Beehive Centre, Cambridge

Townscape and Visual Impact Assessment (TVIA)

Client:
Greater Cambridge Shared Planning Service

Date: April 2025

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Essex County Council

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Beehive Centre, Cambridge

Townscape and Visual Impact Assessment (TVIA) Peer Review

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Authorship

1.1. This report has been jointly prepared by Colette Portway BA(Hons) MA MRTPI, Dominic Fitsimmons BA (Hons) MA CMLI and Laura Cohen BSc (Hons).

1.2. Colette Portway is a Senior Urban Design Consultant at Place Services, Essex County Council. Prior to joining the Council in March 2025, Colette was a Senior Planner & Urban Designer at David Lock Associates (DLA). Colette has over 8 years' experience in the urban design and planning sector. This experience has primarily been gained in the South East. Colette holds a Bachelor of Arts (Hons) degree in History, a Postgraduate Certificate in Planning Practice, and a Master of Arts degree in Urban Design from the University of Cardiff. Colette has been a Chartered Member of the Royal Town Planning Institute since December 2019 (MRTPI).

1.3. Dominic brings over 15 years of professional experience to the landscape team at Place Services. He has extensive experience of delivering high profile landscape and public realm schemes within London and the southeast of England. Leading schemes through planning for a wide range of sectors including residential, public realm, education and sports, Dominic is adept at a number of scales and work stages. Achieving a BA (Hons) and Masters of Landscape Architecture at The University of Sheffield, Dominic has been a Chartered Member of the Landscape Institute since 2013. He has mentored many candidates through the Pathway to Chartership and now monitors exams for the Landscape Institute.

1. Introduction

Overview

1.4. This TVIA Peer Review Report has been prepared by Place Services on behalf of the Greater Cambridge Shared Planning Service at Cambridge City Council and pertains to the proposed development at the Beehive Centre, Coldhams Lane, Cambridge, CB1 3ET (hereafter referred to as "the Site"). The location and extent of the Site is shown in **Figure 1** (below).

1.5. This review has been undertaken to inform a Public Inquiry (PINS Reference APP/Q0505/V/25/3360616) following the Secretary of State call-in of planning application reference 23/03204/OUT for:

Outline application (with all matters reserved) for the demolition of existing buildings and structures and redevelopment of the site for a new local centre (E (a-f), F1(b-f), F2(b,d)), open space and employment (office and laboratory) floorspace (E(g)(i)(ii) to the ground floor and employment floorspace (office and laboratory) (E(g)(i)(ii) to the upper floors, along with supporting infrastructure, including pedestrian and cycle routes, vehicular access, car and cycle parking, servicing areas, landscaping and utilities. (The Development is the subject of an Environmental Impact Assessment).

1.6. This report provides an independent Landscape and Urban Design review of the following submitted documents:

- Chapter 10: Townscape and Visual of the Environmental Statement Addendum (August 2024)
- Appendix 10.3A Viewpoint Assessment, where relevant to landscape and urban design assets
- Appendix 10.6A Updated Technical Visualisations, where relevant to landscape and urban design assets

1.7. It should be noted that this Review considers the Autumn 2024 submission documents, which are deemed the most relevant material available, and not those of the original submission in 2023.

The Site

1.8. The current site is a retail park, comprising of 11 retail units and a large car park. It is located approximately 1.5km to the east of Cambridge city centre. The total site area is 7.8 hectares.

1.9. To the north of the site is the Cambridge Retail Park, to the east is the railway line and sidings with residential properties beyond. To the south and west are areas of low-rise residential neighbourhoods.

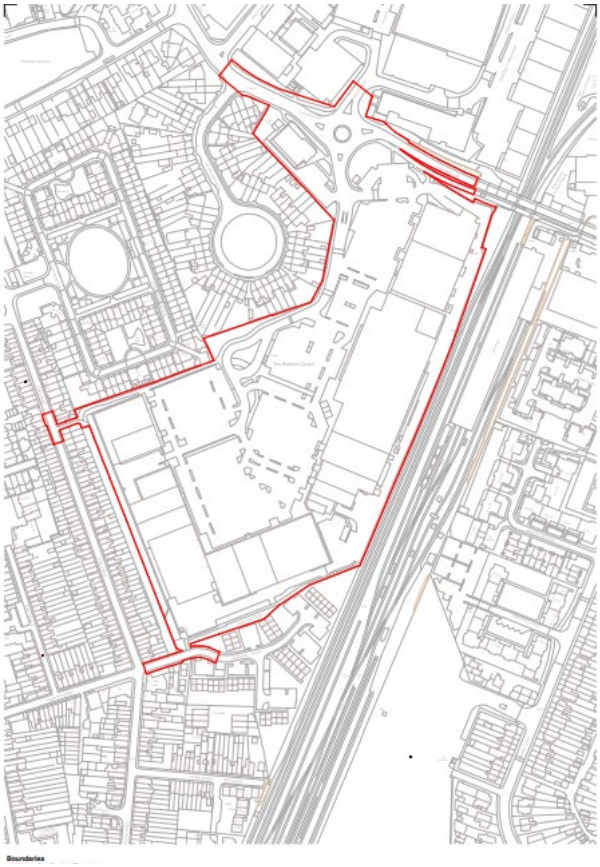

Figure 1 Site Plan (excerpt from Application Documents)

