2021  
 Time: 15:41  
 Taken by: Martina Sechi

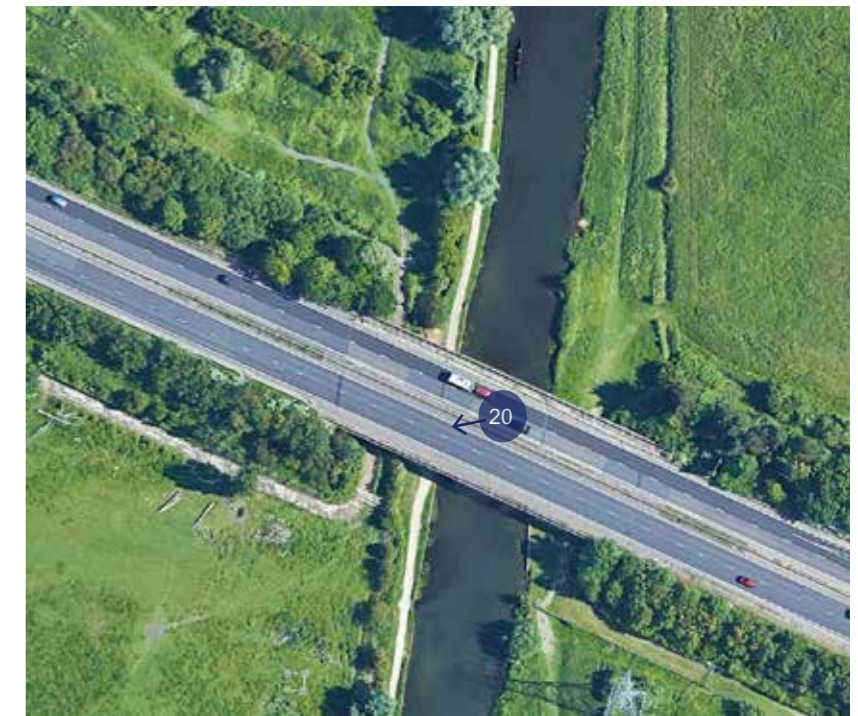


Approximate extent of Development Area

VIEWPOINT 20: A14 BRIDGE OVER THE RIVER CAM

Source Google Earth - Image downloaded 06.05.2022

VIEWPOINT 20: A14 BRIDGE OVER THE RIVER CAM			
EXISTING VIEW/SENSITIVITY	<p>Due to safety reasons it was not possible to obtain photography for this view. As shown in the Google Earth image this viewpoint is located on the A14, which wraps around the northern edge of Cambridge. The viewpoint is associated with the road users on this fast, main road.</p> <p>The elevated position of the viewer allows extensive views across the rural landscape typical of the setting of Cambridge. The extent of the urban settlement is marked by the recent hotel and office buildings at Cambridge North, which appear to contrast the scale of the surrounding, low lying residential dwellings. Nonetheless, the green character of the view is prominent with some distinctive features such as the River Cam corridor.</p>		MEDIUM
	<p><b>Value</b> - Despite the detracting urban features, the view is pleasant and representative of the CA's landscape, with some distinctive features. The value is considered high.</p>	<p><b>Susceptibility</b> - The receptors represented by the viewpoint are road users on a high-speed road. Susceptibility to change is considered low.</p>	
MAGNITUDE OF CHANGE	<p>As demonstrated in the Type 2 visualisation in Appendix 4, the proposal will introduce a prominent feature in the view extending further the modern architectural type introduced with the Cambridge Station North and Novotel Hotel. Although the proposal introduces elements of large scale, the existing vegetation will soften the urban block and reduce visibility of the Proposed Development even during winter months.</p> <p>Despite the intensification of the urban elements in the skyline, the geographical extent of the visible change is relatively limited and the overall qualities of the view will be retained with the open fields in the foreground preserving the sense of rurality. There would be no loss of distinctive features.</p>		LOW
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SENSITIVITY X MAGNITUDE OF CHANGE = SIGNIFICANCE		MINOR-MODERATE NEUTRAL



