



KEY

- Application boundary
- Indicative primary and secondary routes (reference NWC/OPA/PAR/01)

Phase 03:

- Indicative primary and secondary infrastructure provision
- Phases 01-02 indicative completed development areas
- Phase 03 indicative development area



3.3

Phasing & Implementation
Phasing Plan 03

1:10,000@A3

FIGURE

TITLE

SCALE

DWG. NO.





KEY

- Application boundary
- ▬ Indicative primary and secondary routes (reference NWC/OPA/PAR/01)

Phase 04:

- ▬ Indicative primary and secondary infrastructure provision
- ▬ Phases 01-03 indicative completed development areas
- ▬ Phase 04 indicative development area



3.4

Phasing & Implementation
Phasing Plan 04

1:10,000@A3

FIGURE

TITLE

SCALE

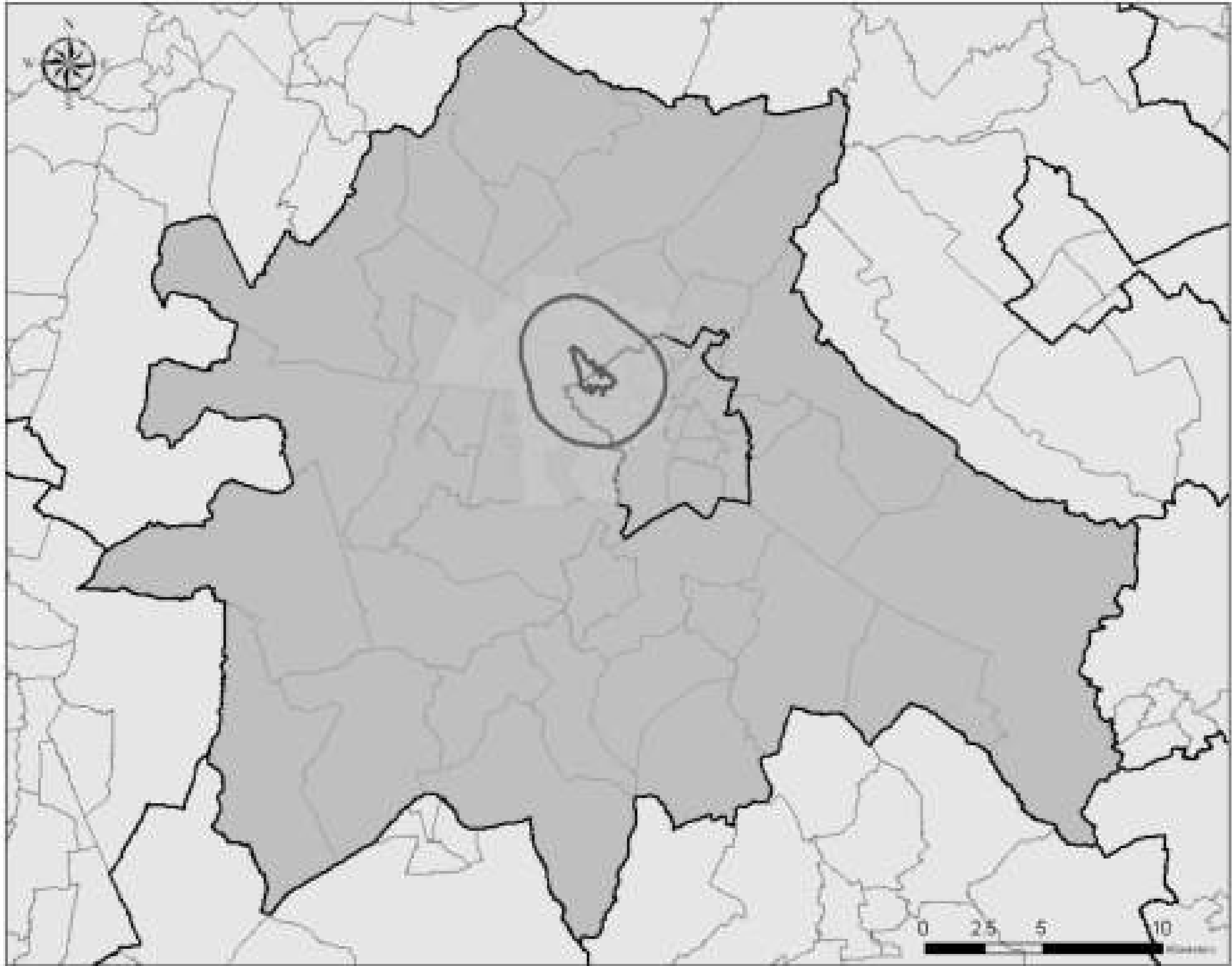
DWG. NO.



1	Introduction and Assessment Approach
2	Application Site Description and Proposed Development
3	Phasing and Implementation
4	Planning Policy Considerations
5	Socio-Economic Assessment
6	Landscape and Visual Issues
7	Ecology and Nature Conservation
8	Soils and Geology
9	Archaeology
10	Cultural Heritage
11	Agricultural Circumstances
12	Traffic and Transport
13	Noise Environment
14	Air Quality
15	Hydrology, Drainage and Flood Risk
16	Utilities and Services
17	Sustainability Considerations
18	Cumulative and Interactive Effects
19	Summary

THIS CHAPTER CONTAINS NO FIGURES

1	Introduction and Assessment Approach
2	Application Site Description and Proposed Development
3	Phasing and Implementation
4	Planning Policy Considerations
5	Socio-Economic Assessment
6	Landscape and Visual Issues
7	Ecology and Nature Conservation
8	Soils and Geology
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13	Noise Environment
14	Air Quality
15	Hydrology, Drainage and Flood Risk
16	Utilities and Services
17	Sustainability Considerations
18	Cumulative and Interactive Effects
19	Summary



5.1

FIGURE

**Socio-Economic
Assessment**

TITLE

Impact Areas of North
West Cambridge

NTS

SCALE

U.0104_06-2

DWG. NO.



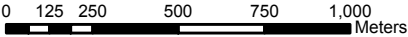
1	Introduction and Assessment Approach
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16	Utilities and Services
17	Sustainability Considerations
18	Cumulative and Interactive Effects
19	Summary



KEY

The Application Site Boundary

2.5km Radius Study Area Boundary



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6.1

**Landscape &
Visual Assessment**
Study Area Boundary
and Site Location -
Aerial Photograph

1:22,000 @ A3

60199513_6.1

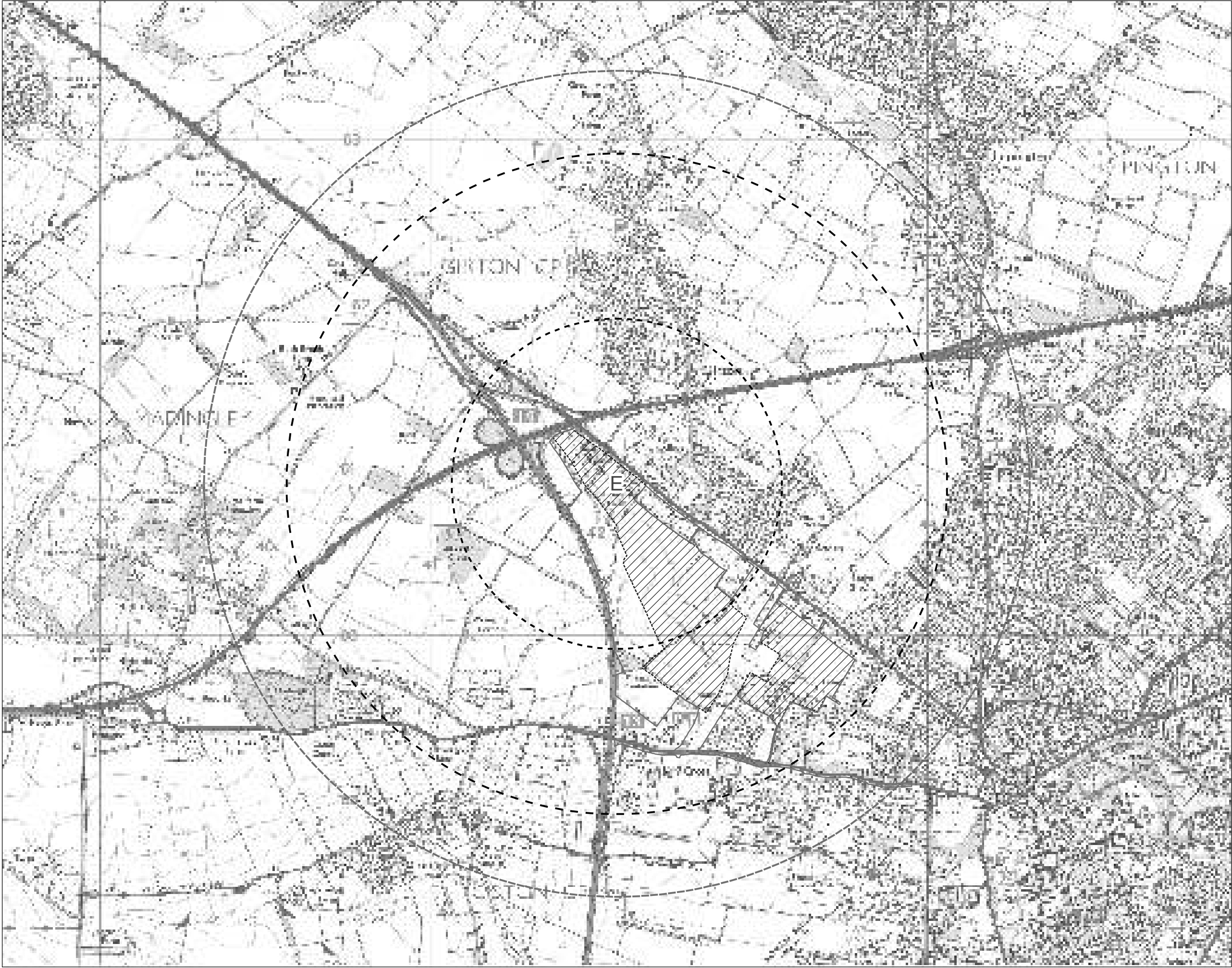
FIGURE

TITLE







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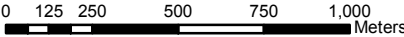
DWG. NO.





KEY

-  The Application Site Boundary
-  Proposed Development footprint
-  Howe Farm reference location
-  1.0km radius
-  2.0km radius
-  2.5km radius Study Area boundary



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CAMBRIDGE**

6.2

**Landscape &
Visual Assessment**

Study Area Boundary
and Site Location

1:22,000 @ A3

60199513_6.2

FIGURE

TITLE

SCALE

DWG. NO.





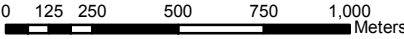
KEY

- The Application Site Boundary
- 2.5km radius Study Area boundary
- Contours - 5m Intervals

NEXTMap Digital Surface Model

Elevation (m)

- Maximum : 106
- Minimum : 1



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CAMBRIDGE

6.3
**Landscape &
Visual Assessment**
Landform Contours

FIGURE

TITLE

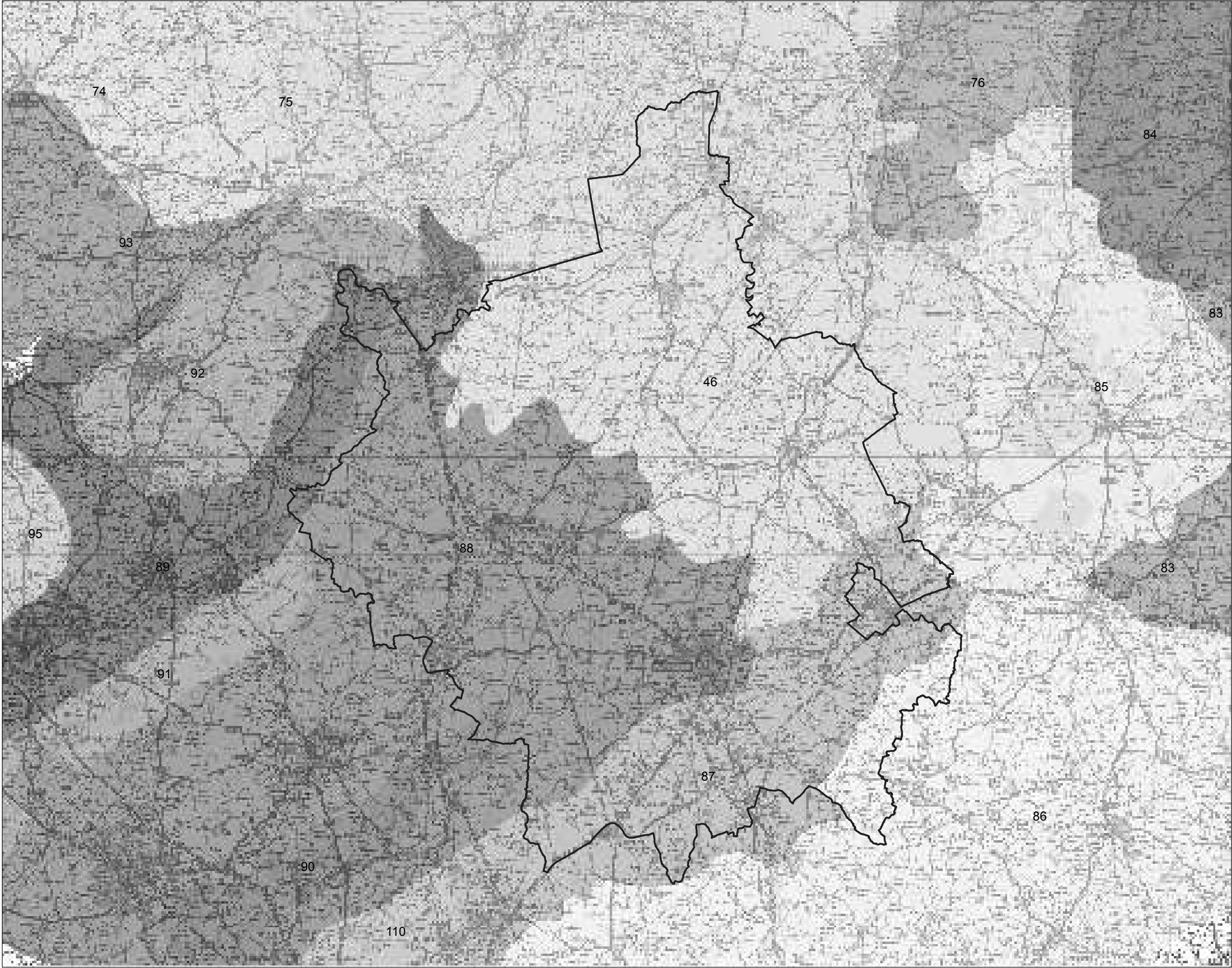
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SCALE



60199513_6.3

DWG. NO.