1.10. The southern and western boundaries of the Site abut the Mill Road Conservation Area which includes numerous listed buildings, buildings of local interest (non-designated heritage assets) and a Registered Park and Garden. The Site is located in the historic core of Cambridge, with the Mill Road Conservation Area informing the immediate townscape context.

1.11. The historical development of the area is key to understanding the value of the existing townscape as well as cultural, social and physical elements of the urban structure and built form (paragraph 5.20, box 5.1 of GLVIA3). The Landscape Institute's Technical Information note

05/2017 (Revised April 2018) advises that '…townscape, like the rural landscape, reflects the relationship between people and place…It results from the way that the different components of our environment – both natural and cultural – interact and are understood and experienced by people.' (Landscape Institute TIN 05/2017 (Revised April 2018), Page 4, Paragraph 2.1).

1.12. The effects on townscape elements include direct physical change to the fabric of the land, which can include the removal, addition or modification of massing, landform, enclosure, scale or public realm within the Application Site itself.

1.13. The value of the existing townscape on the Site itself is considered to be low and its susceptibility to change is also considered to be low, with the land already altered by modern development. The current retail park use with large areas of surface level parking are not in keeping with the historical townscape of the Mills Road Conservation Area. The topography is largely flat, with a low sense of enclosure.

Townscape Baseline Conditions

1.14. The Site falls within the following townscape areas and receptors:

- Cambridge skyline (Policy 60: Tall buildings and the skyline in Cambridge)
- Residential Character Type: Post 1900 Suburb
- Industrial – Railway Corridor Character Type
- Setting of the Conservation Area (Mill Road Conservation Area)
- Setting of open green spaces (Coldham's Common)
- Setting of the Green Belt
- Setting of Public Rights of Way (PRoW) (Coldham's Common and the Chisholm Trail)

1.15. Policy 60: 'Tall buildings and the skyline in Cambridge' establishes the criteria for proposals that will break the existing skyline and/or will be significantly taller than the surrounding built form. The Cambridge skyline is characterised 'as a city of spires and towers emerging above the established tree line' and proposals must ensure that this character remains dominant (paragraph 7.19, Policy 60, Cambridge Local Plan (2018)).

1.16. In particular, applicants should demonstrate through visual assessment or appraisal though accurate visual representations how the proposal fits with the existing landscape and townscape in the context of the Cambridge skyline.

1.17. As summarised in ES Chapter 10: Townscape and Visual, there are 'three distinct townscape and landscape areas: the residential area, the industrial railway corridor and the Coldham's Common open space' which contribute to the current townscape value and setting of the site (10.102).

1.18. The Mill Road Conservation Area (MRCA) sits just to the south of the Beehive Centre, with York Street forming the northern edge of the Conservation Area, with much of the terrace defined as 'Positive Unlisted Buildings'.

1.19. The Mill Road Conservation Area Appraisal (MRCAA) establishes the existing townscape character of the residential suburb as having 'a remarkably cohesive townscape but (with) subtle variations of building type' (p.37, MRCAA, 2011).

1.20. The line of the 1845 railway is described to have dictated the street and building layout for the area as well as the agricultural fields which were incrementally developed for housing from the 1860s and 1880s onwards. The bend in the field boundaries is reflected in the 'modern orientation' of York Street/Ainsworth Street and Sturton Street (p.14, MRCAA).

1.21. The main characteristics of the MRCA are identified as 'the dominant building type, two storey terraced house, creating long lines of buildings lying directly at the back of the pavement…Most of the properties have long, thin back gardens of regular size, sometimes accessed by a narrow back alley. This rhythm is broken along the south side of Mill Road, before the railway bridge, where the commercial uses have resulted in the back gardens (where they exist) being lost to car parking or other uses' (p.15, MRCAA). Mature trees are also identified as important features of the existing streetscape.

1.22. Due to the flat topography and long residential streets, limited views are offered out of the MRCA, with views mostly focused on the rows of terraces terminating at focal buildings, such as the numerous historic Primary Schools, Churches and 'well-detailed' public houses on street corners found in the MRCA (p.17, MRCAA). Much of the Conservation Area is characterised by yellow or white gault brick, with some red brick detailing, with continuous slate roofscapes.

