



## ANNEX A: LANDSCAPE AND VISUAL IMPACT ASSESSMENT ADDENDUM

**NORTH WEST  
CAMBRIDGE  
MASTERPLAN  
LANDSCAPE AND  
VISUAL IMPACT  
ASSESSMENT -  
ADDENDUM**

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## Quality Assurance

Site name : North West Cambridge Masterplan

Client name: The University of Cambridge

Type of report: Landscape & Visual Impact Assessment - Addendum

Date:	Status:	Prepared by:	Reviewed by:
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AMENDED TYPE 4 TECHNICAL VISUALISATIONS

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TYPE 2 – VUCITY TECHNICAL VISUALISATIONS

## 1.0 Introduction

- 1.1.1 This Landscape and Visual Impact Assessment (“LVIA”) Addendum should be read alongside the submitted LVIA, Environmental Statement Volume 2, September 2025 (“2025 LVIA”). It has been prepared to consider two pieces of additional information that have become available following submission of the LVIA: first, a set of minor amendments to the Parameter Plans (“the Proposed Amendments”); and second, the preparation of additional Year 15 technical visualisations for viewpoints 1, 2, 8A, 17, 30 and 31, which were requested by and agreed with the Local Planning Authority as key to the understanding of the effect of the growth of proposed landscape strategy.
- 1.1.2 The purpose of this LVIA Addendum is not to revisit the full methodology or baseline set out in the LVIA, but to identify whether the Proposed Amendments or the additional Year 15 technical visualisations materially alter the conclusions previously reported. This approach is consistent with the 2025 LVIA, which assessed visual effects at Year 1 on the basis of the submitted Parameter Plans as a reasonable worst case, and at Year 15 on the basis of the anticipated maturation of mitigation planting and Design Code-led development evolution.

### 1.2 Scope of the Addendum

- 1.2.1 The amended Parameter Plans were tested in VuCity (Appendix 2). This exercise established that the Proposed Amendments would only be perceptible from viewpoints 10, 31, 32, 33 and 33a (see Appendix 1). No material change in visibility was identified from the remaining assessed viewpoints.
- 1.2.2 In addition, Year 15 technical visualisations have now been prepared for viewpoints 1, 2, 8A, 17, 30 and 31 (see Appendix 1) in order to better illustrate the likely effect of mitigation planting and the long-term appearance of the development.
- 1.2.3 The basis of the demolition and construction assessment remains unchanged, therefore this addendum just considers operational effects. Similarly, the Proposed Development’s impact on the landscape/townscape receptors is not affected by the Proposed Amendments and therefore remains unchanged as per the 2025 LVIA.
- 1.2.4 Finally, the changes to the Parameter Plans along the Conduit Head Conservation Area do not affect any of the 2025 LVIA viewpoints, and therefore they are not considered any further within this addendum.

## 2.0 Review of Proposed Amendments

- 2.1.1 The 2025 LVIA explains that visual effects at Year 1 are assessed on the basis of the completed development in accordance with the Parameter Plans, but prior to establishment of new planting, and that the Year 15 assessment assumes matured green infrastructure and Design Code implementation. The review below therefore considers whether the amended Parameter Plans would materially alter the conclusions of the 2025 LVIA.
- Viewpoint 31 - Huntingdon Road bridge crossing over A14 (northwest corner of site and approach to city)
- 2.1.2 The updated technical visualisation indicates that the Proposed Amendments appear less prominent along Huntingdon Road, but they do not materially alter the nature of visual change on the gateway location at Year 1 (Year 15 effects considered in the next section of this LVIA Addendum). As illustrated by the updated technical visualisation, the Proposed Development would remain a prominent component of the view and the Year 1 effect would therefore remain Major–Moderate Adverse (Significant).
- Viewpoint 10 - PRoW 99/5 - East
- 2.1.3 At Viewpoint 10, the Proposed Amendments result in the Proposed Development appearing marginally less prominent, particularly along the residential boundary. However, the proposal

would still introduce the same overall change in the composition of the view and the same alteration to the relationship between built form and the receiving landscape. Accordingly, the visual effects would remain as reported in the 2025 LVIA at Year 1 and 15.

- Viewpoint 32 - Huntingdon Road-public footpath crossing

2.1.4 At Viewpoint 32, the Proposed Amendments would reduce the sense of overbearing and continuous enclosure along Huntingdon Road. Nevertheless, a substantial proportion of the Proposed Development would remain visible above the tree line and the essential character of the visual change identified in the 2025 LVIA would remain. The significance of effect therefore remains as previously assessed in the 2025 LVIA at year 1 and 15.