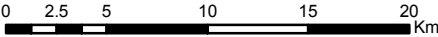


KEY

-  The Application Site Boundary
-  Cambridgeshire County Council boundary

Joint Character Areas

-  98 Bedfordshire and Cambridgeshire Claylands
-  90 Bedfordshire Greensand Ridge
-  85 Breckland
-  110 Chilterns
-  87 East Anglian Chalk
-  93 High Leicestershire
-  75 Kesteven Uplands
-  74 Leicestershire and Nottinghamshire Wolds
-  84 Mid Norfolk
-  76 North West Norfolk
-  95 Northamptonshire Uplands
-  89 Northamptonshire Vales
-  92 Rockingham Forest
-  83 South Norfolk and High Suffolk Claylands
-  86 South Suffolk and North Essex Clayland
-  46 The Fens
-  91 Yardley - Whittlewood Ridge



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6.4
**Landscape &
Visual Assessment**
Joint Character
Areas

1:375,000 @ A3

60199513_6.4

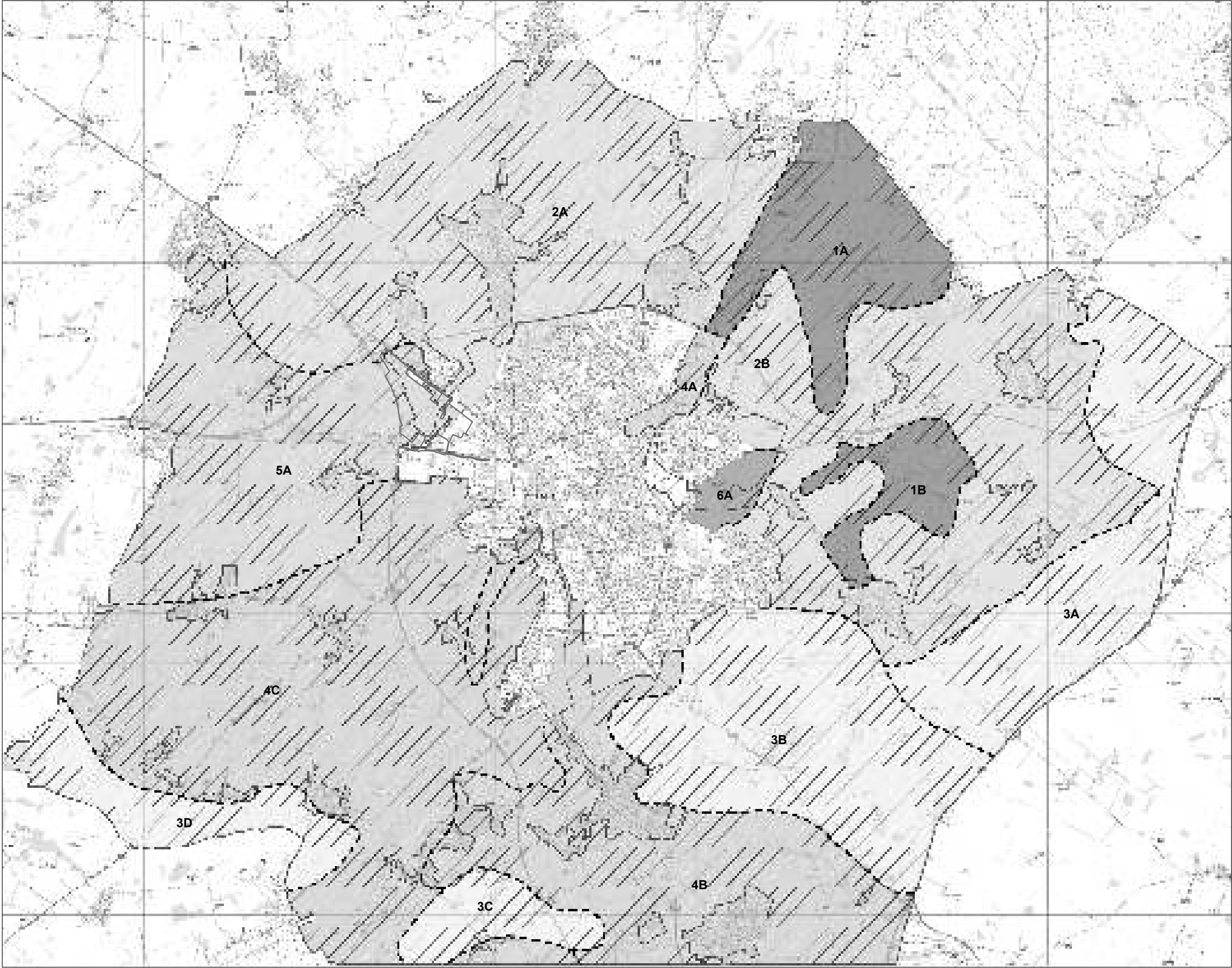
FIGURE

TITLE

SCALE

DWG. NO.





KEY

- The Application Site Boundary
- Green Belt (inner and outer boundaries)
- Landscape Character Areas
- Landscape Type**
 - 1 - Fen
 - 1A. Waterbeach - Lode Fen
 - 1B. Little Wilbraham Fen
 - 2 - Fen Edge
 - 2A. Western Fen Edge
 - 2B. Eastern Fen Edge
 - 3 - Chalk Hills
 - 3A. North East Chalk Hills
 - 3B. Gog Magog Chalk Hills
 - 3C. Newton Chalk Hills
 - 3D. Wimpole Ridge Chalk Hills
 - 4 - River Valleys
 - 4A. River Cam Corridor
 - 4B. Granta Valley
 - 4C. Rhee and Bourne Valleys
 - 5 - Claylands
 - 5A. Western Claylands
 - 6 - Airport
 - 6A. Cambridge Airport

0 0.5 1 2 3 Km

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6.5
**Landscape &
Visual Assessment**
Landscape Types

FIGURE

TITLE

1:72,500 @ A3

SCALE

60199513_6.5

DWG. NO.





KEY

The Application Site Boundary

Cambridge Green Belt Study (2002)

Townscape Character Areas

- 1A. Cambridge Historic Core
- 1B. Chesterton Village
- 2. West Cambridge
- 3A. River Cam Corridor
- 3B. Coldham's Common
- 4A. New Chesterton
- 4B. Newton, Mill Road, Barnwell and Romsey Town
- 5A. Cambridge Science Park and St. John's Innovation Park
- 5B. Railway Corridor
- 5C. Cambridge Airport
- 6A. Trumpington and Hills Road
- 6B. South-western Suburban Estates
- 6C. Newmarket Road Suburban Estates
- 7A. Northern Suburban Estates
- 7B. Cherry Hinton

Townscape Type

- Historic Core
- Bespoke Houses and Colleges
- Green Spaces and Green Fingers
- Victorian/ Edwardian/ Terraced Housing
- Large Scale Commercial/ Industrial/ Service Development
- 1900-1945 Suburban Housing
- Post-war Suburban Housing

0 0.25 0.5 1 1.5 Km

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6.6
*Landscape &
Visual Assessment*
Townscape

FIGURE

TITLE

1:32,000 @ A3

SCALE

60199513_6.6

DWG. NO.





KEY

- The Application Site Boundary
- Proposed Development footprint
- 2.5km radius Study Area boundary
- Road Networks

Open Space Classes

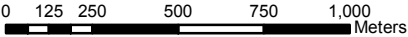
- Allotments
- Amenity Green Space
- Cemeteries and Churchyards
- Outdoor Sports Facilities
- Parks and Gardens
- Semi Natural Green Space
- Provision for children and teenagers
- River/ Brooks
- Ancient Woodland

Landscape and Green Belt

- Green Belt boundary (inner and outer boundaries)
- Landscape Character Areas

Landscape Type

- 2 - Fen Edge
- 2A. Western Fen Edge
- 4 - River Valleys
- 4C. Rhee and Bourne Valleys
- 5 - Claylands
- 5A. Western Claylands



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6.7
**Landscape &
Visual Assessment**
Local Landscape
Character

1:22,000 @ A3

60199513_6.7

FIGURE

TITLE

SCALE

DWG. NO.





KEY

- The Application Site Boundary
- Proposed Development footprint
- 2.5km Radius Study Area boundary
- District Boundary
- Motorway
- A Road
- B Road
- West Cambridge development and NIAB
 - ADA1. West Cambridge
 - ADA2. NIAB
 - ADA3. NIAB - Extension
- Listed Buildings (within Study Area boundary)
Grade
 - I
 - II
 - II*
- Conservation Areas
 - CA1. Central Cambridge
 - CA2. Conduit Road
 - CA3. Cotton
 - CA4. De Freville
 - CA5. Histon and Impington
 - CA6. Madingley
 - CA7. Storey's Way
 - CA8. West Cambridge
- City Wildlife Site
- Cotton Countryside Reserve
- Greenbelt
- Historic Parks and Gardens
 - HPG1. American Military Cemetery
 - HPG2. Christ's College
 - HPG3. Clare College
 - HPG4. Emmanuel College
 - HPG5. Histon Road Cemetery
 - HPG6. King's College
 - HPG7. Madingley Hall
 - HPG8. Queen's College
 - HPG9. St John's College
 - HPG10. Trinity College
 - HPG11. Trinity Hall
- Protected Open Space
- Scheduled Monuments

0 125 250 500 750 1,000 Meters

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6.8

**Landscape &
Visual Assessment**

Landscape, Townscape &
Open Space Designations

1:22,000 @ A3

60199513_6.8

FIGURE

TITLE

SCALE

DWG. NO.





KEY

The Application Site Boundary

●

Mature trees

●●●

Chestnut Avenue

Hedgerow/ scrub

Species rich hedgerow

●●●

Woodland/ line of trees

Brook

Drainage ditch

.....

Footpath

—

Contours - 5m Intervals

Amenity grassland

Arable

Built form

Improved grassland

SSSI - Travellers Rest Pit

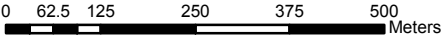
Woodland

West Cambridge development and NIAB

ADA1. West Cambridge

ADA2. NIAB

ADA3. NIAB Extra



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6.9	FIGURE
Landscape & Visual Assessment	TITLE
Existing Features & Land Use	
1:10,000 @ A3	SCALE
60199513_6.9	DWG. NO.



View from Madingley Road towards site, showing the University Farm to the far left.
View direction: North-East



World Conservation Monitoring Centre (WCMC)
View direction: West



View from the M11 towards site.
View direction: North



View from University Farm towards M11 showing agricultural fields in the foreground.
View direction:: South-West



Chestnut Avenue
View direction: South-West



View from Wrangling Corner towards Cambridge
View direction: South



View from Park & Ride pond looking towards Site
View direction: North



Art Deco period house within Conduit Road Conservation Area



University Facilities at High Cross



Typical architectural style of the locality

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Figure 6.11
**Landscape &
Visual Assessment**
Context - Site
Photographs 2

NTS

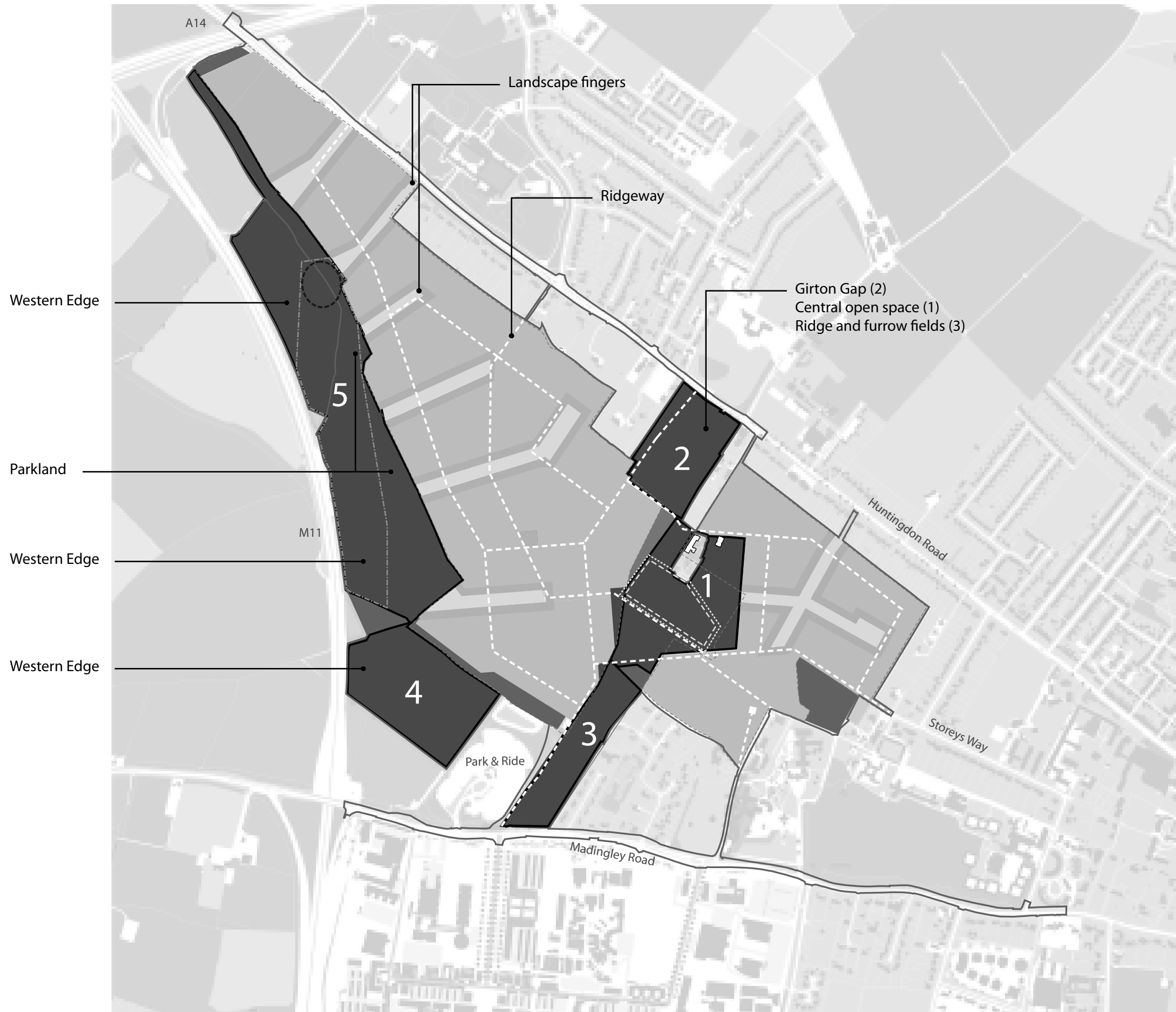
60199513_6.11

FIGURE

TITLE

SCALE

DWG. NO.