1.23. In terms of the residential townscape outside the MRCA, St Matthews Gardens is an area of mid-late 20th century housing just to the west of the site. Viewpoint 4 in particular has been reviewed with the residential townscape value of the surrounding areas in mind.

1.24. We agree with the assessment of the different townscape values (Table 10.3A) attributed to the industrial railway corridor (medium-low) and the residential post 1900 suburb (medium), with much of the surrounding residential townscape within the MRCA. We would flag that the ES Chapter picks up on the 'green pockets within the dense urban area providing local recreational opportunities, such as play areas and allotments' and how this further contributes to the high

value of the residential townscape. This is considered of particular relevance to Viewpoint 4, discussed further below in relation to the additional Sleaford Play Area receptors.

1.25. We agree with the value attributed to Coldham's Common, noted for its distinct 'openness and verdant character, albeit…also characterised by a strong urban enclosure which includes a mix of residential and industrial developments' (10.103). We would note however, as set out in more detail below in relation to Viewpoint 2, there are areas of Coldham's Common which are well screened from the adjacent industrial uses along the railway corridor, giving some sections of the PRoWs a more rural character and a lesser sense of enclosure. Overall, we agree with the high value weighting attributed.

The Proposal

1.26. The proposal seeks the demolition of the existing retail units on the Site and the erection of 10 new buildings. These range from three to eight storeys in height. The tallest building would be up to 47.25 metres AOD including any parapets, rooftop plant and solar photovoltaic panels but excluding any flume extract flues.

1.27. The Application is in outline only with the following Parameters:

- Maximum Building Heights & Plots
- Access and Circulation
- Land use – Ground Floor
- Land use – Upper Floors
- Landscape and Open Space

1.28. The Application is supported by a Design Code which will be used to assess Reserved Matters Applications. The Design Code establishes a series of development rules and requirements for the design of subsequent applications and must be referred to and applied at all stages of the development process.

1.29. The Proposed Development will result in a contrasting scale of built form, with a notable increase in building heights. This will have an impact on the immediate vicinity of the site, with a much higher sense of enclosure and dominance of new commercial, science and retail use over existing residential uses in the immediate surrounds. It is therefore noted that the sense of enclosure of the local townscape would change.

1.30. The maximum building heights vary across the 10 building plots, with additional flue rooftop zones for Plots 2, 3, 5 and 6 – all situated adjacent to the railway line - allowing for a combined max building flue height as follows:

- Plot 2: 31.75 metres (44.0 metres AOD)
- Plot 3: 25.88 metres (38.9 metres AOD)
- Plot 5: 44.63 metres (59.06 metres AOD)
- Plot 6: 38.75 metres (53.31 metres AOD)

1.31. Plots 1, 4, 5, 6, 7, 8 and 9 integrate stepped roofs, meaning their built form maximum parapet heights will be appreciably lower than their maximum overall heights. The Plots nearest to Sleaford Street, York Street and St Matthew's Gardens (Plots 6, 7, 8 and 9) have the greatest roof height variations with step changes of between 13.67metres and 19.25metres. Plots 3 and 5 further incorporate recessed breaks into their primary facades to reduce the perceived massing for sensitive receptors near the site boundaries.

1.32. The massing envelope defined by the maximum parameters to be approved under this outline application must inform the baseline TVIA assessment. So, whilst the Design Code is noted to provide outline strategies to shape building plots beyond the maximum massing envelopes, we consider a worst-case scenario requires the parameters to be assessed without the Design Code mitigation being factored in at this outline stage.

1.33. A total of 15 viewpoints were agreed with officers to represent typical views from potential receptors as part of the TVIA, with most viewpoints within 1km of the Site, with the exception of 4 longer distance views.

2. Methodology

2.1. The relevant planning policy, national and local guidance, considered when preparing this statement include:

- National Planning Policy Framework, December 2024
- Cambridge Local Plan 2018
- National Design Guide 2019,
- Guidance for Landscape and Visual Impact Assessment (GLIVIA3), third edition, written by IEMA and the Landscape Institute, 2013
- Landscape Institute Technical Information Note 05/2017 (April 2018)
- Landscape Institute Technical Guidance Note (LITGN) 2/19 Residential Visual Amenity Assessment (RVAA)
- LITGN 06/19 'Visual Representation of Development Proposals', 2019
- LITGN-2024-01-GLIVIA3-N&C (August 2024) 'Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3)'
- Cambridge City Policy 60: Tall buildings and the skyline in Cambridge.
- Appendix F: Cambridge Local Plan

2.2. A desk-based assessment of the TVIA, including methodology and viewpoints was undertaken, which considered the relevant policy and both national and local guidance.

