

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.





FIGURE

DWG. NO.

TITLE

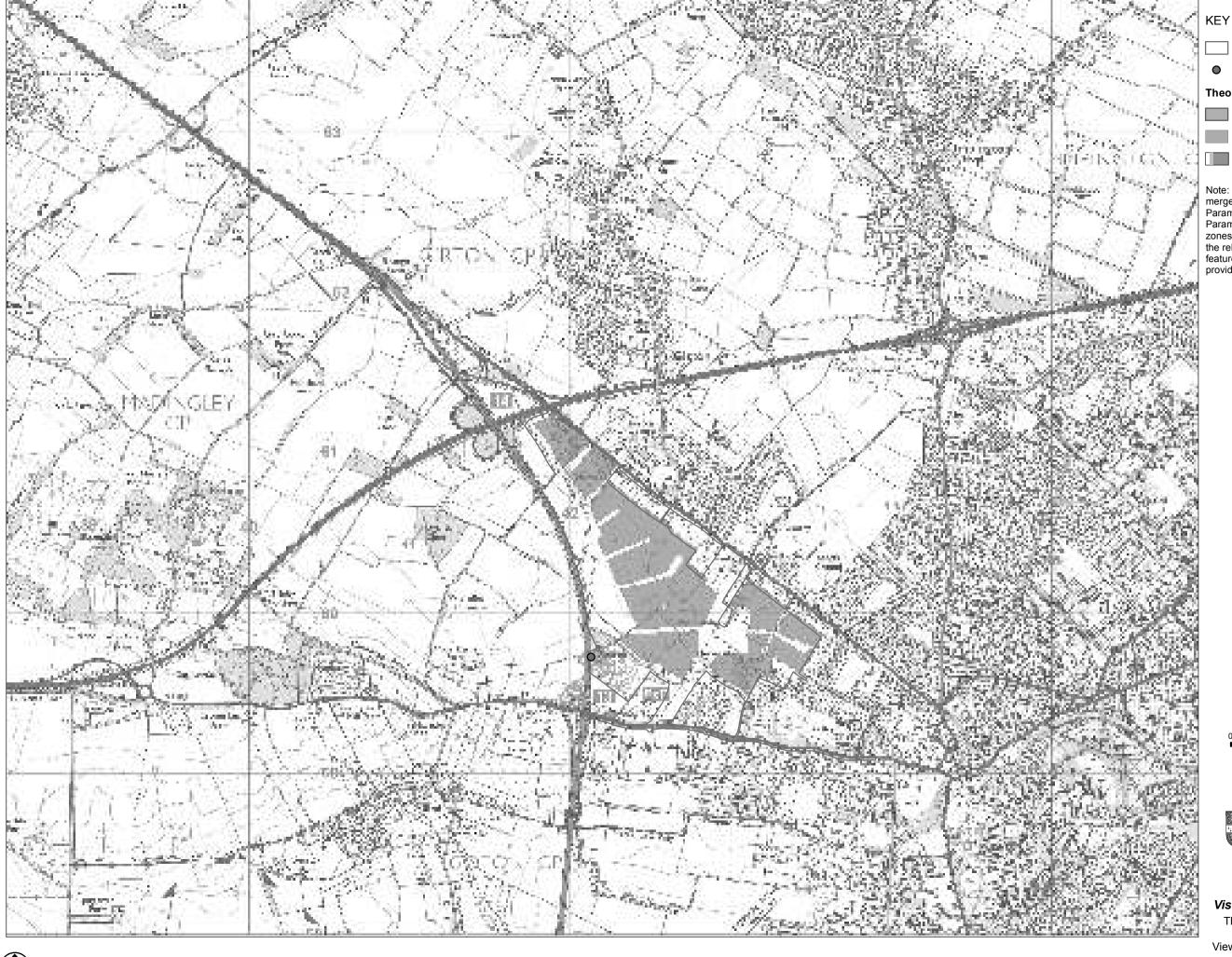
Landscape & Visual Assessment

Theoretical Building Block Visibility Viewpoint No. 4 - 2026

1:22,000 @ A3

SCALE

60199513_6.40



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.

AECOM:



FIGURE

TITLE

SCALE

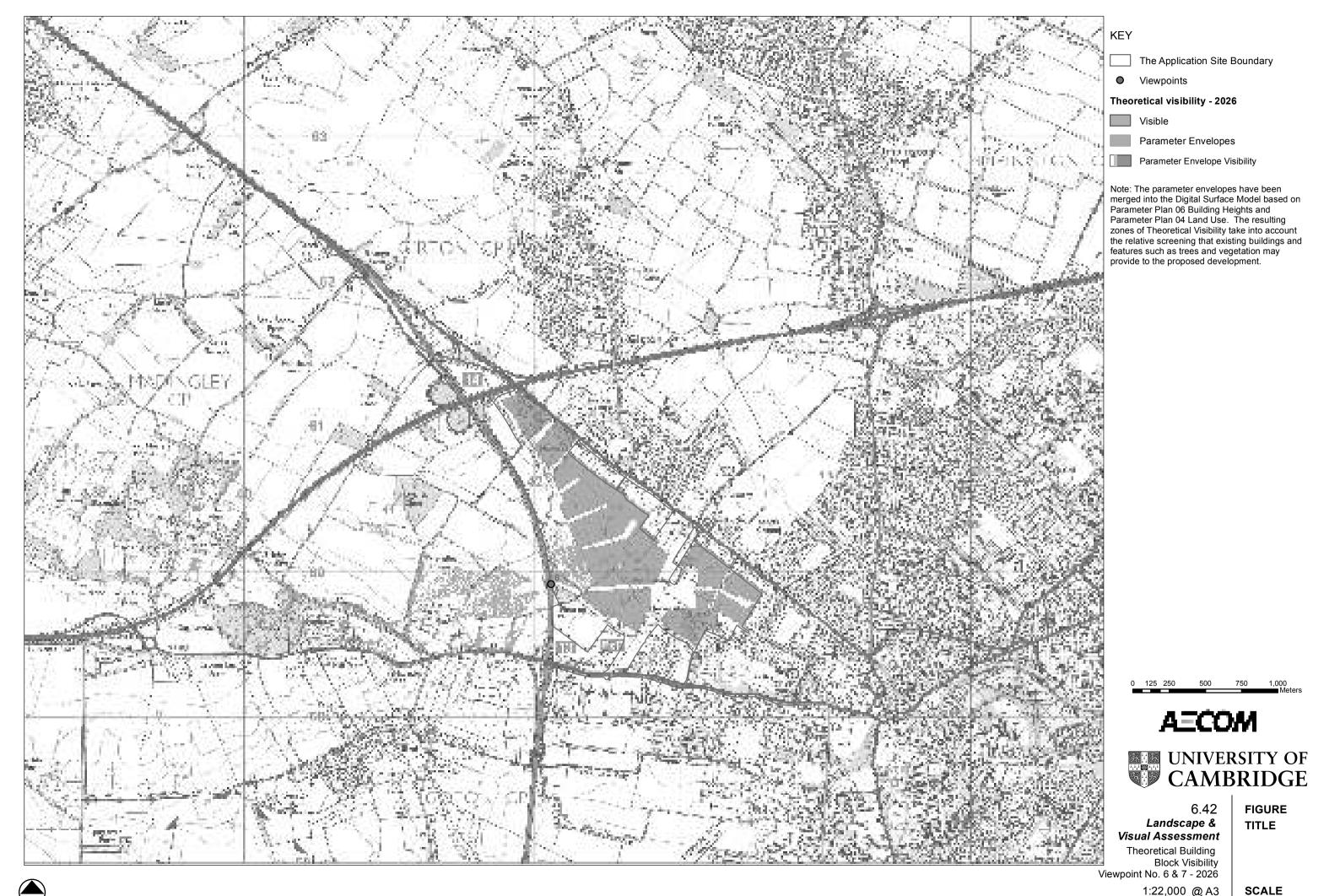
Landscape & Visual Assessment

Theoretical Building Block Visibility Viewpoint No. 5 - 2026

1:22,000 @ A3

DWG. NO.

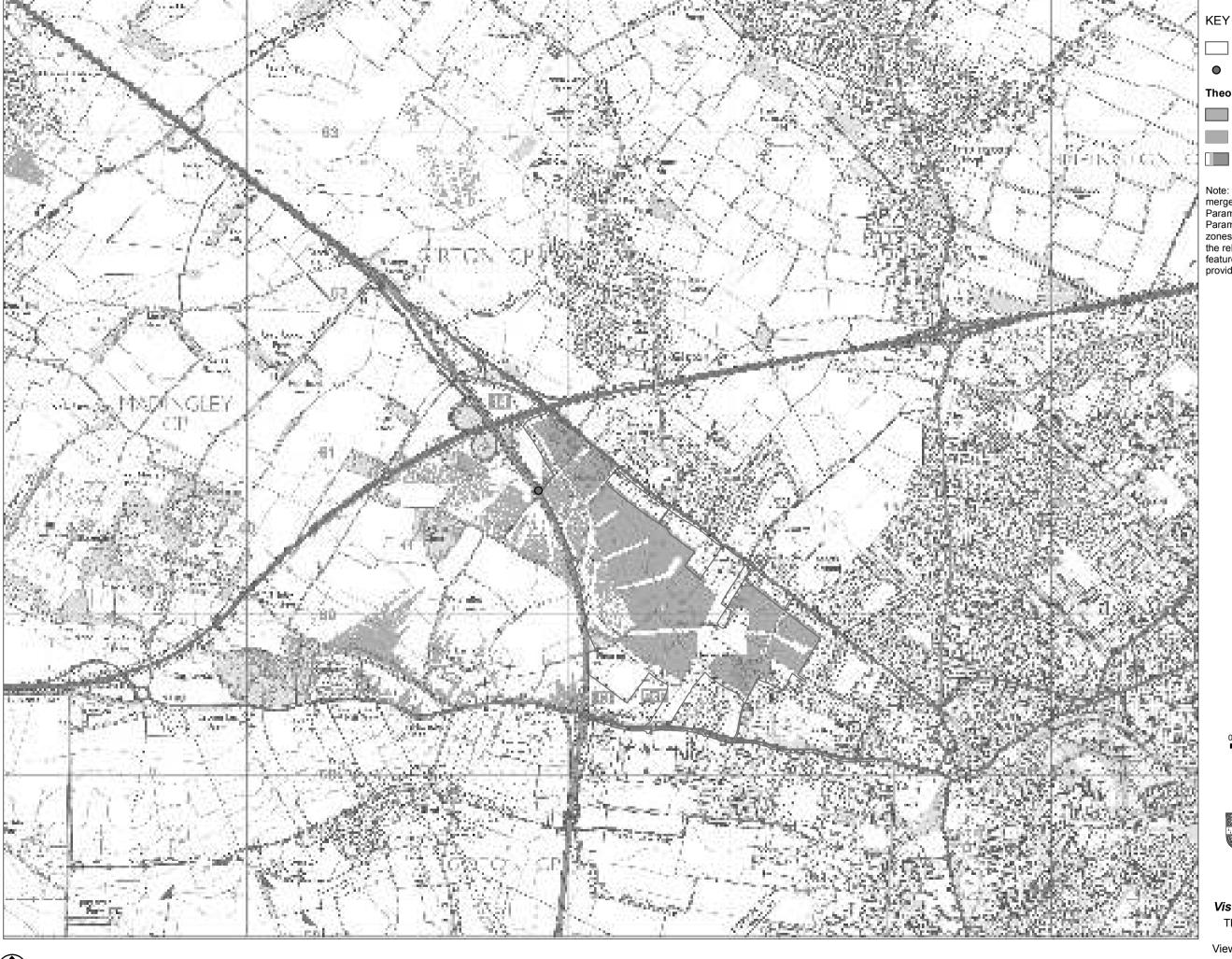
60199513_6.41



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1:22,000 @ A3

60199513_6.42



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.





Landscape & Visual Assessment

Theoretical Building Block Visibility Viewpoint No. 8 - 2026

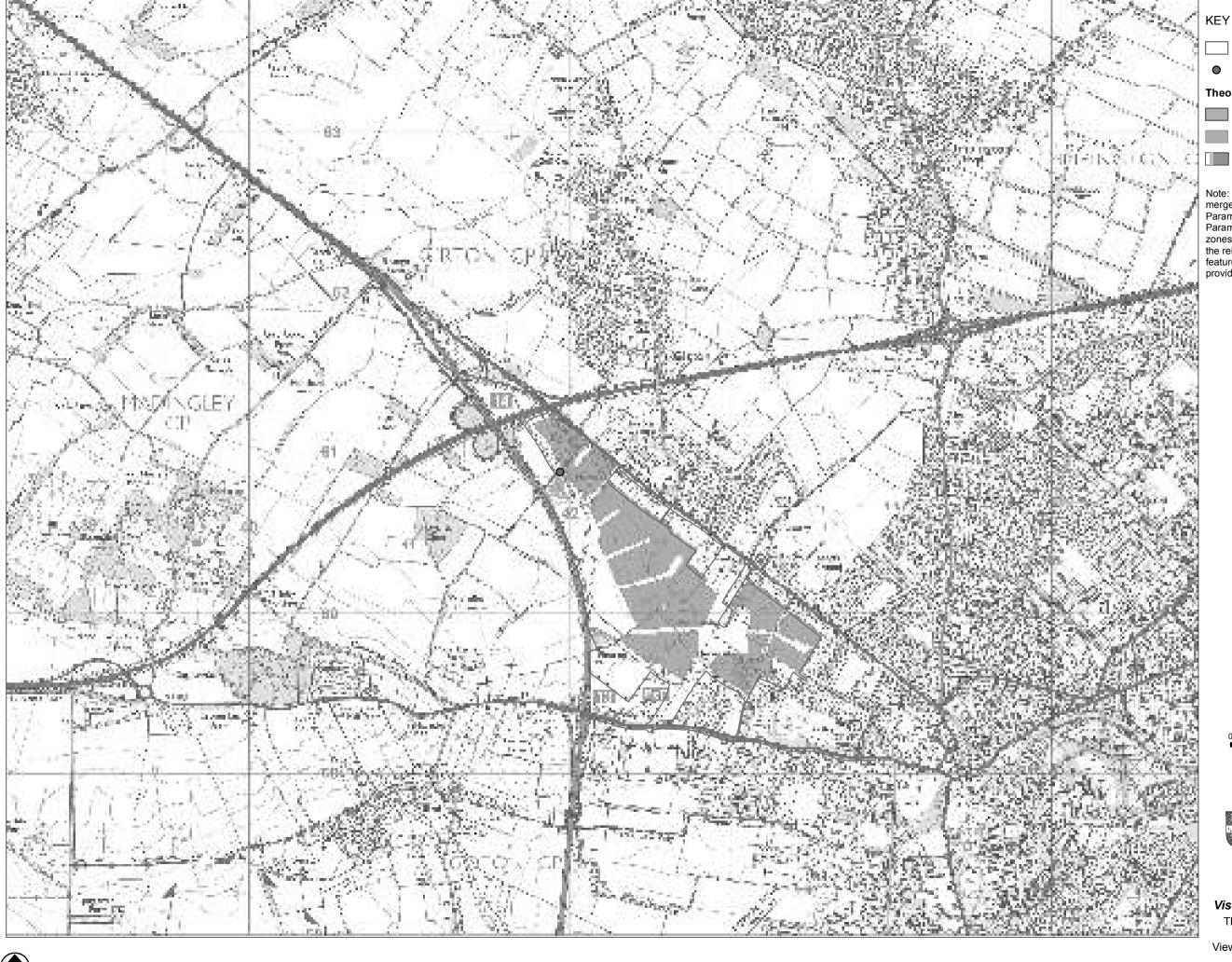
1:22,000 @ A3

SCALE

FIGURE

TITLE

60199513_6.43



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.