#### Viewpoint Data

Visualisation Type -  
 Enlargement: -  
 Horizontal Field of View: -  
 Grid coordinates:-  
 Elevation: -  
 Camera: -  
 Lens: -  
 Direction of view: South West  
 Distance from Site (closer Site boundary): 893m  
 Weather: -  
 Date: -  
 Time: -  
 Taken by: -



Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT E1: CHISHOLM TRAIL BRIDGE ON RIVER CAM		
EXISTING VIEW/SENSITIVITY	<p>This viewpoint is located on the Chisholm Trail Bridge, a dual-use pedestrian and cycle bridge that crosses the River Cam. The view is looking north towards the Site's southern edge, which is not visible. Receptors are users of the bridge. The new hotel development is visible on the horizon, nestled between 1 Cambridge Square and residential dwellings. The urban features prevail over the few green elements; the cluttering of railway infrastructure, bridge railings and built forms of various styles result in a poor sense of cohesiveness.</p> <p><b>Value</b> - There are no distinctive features nor designations within the view, conversely there are many detracting urban features. The value of the view is considered low.</p> <p><b>Susceptibility</b> - Receptors represented by the viewpoint are cyclists and pedestrians on a dedicated path and public right of way, engaging in recreational activities. The susceptibility to change is high.</p>	<b>HIGH</b>
MAGNITUDE OF CHANGE	<p>As demonstrated in the technical visualisation in Appendix 4, the proposals will be largely screened by the intervening built form with a limited portion of S8 and S9 visible in the back ground.</p> <p>Although the proposed Development will slightly intensify the urban elements of the view, the overall qualities will be retained and there would be no substantial change in the visual experience of the receptors.</p>	<b>NEGLIGIBLE</b>
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	<b>SENSITIVITY X MAGNITUDE OF CHANGE = SIGNIFICANCE</b>	<b>NEGLIGIBLE NEUTRAL</b>



**Viewpoint Data**

Visualisation Type 1  
 Cylindrical Panorama  
 Enlargement: 96% @ A1  
 Horizontal Field of View: 90°  
 Grid coordinates: 0°9'24.37"E, 52°13'12.82"N  
 Elevation: 9m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: North  
 Distance from Site (closer Site boundary): 521m  
 Weather: Sunny  
 Date: 14/01/2022  
 Time: 10:49  
 Taken by: Martina Sechi



Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT E2: CHISHOLM TRAIL		
EXISTING VIEW/SENSITIVITY	<p>This viewpoint is located on the Chisholm Trail, just south of the pedestrian bridge which crosses the railway line and the River Cam. The view is looking north towards the Site, and receptors at this location will be the pedestrians and cyclists using this route. The Site is screened by vegetation, the rail bridge, the pedestrian bridge, and the existing built form at Cambridge Station North, including the hotel and new offices at 1 Cambridge Square.</p> <p>The view across Ditton Meadows's open space is enclosed by vegetation along the railway line and river. The green horizon is scattered with residential development which together with the visible Cambridge Station North buildings and the infrastructure of the railway and Chisholm trails augment the urban character of the view.</p> <p>It should be considered that the Chisholm Trail includes the planting of saplings visible along the length of the fence. Their continued growth and maturing will further increase the amount of vegetation that acts to the screen the Site and shorten the view.</p>	<b>MEDIUM</b>
	<p><b>Value</b> - Despite the view representation of the CA's landscape, there are no distinctive elements and the visual amenity is disrupted by many urban features. The value of the view is considered medium-low.</p> <p><b>Susceptibility</b> - Receptors represented by the viewpoint are cyclists and pedestrians on a dedicated path and public right of way, engaging in recreational activities. The susceptibility to change is high.</p>	
MAGNITUDE OF CHANGE	<p>As demonstrated in the technical visualisation in Appendix 4, the proposals will be largely screened by the intervening built form with a limited portion of S6, S7 and the residential development visible in the back ground.</p> <p>Although the proposed Development will slightly intensify the urban elements of the view, the overall qualities will be retained and there would be no substantial change in the visual experience of the receptors.</p>	<b>NEGLIGIBLE</b>
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	<b>SENSITIVITY X MAGNITUDE OF CHANGE = SIGNIFICANCE</b>	<b>NEGLIGIBLE NEUTRAL</b>