2.3. The identification and review of the landscape and visual impacts of the proposals was undertaken, including an assessment of the landscape design proposals as well as Green Infrastructure and SuDS.

2.4. A site visit was undertaken (11th April 2025) to view the existing site, its surroundings and pertinent viewpoints with regards to heritage.

2.5. The Summary and Conclusions provided in Part 4 are made with consideration to the Greater Cambridgeshire Combined Authority Landscape and Urban Design Officer's consultation responses as part of the wider context to the evolution of the scheme and the TVIA.

3. Independent Assessment

3.1. Taking into account the significance of the existing townscape and landscape, the potential impacts of the worst case scenario (maximum parameters) on the following viewpoint receptors in terms of their identified value and visual susceptibility, our own assessment of the Application has been undertaken focusing on Viewpoints 1, 2, 3, 4, 7, 8 and 12. The Heritage Peer Review Report, prepared by our colleague, provides an independent assessment of the Heritage Impact Assessment (HIA) and ES Chapter 7 Cultural Heritage. Where heritage impacts are applicable to the TVIA, we have included commentary from the Heritage Peer Review Report.

General Observations

3.2. It is unclear what weighting the Design Code mitigation and detailed visualisations of the proposals were given in the assessment of the significance of the visual effects. There is some confusion around the assessment wording and a lack of clarity regarding whether the maximum parameters have been the primary basis of the visual impact assessment. We have based our independent assessment on the worst-case scenario and maximum massing envelopes to be approved through the outline parameter plans. It is our opinion, based on GLIVIA guidance, that Design Code mitigation on the subsequent Reserved Matters Applications cannot be relied upon at this stage, and a worst case scenario based upon the maximum massing envelopes to be established by the outline parameters should form the basis of the TVIA.

3.3. Paragraph 2(3) of the LITGN-2024-01-GLIVIA3-N&C states: *"It is important to rely for assessment on clearly defined parameters of the outline application for which permission is being sought, (for example the maximum height of development) although it is recognised that an illustrative masterplan or design illustrations, where these accord with the parameters, can help to provide further detail regarding the potential form of the development. This is in accordance with the 'Rochdale Envelope' approach from the Planning Inspectorate which proposes that the assessment is based on a cautious 'worst case' approach, the level of information is sufficient to enable the likely significant effects to be assessed, and the need for flexibility should not be abused (ultimately it is the for the decision-maker to determine what degree of flexibility can be permitted in the particular case having regard to the specific facts of an application)."*

Furthermore, Paragraph 4.2 of GLIVIA3 states *'It is now established in case law that the project must be defined in sufficient detail, even in an outline planning application, to allow its effects on the environment to be identified and assessed. This acknowledges that details of a project may evolve over a number of years, but that this must be within clearly defined parameters established through the planning process.'*

3.4. Additionally, we note that from a technical perspective, some viewpoints have not followed best technical practice according to LI TGN 06/19. There are some inconsistencies in the viewpoint locations as between the Viewpoint Location Plan and individual viewpoint assessment location plans within the TVIA (Appendix 10.3A Viewpoint Assessment of the Environmental Statement Vol 1 Main Report). There is an error in the Viewpoint 12 location on the overall location plan, and there are also inconsistencies in where Viewpoint 2 is shown, with the upfront location plan correctly showing Viewpoint 2 for Coldham's Common North but incorrectly shown in the body of the report (p.6 of appendix 10.3A).

3.5. Appendix 11 of the LI TGN 06/19 sets out guidance for Verified Montages where section 11.3 'Accurate Visual Representation (AVR)' refers to London View Management Framework Supplementary Planning Guidance (2012) and states *that "The guidance goes on to require a methodology and information about each AVR including location and coordinates of the camera."* (para 11.3.2). This has not been provided.

3.6. Reference to viewpoint numbers would have been welcomed within the Environmental Statement Addendum Vol 1 Main Report, Table 10.5A: Summary of Impacts: Townscape and Visual. We overall support the move away from reliance on materiality and architectural detailing captured in the updates to Appendix 10.3A, however as set out above we have concern regarding the weight given to the Design Code by the Applicant in their assessment and the resulting reliance on the design quality of future reserved matters submissions to secure beneficial residual impacts, notwithstanding that the application is made in outline with all matters reserved.