KEY

Contextual Information:

- AAP Development Footprint / Green Belt Boundary
- Existing and retained buildings
- Indicative primary and secondary routes (reference NWC/OPA/PAR/02)
- SSSI boundary
- SSSI 10m buffer
- Washpit Brook
- Areas of existing open land, woodland & treecover to be retained
- Secondary open land

For Approval:

- Application site boundary
- Primary open land (1-5)
- Primary open land boundary
- Open land within school site
- Secondary open land zone
- Zone for works to Washpit Brook
- Zone for location of flow control structure

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CAMBRIDGE

6.12
**Landscape &
Visual Assessment**
Landscape Framework

NTS

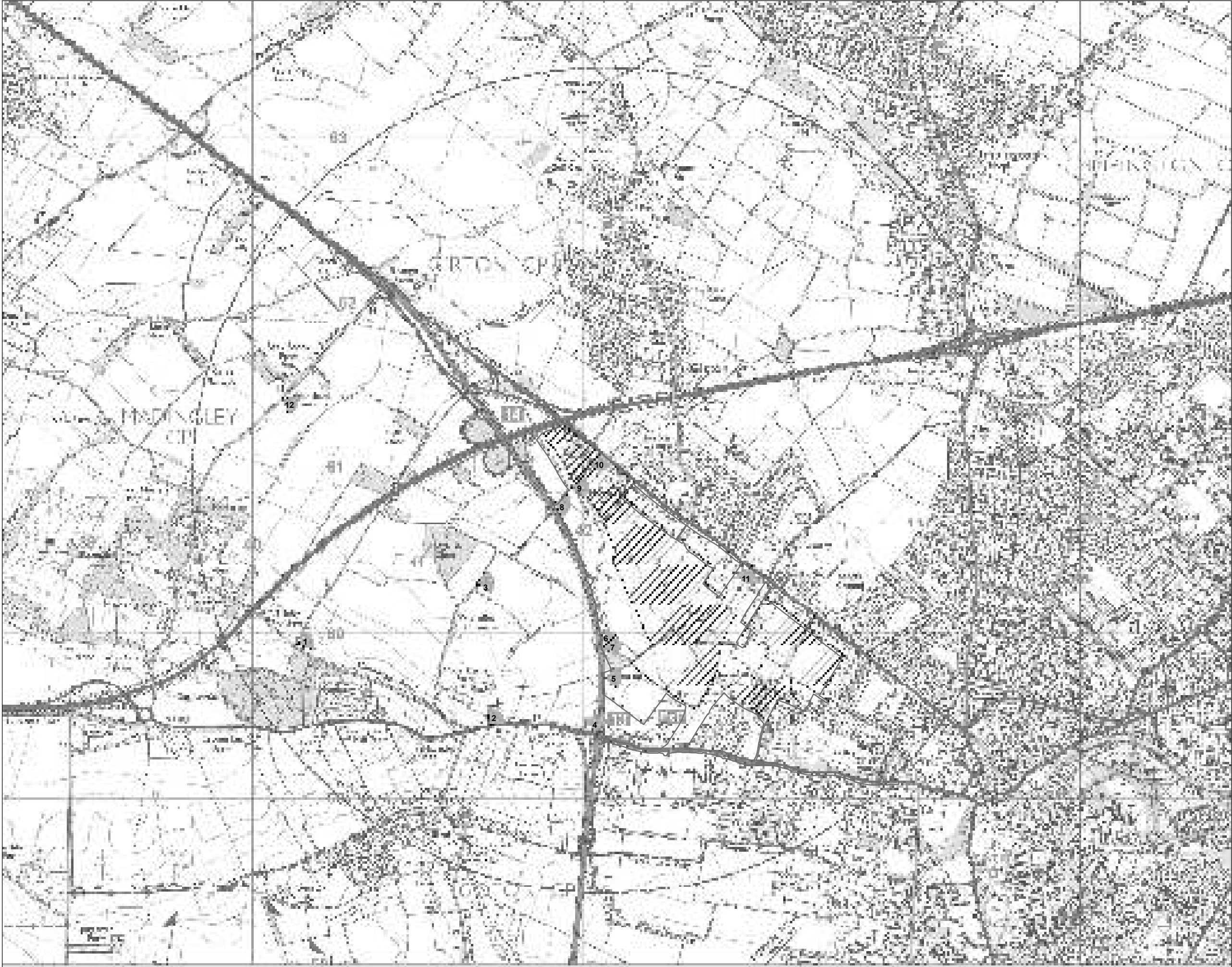
60199513_6.12

FIGURE

TITLE

SCALE

DWG. NO.



- KEY
- The Application Site Boundary
 - Proposed Development footprint
 - 2.5km Radius Study Area Boundary
 - Viewpoints

0 125 250 500 750 1,000 Meters

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CAMBRIDGE

6.14

FIGURE

*Landscape &
Visual Assessment*

TITLE

Viewpoint Location

1:22,000 @ A3

SCALE

60199513_6.14

DWG. NO.





KEY

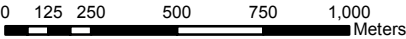
The Application Site Boundary

Viewpoints

Theoretical visibility - Pre-proposed development

Visible

Note: Theoretical visibility is calculated from the Digital Surface Model pre-proposed development. The resulting zones of theoretical visibility take into account the relative screening that existing buildings and features such as trees and vegetation provide.



AECOM



6.15
**Landscape &
Visual Assessment**

FIGURE
TITLE

Theoretical Surface Visibility
from Viewpoint 1 - Pre-
proposed development

1:22,000 @ A3

SCALE

60199513_6.15

DWG. NO.





KEY

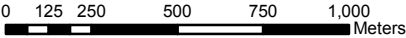
The Application Site Boundary

Viewpoints

Theoretical visibility - Pre-proposed development

Visible

Note: Theoretical visibility is calculated from the Digital Surface Model pre-proposed development. The resulting zones of theoretical visibility take into account the relative screening that existing buildings and features such as trees and vegetation provide.



6.16

Landscape & Visual Assessment

Theoretical Surface Visibility from Viewpoint 2 - Pre-proposed development

FIGURE

TITLE

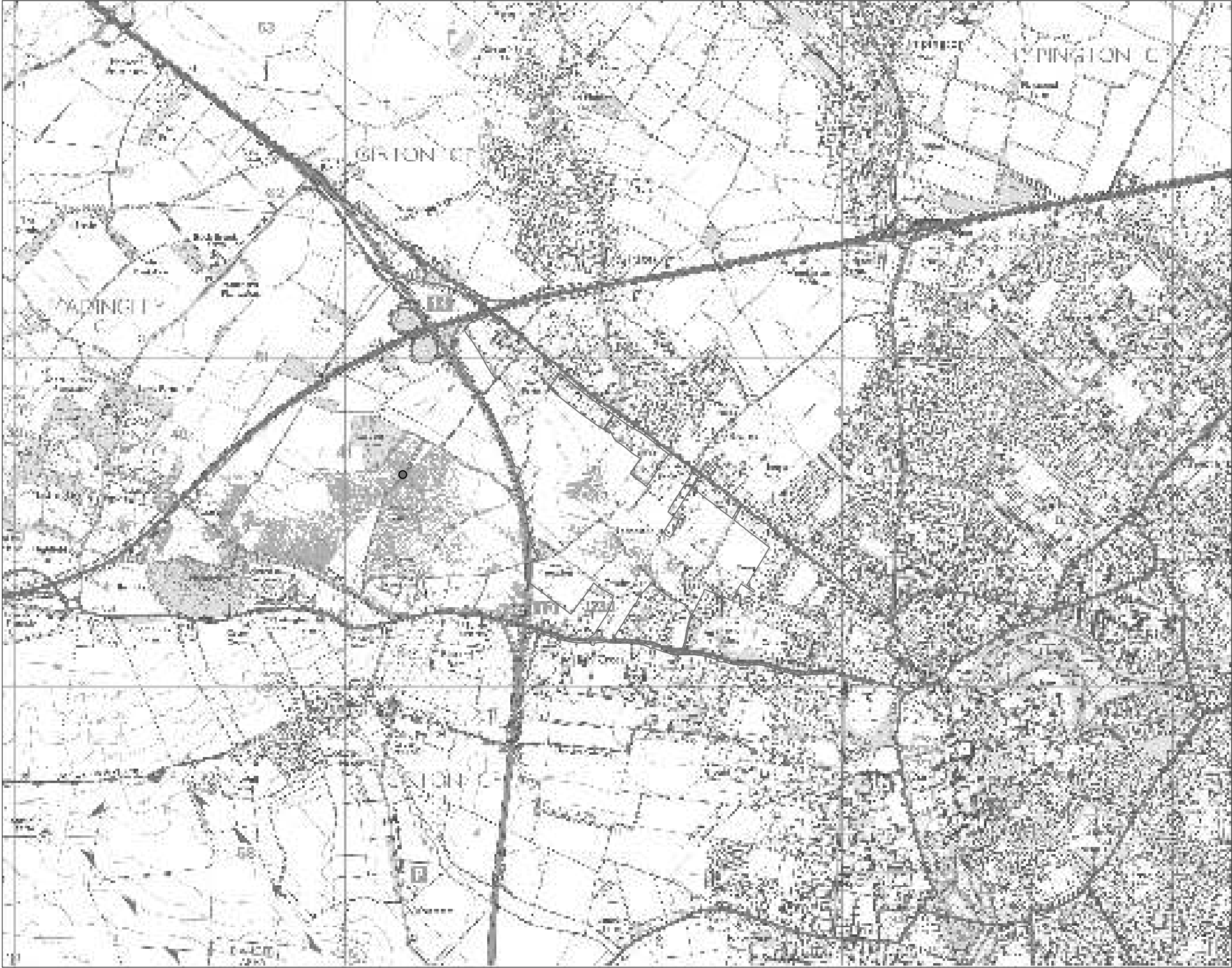
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60199513_6.16

DWG. NO.





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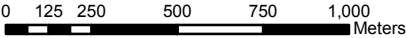
The Application Site Boundary

Viewpoints

Theoretical visibility - Pre-proposed development

Visible

Note: Theoretical visibility is calculated from the Digital Surface Model pre-proposed development. The resulting zones of theoretical visibility take into account the relative screening that existing buildings and features such as trees and vegetation provide.