AECOM:



Landscape & Visual Assessment

Theoretical Building Block Visibility Viewpoint No. 9 - 2026

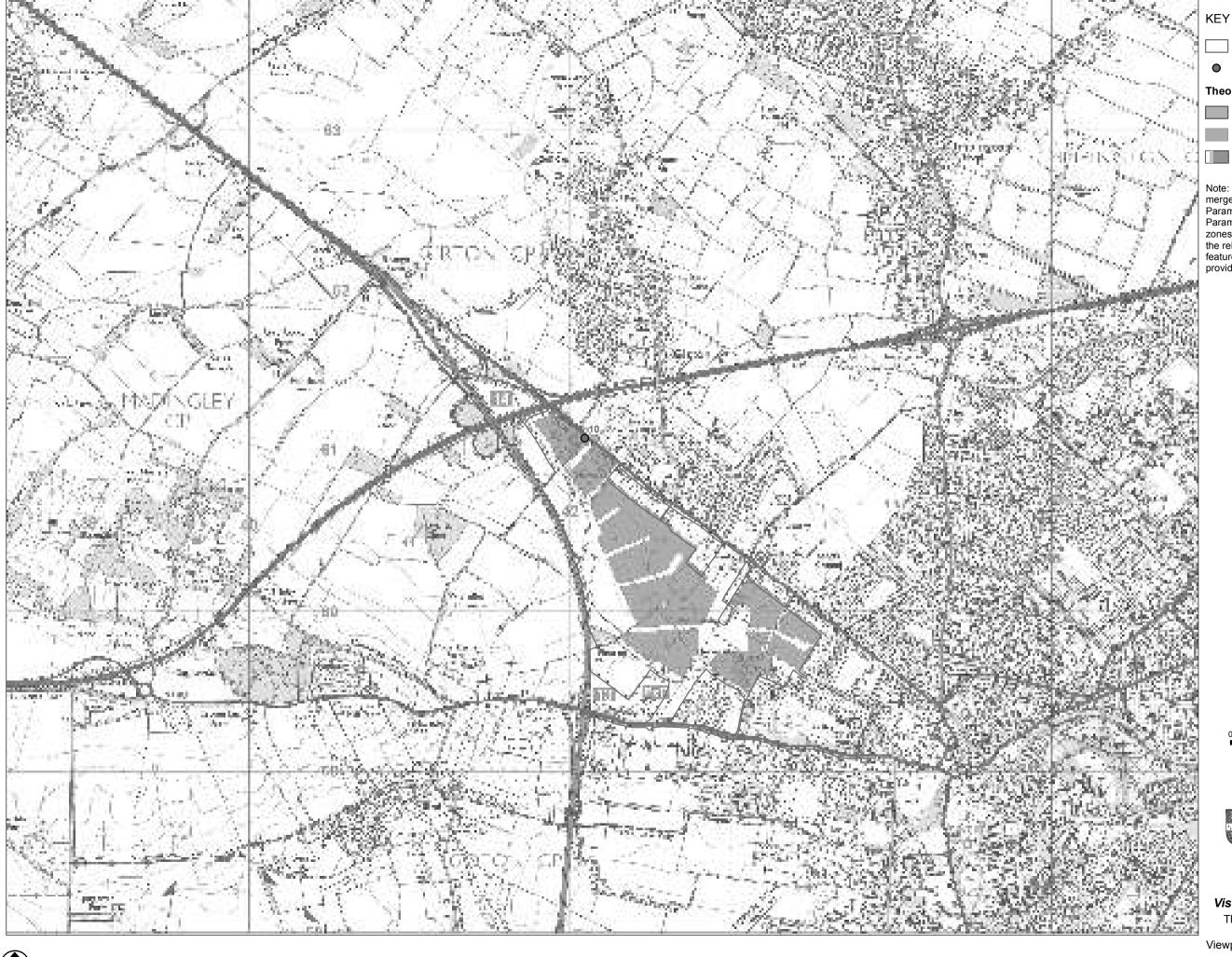
1:22,000 @ A3

60199513_6.44 DWG. NO.

FIGURE

TITLE

SCALE



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 Mete

AECOM



6.45 Landscape & Visual Assessment

Theoretical Building Block Visibility Viewpoint No. 10 - 2026

1:22,000 @ A3

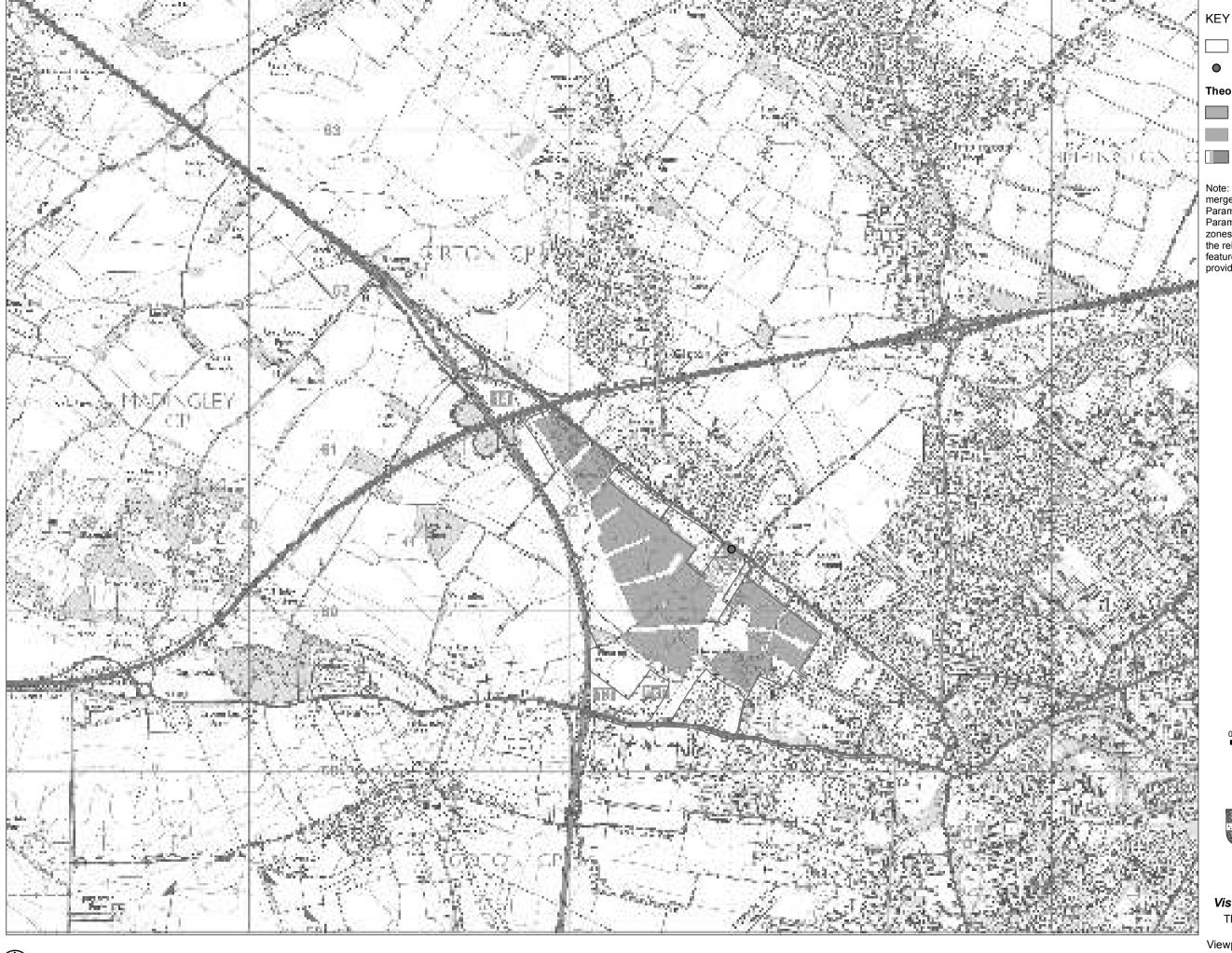
..__,000 @,7.0

60199513_6.45 **DWG. NO.**

FIGURE

TITLE

SCALE



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.





Landscape & Visual Assessment

Theoretical Building Block Visibility Viewpoint No. 11 - 2026

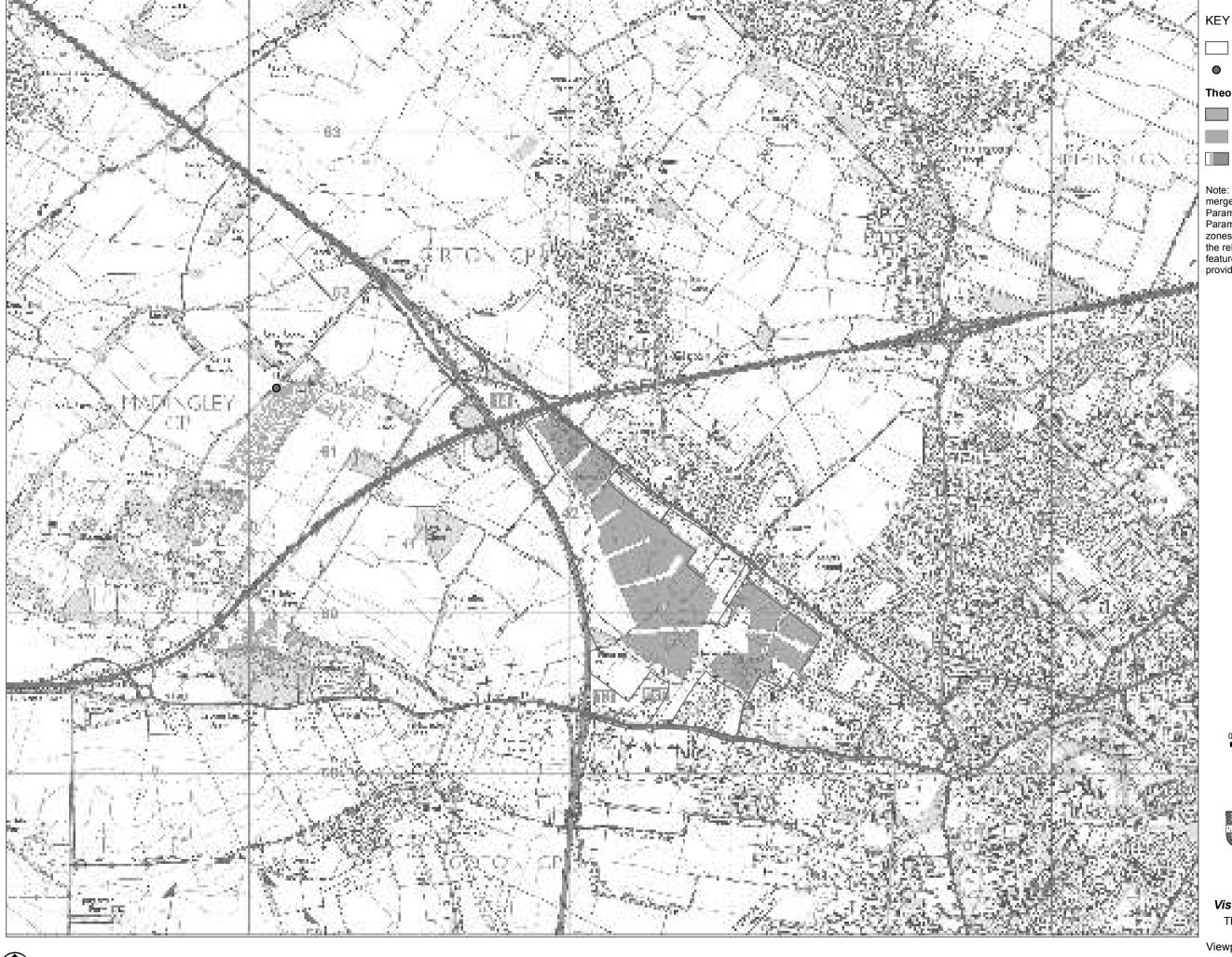
1:22,000 @ A3

SCALE

DWG. NO.

FIGURE

TITLE



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.

AECOM:



FIGURE

TITLE

Landscape & Visual Assessment

Theoretical Building Block Visibility Viewpoint No. 12 - 2026

1:22,000 @ A3

SCALE DWG. NO.

60199513_6.47



Viewpoint 1 Winter: Existing



Viewpoint 1 Winter 2026: Completed Development

Location Plan



Notes

- The photomontages are based on maximum height parameters as set out in Parameter Plan 06: Building Heights.
- 2. The block photomontages illustrate maximum potential extent of the proposed built development areas. They are not intended to show what the proposed development will be like but the maximum area within which they may occur.
- 3. A layout of the proposed development area has been modelled using coloured 'development envelopes' corresponding with the colours used in Parameter Plan 04. The envelopes are modelled to the maximum extent of the proposed development as per the development parameters set out in Parameter Plan 04.

AECOM:



6.48

FIGURE

Landscape & Visual Assessment
Viewpoint 1: Montage

TITLE

DWG. NO.

NTS SCALE

60216015_6_48 _A

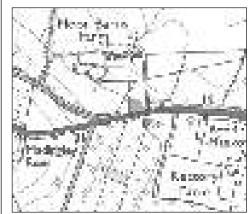


Viewpoint 2 Winter: Existing



Viewpoint 2 Winter 2026: Completed Development





Notes

- The photomontages are based on maximum height parameters as set out in Parameter Plan 06: Building Heights.
- 2. The block photomontages illustrate maximum potential extent of the proposed built development areas. They are not intended to show what the proposed development will be like but the maximum area within which they may occur.
- 3. A layout of the proposed development area has been modelled using coloured 'development envelopes' corresponding with the colours used in Parameter Plan 04. The envelopes are modelled to the maximum extent of the proposed development as per the development parameters set out in Parameter Plan 04.

AECOM



6 4 9

FIGURE

Landscape & Visual Assessment
Viewpoint 2: Montage

TITLE

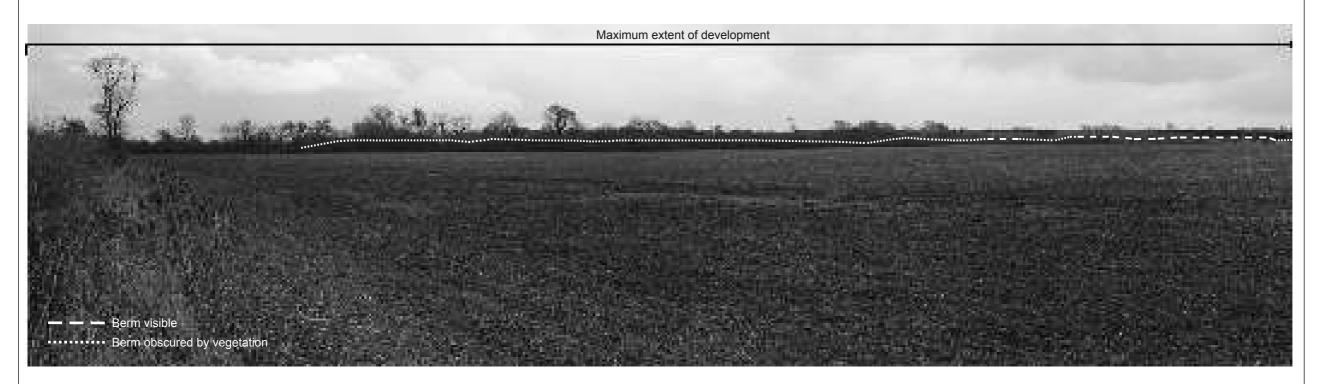
DWG. NO.

NTS SCALE

60216015_6_49_A



Viewpoint 3 Winter: Existing



Viewpoint 3 Winter 2026: Completed Development





Votes.

- The photomontages are based on maximum height parameters as set out in Parameter Plan 06: Building Heights.
- 2. The block photomontages illustrate maximum potential extent of the proposed built development areas. They are not intended to show what the proposed development will be like but the maximum area within which they may occur.
- 3. A layout of the proposed development area has been modelled using coloured 'development envelopes' corresponding with the colours used in Parameter Plan 04. The envelopes are modelled to the maximum extent of the proposed development as per the development parameters set out in Parameter Plan 04.





6.50

Landscape & Visual Assessment
Viewpoint 3: Montage

FIGURE

TITLE

NTS SCALE

60216015_6_50_A

Information based on all known constraints.
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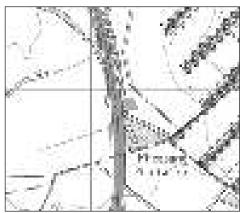


Viewpoint 6 Winter: Existing



Viewpoint 6 Winter 2026: Completed Development

Location Plan



Votes.

- The photomontages are based on maximum height parameters as set out in Parameter Plan 06: Building Heights.
- 2. The block photomontages illustrate maximum potential extent of the proposed built development areas. They are not intended to show what the proposed development will be like but the maximum area within which they may occur.
- 3. A layout of the proposed development area has been modelled using coloured 'development envelopes' corresponding with the colours used in Parameter Plan 04. The envelopes are modelled to the maximum extent of the proposed development as per the development parameters set out in Parameter Plan 04.

AECOM



6 51

Landscape & Visual Assessment
Viewpoint 6: Montage

FIGURE

TITLE

NTS

SCALE DWG. NO.

60216015_6_51_A

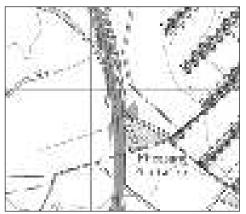


Viewpoint 7 Winter: Existing



Viewpoint 7 Winter 2026: Completed Development





Notes

- The photomontages are based on maximum height parameters as set out in Parameter Plan 06: Building Heights.
- 2. The block photomontages illustrate maximum potential extent of the proposed built development areas. They are not intended to show what the proposed development will be like but the maximum area within which they may occur.
- 3. A layout of the proposed development area has been modelled using coloured 'development envelopes' corresponding with the colours used in Parameter Plan 04. The envelopes are modelled to the maximum extent of the proposed development as per the development parameters set out in Parameter Plan 04.

AECOM



6.52

FIGURE

Landscape & Visual Assessment
Viewpoint 7: Montage

TITLE

DWG. NO.

NTS SCALE

60216015_6_52_A



Viewpoint 8 Winter: Existing



Viewpoint 8 Winter 2026: Completed Development





Notes:

- The photomontages are based on maximum height parameters as set out in Parameter Plan 06: Building Heights.
- 2. The block photomontages illustrate maximum potential extent of the proposed built development areas. They are not intended to show what the proposed development will be like but the maximum area within which they may occur.
- 3. A layout of the proposed development area has been modelled using coloured 'development envelopes' corresponding with the colours used in Parameter Plan 04. The envelopes are modelled to the maximum extent of the proposed development as per the development parameters set out in Parameter Plan 04.