Detailed Observations

3.7. Our own assessment of the Application is therefore as follows in the tables below. In both tables the ES Assessment is set out initially in italics, and our assessment notes and summary suggestions underneath. Note, where we find difference with the ES findings these are highlighted in red:

Assessment of Table 10.3A

Key Townscape Receptors	Factors Influencing Townscape Effects (Year 1 Post Construction)	Sensitivity	Magnitude Of Effects	Significance Of Townscape Effects
Character Areas/Types which may be affected by the proposals				
Industrial – Railway Corridor Cambridge *Character Type*	*The Proposed Development will introduce a noticeable change to the receptor and, within the study area, this will impact a good portion of the railway corridor, however the interested geographical extent is not extensive if the whole character type (from Addenbrookes to Cambridge North) is considered.* *The Proposed Development will cause the loss of undescriptive townscape features, which will be replaced with a modern, articulated development which includes areas for vegetation and open spaces for public use. While the receptor is already characterised by a built form of large footprint, the proposed massing and height are introducing a new urban scale. Noticeably the Site is not located in a central area and it follows the emerging trend of locating tall buildings along the railway line. In conclusion, there will be an improvement to the qualities of the receptor and consolidation of a modern, distinctive townscape character along the railway corridor.*	*Medium - Low*	*Medium*	*Moderate (Beneficial)*
Independent Assessment Summary Against ES	We agree with the assessments of the railway corridor.			Agree with ES
Residential Character Type: Post 1900 *Suburb*	*The Proposed Development will have a direct effect on the receptor as it is located within its area, however the geographical extent of the change is relatively limited considering the reach of the townscape character beyond the study area. It is also noted that the current Site uses and qualities are not akin to the receptor residential character. Therefore, the proposal is not introducing a completely new character, but rather reinforcing the existing commercial townscape. It is also considered that the existing Site does not contribute positively to the receptor character due to its purely functional*	*Medium*	*Medium*	*Moderate (Beneficial)*

Key Townscape Receptors	Factors Influencing Townscape Effects (Year 1 Post Construction)	Sensitivity	Magnitude Of Effects	Significance Of Townscape Effects
	elements (i.e. car park and shopping uses). The Proposed development will introduce a more active use of the local townscape with recreational green space and a variety of uses. *Notably there is a considerable contrast of the proposed massing and height compared with the receptor's prevailing height, albeit some of the most recent development along the railway line (i.e. Timber Works, Pym Court and Winstanley Court) already introduced tall residential elements.* *In conclusion, assuming the detailed proposal will follow the proposed design code and DAS guidance to the achievement of high-quality design, there will be an improvement in the qualities of the receptor, that would outweigh the adverse effects of the proposed scale and massing which challenges the distinctive low-lying character of the receptor.*			
Independent Assessment Summary Against ES	The adjacent post 1900 housing will be sensitive to any new development. It is noted that the proposal is not introducing a completely new character. The increased floor area and height of the proposal create potential for higher magnitude of effects, which cannot be justified through the Design Code at outline stage.	Medium	Medium - High	Moderate – Minor (Neutral)
Components which may be affected by the proposals				
Cambridge skyline	*Visual effects on this receptor are considered in detail in the Visual Impact section of this TVIA, notably the visual changes range between major-moderate and moderate adverse levels, therefore resulting in some significant impact. It is therefore implied that changes to the overall character of Cambridge skyline will occur and it will be noticeable. From a general townscape character perspective, it is noted that the Site is located towards the edge of Cambridge centre, at some distance from the distinctive historic core, which includes the skyline's landmarks. The design approach grouping the tall buildings has diminished the geographical extent of the change, which would have otherwise created a large new cluster in the skyline. Nonetheless, the proposal introduces a new element that will be identified as a new feature in the receptor and not akin to its distinctive qualities.*	*High*	*Medium*	*Moderate* *(Adverse)*
Independent Assessment Summary Against ES	Sensitivity of this receptor is high, however the geographic location is taken into account and the assessments are considered appropriate.			Agree with ES

Key Townscape Receptors	Factors Influencing Townscape Effects (Year 1 Post Construction)	Sensitivity	Magnitude Of Effects	Significance Of Townscape Effects
Setting of open green spaces and Setting of the Green Belt	*The proposed development will introduce a noticeable feature in the receptors, as also evidenced in the assessment of viewpoints 2 and 3. However, from a general townscape character perspective, the Proposed Development will not create a new quality to the receptor, which is already characterised by strong urban enclosure. Therefore, it will not cause the loss of distinctive features.*	*Low*	*Low*	*Minor (Neutral)*
Independent Assessment Summary Against ES	It is agreed that the sensitivity and quality of these receptors will not be greatly impacted.			Agree with ES
Setting of Public Rights of Way	*The proposed development will introduce a noticeable feature in the receptors, as also evidenced in the assessment of viewpoints 2 and 3. However, from a general townscape character perspective, the Proposed Development will not create a new quality to the receptor, which is already characterised by strong urban enclosure. It is also noted that the kinetic experience associated with the receptor suggests that the perceived geographical extent of the change will change at different locations and the sense of openness is likely to be reserved in many instances.*	*Medium*	*Low*	*Moderate – Minor (Neutral)*
Independent Assessment Summary Against ES	By creating a new ridgeline to the rear of the existing enclosure, the impacts on the receptor will be altered. In some instances, the built form will be higher than the tree line within view of the PRoW with negative effects. Mitigation is unlikely to reduce effects due to proposal creating a new backdrop to the receptor above the treeline.	Medium	Medium	Moderate (Adverse)
Setting of the Conservation Area	*The Proposed Development introduces a noticeable feature to the receptor, although the Site is already characterised by commercial uses, and therefore, the nature of the receptor will not change. It is also noted that the scale of the proposal along the edge with the receptor is lowered in response to the contextual low-lying residential scale. As evident in viewpoints 4 and 7, this creates a respectful interface which does not overly detract from the distinctive CA qualities. Finally, the Proposed Development will replace what's currently a nondescript townscape area. Therefore, assuming the detail proposal will follow the proposed design code and DAS guidance to the achievement of high-quality design, there will be an improvement in the qualities of the receptor.*	*Medium-Low*	*Medium*	*Moderate (Beneficial)*