- Viewpoint 33 - Huntingdon Road by existing houses (northwest corner of site and approach to city)

2.1.5 The 2025 LVIA assessed Viewpoint 33 as experiencing a **medium-high** magnitude of change at Year 1, reducing to **low** at Year 15, with a Year 1 effect of **Moderate Adverse (Significant)** and a Year 15 effect of **Moderate-Minor Neutral (Not Significant)**. On the basis of the Proposed Amendments, the built form is now stepped further back from Huntingdon Road and this would considerably reduce the sense of overbearing enclosure in this view.

2.1.6 The Year 1 magnitude of change at Viewpoint 33 would therefore reduce to **medium**, however this would still give rise to a **Moderate Adverse** effect. Whilst this remains significant in EIA terms, it is no longer caused by the upper end of the magnitude category. The Year 15 visual impact remains unchanged and as previously assessed in the 2025 LVIA.

- Viewpoint 33a - Huntingdon Road

2.1.7 The 2025 LVIA identifies only limited glimpses of development from Viewpoint 33a, with effects reducing from low at Year 1 to negligible at Year 15. The Proposed Amendments do not materially alter this position. The effect at Viewpoint 33a therefore remains as assessed in the 2025 LVIA at Year 1 and 15.

## 3.0 Review of additional Year 15 technical visualisations

3.1.1 The additional Year 15 technical visualisations provide a more robust basis on which to verify the long-term effect of the proposal once mitigation planting has established. This is consistent with the 2025 LVIA, which expressly states that the Year 15 assessment reflects maturation of green infrastructure, public realm and architectural detailing in accordance with the Design Code and Illustrative Masterplan.

- Viewpoint 1 - Cambridge Road, American Cemetery

3.1.2 The 2025 LVIA notes that Viewpoint 1 is one of the views in which the western edge of the urban area is expected to become more prominent, albeit within the context of the Site's strategic allocation and an articulated skyline design response. The Year 15 technical visualisation confirms that mitigation planting would soften the developed edge and accentuate gaps between buildings, and that the existing wooded skyline will be visible behind the northern part of the Proposed Development. The Year 15 effect remains as presented in the 2025 LVIA.

- Viewpoint 2 - Madingley Road/A1303

3.1.3 The 2025 LVIA conclusions on impact remain valid as Year 15 technical visualisation for Viewpoint 2 demonstrates that the mitigation planting would soften the proposal, while the wooded skyline will be partially visible behind the proposal. The Year 15 effect remains as presented in the 2025 LVIA.

- Viewpoint 8A - M11- north

3.1.4 The 2025 LVIA assesses Viewpoint 8A as a low-sensitivity motorway view, where the proposal is seen in the context of major road infrastructure and fragmented tree cover, and where the Year 15 strategy would reinforce the wooded layer in front of the development and maintain some

visual permeability to the background. The Year 15 technical visualisation confirms that the residual effect at this viewpoint would be Minor Adverse (Not Significant), which remains consistent with the 2025 LVIA.

- Viewpoint 17 - Brook Leys

3.1.5 Viewpoint 17 represents Brook Leys users, which the 2025 LVIA identifies among the receptors capable of experiencing long-term beneficial change. The Year 15 technical visualisation confirms that the residual effect at Viewpoint 17 would be Moderate Beneficial (Significant), which remains consistent with the 2025 LVIA.

- Viewpoint 30 - Kinetic view along the M11

3.1.6 The Year 15 technical visualisation for Viewpoint 30 confirms that, notwithstanding continued visibility of the proposal from the M11 corridor, the established planting and the transitory nature of the view would result in a Minor Adverse (Not Significant) residual effect, which remains consistent with the 2025 LVIA.

- Viewpoint 31 - Huntingdon Road bridge crossing over A14 (northwest corner of site and approach to city)

3.1.7 The 2025 LVIA already identifies Huntingdon Road as a key gateway sequence into Cambridge and notes the role of design quality and landscape treatment in shaping the experience of this western urban edge. The Year 15 technical visualisation confirms that the proposed planting would substantially filter the built form at Viewpoint 31.

3.1.8 On that basis, the Year 15 magnitude of change and nature of the impact at Viewpoint 31 would remain as per the 2025 LVIA conclusions.

## 4.0 Overall conclusions of the Addendum

4.1.1 The review of the Proposed Amendments demonstrates that the changes are perceptible only from viewpoints 10, 31, 32, 33 and 33a, and that they do not materially alter the significance of effects reported in the 2025 LVIA.

4.1.1.1 At Viewpoint 33, the Proposed Amendments reduce the sense of overbearing enclosure along Huntingdon Road by stepping development further back from the road. As a result, the Year 1 magnitude of effect reduces, albeit remaining significant (Moderate Adverse).