AECOM:



6 53

FIGURE

Landscape & Visual Assessment
Viewpoint 8: Montage

TITLE

DWG. NO.

NTS SCALE

60216015_6_53_A

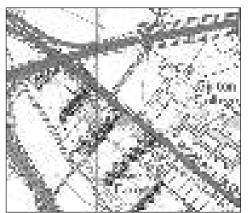


Viewpoint 10 Winter: Existing



Viewpoint 10 Winter 2026: Completed Development





- The photomontages are based on maximum height parameters as set out in Parameter Plan 06: Building Heights.
- 2. The block photomontages illustrate maximum potential extent of the proposed built development areas. They are not intended to show what the proposed development will be like but the maximum area within which they may occur.
- 3. A layout of the proposed development area has been modelled using coloured 'development envelopes' corresponding with the colours used in Parameter Plan 04. The envelopes are modelled to the maximum extent of the proposed development as per the development parameters set out in Parameter Plan 04.

AECOM



FIGURE Landscape &

Visual Assessment TITLE Viewpoint 10: Montage

SCALE

60216015_6_54

DWG. NO.

NTS

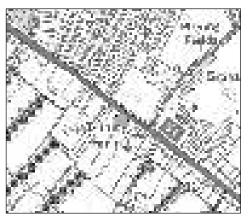


Viewpoint 11 Winter: Existing



Viewpoint 11 Winter 2026: Completed Development





- The photomontages are based on maximum height parameters as set out in Parameter Plan 06: Building Heights.
- 2. The block photomontages illustrate maximum potential extent of the proposed built development areas. They are not intended to show what the proposed development will be like but the maximum area within which they may occur.
- 3. A layout of the proposed development area has been modelled using coloured 'development envelopes' corresponding with the colours used in Parameter Plan 04. The envelopes are modelled to the maximum extent of the proposed development as per the development parameters set out in Parameter Plan 04.

AECOM



6.55

FIGURE Landscape &

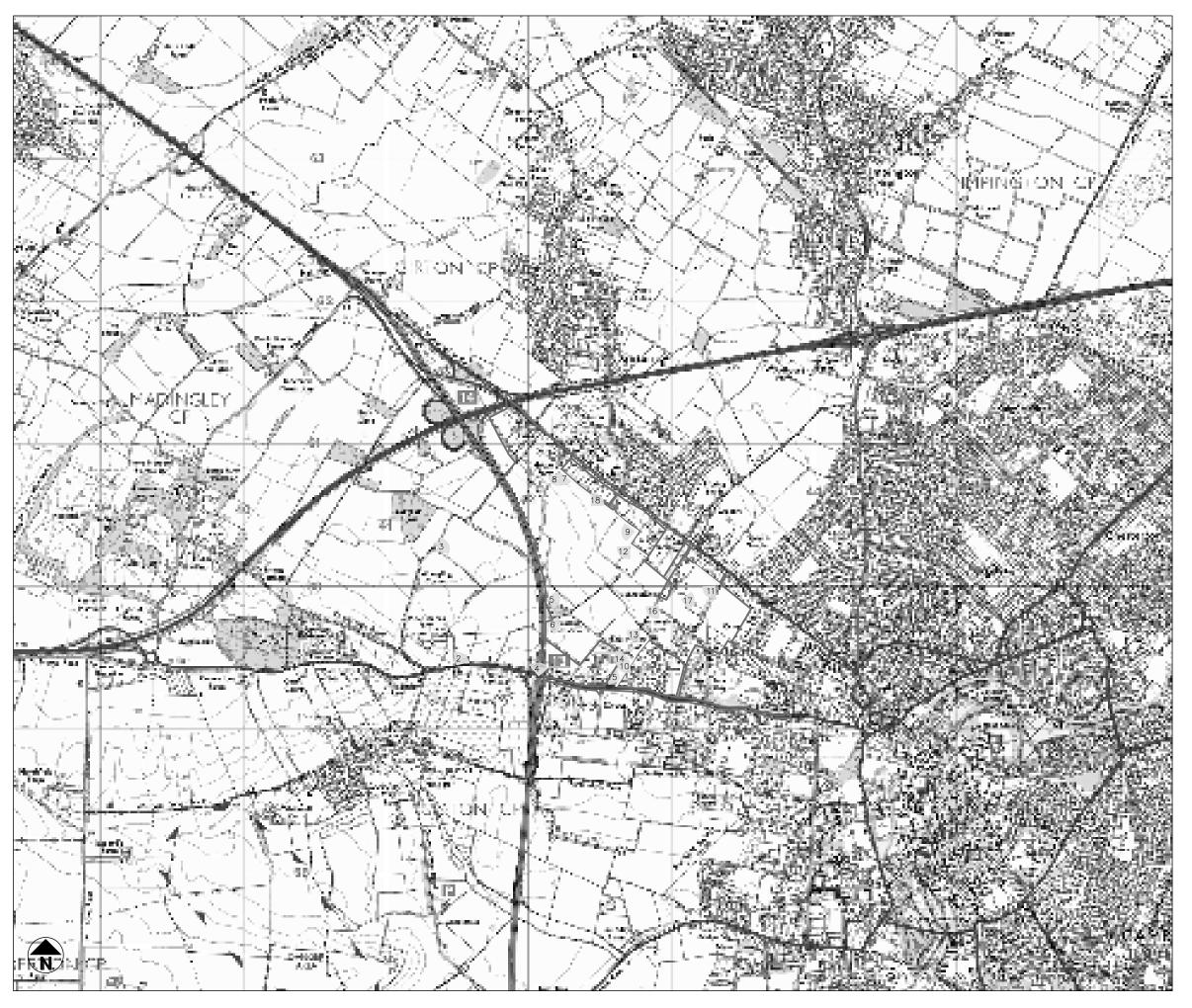
TITLE

NTS **SCALE**

60216015_6_55 DWG. NO.

Visual Assessment

Viewpoint 11: Montage



Application Site Boundary
Viewpoints
Lux survey line



6.56	FIGURE
Night-time views and survey key	TITLE
NTS	SCALE

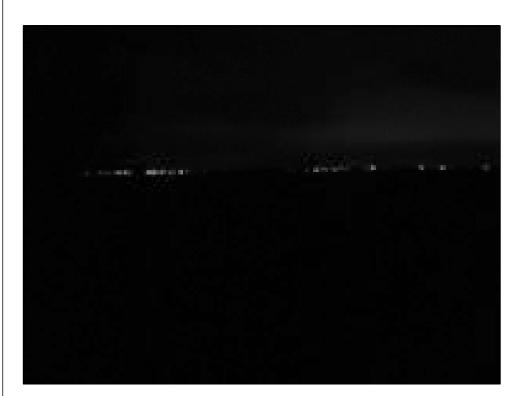


Figure 6.57 - Viewpoint 1



Figure 6.58 - Viewpoint 2



Figure 6.59 - Viewpoint 3



Figure 6.60 - Viewpoint 4

Weather conditions were cloudy with intervals of rain

Conditions on-site were generally dark, although lighting installations from surrounding roadways were visible in some locations

Photographs were taken using a digital camera with 25mm ultra wide-angle DC lens mounted to a tripod.

Typical settings were for night with a 30s exposure.

Images have been lightened for a higher level of contrast for printing.



6.57-6.60

FIGURES

Night-time Landscape and Visual Photographs

TITLE

NTS | SCALE

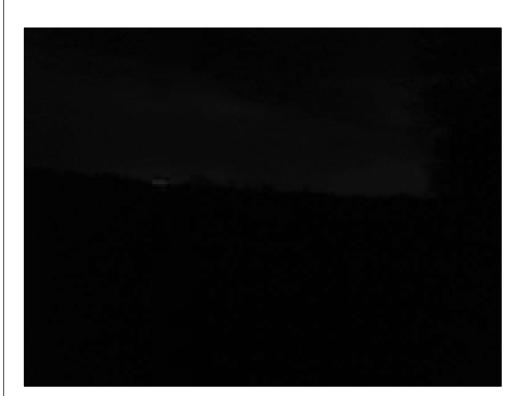


Figure 6.61 - Viewpoint 5



Figure 6.62 - Viewpoint 6



Figure 6.63 - Viewpoint 7



Figure 6.64 - Viewpoint 8

Weather conditions were cloudy with intervals of rain.

Conditions on-site were generally dark, although lighting installations from surrounding roadways were visible in some locations

Photographs were taken using a digital camera with 25mm ultra wide-angle DC lens mounted to a tripod.

Typical settings were for night with a 30s exposure.

Images have been lightened for a higher level of contrast for printing.



6.61-6.64

FIGURES

Night-time Landscape and Visual Photographs

TITLE

SCALE

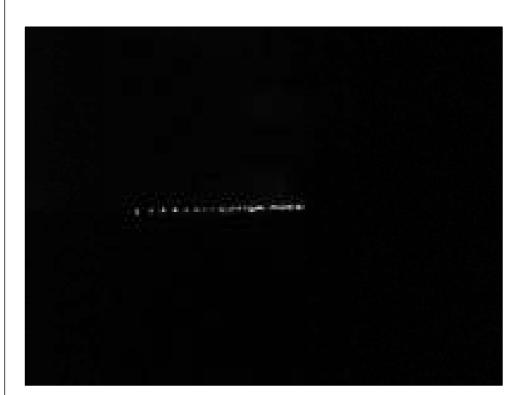


Figure 6.65 - Viewpoint 9



Figure 6.66 - Viewpoint 10

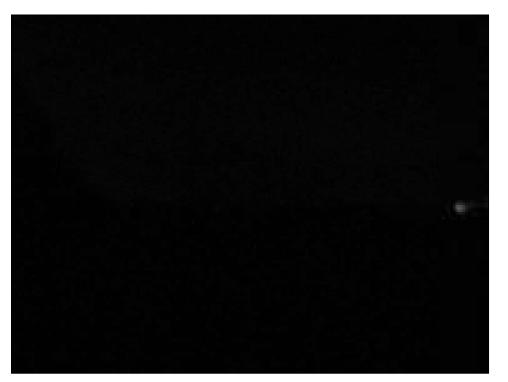


Figure 6.67 — Viewpoint 11



Figure 6.68 - Viewpoint 12

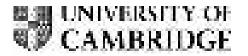
Weather conditions were cloudy with intervals of rain.

Conditions on-site were generally dark, although lighting installations from surrounding roadways were visible in some locations

Photographs were taken using a digital camera with 25mm ultra wide-angle DC lens mounted to a tripod.

Typical settings were for night with a 30s exposure.

Images have been lightened for a higher level of contrast for printing.



6.65-6.68

FIGURES

Night-time Landscape and Visual Photographs

TITLE

NTS SC.

SCALE

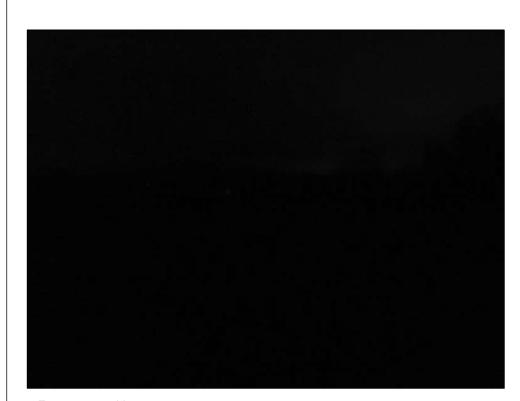


Figure 6.69 - Viewpoint 13



Figure 6.70 - Viewpoint 14



Figure 6.71 - Viewpoint 15

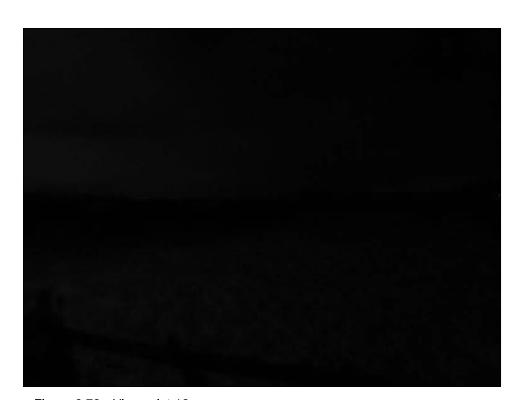


Figure 6.72 - Viewpoint 16

Weather conditions were cloudy with intervals of rain.

Conditions on-site were generally dark, although lighting installations from surrounding roadways were visible in some locations

Photographs were taken using a digital camera with 25mm ultra wide-angle DC lens mounted to a tripod.

Typical settings were for night with a 30s exposure.

Images have been lightened for a higher level of contrast for printing.



6.69-6.72

FIGURES

Night-time Landscape and Visual Photographs

TITLE

SCALE

NTS S

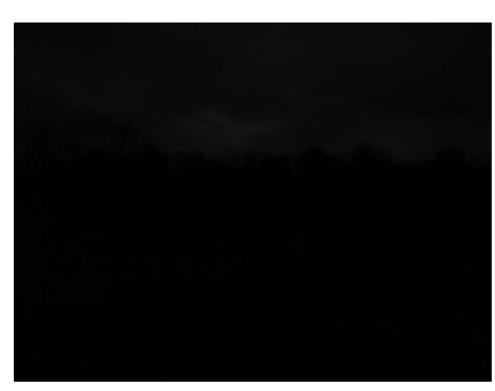


Figure 6.73 - Viewpoint 17



Figure 6.74 - Viewpoint 18

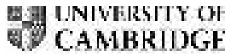
Weather conditions were cloudy with intervals of rain.

Conditions on-site were generally dark, although lighting installations from surrounding roadways were visible in some locations

Photographs were taken using a digital camera with 25mm ultra wide-angle DC lens mounted to a tripod.

Typical settings were for night with a 30s exposure.

Images have been lightened for a higher level of contrast for printing.



6.73-6.74

FIGURES

Night-time Landscape and Visual Photographs

TITLE

SCALE

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

Key

— Application Site Boundary

Species-rich hedgerow

Species-poor hedgerow

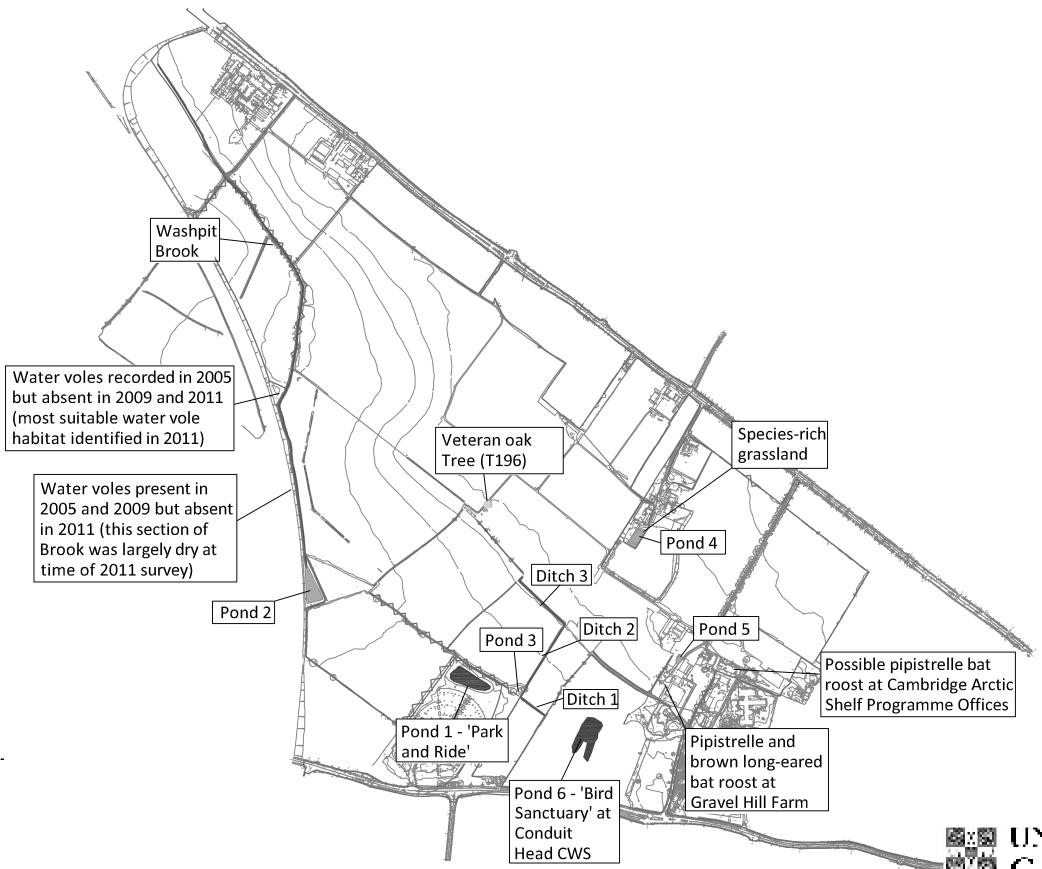
Defunct species-poor hedgerow

Veteran tree

Pond supporting great crested newts

Pond not supporting great crested newts

Running water





7.1 FIG

FIGURE

Ecology and Nature Conservation Key Ecological

Issues

TITLE

NTS

SCALE

V01-UA001601-7.1 DWG. NO.