6.17

Landscape & Visual Assessment

Theoretical Surface Visibility from Viewpoint 3 - Pre-proposed development

FIGURE

TITLE

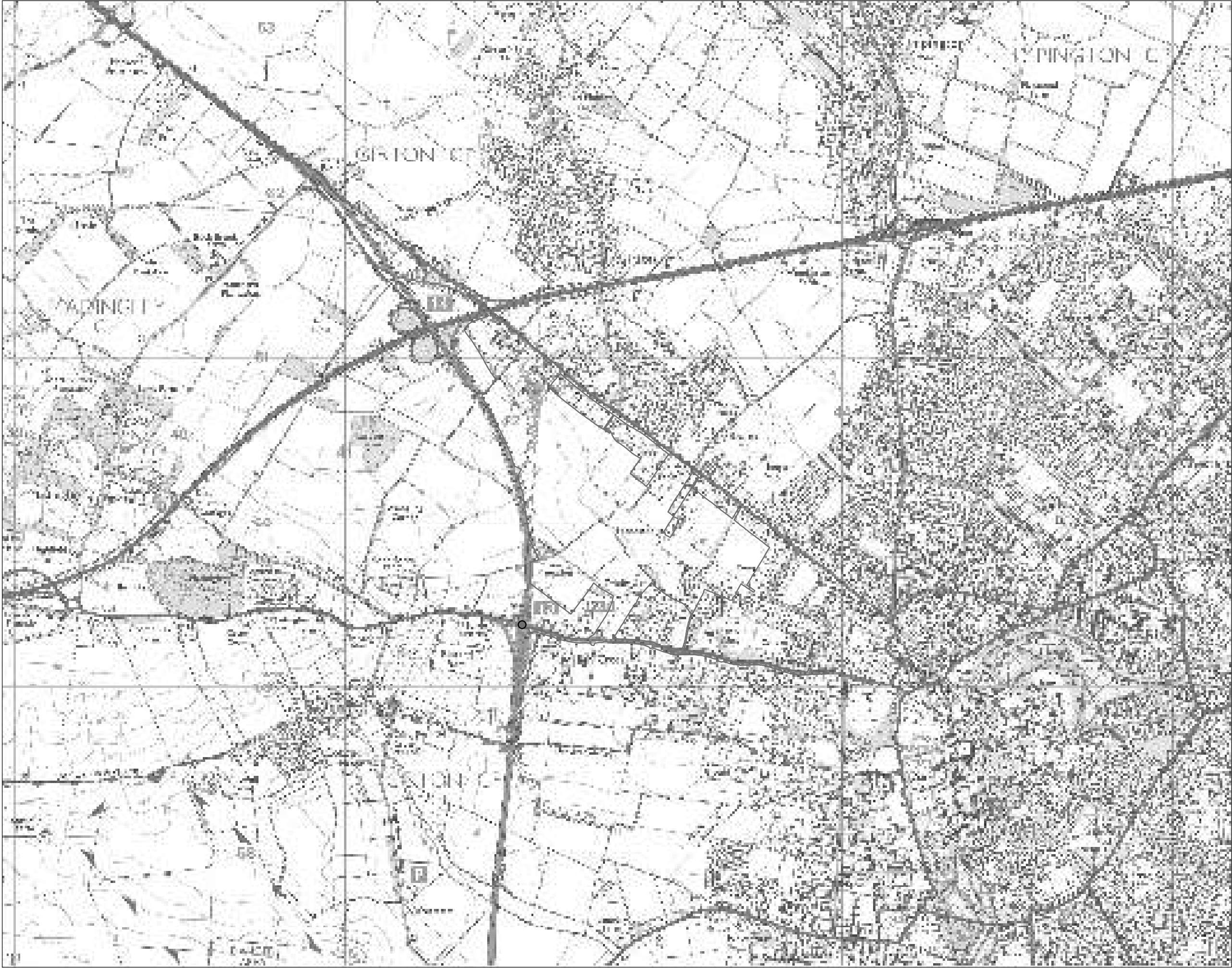
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SCALE

60199513_6.17

DWG. NO.





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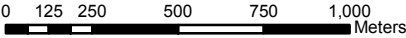
The Application Site Boundary

Viewpoints

Theoretical visibility - Pre-proposed development

Visible

Note: Theoretical visibility is calculated from the Digital Surface Model pre-proposed development. The resulting zones of theoretical visibility take into account the relative screening that existing buildings and features such as trees and vegetation provide.



6.18

Landscape & Visual Assessment

FIGURE

TITLE

Theoretical Surface Visibility

from Viewpoint 4 - Pre-

proposed development

1:22,000 @ A3

SCALE

60199513_6.18

DWG. NO.





KEY

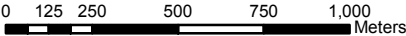
The Application Site Boundary

Viewpoints

Theoretical visibility - Pre-proposed development

Visible

Note: Theoretical visibility is calculated from the Digital Surface Model pre-proposed development. The resulting zones of theoretical visibility take into account the relative screening that existing buildings and features such as trees and vegetation provide.



AECOM



6.19
Landscape &
Visual Assessment

Theoretical Surface Visibility
from Viewpoint 5 - Pre-
proposed development

1:22,000 @ A3

60199513_6.19

FIGURE
TITLE

SCALE

DWG. NO.





KEY

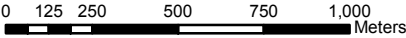
The Application Site Boundary

Viewpoints

Theoretical visibility - Pre-proposed development

Visible

Note: Theoretical visibility is calculated from the Digital Surface Model pre-proposed development. The resulting zones of theoretical visibility take into account the relative screening that existing buildings and features such as trees and vegetation provide.



6.20

Landscape & Visual Assessment

FIGURE

TITLE

Theoretical Surface Visibility from Viewpoint 6 & 7 - Pre-proposed development

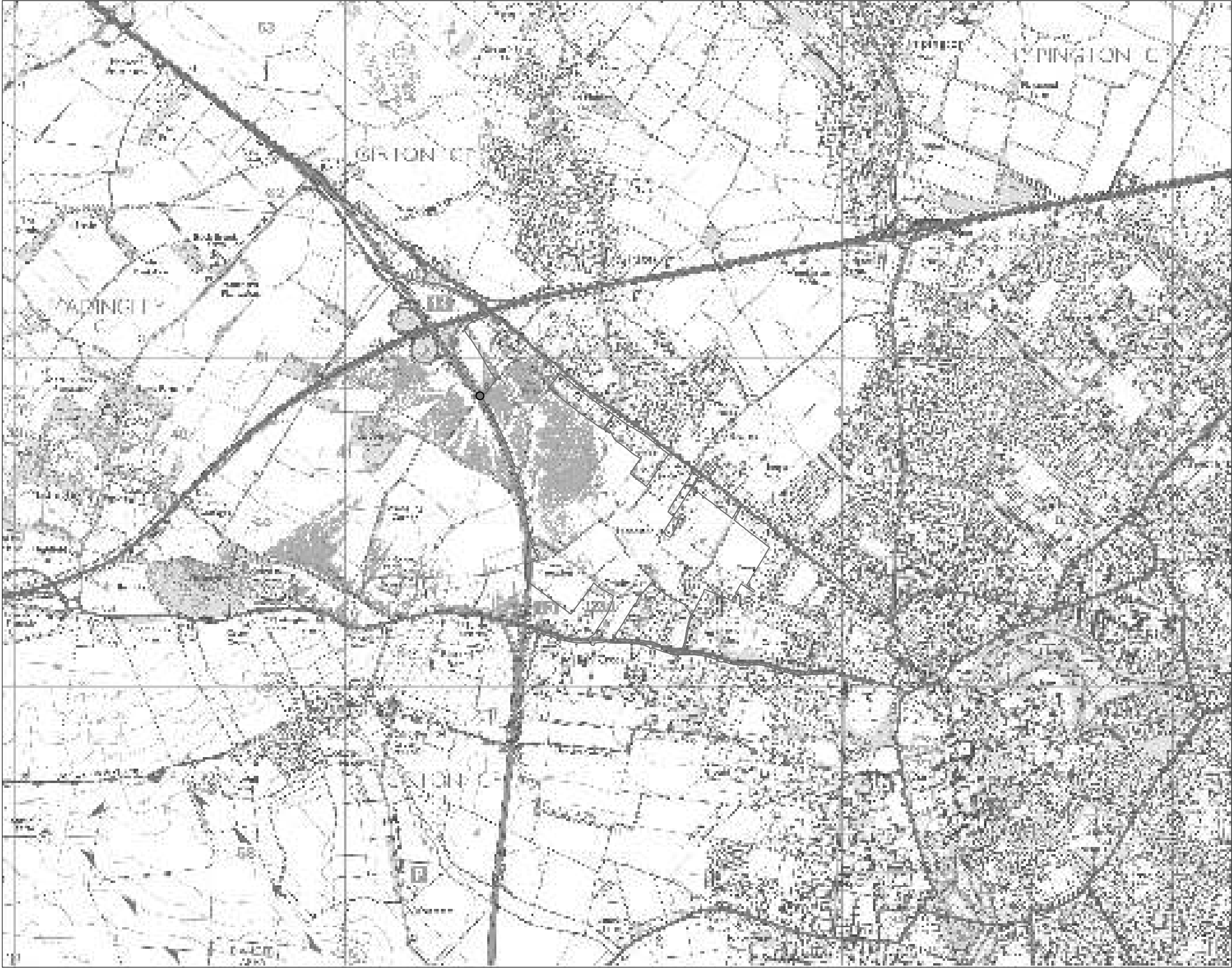
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SCALE

60199513_6.20

DWG. NO.





KEY

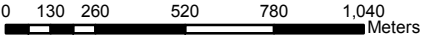
The Application Site Boundary

Viewpoints

Theoretical visibility - Pre-proposed development

Visible

Note: Theoretical visibility is calculated from the Digital Surface Model pre-proposed development. The resulting zones of theoretical visibility take into account the relative screening that existing buildings and features such as trees and vegetation provide.



6.21
**Landscape &
Visual Assessment**

Theoretical Surface Visibility
from Viewpoint 8 - Pre-
proposed development

1:22,000 @ A3

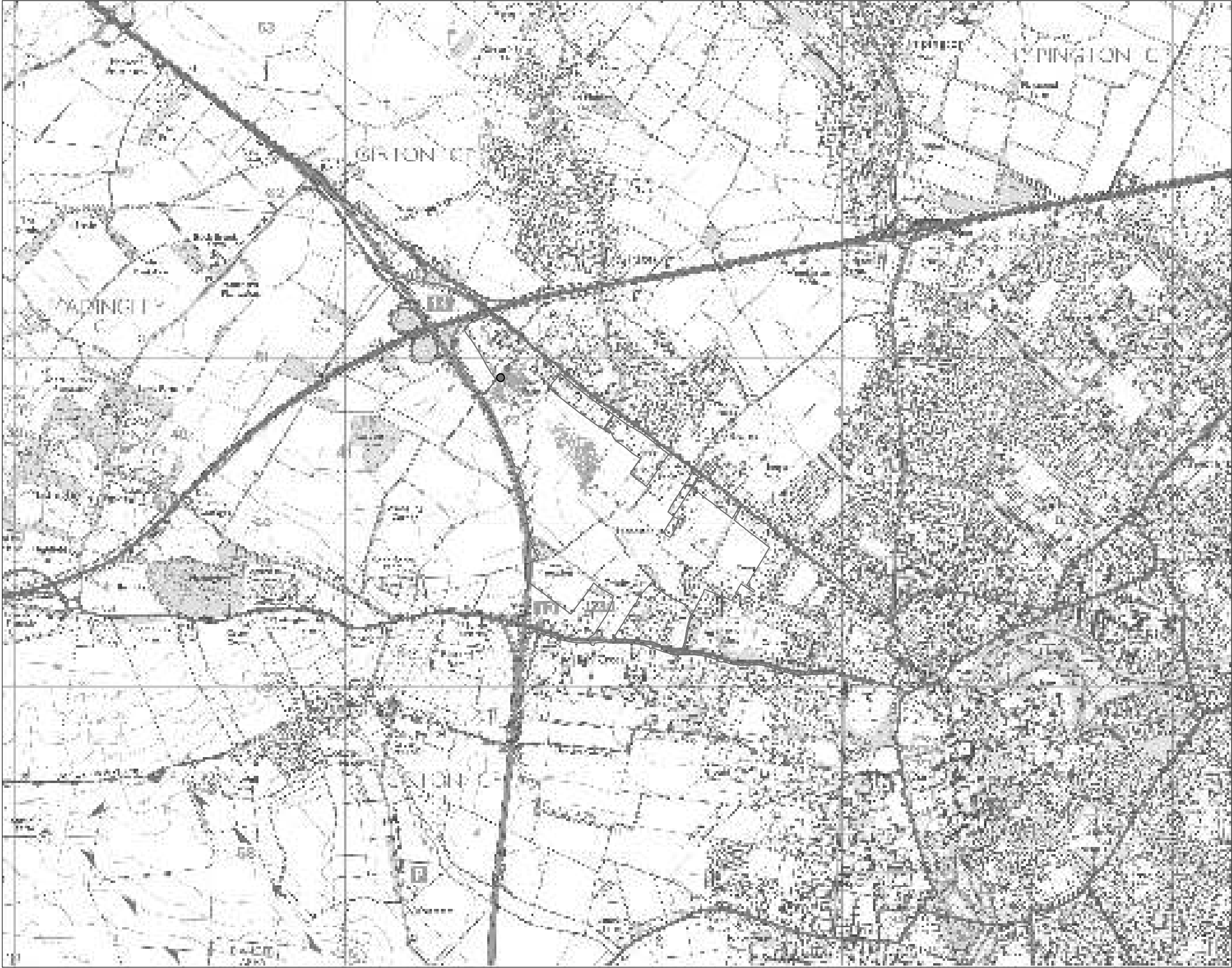
60199513_6.21

FIGURE
TITLE

SCALE

DWG. NO.





KEY

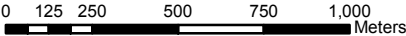
The Application Site Boundary

Viewpoints

Theoretical visibility - Pre-proposed development

Visible

Note: Theoretical visibility is calculated from the Digital Surface Model pre-proposed development. The resulting zones of theoretical visibility take into account the relative screening that existing buildings and features such as trees and vegetation provide.



6.22
*Landscape &
Visual Assessment*

Theoretical Surface Visibility
from Viewpoint 9 - Pre-
proposed development

1:22,000 @ A3

60199513_6.22

FIGURE
TITLE

SCALE

DWG. NO.





KEY

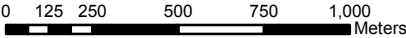
The Application Site Boundary

Viewpoints

Theoretical visibility - Pre-proposed development

Visible

Note: Theoretical visibility is calculated from the Digital Surface Model pre-proposed development. The resulting zones of theoretical visibility take into account the relative screening that existing buildings and features such as trees and vegetation provide.



AECOM



6.23
Landscape &
Visual Assessment

FIGURE
TITLE

Theoretical Surface Visibility
from Viewpoint 10 - Pre-
proposed development

1:22,000 @ A3

SCALE

60199513_6.23

DWG. NO.





KEY

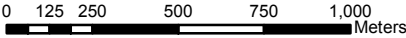
The Application Site Boundary

Viewpoints

Theoretical visibility - Pre-proposed development

Visible

Note: Theoretical visibility is calculated from the Digital Surface Model pre-proposed development. The resulting zones of theoretical visibility take into account the relative screening that existing buildings and features such as trees and vegetation provide.