4.1.1.2 The additional Year 15 technical visualisations confirm that the 2025 LVIA conclusions for viewpoints 1, 2, 8A, 17, 30 and 31 remain valid.

4.1.1.3 The assessment of landscape/townscape effects in the 2025 LVIA is not impacted by the Proposed Amendments.

4.1.1.4 In summary, the overall conclusions of the 2025 LVIA remain materially unchanged, including the assessment of cumulative impacts. The Proposed Development would continue to give rise to **localised** significant adverse visual effects in some views at Year 15; however, these effects remain **limited in extent** and must be understood in the context of the Site's allocation, the established principle of a new urban edge in this location, and the landscape framework and design controls embedded within the scheme.

# APPENDIX 1

## AMENDED TYPE 4 TECHNICAL VISUALISATIONS

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Photography, 3D Model Images and Accurate Visual Representations (AVRs)

**North West Cambridge**

*Year 15 Landscaping (Viewpoint 1)*

April 2026





**Viewing Information**

This photograph and visualisation is a cylindrical projection panorama. Hold this sheet at a comfortable arm's length from your eyes and curve the image through 90° and turn head to view. Alternatively, the visualisation can be laid flat and viewed by scanning left or right parallel to the sheet maintaining a 50cm viewing distance between your eye and the page.

This visualisation is a tool for assessment and is best used for comparison in the field from the viewpoint location shown. It cannot be considered a substitute for visiting the viewpoint location.

**Technical Information**

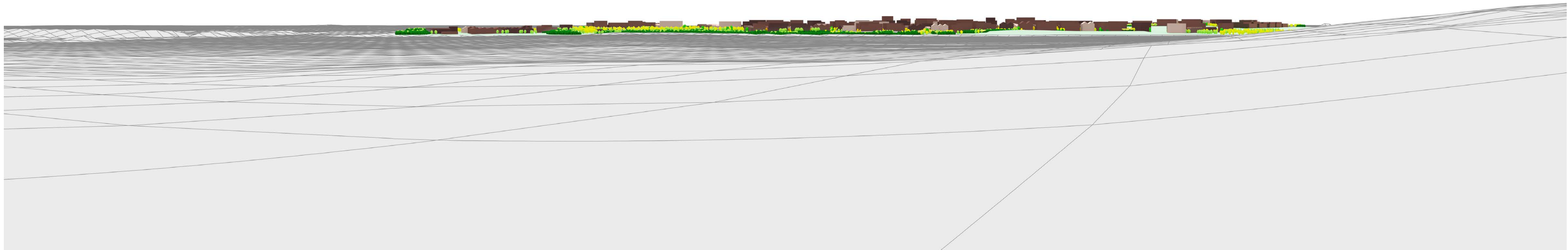
The technical photography, accuracy of 3D modelling and generation of visualisation is an Accurate Visual Representation. This is explained and presented in the accompanying Technical Methodology.

**Printing Note**

This viewpoint visualisation is spread across a single sheet 841mm wide and 297mm high. To give the correct viewing distance the sheet should be printed at a scale of 1:1 on large format paper and cut to size. Do not print at A3



**North West Cambridge**  
**Viewpoint 1**  
**Existing (Winter) View**



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# North West Cambridge

Viewpoint 1

Illustrative Masterplan with Year 15 Landscaping 3D Model View



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**North West Cambridge**  
Viewpoint 1

Illustrative Masterplan with Year 15 Landscaping 3D Model Composite View



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## North West Cambridge Viewpoint 1

Illustrative Masterplan with Year 15 Landscaping Photomontage View (AVR2)

Photography, 3D Model Images and Accurate Visual Representations (AVRs)

**North West Cambridge**

*Year 15 Landscaping (Viewpoint 2)*

April 2026





**Viewing Information**

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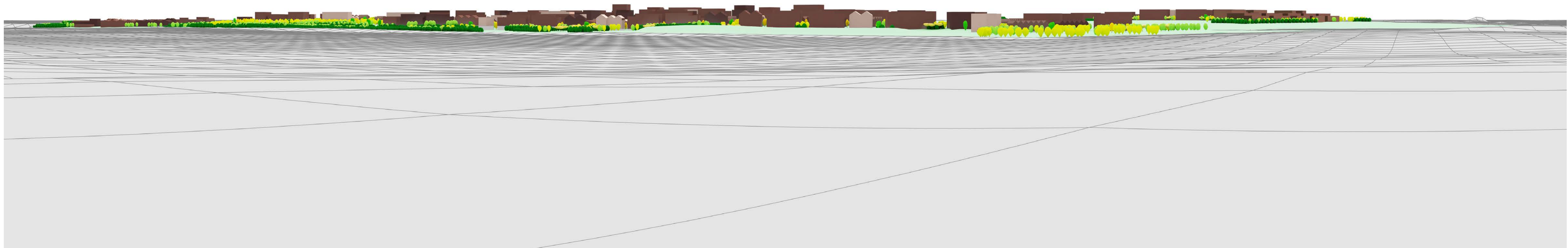
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**North West Cambridge**  
**Viewpoint 2**  
**Existing (Winter) View**