Key

Application Site Boundary

Pond supporting great crested newts

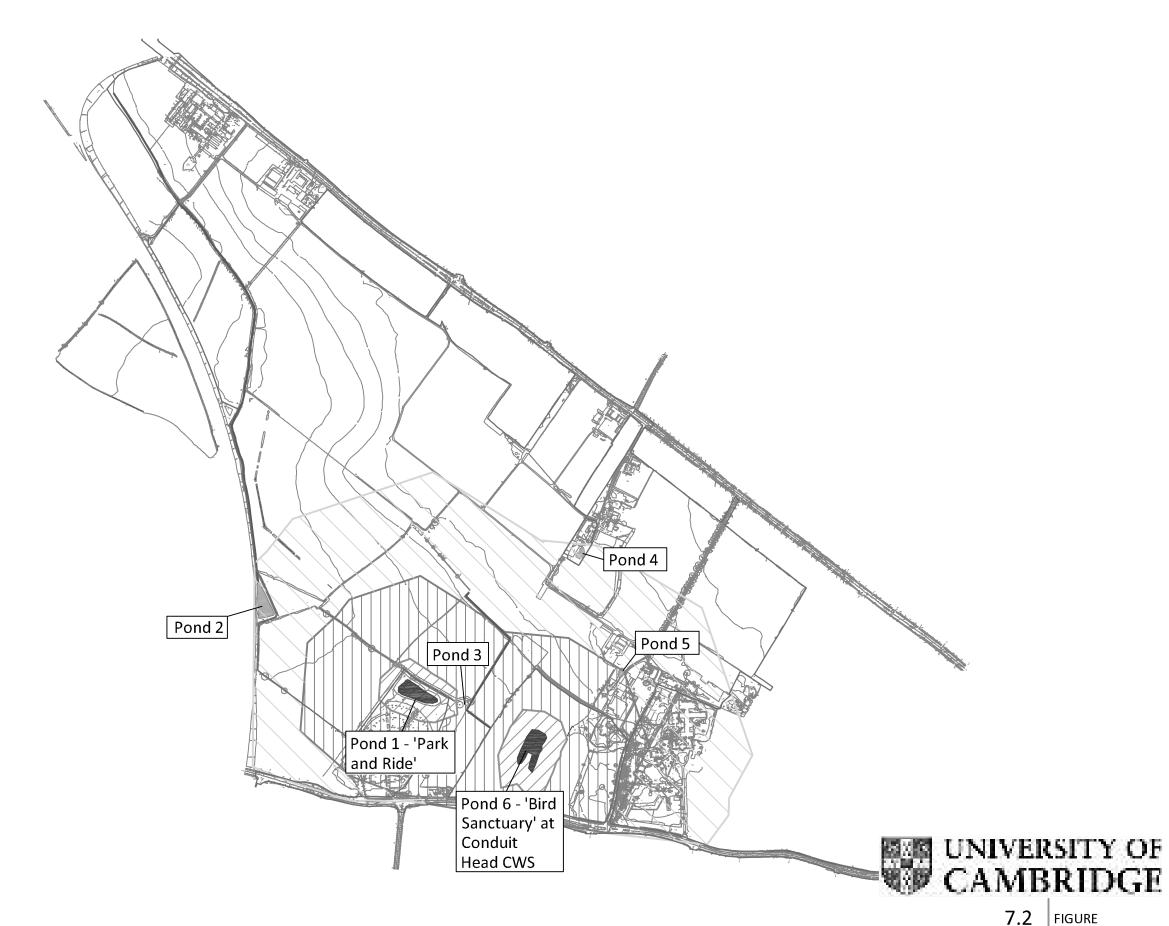
Pond not supporting great crested newts

Ditch

50m pond buffer

250m pond buffer

500m pond buffer



7.2

FIGURE

TITLE

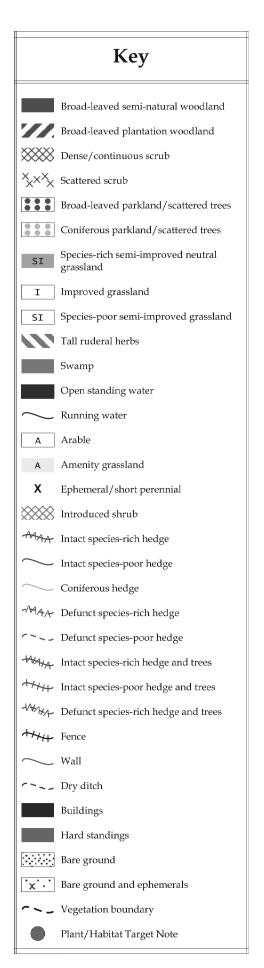
Ecology and Nature ConservationPonds and great crested

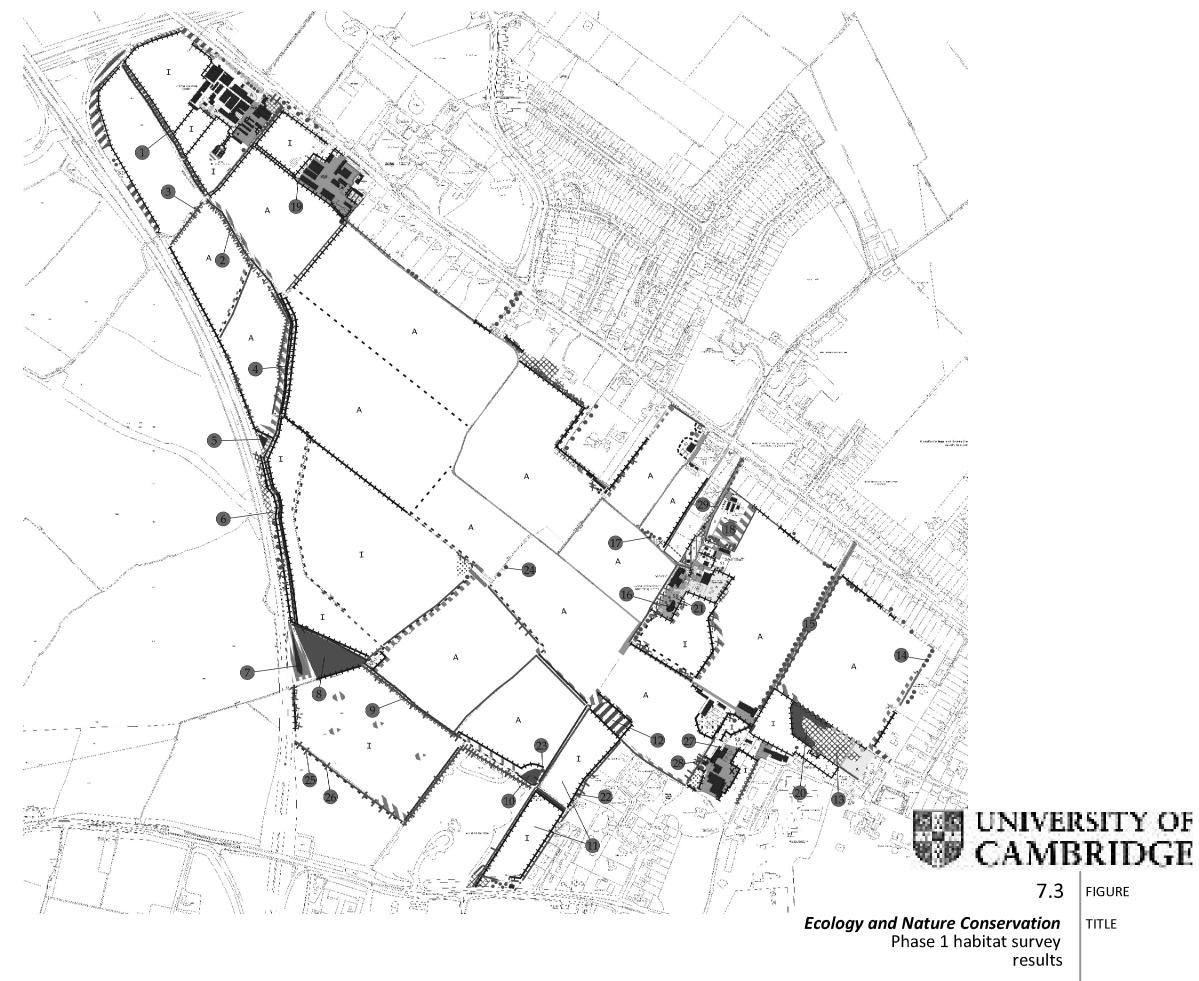
newt terrestrial buffers

NTS SCALE

V01-UA001601-7.2 DWG. NO.









NTS SCALE

V01-UA001601-7.3

Key

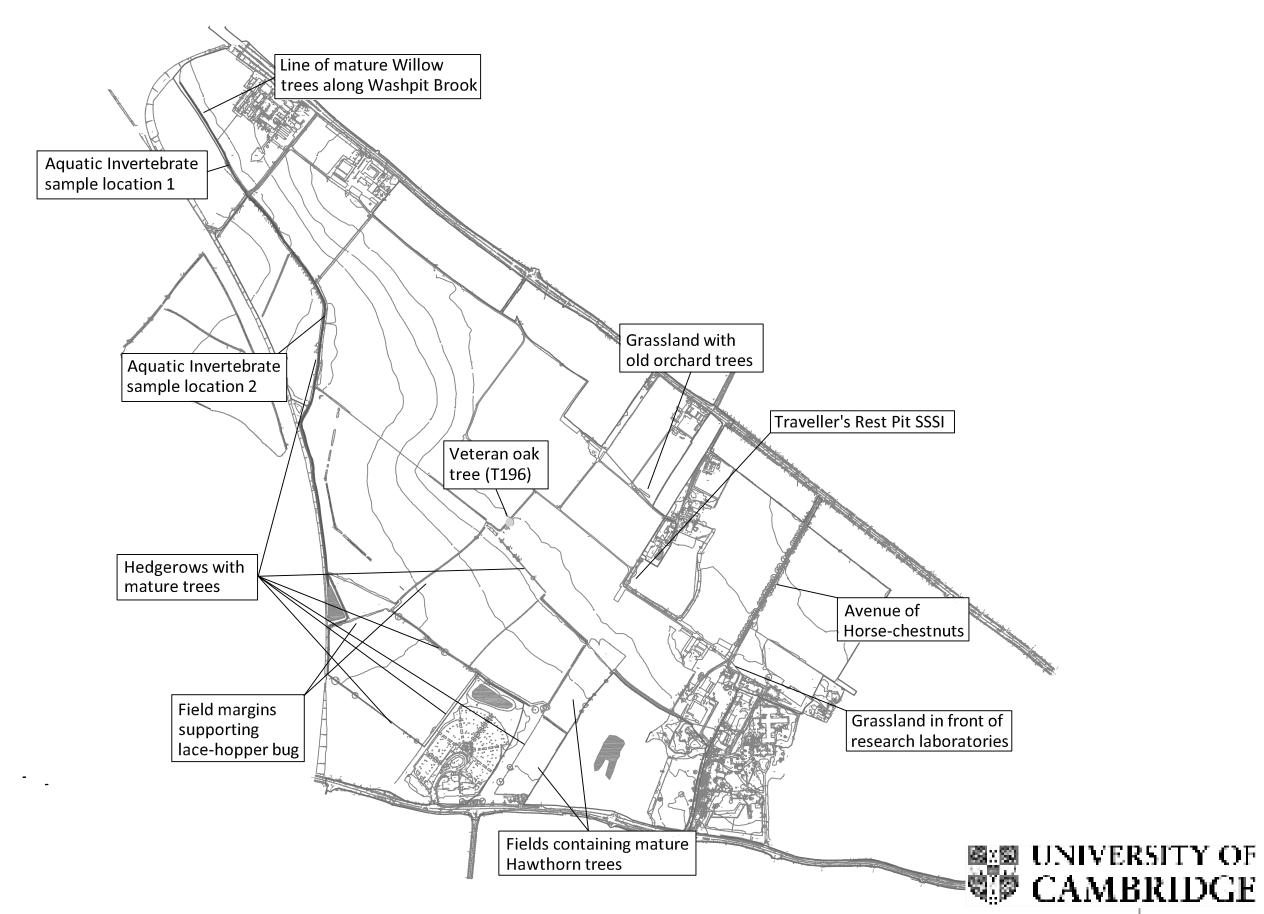
— Application Site Boundary

Species-rich hedgerow

Species-poor hedgerow

Defunct species-poor hedgerow

Veteran tree



7.4 FIG

FIGURE

TITLE

Ecology and Nature Conservation

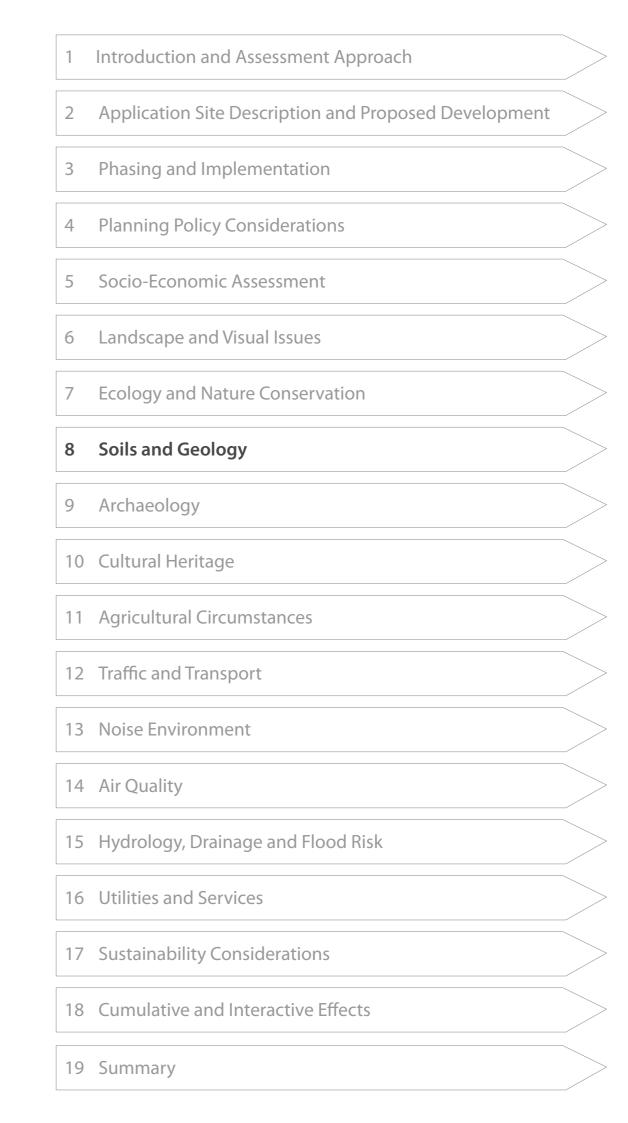
Invertebrate survey

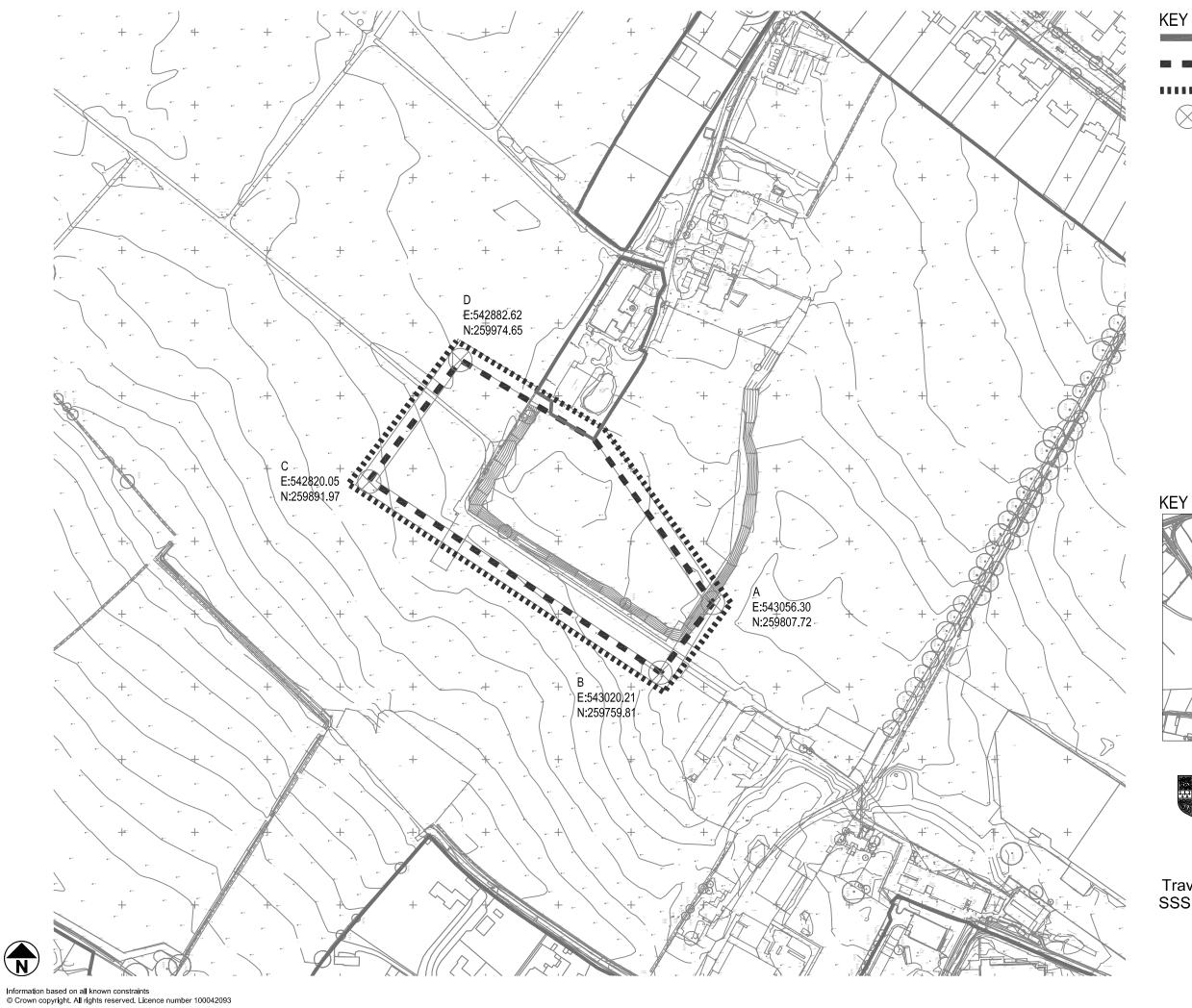
details

NTS SCALE

V01-UA001601-7.4 DWG. NO.