AECOM



6.24
Landscape &
Visual Assessment

FIGURE
TITLE

Theoretical Surface Visibility
from Viewpoint 11 - Pre-
proposed development

1:22,000 @ A3

SCALE

60199513_6.24

DWG. NO.





KEY

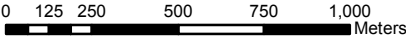
The Application Site Boundary

Viewpoints

Theoretical visibility - Pre-proposed development

Visible

Note: Theoretical visibility is calculated from the Digital Surface Model pre-proposed development. The resulting zones of theoretical visibility take into account the relative screening that existing buildings and features such as trees and vegetation provide.



AECOM



6.25
Landscape &
Visual Assessment

FIGURE
TITLE

Theoretical Surface Visibility
from Viewpoint 12 - Pre-
proposed development

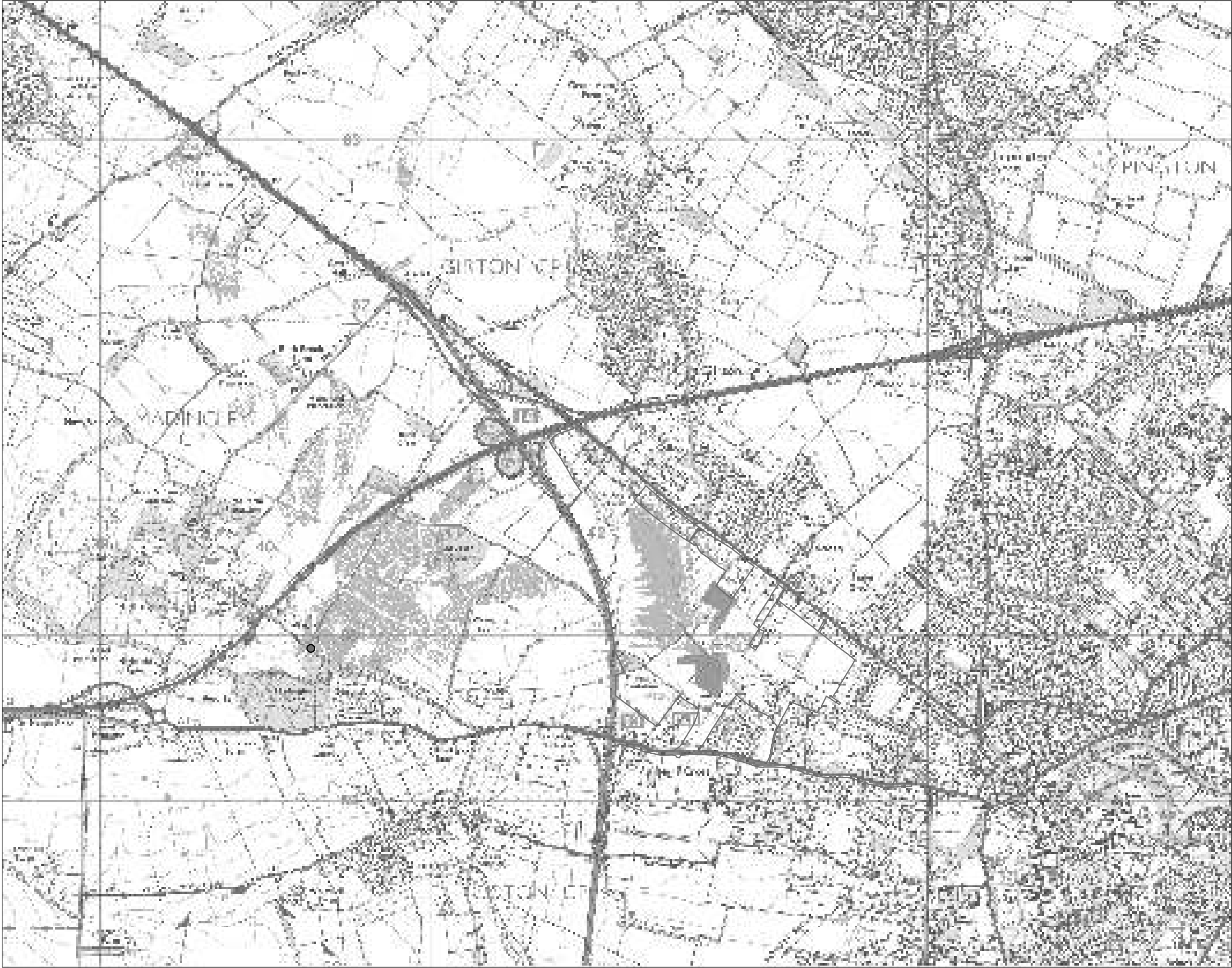
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SCALE

60199513_6.25

DWG. NO.





KEY

The Application Site Boundary

Viewpoints

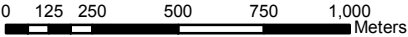
Theoretical visibility - 2014

Visible

Parameter Envelopes

Parameter Envelope Visibility

Note: The parameter envelopes have been merged into the Digital Surface Model based on Parameter Plan 06 Building Heights and Parameter Plan 04 Land Use. The resulting zones of Theoretical Visibility take into account the relative screening that existing buildings and features such as trees and vegetation may provide to the proposed development.



6.26

Landscape & Visual Assessment

Theoretical Building Block Visibility

Viewpoint No. 1 - 2014

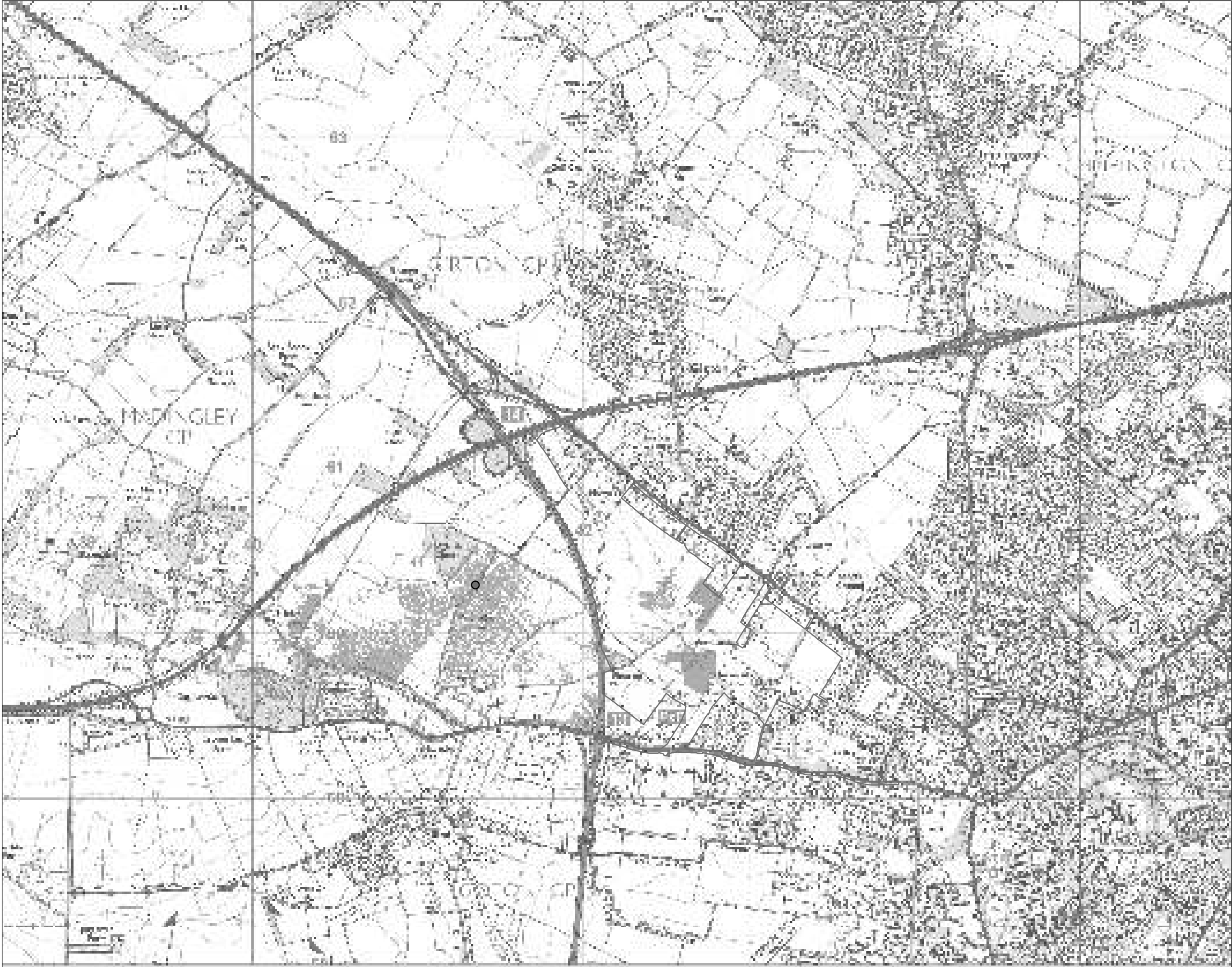
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60199513_6.26

FIGURE TITLE

SCALE

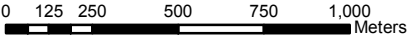
DWG. NO.



KEY

- The Application Site Boundary
- Viewpoints
- Theoretical visibility - 2014**
- Visible
- Parameter Envelopes
- Parameter Envelope Visibility

Note: The parameter envelopes have been merged into the Digital Surface Model based on Parameter Plan 06 Building Heights and Parameter Plan 04 Land Use. The resulting zones of Theoretical Visibility take into account the relative screening that existing buildings and features such as trees and vegetation may provide to the proposed development.

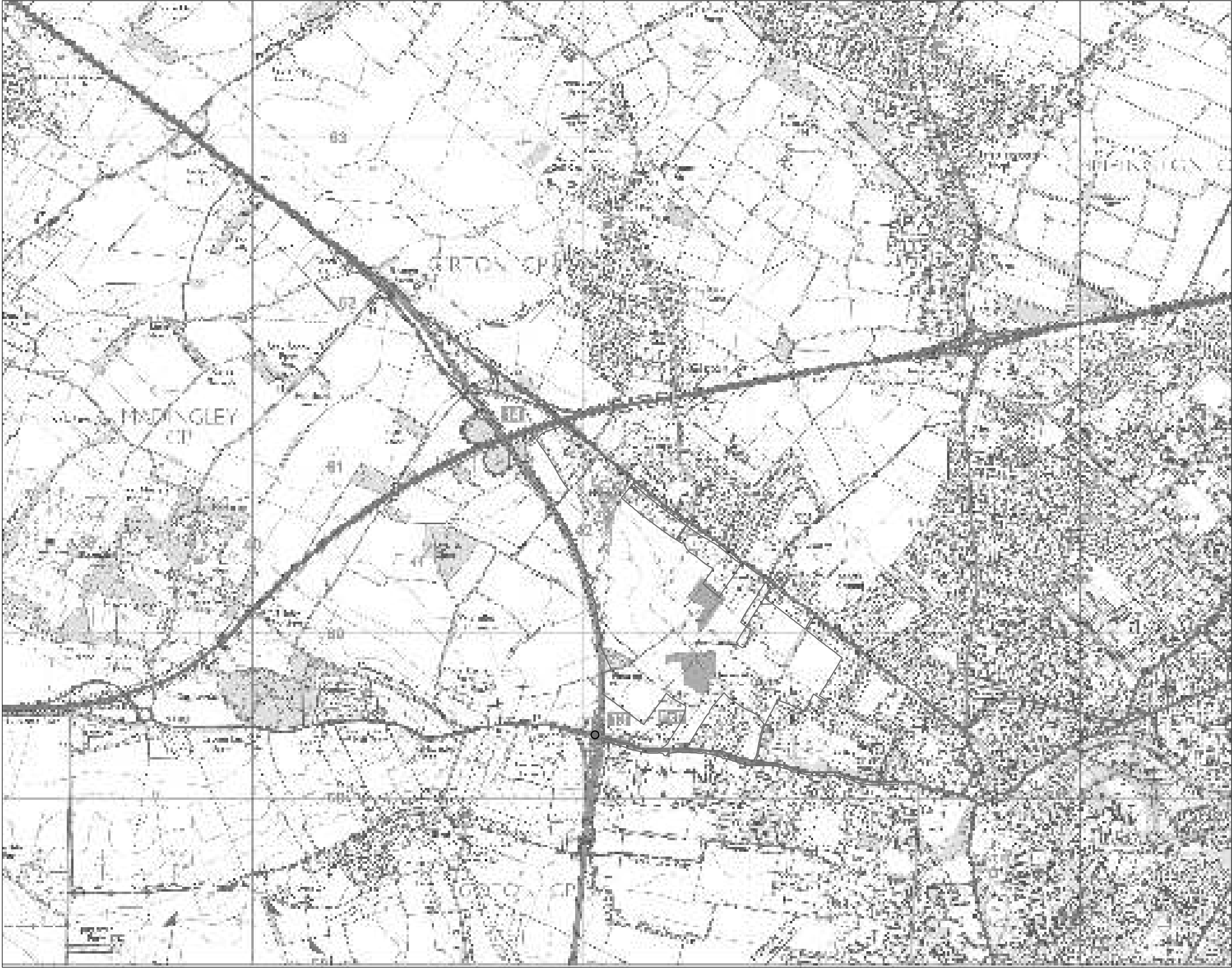


6.28
**Landscape &
Visual Assessment**
Theoretical Building
Block Visibility
Viewpoint No. 3 - 2014
1:22,000 @ A3
60199513_6.28

**FIGURE
TITLE**

SCALE

DWG. NO.