**Viewpoint Data**

Visualisation Type 1  
 Cylindrical Panorama  
 Enlargement: 96% @ A1  
 Horizontal Field of View: 90°  
 Grid coordinates: 0°9'19.93"E, 52°13'3.16"N  
 Elevation: 4m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: North  
 Distance from Site (closer Site boundary): 820m  
 Weather: Sunny  
 Date: 14/01/2022  
 Time: 10:53  
 Taken by: Martina Sechi





Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT E5: DISCOVERY WAY		
EXISTING VIEW/SENSITIVITY	<p>This viewpoint is located within the Discovery Way residential cul-de-sac, looking east toward the Site. The receptors are the residents of this area, as well as road users. The Site is currently obscured by the residential properties. The new office block is emerging over the rooflines as the prevailing single storey designs may only screen the lower levels of the new built form. The residential character of this view is evident, with the vegetation being used to determine the front garden boundaries and soften the visual clutter that is created by the high number of parked cars.</p>	<b>MEDIUM</b>
	<p><b>Value</b> - The view does not include any designations or distinctive features, nor it is not remarkable. The value of the view is considered low.</p> <p><b>Susceptibility</b> - The receptors represented by the view are road users and local residents. For the latter this is a primary view for houses to the south of the cul-de-sac. Susceptibility to change is considered medium.</p>	
MAGNITUDE OF CHANGE	<p>As demonstrated in the Type 2 visualisation in Appendix 4, the proposal is partially screened by the intervening built form but it will emerge over the current low lying roof line. The large scale of the Proposed Development contrasts the small scale residential dwellings, however distance mitigates the sense of dominance reducing the sense of imposture. The existing trees providing limited softening the continuous built form.</p> <p>While the detailing of S4 aims at high quality design that is likely to result in high aesthetic qualities, the lack of detailing of the residential block does not provide reassurance on the final product. Therefore the direction of effects is considered adverse.</p>	<b>MEDIUM</b>
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	<b>SENSITIVITY X MAGNITUDE OF CHANGE = SIGNIFICANCE</b>	<b>MODERATE ADVERSE</b>



**Viewpoint Data**

Visualisation Type 1  
 Cylindrical Panorama  
 Enlargement: 96% @ A1  
 Horizontal Field of View: 90°  
 Grid coordinates: 0°9'14.39"E, 52°13'31.36"N  
 Elevation: 4m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: East  
 Distance from Site (closer Site boundary): 158m  
 Weather: Sunny  
 Date: 23/03/2022  
 Time: 15:38  
 Taken by: Martina Sechi



Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT E6: FEN ROAD			
EXISTING VIEW/SENSITIVITY	This viewpoint is located on Fen Road, looking west towards the Site, along the Sunningdale Caravan Park access. Receptors are residents and users of this caravan park, as well as road users travelling along Fen Road. The Site is screened by the existing built form. The low heights of these immediate properties, coupled with limited mature vegetation, create an open skyline and a sense of high exposure. These low surrounding building heights also make the hotel development and 1 Cambridge Square visible.		<b>LOW</b>
	<b>Value</b> - The view does not include any designations or distinctive features, nor it is not remarkable. The value of the view is considered low.	<b>Susceptibility</b> - The receptors represented by the view are road users and local residents. For the latter this is not a primary view. Susceptibility to change is considered medium.	
MAGNITUDE OF CHANGE	As demonstrated in the Type 2 visualisation in Appendix 4, the proposal is partially screened by the intervening built form but it will emerge over the current low lying roof line. The large scale of the Proposed Development contrasts the small scale caravans, however distance mitigates the sense of dominance reducing the sense of imposture.  Furthermore, the detailing of S4 aims at high quality design that is likely to result in high aesthetic qualities, and there would be no loss of distinctive features.		<b>MEDIUM</b>
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	<b>SENSITIVITY X MAGNITUDE OF CHANGE = SIGNIFICANCE</b>		<b>MINOR-MODERATE NEUTRAL</b>