APPLICATION SITE BOUNDARY

SSSI 2010 NOTIFICATION

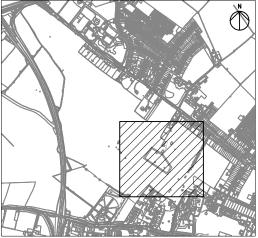


SSSI 2010 NOTIFICATION 10m BUFFER



NATURAL ENGLAND CO-ORDINATES

KEY PLAN





8.1 FIGURE

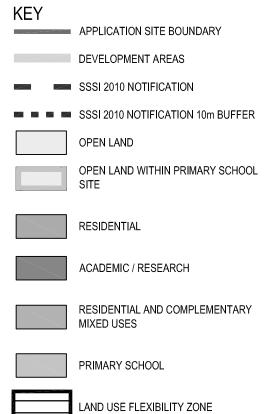
Traveller's Rest Pit SSSI Location Plan

TITLE

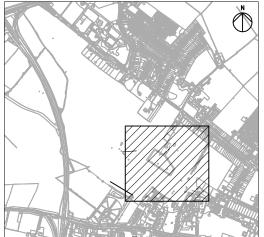
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SCALE DWG. NO.





KEY PLAN





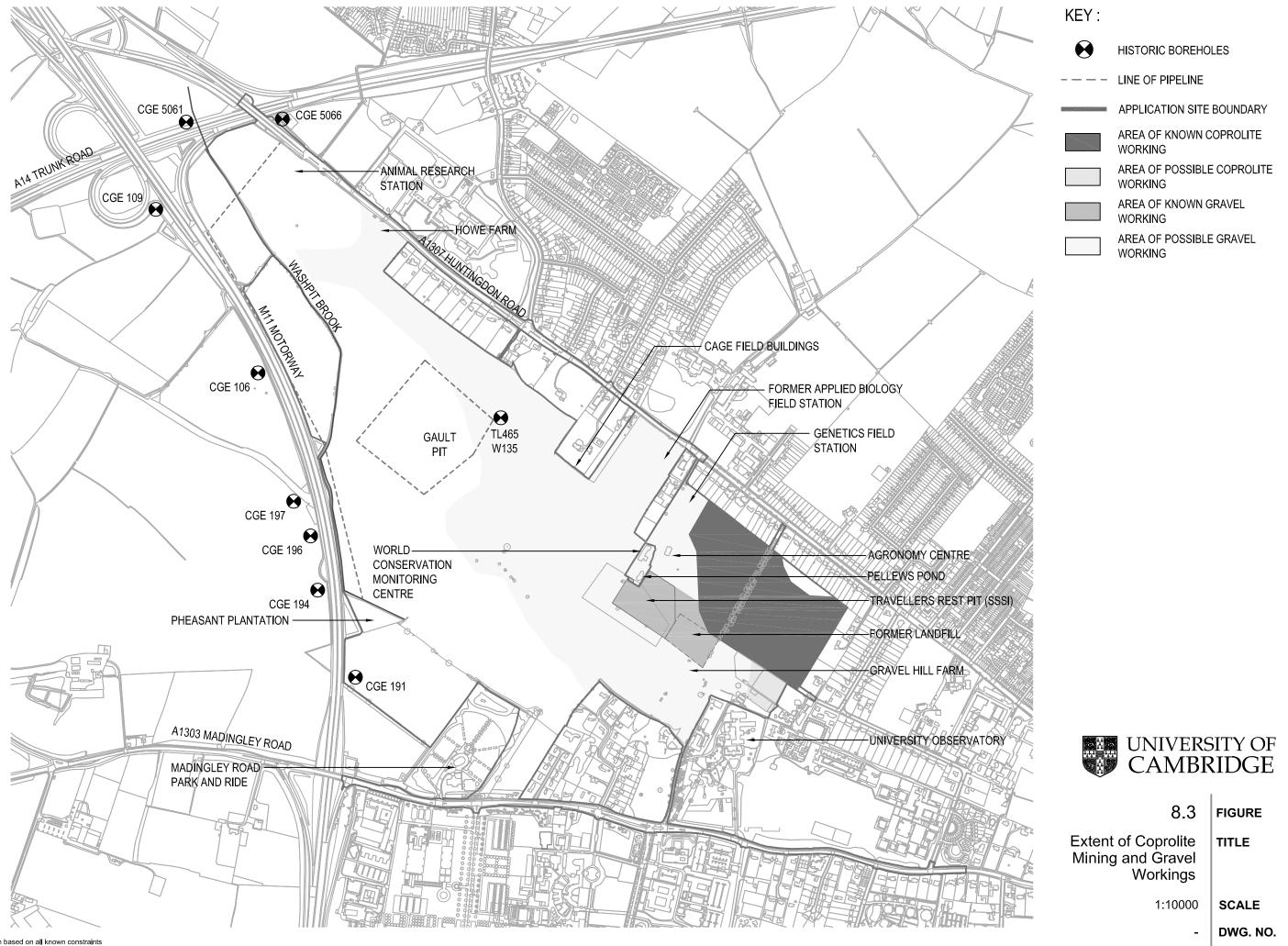
8.2 FIGURE

Traveller's Rest Pit SSSI With Landuse Parameter Plan

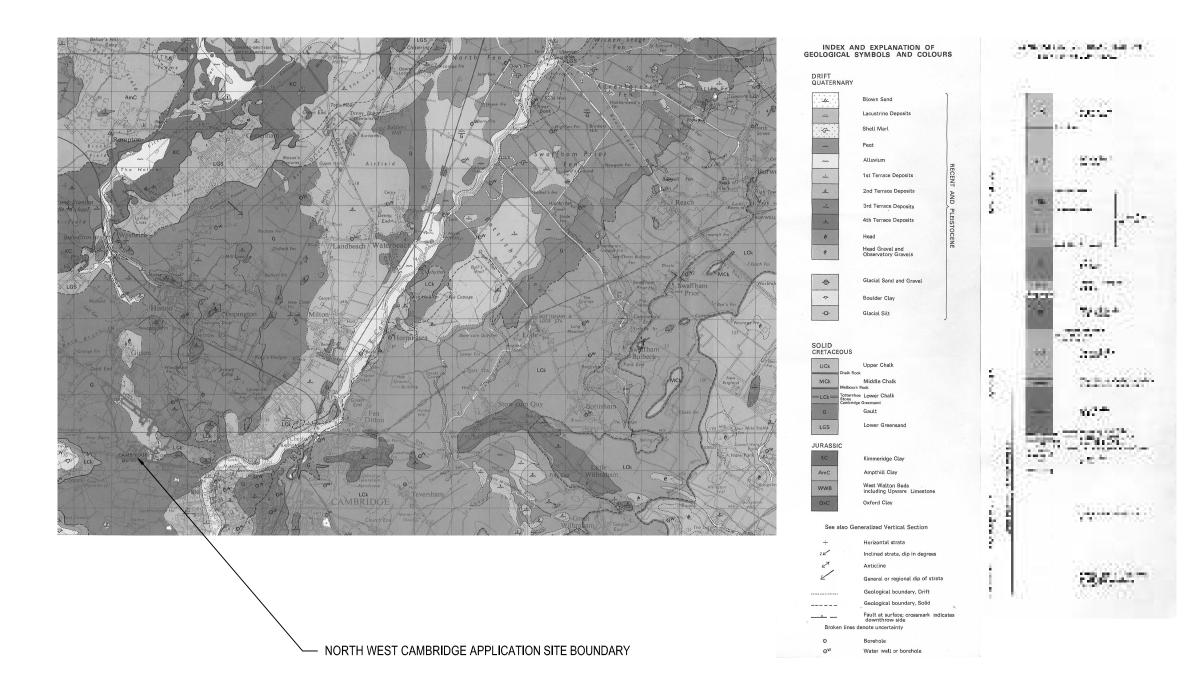
TITLE

1:2500

SCALE



Information based on all known constraints
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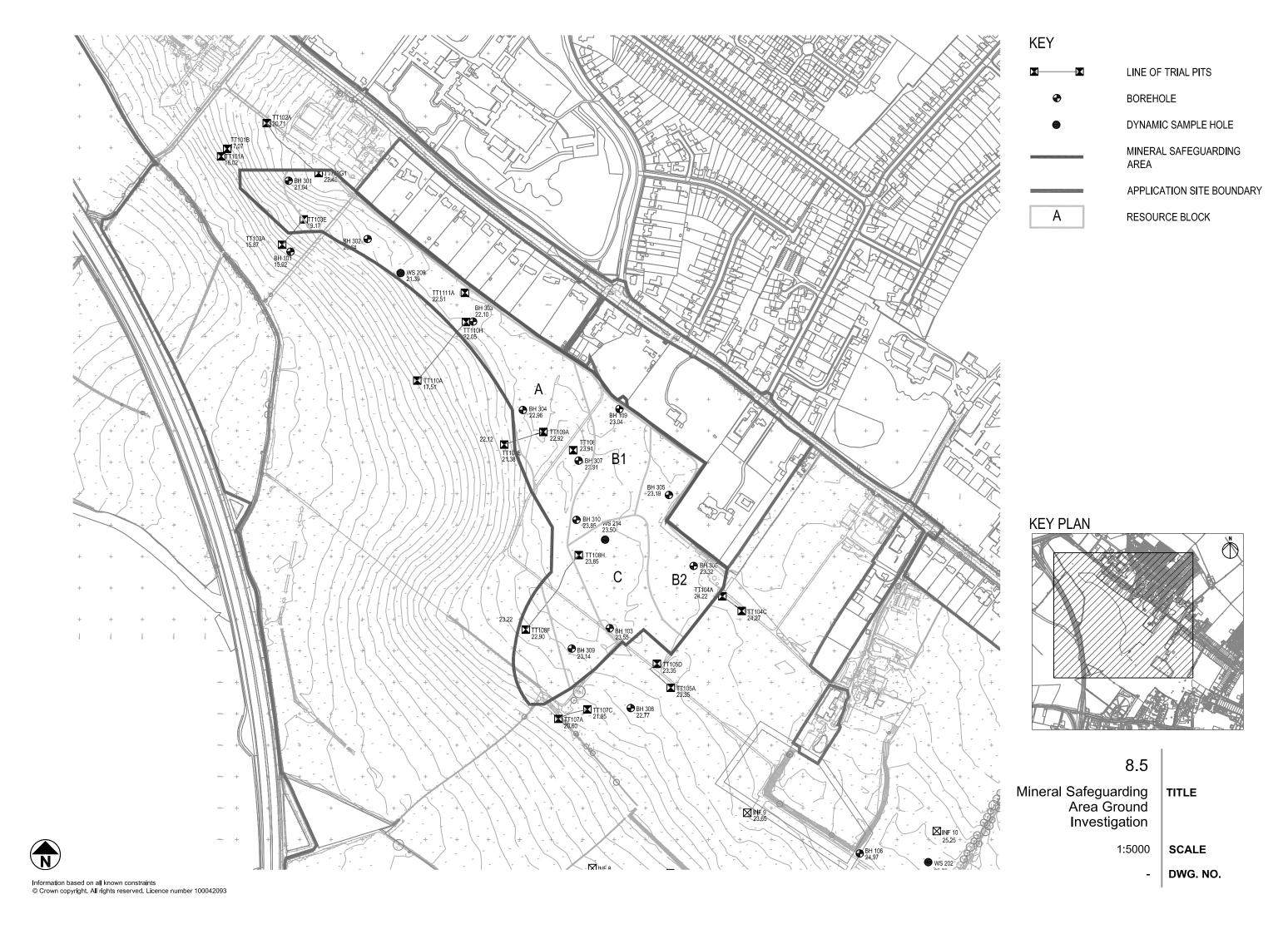