KEY

The Application Site Boundary

Viewpoints

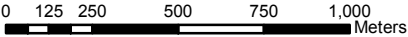
Theoretical visibility - 2014

Visible

Parameter Envelopes

Parameter Envelope Visibility

Note: The parameter envelopes have been merged into the Digital Surface Model based on Parameter Plan 06 Building Heights and Parameter Plan 04 Land Use. The resulting zones of Theoretical Visibility take into account the relative screening that existing buildings and features such as trees and vegetation may provide to the proposed development.



6.29

**Landscape &
Visual Assessment**

Theoretical Building
Block Visibility
Viewpoint No. 4 - 2014

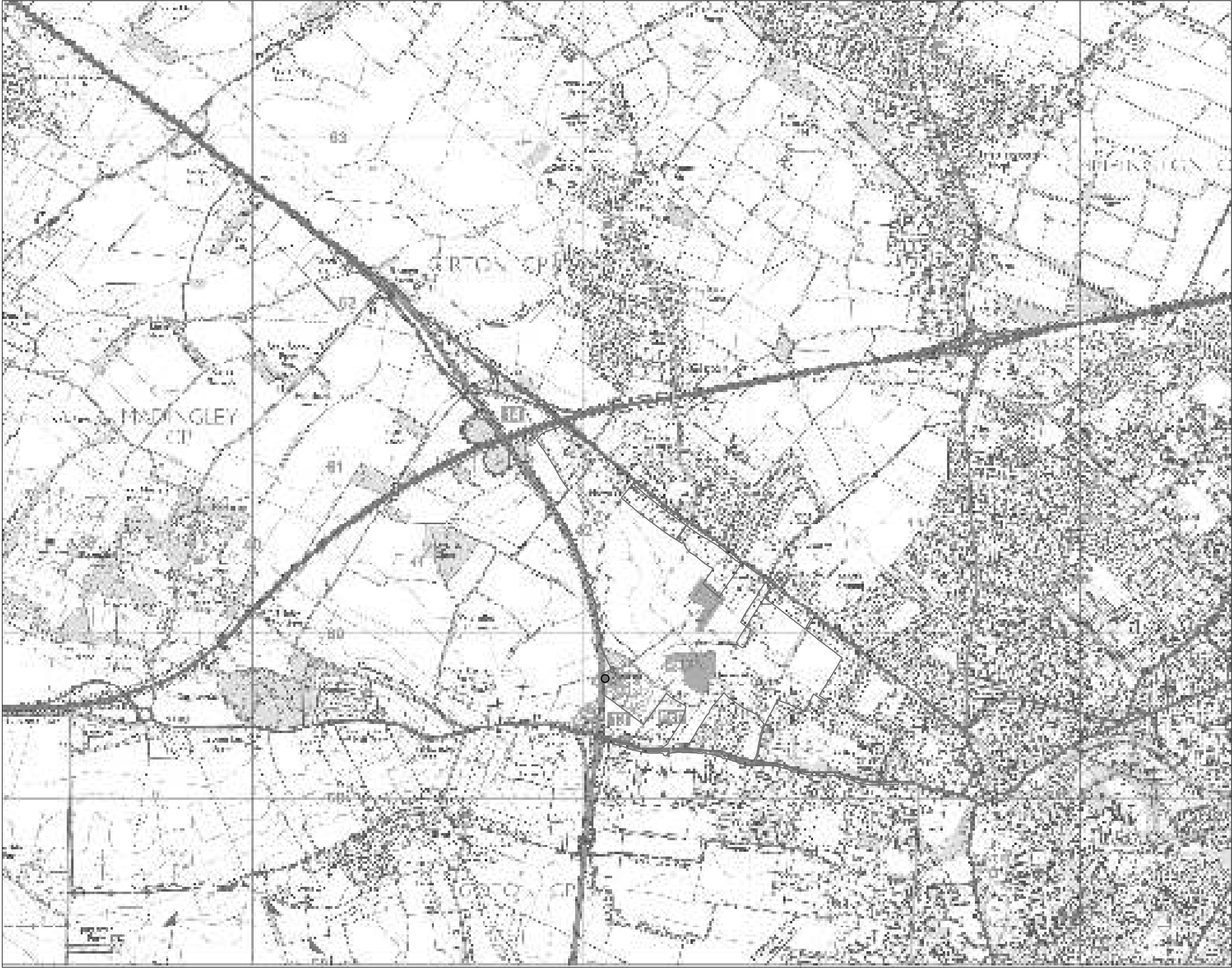
1:22,000 @ A3

60199513_6.29

FIGURE
TITLE

SCALE

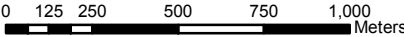
DWG. NO.



KEY

- The Application Site Boundary
- Viewpoints
- Theoretical visibility - 2014**
- Visible
- Parameter Envelopes
- Parameter Envelope Visibility

Note: The parameter envelopes have been merged into the Digital Surface Model based on Parameter Plan 06 Building Heights and Parameter Plan 04 Land Use. The resulting zones of Theoretical Visibility take into account the relative screening that existing buildings and features such as trees and vegetation may provide to the proposed development.



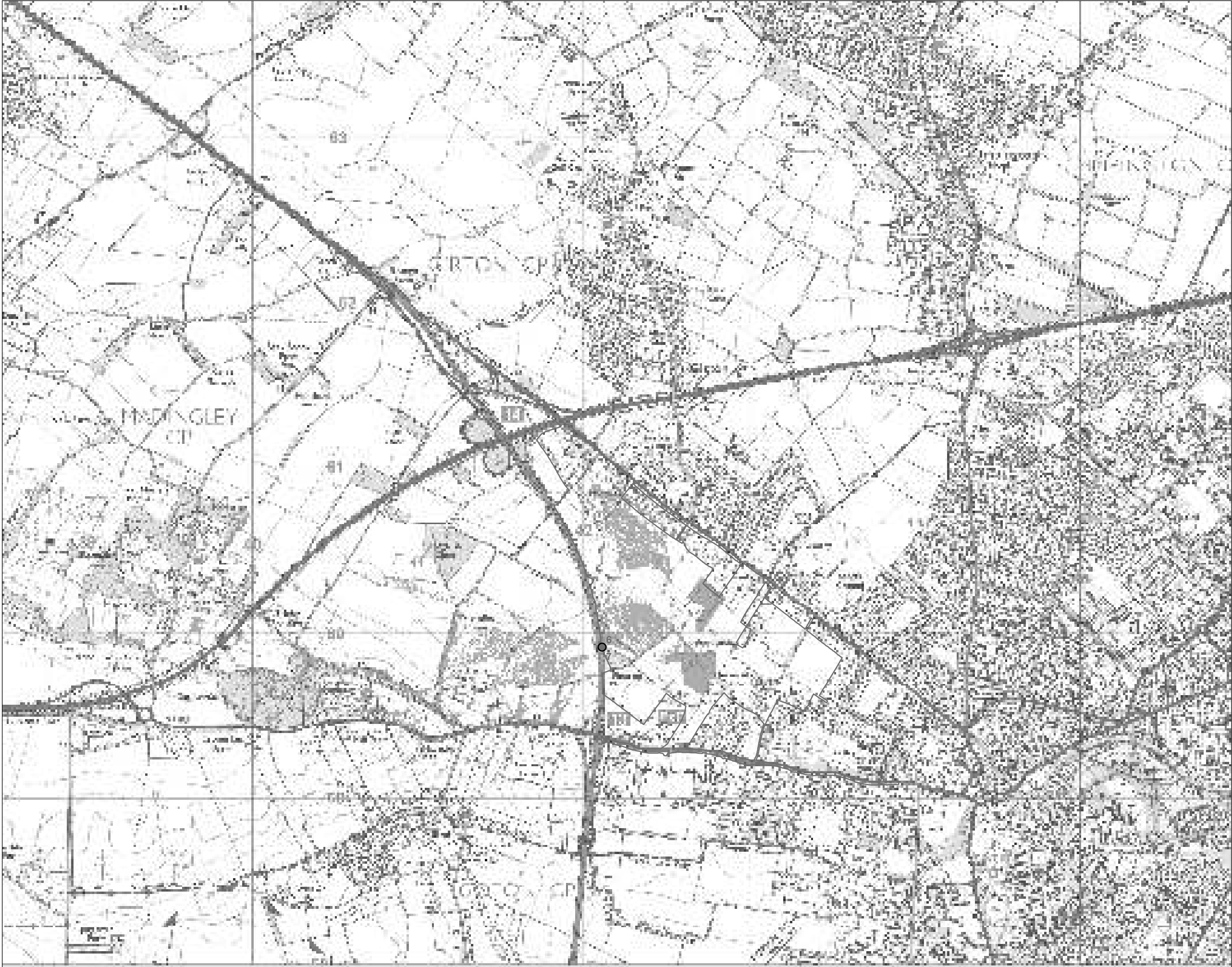
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6.30
**Landscape &
Visual Assessment**
Theoretical Building
Block Visibility
Viewpoint No. 5 - 2014
1:22,000 @ A3
60199513_6.30

**FIGURE
TITLE**

SCALE

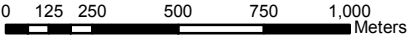
DWG. NO.



KEY

- The Application Site Boundary
- Viewpoints
- Theoretical visibility - 2014**
- Visible
- Parameter Envelopes
- Parameter Envelope Visibility

Note: The parameter envelopes have been merged into the Digital Surface Model based on Parameter Plan 06 Building Heights and Parameter Plan 04 Land Use. The resulting zones of Theoretical Visibility take into account the relative screening that existing buildings and features such as trees and vegetation may provide to the proposed development.



6.31
**Landscape &
Visual Assessment**

Theoretical Building
Block Visibility
Viewpoint No. 6 & 7 - 2014

1:22,000 @ A3

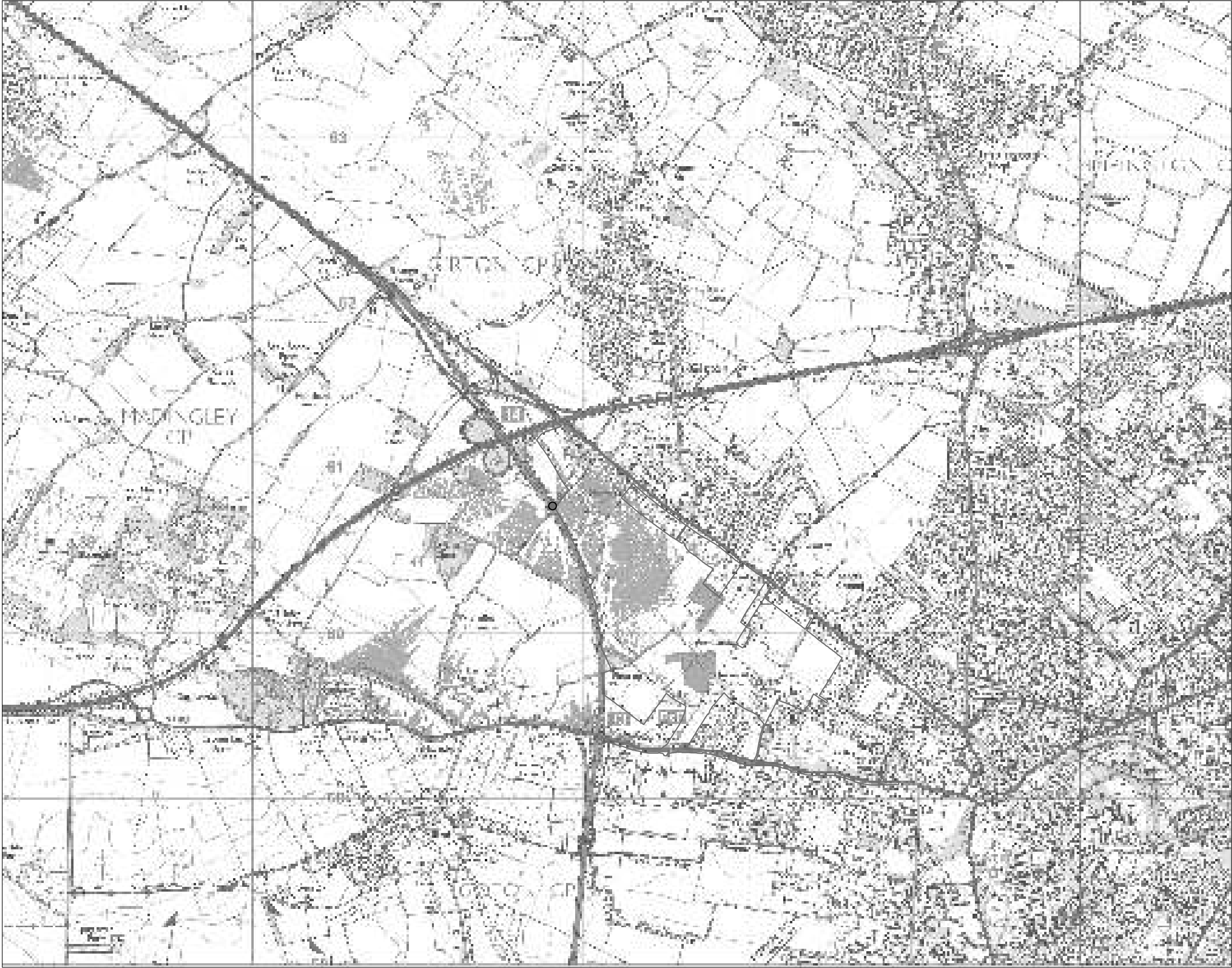
60199513_6.31

**FIGURE
TITLE**

SCALE

DWG. NO.

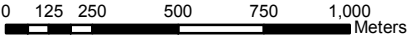




KEY

- The Application Site Boundary
- Viewpoints
- Theoretical visibility - 2014**
 - Visible
 - Parameter Envelopes
 - Parameter Envelope Visibility

Note: The parameter envelopes have been merged into the Digital Surface Model based on Parameter Plan 06 Building Heights and Parameter Plan 04 Land Use. The resulting zones of Theoretical Visibility take into account the relative screening that existing buildings and features such as trees and vegetation may provide to the proposed development.