Key Townscape Receptors	Factors Influencing Townscape Effects (Year 1 Post Construction)	Sensitivity	Magnitude Of Effects	Significance Of Townscape Effects
Independent Assessment Summary Against ES				Agree with ES

Assessment of Table 10.4A: Significance of Visual Effects - Year 1

View point	Assessor	Receptor	Value	Susceptibility	Existing view / sensitivity	Magnitude of Change	Significance of visual effect
1	*ES*	*Castle Hill Mound*	*High*	*High*	*High*	*Medium*	*Major / Moderate Adverse*
	Independent Assessment Summary Against ES	Magnitude of change: The proposal occupies the background to the west of Jesus College Chapel which is in the middle ground of the view. The proposal will be prominent in the backdrop and compete with Jesus College, particularly the flue zones which are prominent above the horizon. Unable to rely on the Design Code to mitigate scale, massing and flue zones. We agree with the conclusion of the assessment which notes that the development "interferes with the horizon line in the background" and "will introduce a competing feature within the Cambridge's skyline"; however, we do not accept the appropriateness of relying on the design quality of future reserved matters to justify beneficial residual effects at the outline stage (Table 10.5A: Summary of Impacts p141 of Vol 1 Main Report) Please refer to the Heritage Peer Review Report for further detailed assessment of the HIA.					Agree with ES
2	*ES*	*Coldhams Common - north*	*Medium*	*High*	*Medium-High*	*Medium-Low*	*Moderate – Minor Neutral*
	Independent Assessment Summary Against ES	Technical note: Best practice to undertake LVIA photography in the winter, to understand 'worst case' however GLIVA asks for consideration across the seasons and during site visit (April – Spring) the existing built form was largely screened, therefore would influence a higher existing value due to industrial features being screened by perimeter planting and would therefore also influence a higher degree of change, due to the increase in height of built form projecting above the tree line. Magnitude of change: Industrial townscape noted, and agreed the proposal is in keeping with that, however significantly more overbearing in nature and will break the tree canopies along the PRoW route, whereas existing warehouses are lower-level structures and were largely screened at the time of the site visit.					Suggest increase in existing Value to Medium-High, and Magnitude of Change to Medium. Significance of visual effect to increase to Moderate Adverse.

View point	Assessor	Receptor	Value	Susceptibility	Existing view / sensitivity	Magnitude of Change	Significance of visual effect
	ES	*Coldhams Common - south*	*Medium*	*High*	*Medium-High*	*Medium*	*Moderate Adverse*
3	Independent Assessment Summary Against ES	Value: Agree in this location there are urban features which already emphasise the enclosure of the park, and the existing Timberworks development has already broken the individual detached and semi-detached residential roofscape and increased development heights along the railway corridor. Susceptibility: We agree the susceptibility is high given the green belt location of the open space and PRoW route receptors. Magnitude of change: Agree the scale of the proposal is dominant compared to the existing built form and flues will emphasise the commercial/science nature of the proposal in contrast with the residential qualities of the view currently. We do not accept the appropriateness of relying on the design quality of future reserved matters to justify beneficial residual effects at the outline stage (Table 10.5A: Summary of Impacts p141 of Vol 1 Main Report) We would suggest the response needs further clarity around whether maximum massing envelopes have been considered or whether detail of the proposals to be secured through the Design Code has been factored in. We expect any direct reference to detail relied upon in the Design Code to be added to the TVIA assessment if the intention is for it to be relied upon as mitigation at this outline stage. The Local Authority Landscape Officer comments noted “residual minor harm arising from mass”.					Agree with ES
	ES	*York Street*	*Medium-High*	*Medium*	*Medium*	*Medium-Low*	*Moderate Minor Neutral*
4	Independent Assessment Summary Against ES	Value: agree medium-high due to designated townscape (Mill Road Conservation Area), and that car park and electricity posts are detracting features. We would however note the character of the residential area being broken up by incidental open spaces, and the tree-lined enclosure to the Sleaford Play Area are important features informing the character of this viewpoint. Susceptibility: We would suggest including play space users as well as resident and road users as receptors. We therefore suggest it could be considered as medium-high. Magnitude of Change: We would suggest this could be considered medium. Agree proposals are visible and alter the composition of the view and increases urban enclosure. Based on massing parameters we would question the assumption that the proposal would not interfere with the distinctive roof rhythm of the terraced houses, as the maximum envelope would mean built form could appear above the roofline and has the potential to be overbearing in a worst-case scenario. We would also argue the extent of visible change is greater than concluded as the view is from the gap in the built form and therefore is less screened than suggested. In a worst-case scenario, the proposal will break the tree line, appear above the terrace roofline and change the context for the playground and tree line enclosure currently provided between the terraces at this viewpoint. Overall significance of visual effect should be increased as a result of the above increase to the magnitude of change.					Suggest increasing to moderate adverse
5	*ES*	*Mill Road Cemetery*	*High*	*High*	*High*	*Negligible*	*Minor Neutral*