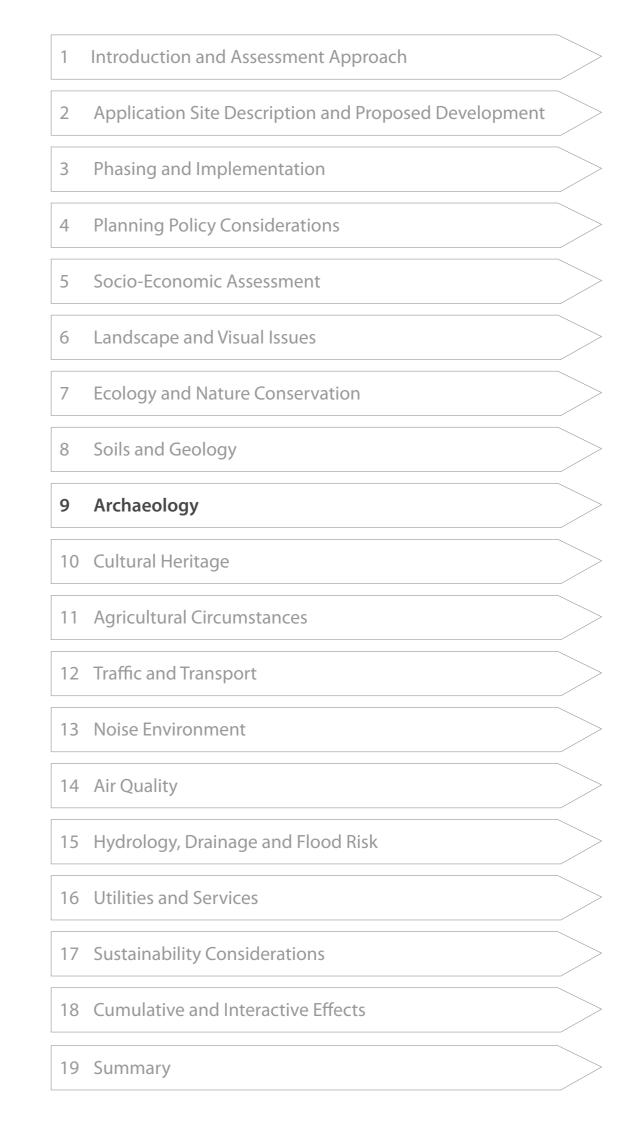


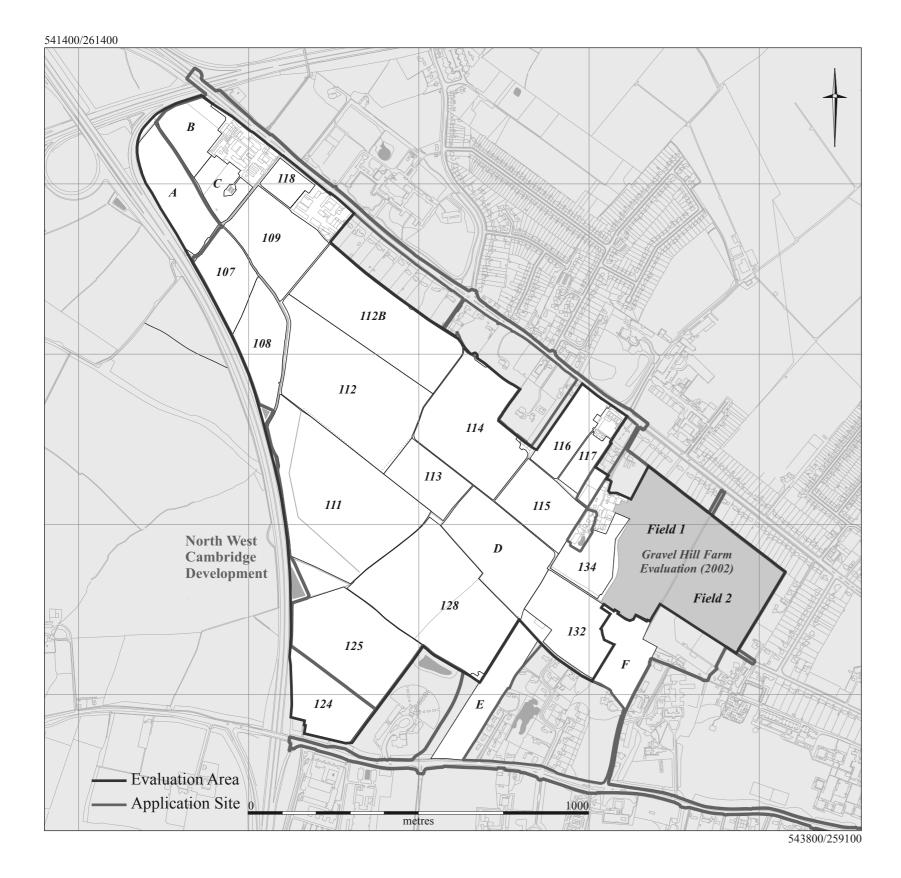
8.4 FIGURE Geology

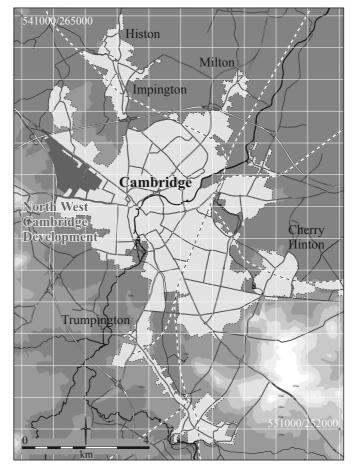
TITLE

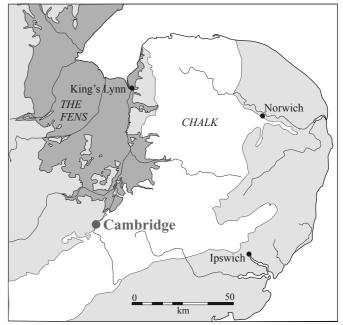
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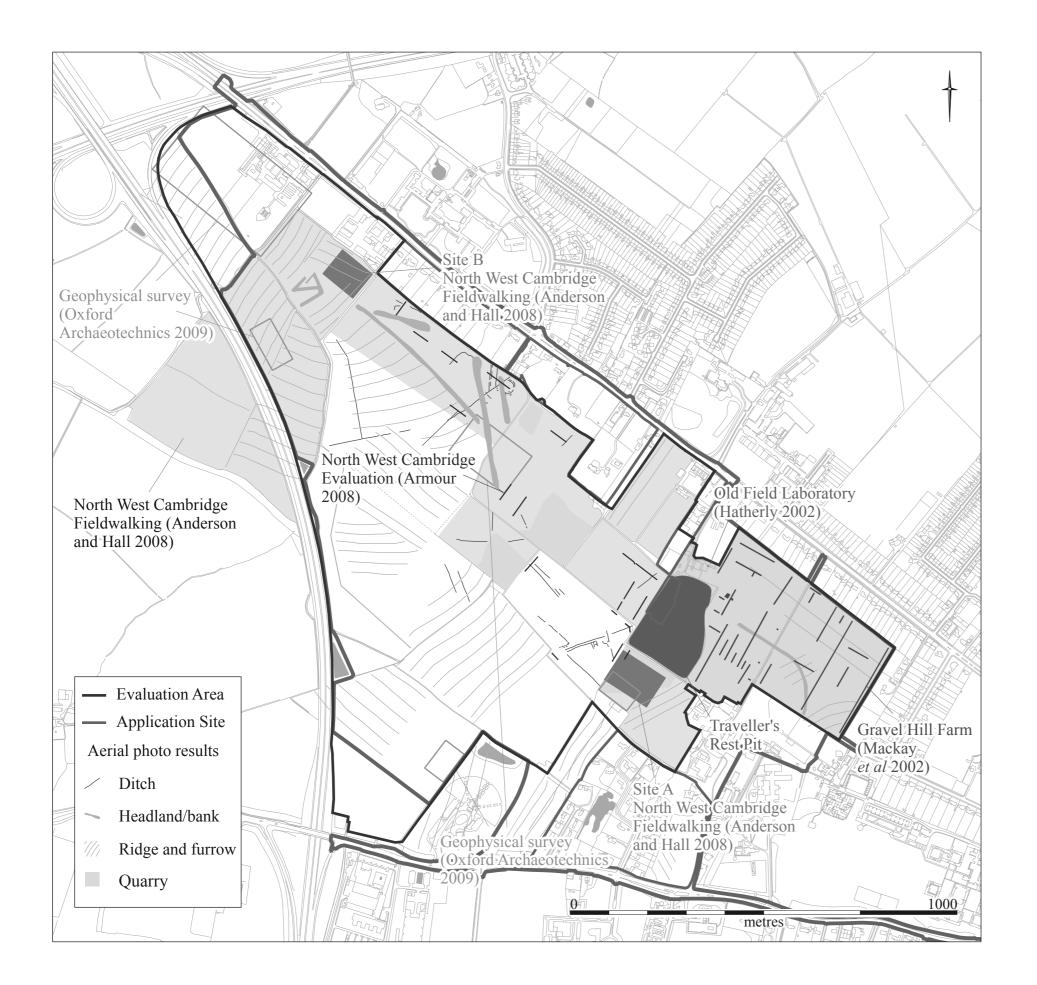
9.1

FIGURE Archaeological Assessment Location Map & Field Numbers

TITLE

NTS

SCALE





9.2 FI

FIGURE

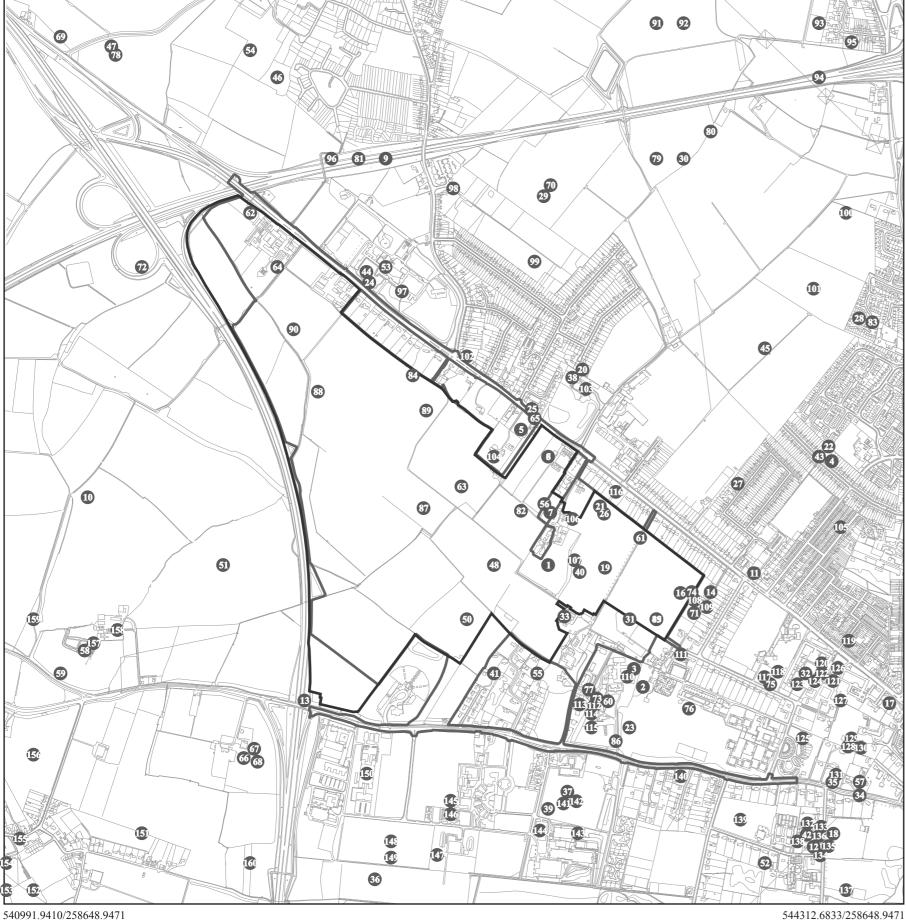
Archaeological Assessment
Previous Fieldwork, Geophysical
& Aerial Surveys

TITLE

NTS

SCALE

540991.9410/262007.1526 544312.6833/262007.152





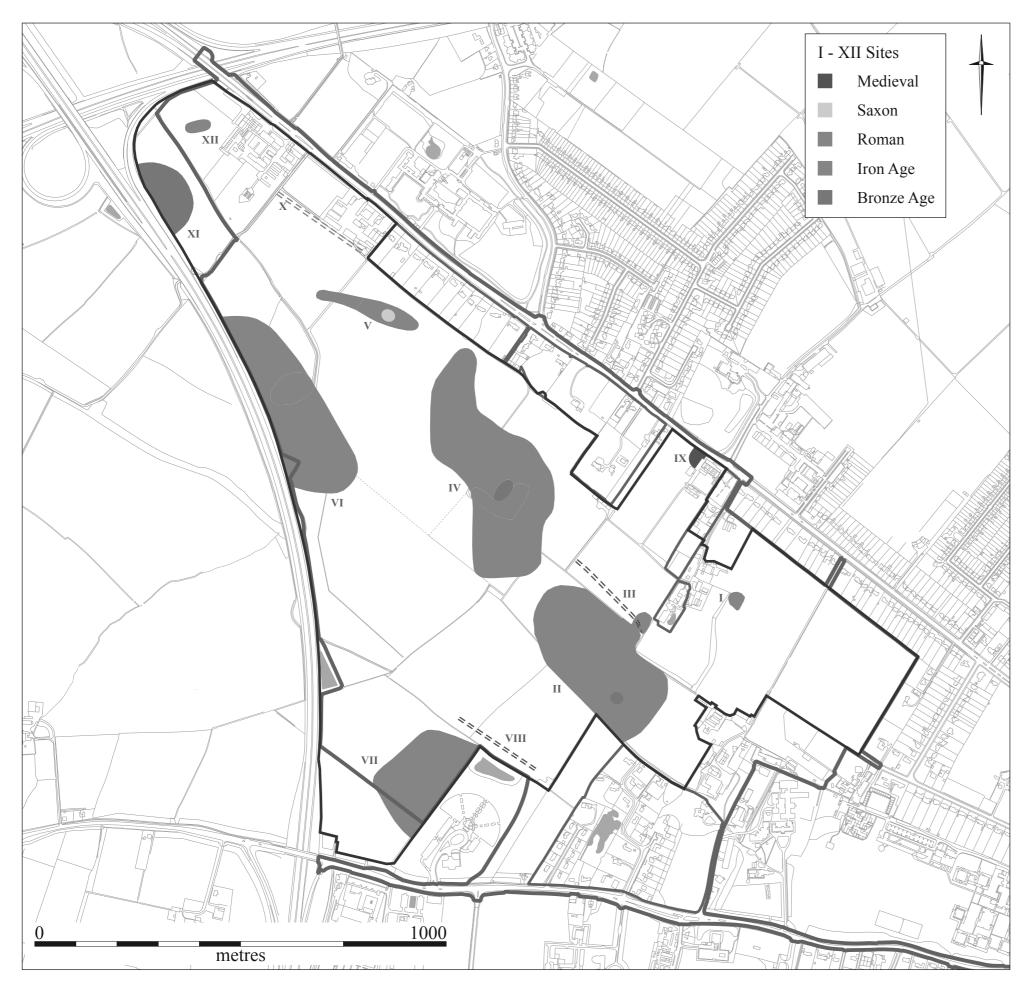
9.3 FIGURE

Archaeological Assessment
Archaeological Sites &
Findspots Listed in Gazetter

TITLE

NITC

SCALE





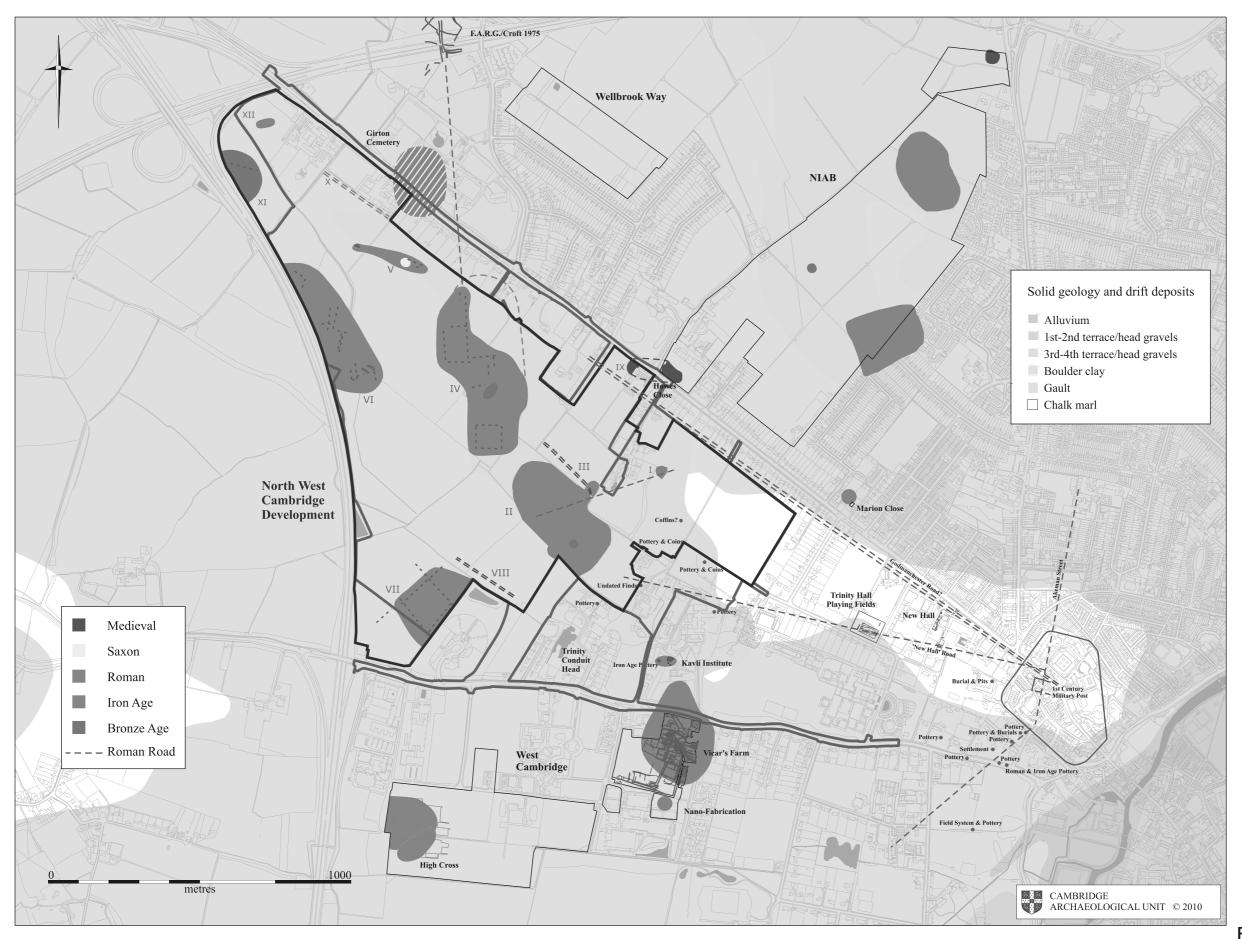
FIGURE

Archaeological Assessment Site Phase Plan

TITLE

NTS

SCALE





9.5 FIGURE

Archaeological Assessment Phased Settlement Distribution

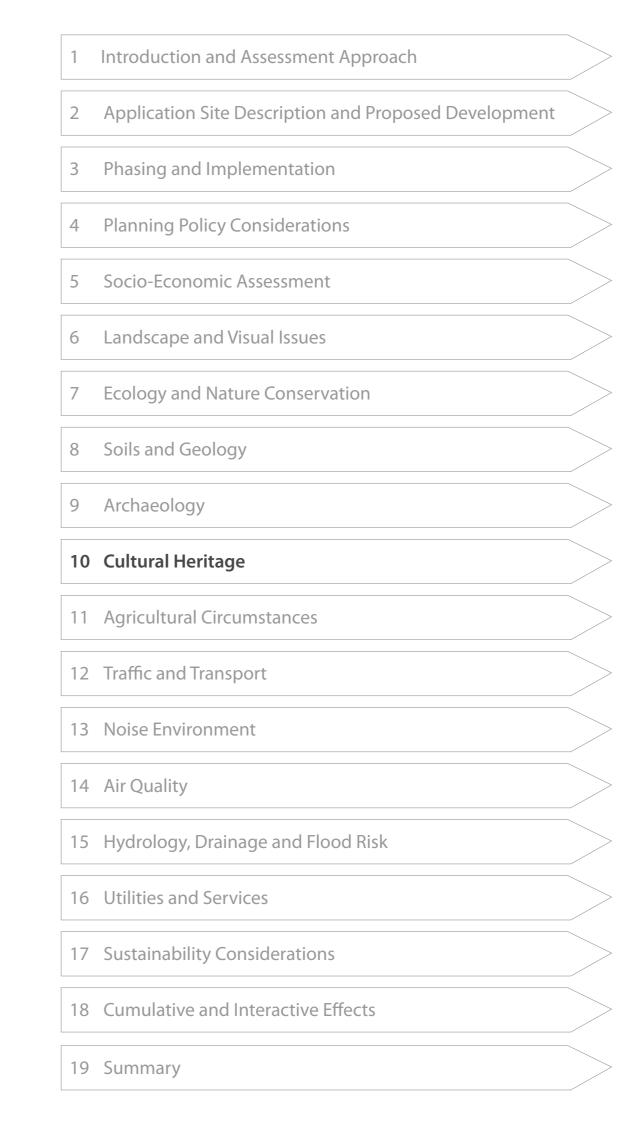
TITLE

NTS

TS SCALE

DWG. NO.