**Viewing Information**

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**North West Cambridge**  
Viewpoint 2

**Illustrative Masterplan with Year 15 Landscaping 3D Model View**



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**North West Cambridge**  
Viewpoint 2

Illustrative Masterplan with Year 15 Landscaping 3D Model Composite View



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**North West Cambridge**  
Viewpoint 2

Illustrative Masterplan with Year 15 Landscaping Photomontage View (AVR2)

Photography, 3D Model Images and Accurate Visual Representations (AVRs)

**North West Cambridge**

*Year 15 Landscaping (Viewpoint 8a)*

March 2026





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**North West Cambridge**  
**Viewpoint 8A**  
**Existing (Winter) View**



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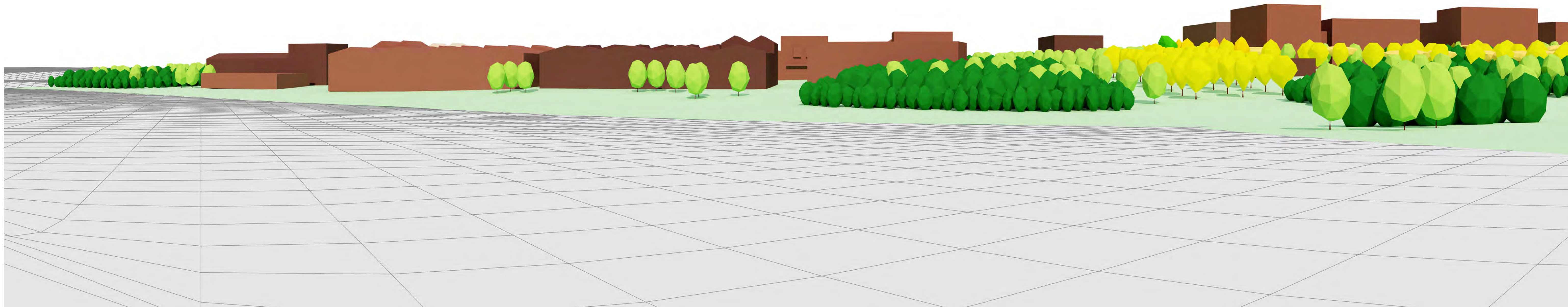
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**North West Cambridge**  
Viewpoint 8A  
Existing (Winter) View



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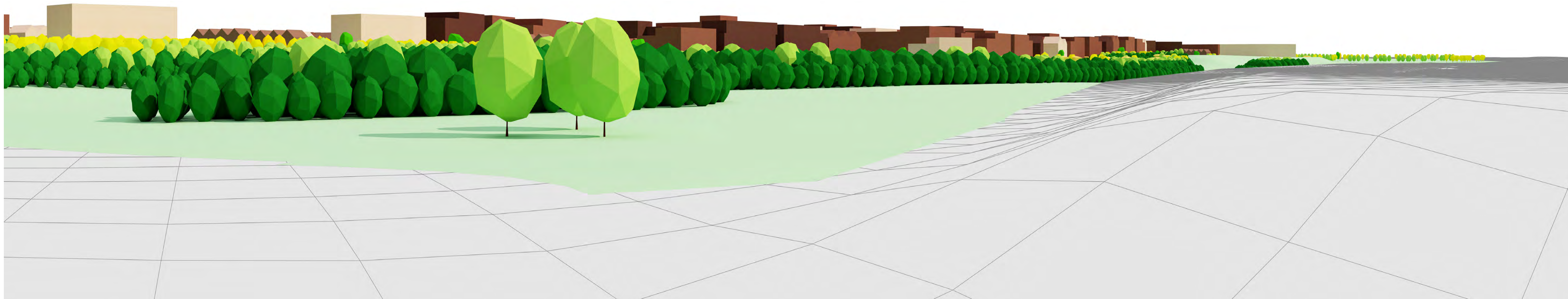
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**North West Cambridge**  
Viewpoint 8A

**Illustrative Masterplan with Year 15 Landscaping 3D Model View**



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**North West Cambridge**  
Viewpoint 8A

**Illustrative Masterplan with Year 15 Landscaping 3D Model View**