View point	Assessor	Receptor	Value	Susceptibility	Existing view / sensitivity	Magnitude of Change	Significance of visual effect
	Independent Assessment Summary Against ES	Please refer to the Heritage Peer Review Report which notes inconsistences between the HIA and ES Chapters and overall recommends an increase to Minor Adverse visual effects. Magnitude of Change: Scheme will be visible from within the Registered Park and Garden as users move around the space. The flues have the potential to be particularly impactful when considering worst case scenario, and therefore we cannot agree that the magnitude of change is negligible. Significance of effect: There is potential to reduce harm through the modelling of buildings heights and by limiting flues with the flue zones - however the Design Code remains too flexible on flue placement.					Increase to Minor Adverse
6	*ES*	*Elizabeth Way Bridge*	*Medium*	*Medium*	*Medium*	*Negligible*	*Minor Negligible Adverse*
	Independent Assessment Summary Against ES	Please refer to the Heritage Peer Review Report which notes the scheme will be visible from Elizabeth Way Bridge, but it will be seen above existing tall buildings that align Newmarket Road. Significance of effect: Note the potential for the Design Code to mitigate effects and reduce visibility. However, concerns remain around flue zones which will remain prominent above Newmarket Road buildings.					Agree with ES
7	*ES*	*St. Matthew's Gardens*	*Medium-Low*	*Medium*	*Medium*	*Negligible*	*Minor Negligible Neutral*
	Independent Assessment Summary Against ES	Agreed, note overall clarity point on whether worst-case scenario and maximum massing envelope have been considered in the assessment as the worst case would appear to be more than negligible in terms of magnitude of change. Please refer to the Heritage Peer Review Report for further detailed assessment of the HIA.					Agree with ES
8	*ES*	*Mill Road Bridge*	*Low*	*Medium-Low*	*Low*	*Low*	*Minor Beneficial*

View point	Assessor	Receptor	Value	Susceptibility	Existing view / sensitivity	Magnitude of Change	Significance of visual effect
	Independent Assessment Summary Against ES	Value: Agree townscape area of interest due to the Mill Road Conservation Area and agreed the railway dominates the view and forms a 'no-man's land' between the conservation area townscapes. Susceptibility: Would add further emphasis on the limited views offered from this receptor due to the bridge walls either side of the public highway, which is also restricted to public transport, pedestrian and cycle use. Therefore, agree susceptibility is reduced due to barriers to the views along the railway corridor from this viewpoint. Magnitude of change: Agree the proposals are in keeping with the railway corridor's historical industrial character. However we would note, the proposals both in terms of the parameter massing and detailed proposed visualisations do not achieve a diminishing line of built form along the railway corridor as suggested which was noted as an important design factor in the briefing meeting. October 2024 Urban Design comments sets out 'upper building height parameters striking a scale relationship with tallest residential form of the Timberworks site on the opposite side of the railway, and sitting lower than the Ironworks development in the foreground' (p.10) – based on the massing envelope proposed as well as the proposed visualisations the development sits above the Ironworks site even with the linear perspective of the viewpoint, and shows an incremental increase in heights albeit broadly in context with the adjacent development. We overall agree with the urban design response but would not rely on the diminishing line being achieved from Viewpoint 8.					Agree with ES
9	*ES*	*Ditton Meadows and River Towpath*	*Medium*	*High*	*Medium-High*	*None*	*None*
	Independent Assessment Summary Against ES	We accept the judgements for this viewpoint.					Agree with ES
10	*ES*	*Redmeadow Hill*	*High*	*High*	*High*	*Negligible*	*Moderate Minor Adverse*
	Independent Assessment Summary Against ES	Magnitude of change: Proposal will create a new backdrop to West Cambridge CA above the treeline and breaking the horizon, therefore will compete for prominence with St John's College Chapel Tower, University Library Tower, the spire of Church of Our Lady and the English Martyrs, and King's College Chapel. Scale, massing and flue zones cannot be relied upon to be mitigated by Design Code at this stage. Please refer to the Heritage Peer Review Report for further detailed assessment of the HIA.					Agree with ES
11	*ES*	*Worts' Causeway*	*High*	*High*	*High*	*Medium*	*Moderate Adverse*