N







10.1

FIGURE

Cultural HeritageCultural Heritage Assets Assessed

TITLE

SCALE

DWG. NO. U.0104_39-2



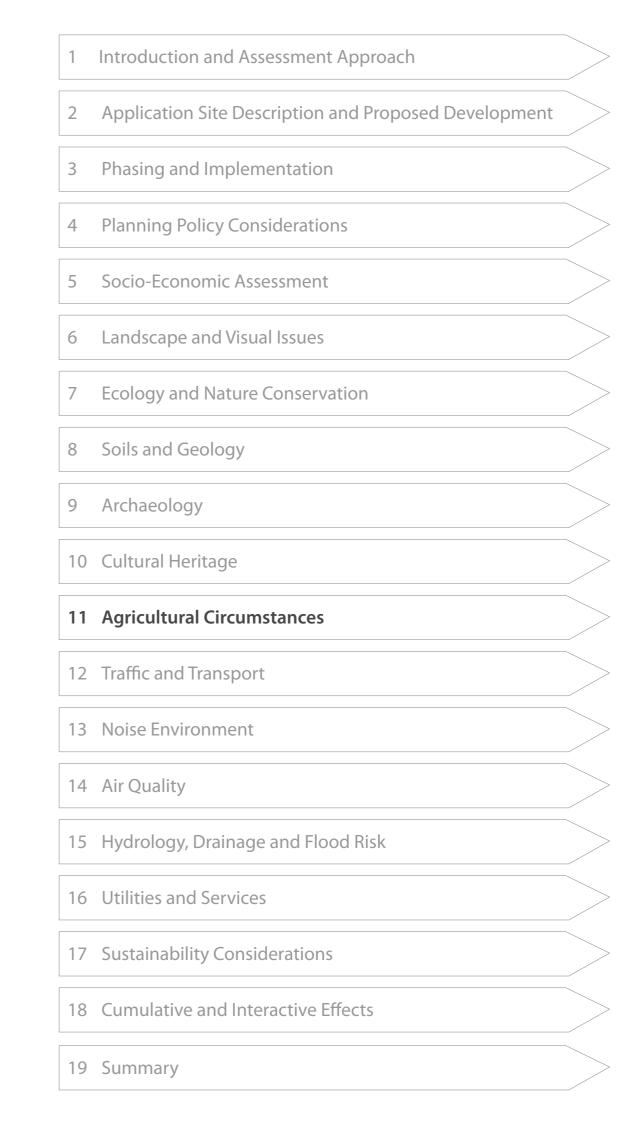
Conservation Area

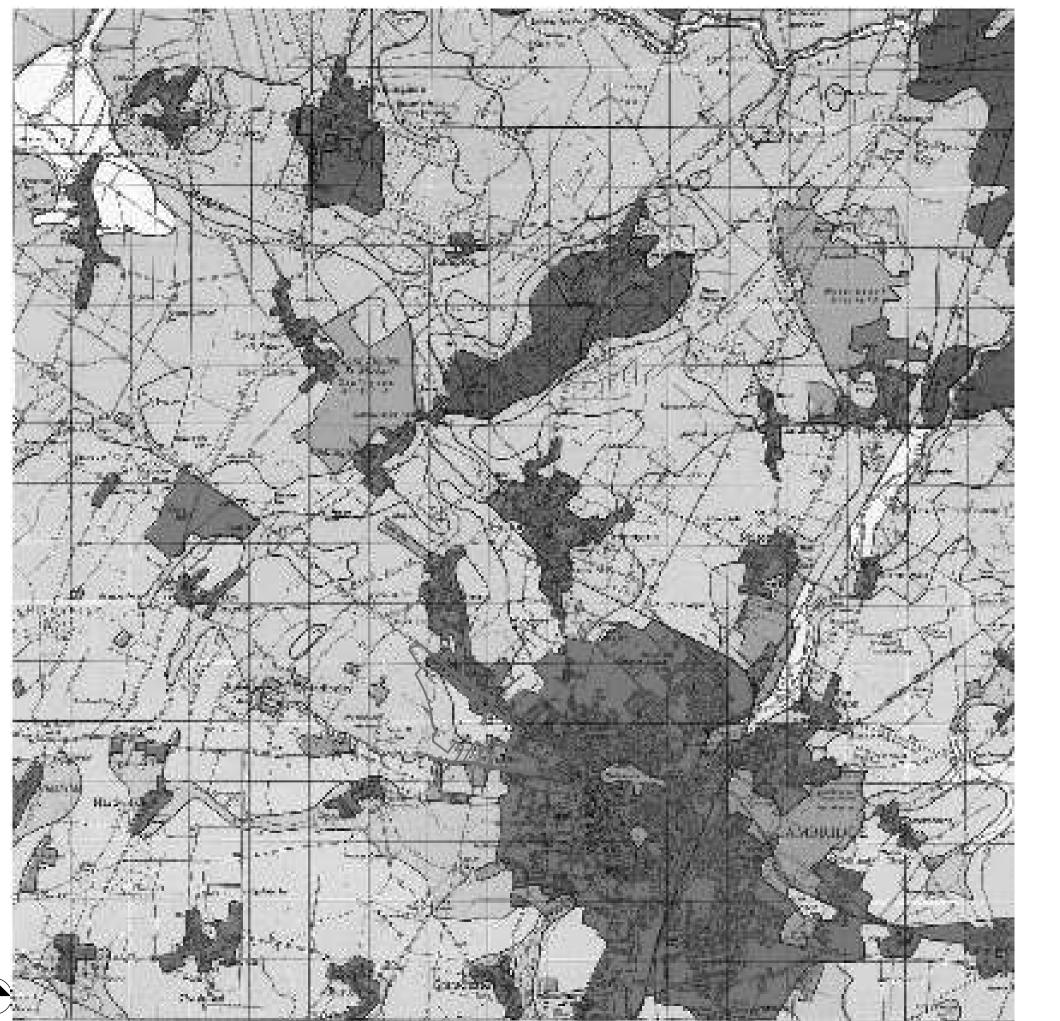


Locally listed building



Proposed conservation area





AGRICULTURAL LAND

Grade 1

Grede 2

Gredo-3

Chode 4



Grade 5

NON-WHICULIURAL DAND.



tond preciaminantly in Labor use



Other land principly in non-regriculture, use

UNIVERSITY OF CAMBRIDGE

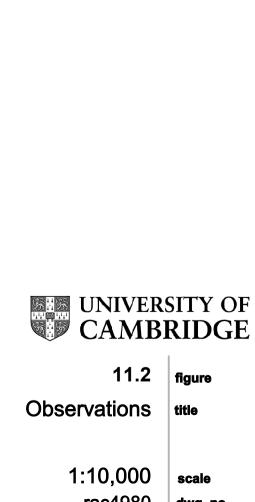
11.1 | figure

Provisional Land Classification | title

1:10,000 rac4980

scale dwg. no.





information based on all known constraints

.L8

.L15.L14

.B56

.B57

.L20

.R26 .R39

.R38 .R27

.R28

.R20

.R19

.L17 .L19

.B55

.R40

.R36

.R37 .R35 .R34

.R29 .R31 .R32 .R24

.R18

.R16

.B54

.B53

.B59

.R41

.R42

.R23

.R17 .R13

.R15/

.R11

.R6 .R7

.R9

.R5

.B50/

.B38

.R10, .B33 \(B31 \) .B41

.B32 .B30

.B28 (

.B10_{.B1}

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.B36.B35

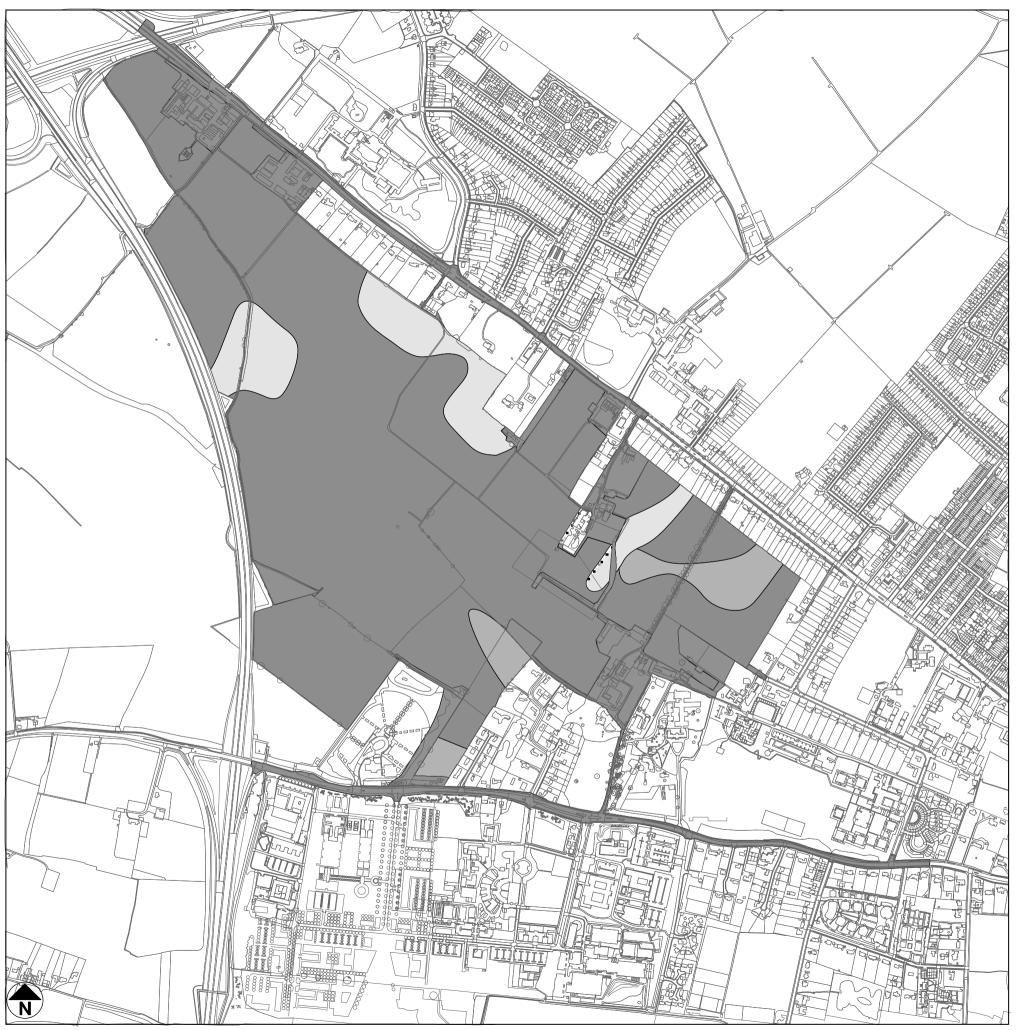
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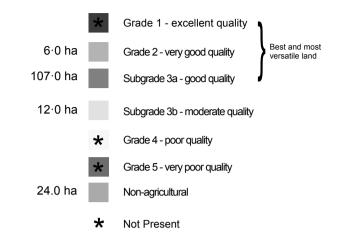
.L11

.L12

title

scale rac4980 dwg. no.





■ UNIVERSITY OF ■ CAMBRIDGE

11.3 figure

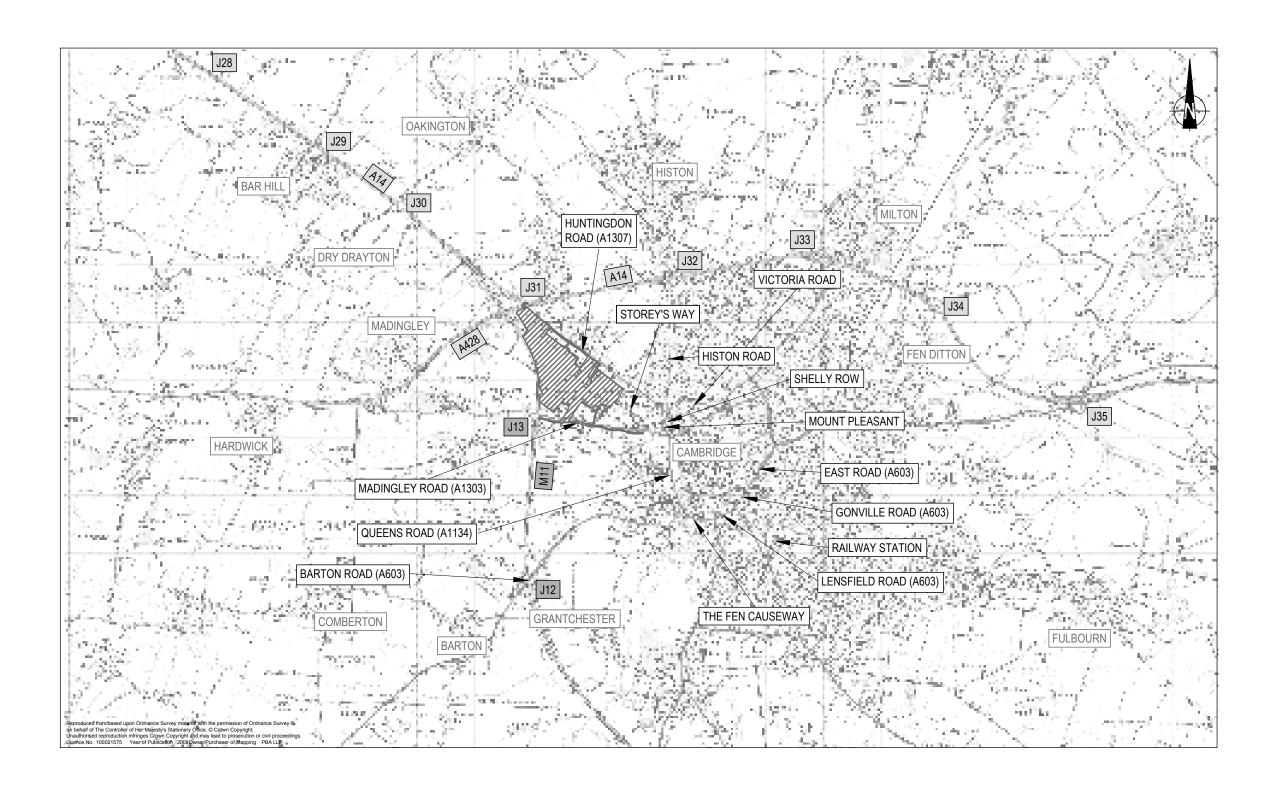
Agricultural Land Classification

title

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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