6.32
**Landscape &
Visual Assessment**
Theoretical Building
Block Visibility
Viewpoint No. 8 - 2014
1:22,000 @ A3
60199513_6.32

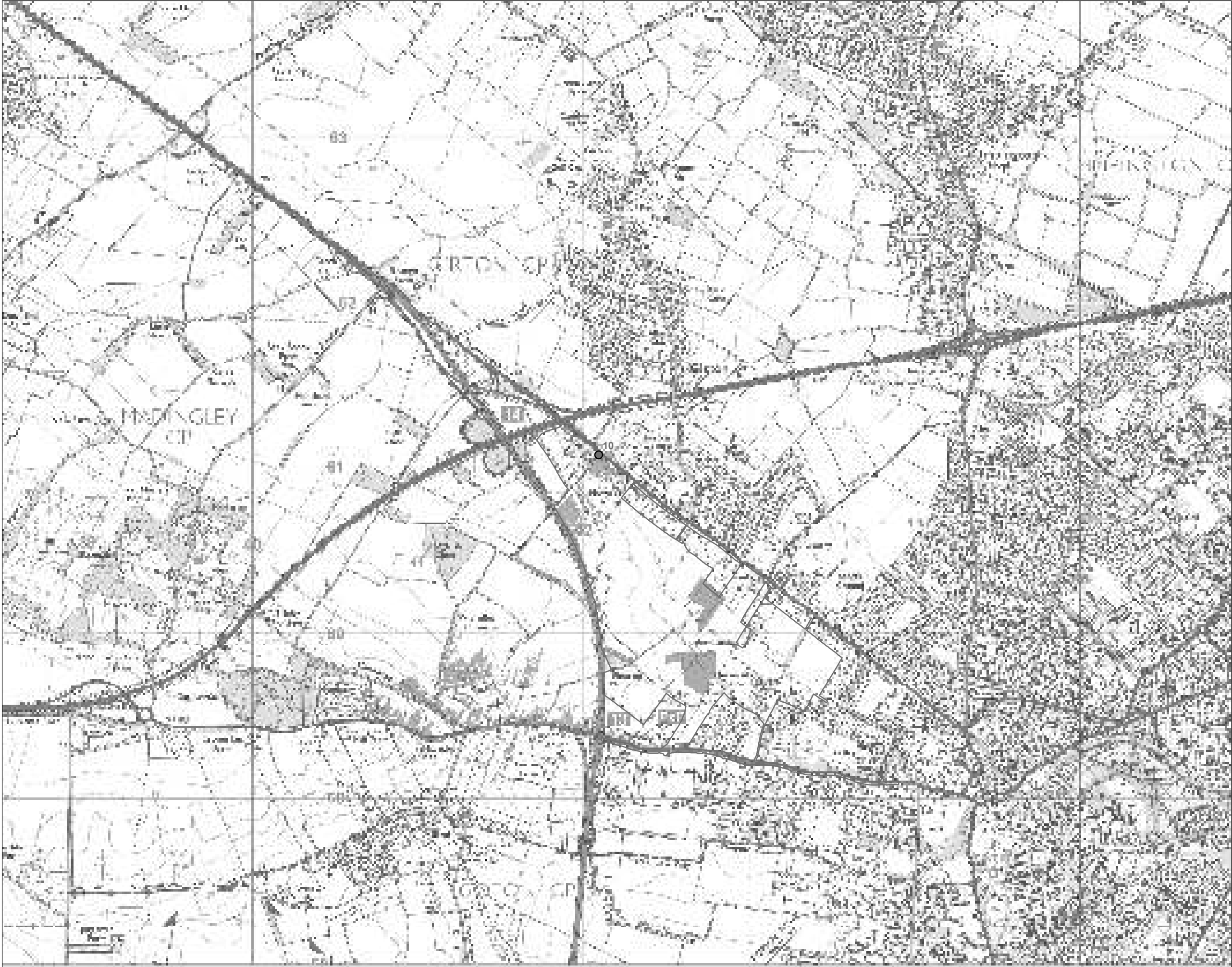
**FIGURE
TITLE**

SCALE

DWG. NO.



DWG. NO.



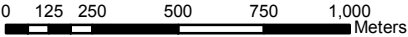
KEY

- The Application Site Boundary
- Viewpoints

Theoretical visibility - 2014

- Visible
- Parameter Envelopes
- Parameter Envelope Visibility

Note: The parameter envelopes have been merged into the Digital Surface Model based on Parameter Plan 06 Building Heights and Parameter Plan 04 Land Use. The resulting zones of Theoretical Visibility take into account the relative screening that existing buildings and features such as trees and vegetation may provide to the proposed development.



AECOM

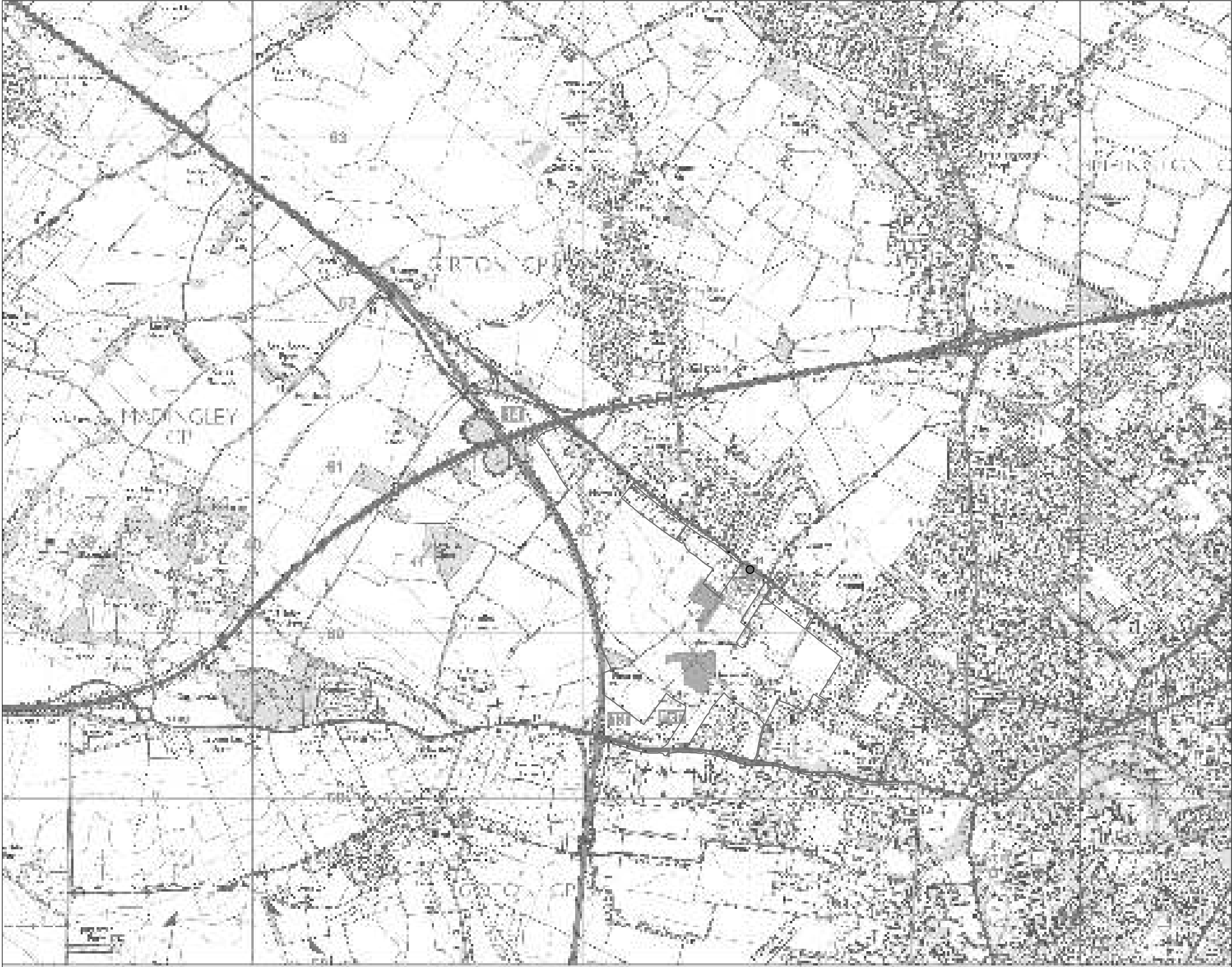
UNIVERSITY OF CAMBRIDGE

6.34
Landscape & Visual Assessment
Theoretical Building Block Visibility
Viewpoint No. 10 - 2014
1:22,000 @ A3
60199513_6.34

FIGURE TITLE

SCALE

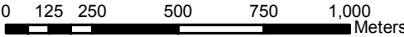
DWG. NO.



KEY

- The Application Site Boundary
- Viewpoints
- Theoretical visibility - 2014**
- Visible
- Parameter Envelopes
- Parameter Envelope Visibility

Note: The parameter envelopes have been merged into the Digital Surface Model based on Parameter Plan 06 Building Heights and Parameter Plan 04 Land Use. The resulting zones of Theoretical Visibility take into account the relative screening that existing buildings and features such as trees and vegetation may provide to the proposed development.



AECOM

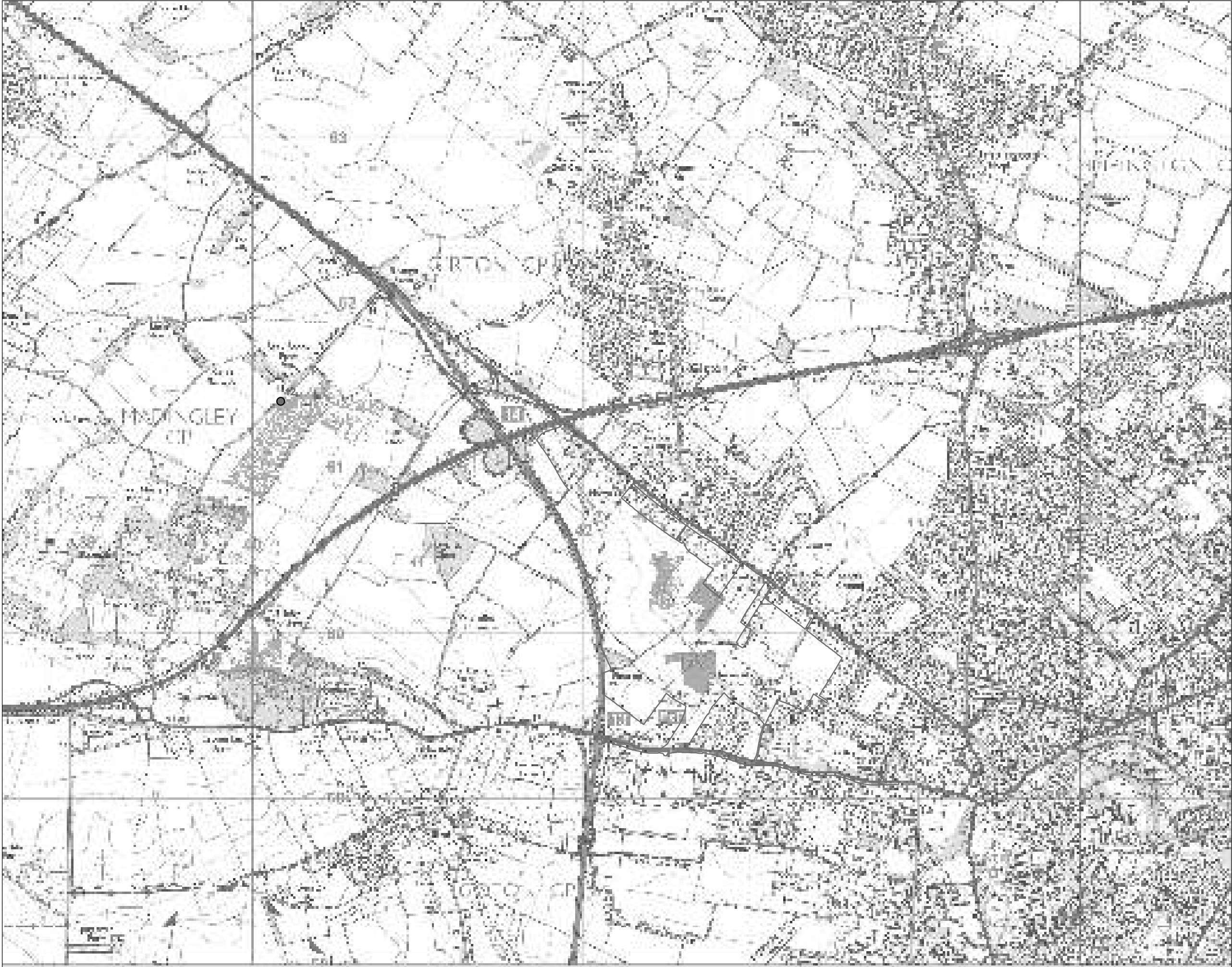
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6.35
Landscape & Visual Assessment
Theoretical Building Block Visibility
Viewpoint No. 11 - 2014
1:22,000 @ A3
60199513_6.35






FIGURE TITLE

SCALE

DWG. NO.



KEY

-  The Application Site Boundary
-  Viewpoints
- Theoretical visibility - 2014**
-  Visible
-  Parameter Envelopes
-  Parameter Envelope Visibility

Note: The parameter envelopes have been merged into the Digital Surface Model based on Parameter Plan 06 Building Heights and Parameter Plan 04 Land Use. The resulting zones of Theoretical Visibility take into account the relative screening that existing buildings and features such as trees and vegetation may provide to the proposed development.