**Viewpoint Data**

Visualisation Type 1  
 Cylindrical Panorama  
 Enlargement: 96% @ A1  
 Horizontal Field of View: 90°  
 Grid coordinates: 0°9'45.38"E, 52°13'26.94"N  
 Elevation: 4m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: North West  
 Distance from Site (closer Site boundary): 353m  
 Weather: Sunny  
 Date: 23/03/2022  
 Time: 15:53  
 Taken by: Martina Sechi



Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT P1: HARMCAMLLOW WAY - NORTH		
EXISTING VIEW/SENSITIVITY	<p>This viewpoint is located on public footpath 130/7, heading east from the village of Horningsea. The view is looking southwest towards the Site, which is not visible. The receptors are ramblers on the Harmcamlow Way recreational route. Field boundaries are permeable, but the skyline is essentially defined by vegetative cover resulting in a strong wooded character. This view is characterised by strong agricultural and rural qualities, and this is reflected in the open fields, vast skyline and limited visibility of the built form.</p> <p><b>Value</b> - Despite the lack of designations and distinctive features the view is pleasant albeit unremarkable. The value of the view is considered medium.</p> <p><b>Susceptibility</b> - The receptors represented by the view are engaging with a recreational activity that includes appreciation of the contextual landscape. Susceptibility to change is considered high.</p>	<b>HIGH-MEDIUM</b>
MAGNITUDE OF CHANGE	The Proposed Development is in the far distance and substantially screened by intervening vegetation, as portrayed in the technical visualisations in Appendix 4, sitting below the wooded skyline. Therefore there would be no changes to amenity of the view.	<b>NONE</b>
<b>SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)</b>	<b>SENSITIVITY X MAGNITUDE OF CHANGE = SIGNIFICANCE</b>	<b>NONE</b>



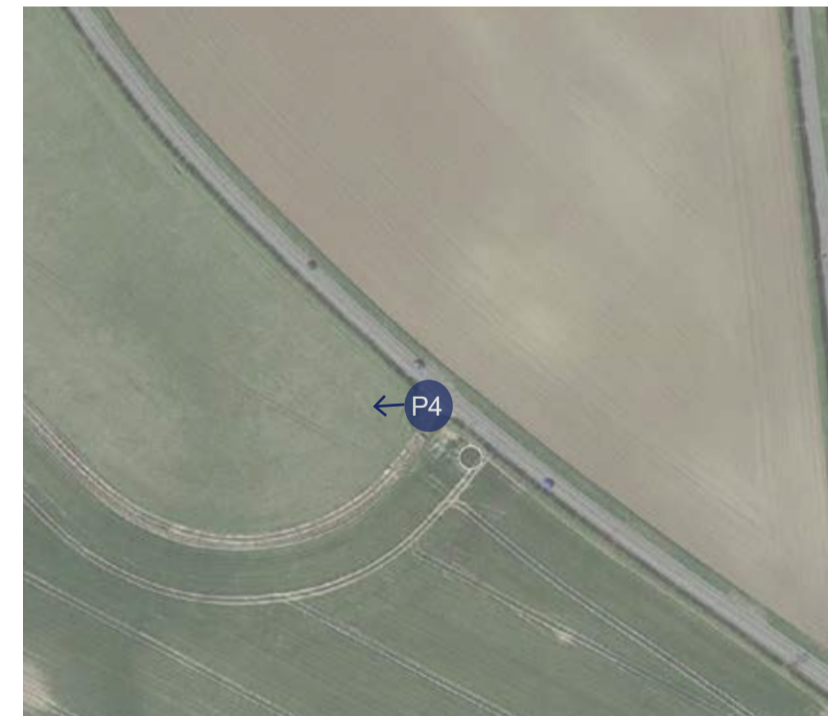
**Viewpoint Data**

Visualisation Type 1  
 Cylindrical Panorama  
 Enlargement: 96% @ A1  
 Horizontal Field of View: 90°  
 Grid coordinates: 0°12'1.07"E, 52°14'30.75"N  
 Elevation: 3m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: South West  
 Distance from Site (closer Site boundary): 3,156m  
 Weather: Sunny  
 Date: 30/03/2021  
 Time: 10:56  
 Taken by: Martina Sechi



Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT P4: LITTLE WILBRAHAM ROAD		
EXISTING VIEW/SENSITIVITY	<p>This viewpoint is located on Low Fen Drove Way, looking west across agricultural land towards the Site, which is not visible. The receptors are road users.</p> <p>The open countryside, prominent in the view, is a characteristic of the rural setting of Cambridge, with an essentially wooded skyline interrupted only by the cluster of large buildings at Marshall Airport. The transition into urban space is also emphasised by the visible cranes breaking the horizon.</p>	<b>MEDIUM-HIGH</b>
	<p><b>Value</b> - Despite the lack of designations and distinctive features the view is pleasant albeit unremarkable. The value of the view is considered medium.</p> <p><b>Susceptibility</b> - The receptors represented by the view are engaging with a recreational activity that includes appreciation of the contextual landscape. Susceptibility to change is considered high.</p>	
MAGNITUDE OF CHANGE	<p>The Proposed Development is in the far distance and substantially screened by intervening vegetation, as portrayed in the technical visualisations in Appendix 4, sitting below the wooded skyline. Therefore there would be no changes to amenity of the view.</p>	<b>NONE</b>
<b>SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)</b>	<b>SENSITIVITY X MAGNITUDE OF CHANGE = SIGNIFICANCE</b>	<b>NONE</b>



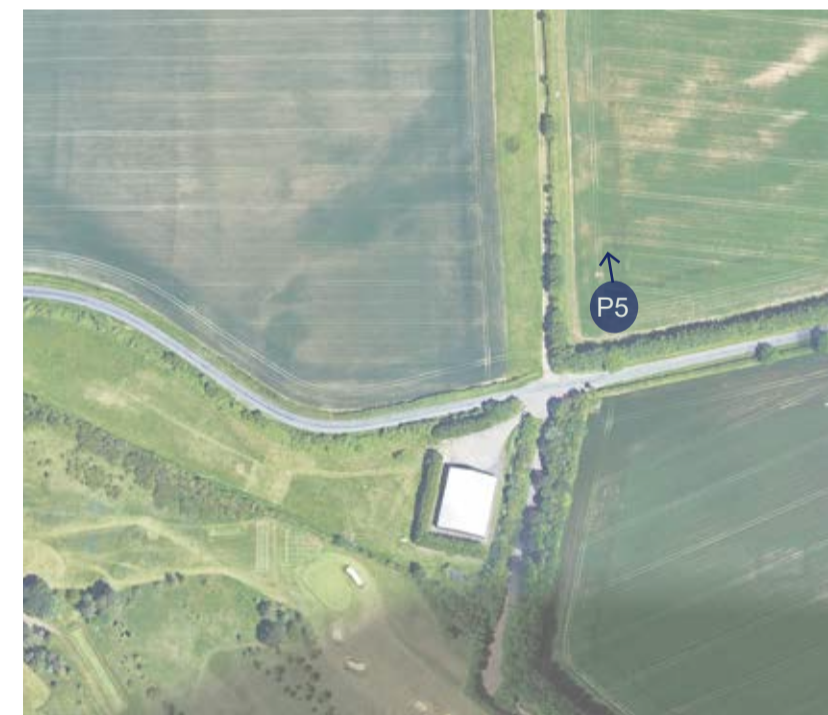
**Viewpoint Data**

Visualisation Type 1  
 Cylindrical Panorama  
 Enlargement: 96% @ A1  
 Horizontal Field of View: 90°  
 Grid coordinates: 0°15'24.62"E, 52°12'26.51"N  
 Elevation: 23m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: West  
 Distance from Site (closer Site boundary): 6,944m  
 Weather: Sunny  
 Date: 30/03/2021  
 Time: 13:58  
 Taken by: Martina Sechi



Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT P5: WORTS' CAUSEWAY/SHELFORD ROAD		
EXISTING VIEW/SENSITIVITY	<p>This viewpoint is located on the Worts' Causeway, looking north towards the Site, which is not visible in the far background. The receptors of this view are road users and ramblers accessing the 92/12 byway.</p> <p>The advantage elevation of this view, coupled with the open horizon, provides unobstructed views into Cambridge's skyline. The cluster of tall, white buildings at Marshall Airport is a prominent feature, with the historic core of Cambridge located on the left side of the view, at a distance from this and the Site.</p> <p><b>Value</b> - Despite the presence of some detracting features the view encompasses distinctive features of Cambridge's skyline and it is listed in Policy 60. The value is considered high.</p> <p><b>Susceptibility</b> - The receptors represented by the view are road users as well as ramblers and cyclists engaging with a recreational activity that includes appreciation of the contextual landscape. Susceptibility to change is considered medium-high.</p>	<b>HIGH</b>
MAGNITUDE OF CHANGE	<p>The Proposed Development is in the far distance as portrayed in the technical visualisations in Appendix 4. While it is difficult to exactly identify features that are screening the proposal, it appears evident that intervening vegetation and built form would screen substantially the proposal, which sits below the overarching skyline. Therefore there would be no changes to amenity of the view.</p>	<b>NONE</b>
<b>SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)</b>	<b>SENSITIVITY X MAGNITUDE OF CHANGE = SIGNIFICANCE</b>	<b>NONE</b>



**Viewpoint Data**

Visualisation Type 1  
 Cylindrical Panorama  
 Enlargement: 96% @ A1  
 Horizontal Field of View: 90°  
 Grid coordinates: 0°10'54.03"E, 52°10'14.21"N  
 Elevation: 68m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: North  
 Distance from Site (closer Site boundary): 6,294m  
 Weather: Sunny  
 Date: 30/03/2021  
 Time: 14:31  
 Taken by: Martina Sechi



Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT P6: LIMEKILN ROAD, WEST PIT LNR		
EXISTING VIEW/SENSITIVITY	<p>This viewpoint is located on the Limekiln Road West Pit LNR. The view looks north towards the Site, which is not visible in the far background. Receptors of this view are visitors to the LNR.</p> <p>The area around this viewpoint is heavily wooded, and this vegetation continues into the urban and residential spaces, which is visible in the middle ground. The elevated position provides expansive views of Cambridge's skyline and the wider horizon beyond. The Marshal Airport cluster of tall buildings is a prominent feature emerging over the dense tree canopies.</p>	<b>HIGH</b>
	<p><b>Value</b> - Despite the presence of some detracting features the view encompasses distinctive features of Cambridge's skyline and it is listed in Policy 60. The value is considered high.</p> <p><b>Susceptibility</b> - The receptors represented by the view are engaging in a recreational activity that includes appreciation of the contextual landscape. Susceptibility to change is considered high.</p>	
MAGNITUDE OF CHANGE	<p>The Proposed Development is in the far distance as portrayed in the technical visualisations in Appendix 4. A small portion of the proposal appear to break the skyline, however it sits behind 1 Cambridge Square. While it is difficult to exactly grasp the screening effects of existing features, it appears evident that intervening vegetation and built form would screen substantially the proposal. Therefore there would be no changes to amenity of the view.</p>	<b>NONE</b>
<b>SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)</b>	<b>SENSITIVITY X MAGNITUDE OF CHANGE = SIGNIFICANCE</b>	<b>NONE</b>



**Viewpoint Data**

Visualisation Type 1  
 Cylindrical Panorama  
 Enlargement: 96% @ A1  
 Horizontal Field of View: 90°  
 Grid coordinates: 0°10'0.63"E, 52°10'41.60"N  
 Elevation: 43m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: North  
 Distance from Site (closer Site boundary): 5,236m  
 Weather: Sunny  
 Date: 30/03/2021  
 Time: 14:38  
 Taken by: Martina Sechi