KEY





12.1 FIGURE

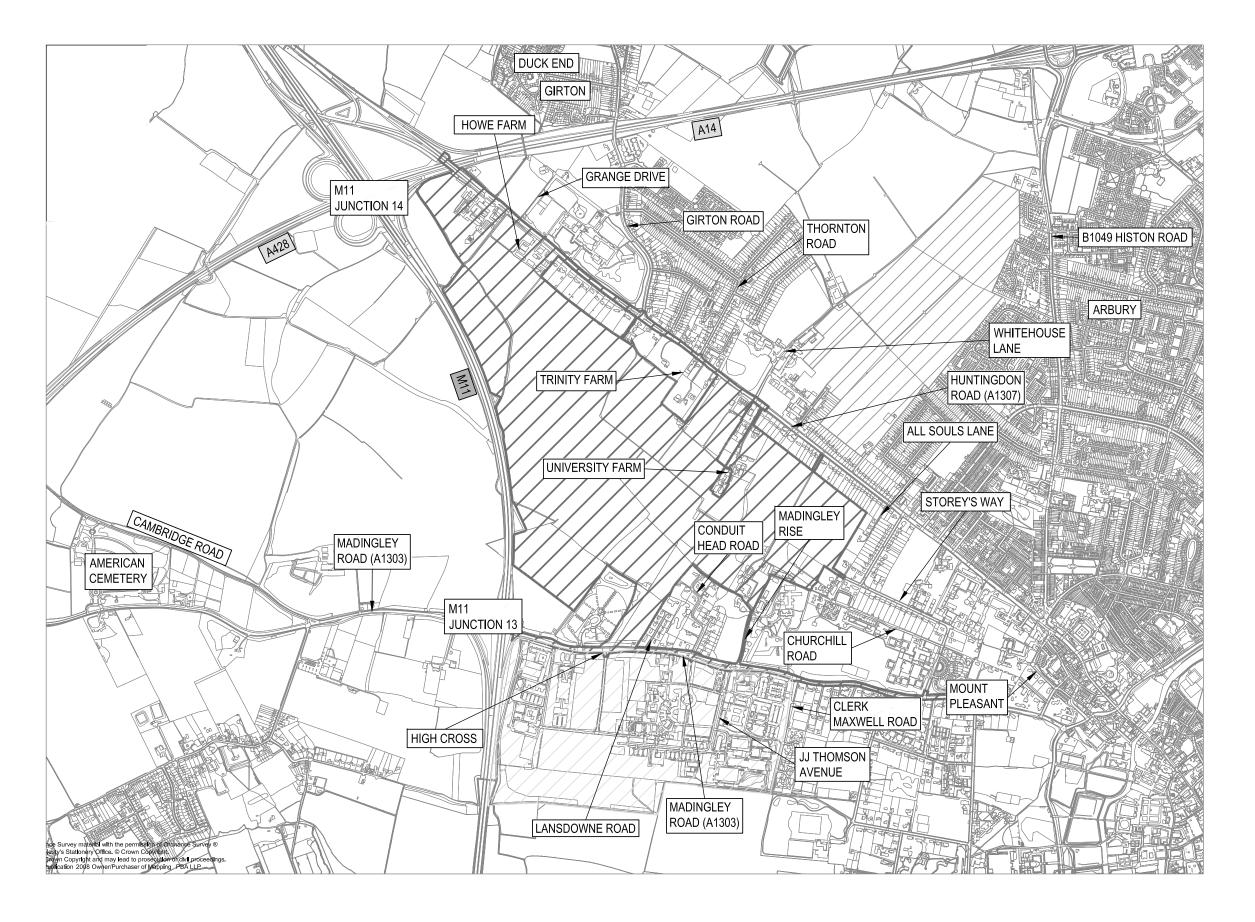
Traffic & TransportSite Location Plan

TITLE

ITS | §

SCALE

U.0104_45-1 **DWG. NO.**



<u>KEY</u>

NORTH WEST CAMBRIDGE
DEVELOPMENT PLANNING
APPLICATION BOUNDARY

NIAB DEVELOPMENT

WEST CAMBRIDGE DEVELOPMENT



12.2 FIGURE

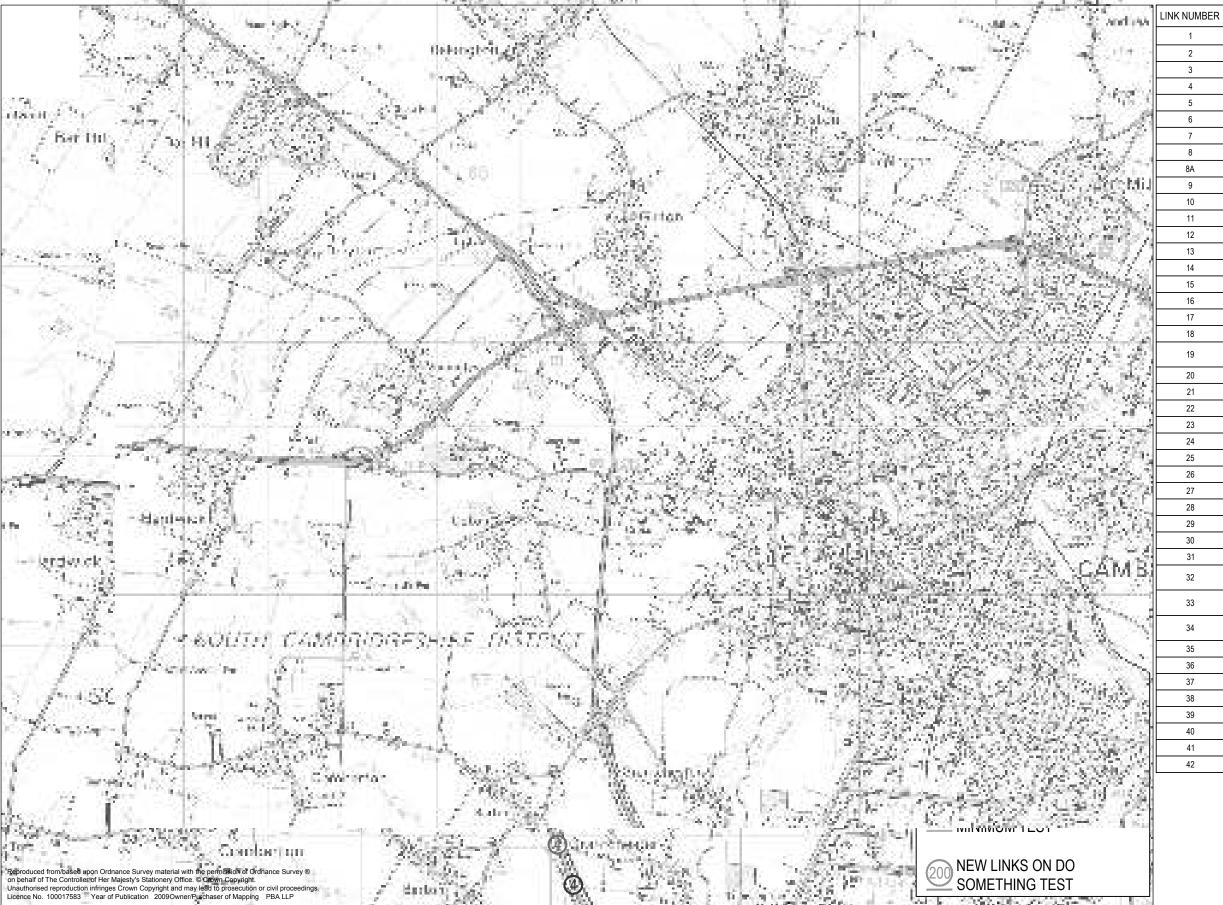
Traffic & Transport
Local Context Plan

TITLE

NTS

SCALE

U.0104_45-1 **DWG. NO.**



1	M11 – Junction 14 to M1 / A604 Merger
2	M11 – from Junction 13 to Junction 14
3	M11 – from Junction 12 to Junction 13
4	M11 – from Junction 11 to Junction 12
5	A14 – NW of B1050 Junction
6	A14 – from B1050 Junction to Dry Drayton Road Junction
7	A14 – from Dry Drayton Road to M11 Merge
8	A14 and A14 Service Road – from M11 Merge to A14 Eastbound Slip
8A	A14 and A14 Service Road – from M11 Merge Westbound Slip
9	Southbound Slip Road from A428 to M11
10	A14 – from A428 Merger to B1049 (Cambridge Road) Junction
11	A14 – from B1049 Junction to A10 Junction
12	A14 – from Junction to Horningsea Road
13	A428 – West of Madingley Road Junction
14	A428 – from Madingley Road Junction to M11 Junction
15	Huntingdon Road – from A14 slip road to North-western NWC Site Access
16	Huntingdon Road – from North-western NWC Site Access to Girton Road
17	Huntingdon Road – from Girton Road to North-eastern NWC Site Access
18	Huntingdon Road – from North-eastern NWC Site Access to Storey's Way
19	Huntingdon Road – from Storey's Way to Victoria Road / Castle Street Junction
20	Lady Margaret Road and Mount Pleasant
21	Shelly Row and Albion Row
22	Madingley Road – from Queens Road to Grange Road
23	Madingley Road – from Grange Road to Storey's Way
24	Madingley Road – from Storey's Way to JJ Thomson Avenue
25	Madingley Road – from J.J. Thomson Avenue to South NWC Site Access
26	Madingley Road – from South NWC Site Access to Park and Ride Entrance
27	Madingley Road – from Park and Ride Entrance to Unnamed Road
28	Madingley Road – from Unnamed Road to M11 Junction 13
29	Madingley Road – from M11 Junction to Cambridge Road
30	Madingley Road – from Cambridge Road to A428 Junction
31	Barton Road – from M11 Junction 12 to Grange Road
32	Barton Road – from Grange Road to Newham Road / The Fen Causeway Junction
33	Newham Road – from Barton Road / The Fen Causeway Junction to Queens Road / Silver Street Junction
34	Queens Road – from Newham Road / Silver Street Junction to Madingley Road
35	Storey's Way
36	Oxford Road and Windsor Road
37	Histon Road
38	Bridge Road (Histon)
39	Victoria Road
40	A10
41	Girton Road
42	Grange Road

LINK DESCRIPTION



12.3

FIGURE

Traffic & Transport Link Number Reference Plan

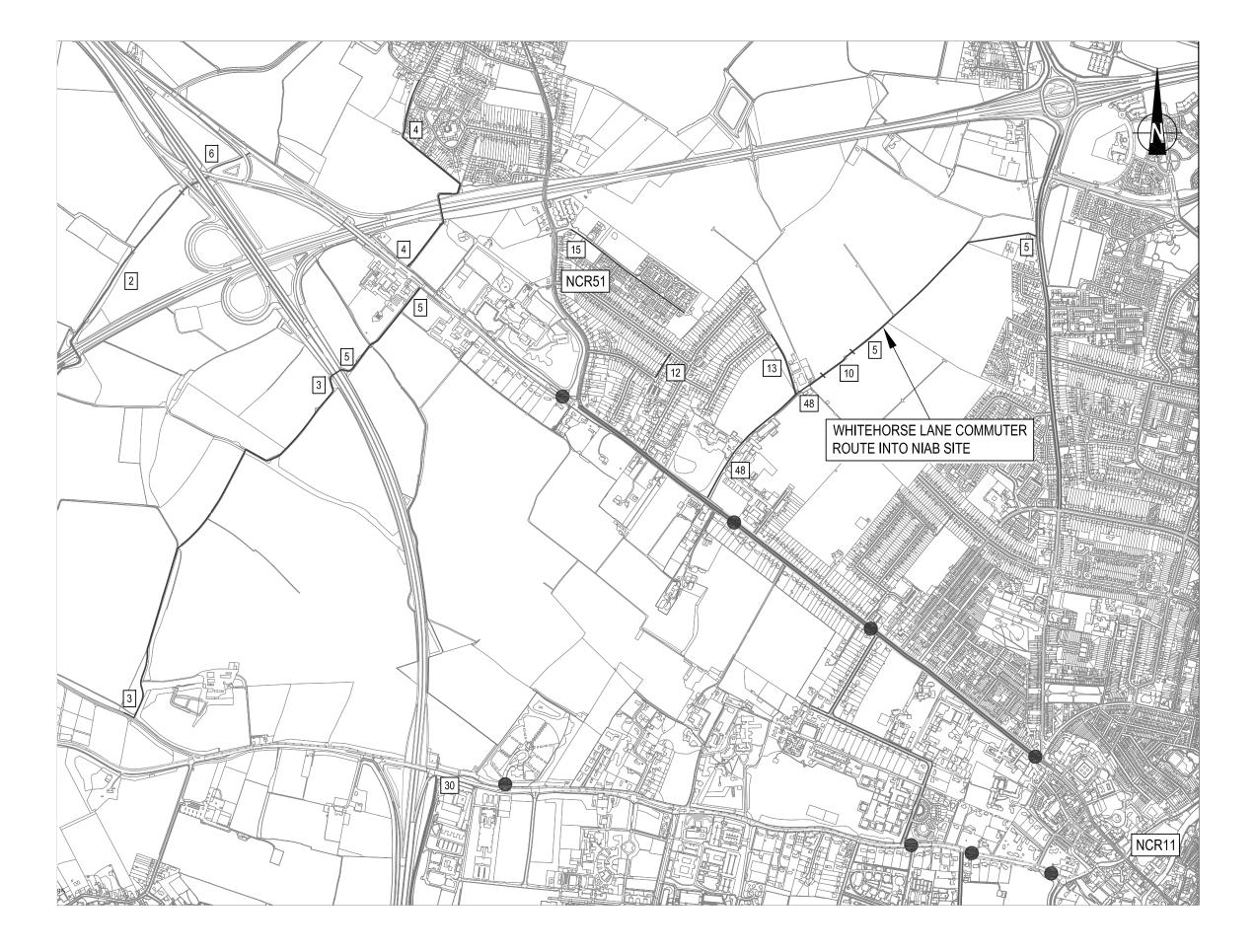
TITLE

NTS

SCALE

U.0104_45-1

45-1 **DWG. NO.**



<u>KEY</u>

PLANNING APPLICATION **BOUNDARY**

- FOOTWAY

COMBINED FOOTWAY / CYCLEWAY

FORMAL CROSSING **POINTS**

NATIONAL CYCLE ROUTES ON-ROAD (NCR 51 / NCR11)

ON-ROAD CYCLE ROUTE

CYCLE LANES

PUBLIC RIGHTS OF WAY

FOOTPATH (AND REFERENCE NUMBER)

BRIDLEWAY (AND REFERENCE NUMBER)



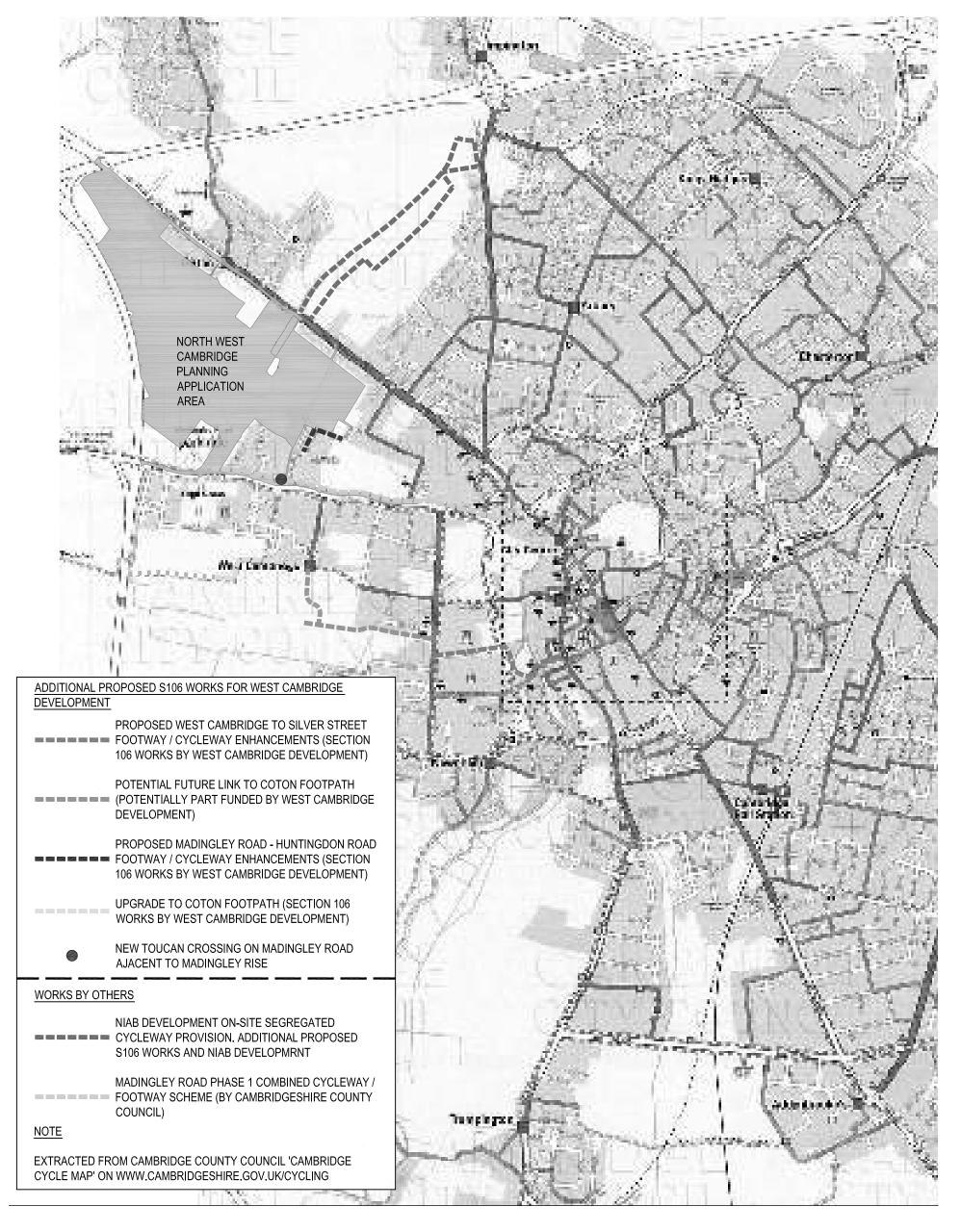
12.4

FIGURE

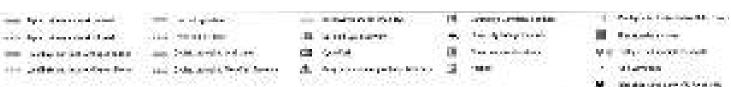
Traffic & Transport
Existing Pedestrian Cyclist
& Equestrian Facilities

TITLE

SCALE







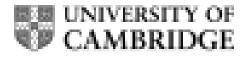


FIGURE 12.5

Traffic & Transport Existing Strategic Cycle Routes

TITLE

NTS **SCALE**