0 125 250 500 750 1,000 Meters

AECOM

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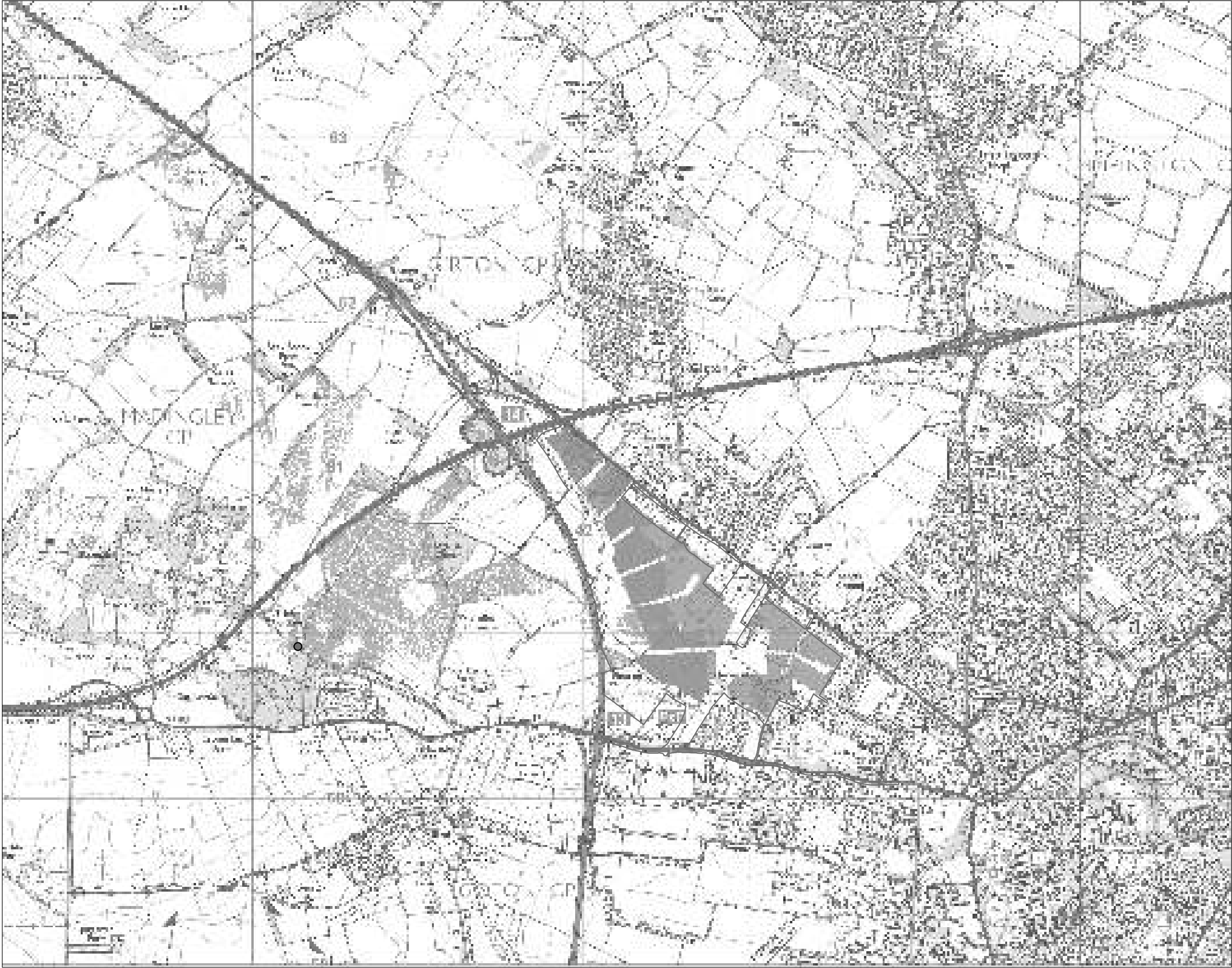
6.36
**Landscape &
Visual Assessment**
Theoretical Building
Block Visibility
Viewpoint No. 12 - 2014
1:22,000 @ A3
60199513_6.36

**FIGURE
TITLE**

SCALE

DWG. NO.





KEY

The Application Site Boundary

Viewpoints

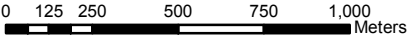
Theoretical visibility - 2026

Visible

Parameter Envelopes

Parameter Envelope Visibility

Note: The parameter envelopes have been merged into the Digital Surface Model based on Parameter Plan 06 Building Heights and Parameter Plan 04 Land Use. The resulting zones of Theoretical Visibility take into account the relative screening that existing buildings and features such as trees and vegetation may provide to the proposed development.



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6.37

Landscape & Visual Assessment

Theoretical Building Block Visibility

Viewpoint No. 1 - 2026

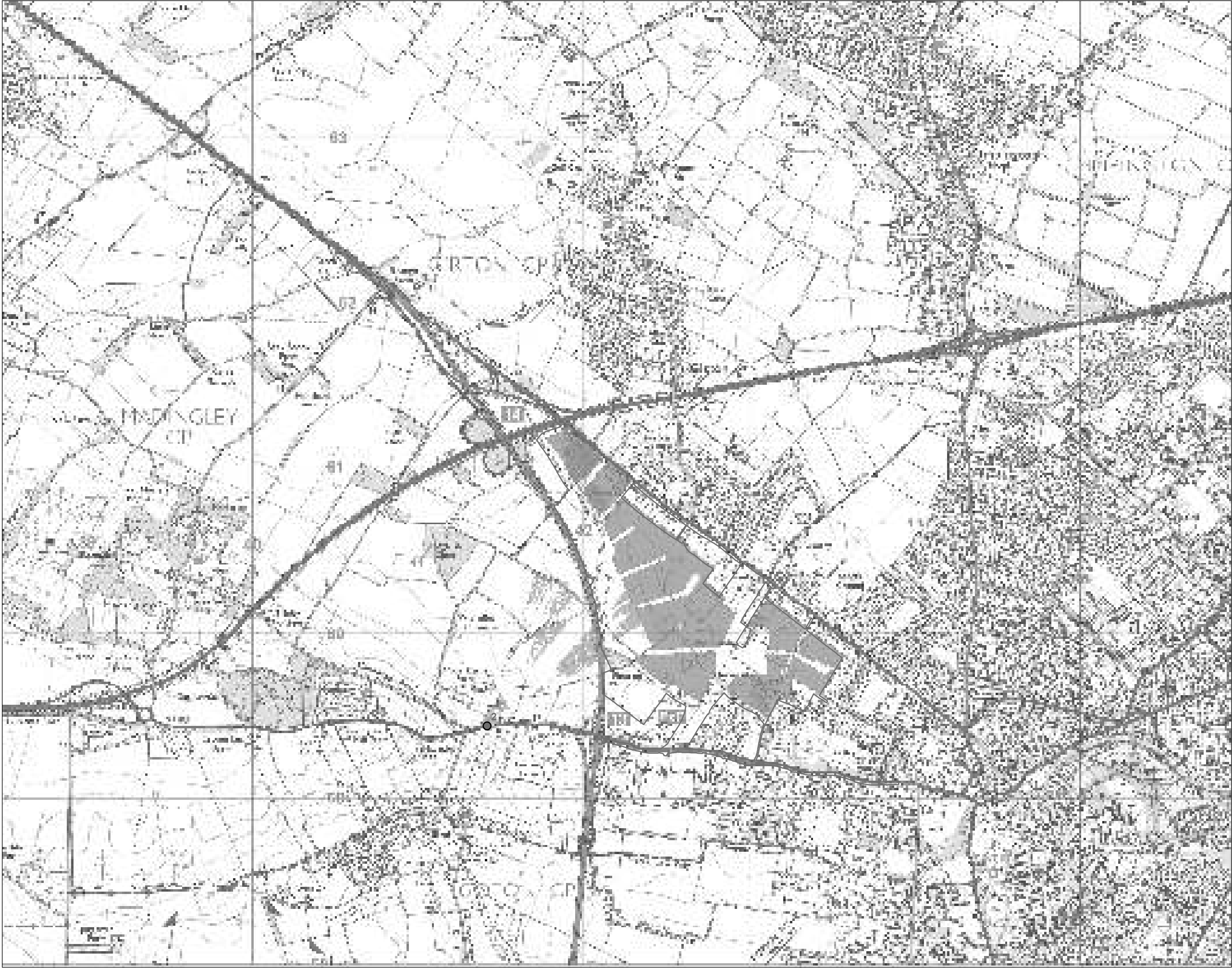
1:22,000 @ A3

60199513_6.37






FIGURE TITLE

SCALE

DWG. NO.



KEY

-  The Application Site Boundary
-  Viewpoints
- Theoretical visibility - 2026**
-  Visible
-  Parameter Envelopes
-  Parameter Envelope Visibility

Note: The parameter envelopes have been merged into the Digital Surface Model based on Parameter Plan 06 Building Heights and Parameter Plan 04 Land Use. The resulting zones of Theoretical Visibility take into account the relative screening that existing buildings and features such as trees and vegetation may provide to the proposed development.

0 125 250 500 750 1,000 Meters

AECOM

 **UNIVERSITY OF
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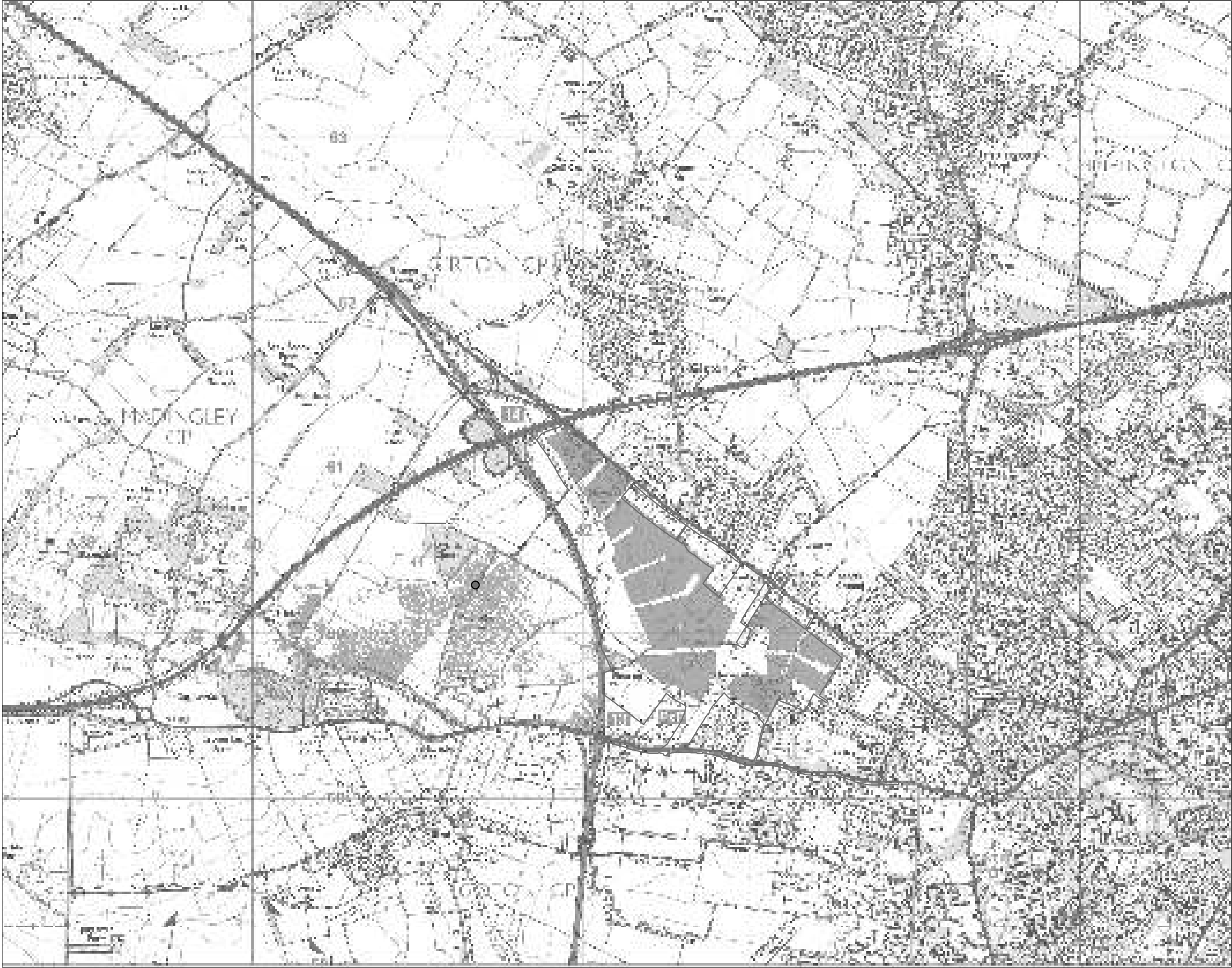
6.38
**Landscape &
Visual Assessment**
Theoretical Building
Block Visibility
Viewpoint No. 2 - 2026
1:22,000 @ A3
60199513_6.38

**FIGURE
TITLE**

SCALE

DWG. NO.





KEY

The Application Site Boundary

Viewpoints

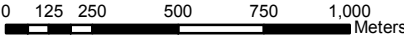
Theoretical visibility - 2026

Visible

Parameter Envelopes

Parameter Envelope Visibility

Note: The parameter envelopes have been merged into the Digital Surface Model based on Parameter Plan 06 Building Heights and Parameter Plan 04 Land Use. The resulting zones of Theoretical Visibility take into account the relative screening that existing buildings and features such as trees and vegetation may provide to the proposed development.



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6.39

Landscape & Visual Assessment

Theoretical Building Block Visibility

Viewpoint No. 3 - 2026

1:22,000 @ A3

60199513_6.39

FIGURE TITLE

SCALE

DWG. NO.