View point	Assessor	Receptor	Value	Susceptibility	Existing view / sensitivity	Magnitude of Change	Significance of visual effect
	Independent Assessment Summary Against ES	Magnitude of change: The proposal will seek prominence and detract from Views 11, 13 and 14B which features views of the Old Pumping Station - both in height and in the large scale and mass of the development which does not align with the fine grain of the setting of the Scheduled Monument in these views. Local Authority Landscape Officer commented "the cluster of development has become more discrete, whilst still relatively large in these views", which we agree with. Mitigation is unlikely to reduce effects due to scale and massing of the development and flexibilities of flues within the Design Code. Please refer to the Heritage Peer Review Report for further detailed assessment of the HIA.					Agree with ES
12	*ES*	*The Beehive Centre*	*Low*	*High*	*High*	*High*	*Major Beneficial*
	Independent Assessment Summary Against ES	Value: Note the negative townscape existing. Susceptibility: Would add residents to receptors and agree susceptibility is high. Magnitude of change: agree the proposal will fundamentally change the composition of the view. Agree no loss of distinctive features. However cannot rely on the 'high-quality- architecture/designs of the proposal to be secured through the Design Code' so question the beneficial nature of the impact. Major beneficial impact: question how far detailed proposals have influenced this conclusion, as with overarching comments to all viewpoint assessments we consider a worst-case scenario should form the basis of this assessment at this stage. Technical notes: We note that AVR of Viewpoint 12 appears to have a wider Field of View (FoV). Please note Para 11.2.3 of the LI TGN 06/19 which describes accuracy as referring to "a) the FoV of the source photograph. (based on a camera / lens combination FFS / 50mm); and b) correct cropping and scaling of the photographs for presentation."					Inconclusive. Further clarity required.
13	*ES*	*Little Trees Hill*	*High*	*High*	*High*	*Medium*	*Moderate Adverse-*
	Independent Assessment Summary Against ES	See comments above for Viewpoint 11 which also relate to Viewpoints 13 and 14B.					Agree with ES
14A	*ES*	*Limekiln Road Nature Reserve*	*Medium-Low*	*High*	*Medium*	*Negligible*	*Minor/ Negligible Adverse*
	Independent Assessment Summary Against ES	We accept the judgements for this viewpoint.					Agree with ES
14B	*ES*	*Limekiln Road Layby*	*Medium-Low*	*High*	*Medium*	*Medium*	*Moderate Adverse*
	Independent Assessment Summary Against ES	See comments above for Viewpoint 11 which also relate to Viewpoints 13 and 14B.					Agree with ES

4. Summary and Conclusions

4.1. Overall, from reviewing related Urban Design and Landscape Consultation responses, we broadly agree with the Landscape and Urban Design Officers response to the proposals and agree with their recommendations for the scheme's improvements following the Greater Cambridgeshire Quality Review Panel discussions and pre-application negotiations. However, in terms of the TVIA, we do have some concerns regarding the effects on the Cambridge City skyline and the appropriateness of the extent of reliance on the Design Code by the Applicant within the TVIA to mitigate effects arising.

4.2. We agree with the level of harm identified by the LPA. However, there are some discrepancies in the application documents and differences in the assessment of harm. There appears to be significant mitigation taken into account because of the anticipated effect of the Design Code. However, we do not consider that the Design Code should be relied upon for the purpose of this assessment. Where this is used within the TVIA, there are no detailed references to particular sections of the Design Code specifically justifying where beneficial residual effects have been reached.

4.3. We would suggest that the Coldham Common Viewpoints (2 and 3) and York Street Viewpoint (4) impacts are currently overly reliant on the detail to be secured through the Design Code at the Reserved Matters stage, rather than the maximum massing envelopes provided by the parameters plan. We therefore have an overarching concern regarding the amount of weight being given to the Design Code mitigation at this stage by the Applicant, although it is noted this will not change the overall conclusions within this Peer Review.