

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

**SOUTH CAMBRIDGESHIRE
VILLAGE CAPACITY STUDY**

**Technical Appendix
Volume 1 (Village Capacity Studies)**

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Figure 1 South Cambridgeshire Character Areas

INTRODUCTION

- This Draft Technical Appendix contains the findings of the Detailed Village Capacity Assessments for 31 villages in the District, and the Overview Appraisal of the remaining 68 villages.
- The Methodology for these assessments is described in Section 3.0 of the main Technical Report. In summary, each of the 31 villages have been assessed through desk studies and field work. A visual survey of each village was undertaken, and the findings produced in the form of maps and supporting text.
- This Technical Appendix sets out the findings of the Detailed Assessments, village by village, grouped in accordance with the landscape character areas as described in Section 2.0 of the Technical Report, and shown in Figure 1.
- The Overview Appraisals of the remaining sixty eight villages are also contained in this Technical Appendix. It comprises a summary of the critical environmental characteristics, or key attributes, of each village, together with a more detailed matrix. This matrix identifies the key attributes which relate to the village setting or edge, and those which relate to the village itself.

DETAILED VILLAGE CAPACITY ASSESSMENTS AND CHARACTER MAPS:

Fen Edge Villages

SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - COTTENHAM

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Cottenham is a Fen Edge village, located on the B1049 five miles north of Cambridge. It is designated as a Rural Growth Village in the Local Plan 1993. The Local Plan allocates land for housing and the policies allow for development of up to 400 dwellings in housing estates, small housing estates and housing groups, where appropriate sites exist. In addition, infilling may also be permitted provided they do not adversely affect local amenity. The population of Cottenham has doubled over the past 45 years to around 4,800, with much of this expansion in the form of estate development.

History

Cottenham is on an 'island' on the southern edge of the Fens. Cottenham Lode brought river traffic into the village to the Waits opposite the church and to the north west side of the village. The original settlement lies in the centre of the village, bounded by High Street and Denmark Road. The moated site by the manor house is the location of the original manorial site. In early medieval times the village expanded north and south into open fields, extending the High Street with two greens to the south at road junctions. The parish church was built in the 13th century in the northern part of the village, again along the High Street. The commons and open fields were enclosed in 1840. In the 19th century dairy farming was important, with village cheese being produced. Also, many of the village orchards have now been replaced by housing. Current farming is arable and pasture.

Landscape Setting of the Village

Being on an 'island' site, Cottenham is between five and fifteen metres above sea level. Within the village the land rises to 15 metres in the south east, but falls quickly to the north west. In the north of the village the land scarcely rises to above 8 metres along the High Street.

The landscape setting of Cottenham is typical fenland edge, with very long views across large arable fields with few hedgerows. Cottenham itself is encompassed with enclosed fields and hedgerows, creating a well wooded edge. In some places the village is completely concealed from the wider landscape, whilst other view points offer glimpses of rooftops. The church tower of All Saints Church is a prominent landmark feature in the north of the village, visible from many of the approaches, above the wooded edge.

Cottenham Lode is a distinctive raised feature in the landscape north of the village, and forms a boundary between the wider landscape and the more enclosed landscape around the settlement.

A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of the roads. This is in contrast to the almost treeless and hedgeless wider landscape. The southern and western approaches also have urban development extending out into the Fen Edge landscape.

Settlement Pattern of the Village.

The structure of Cottenham, from its origins in the High Street and Denmark Road also has developed along the High Street which stretches the full length of the village. This historic core has been the axis for the emerging village structure, which developed along the five approach roads into the village.

This original settlement pattern has been consolidated by infilling especially in the 19th century, which now gives almost unbroken built up frontages to the main streets. A characteristic of many of these properties was their long plots stretching out into the open countryside, with outbuildings and workshops. Some of these remain, but many plots have been developed for housing.

Apart from the High Street, the historic core incorporates an area comprising Telegraph Street, Corbett Street, Margaret Street and Denmark Road. This part of Cottenham is an area composed largely of the late 19th century working class housing with some inter-war and more recent development.

Over the last 50 years, the village has doubled in size, mainly due to the development of substantial housing estates, filling in many fields, orchards and long plots between the rectilinear road structure. One major area has been between Lambs Lane and High Street.

Buildings and Spaces in the Village

The High Street part of the historic core has All Saints Church as its focal point in the north of the village. Along the High Street, which has an almost unbroken building frontage, there are listed buildings, among them several 17th century timber framed and plastered cottages and farmhouses, with thatched or plain tiled roofs. Most of the remaining houses are brick and slate, built in the 19th century.

In the southern part of the High Street, there are two 'greens' located at the road junctions. There are a number of Listed buildings grouped around the larger green, which also contains avenues of mature trees.

In the eastern part of the historic core, the buildings are predominantly terraced or small detached, many built in the 19th century with yellow brick walls and slate roofs. Some of these front directly onto the road, with narrow pavements, creating an intimate village character.

Due to the progressive infilling of open areas within the village, there are few open spaces. The recreation ground and village college playing fields are on the village edge.

Roads and Routes

The approach roads are characterised by hedgerows, providing enclosed entrances to the village. The long High Street is a particular characteristic, taking the traveller through the village's historic core almost from end to end. With the historic network of roads within the village and subsequent infilling, there are a number of footpath linkages within the settlement. There are few footpaths from the village to the adjoining countryside, with the fenland fields and ditches dominant.

Change in Village Character

With the village doubling in size over the last forty five years, it is inevitable that there has been a change in the village's character. The open spaces between the network of rectilinear developments along the roads within the village has almost completely disappeared, having been developed for housing.

Despite this change, certain key attributes remain. The historic core, especially the High Street and the village greens remain intact. Also, the wooded setting of Cottenham is retained, including the view of All Saints Church from a number of approaches. The new developments have consolidated the village, and therefore the 'island' characteristic of Cottenham remains.

Key Attributes

- The 'island' feature of the village location, within the fen landscape.
- Strong sense of arrival from approaches.
- Historic core through the centre of the village along High Street, and in the Denmark Road area.
- All Saints Church landmark building visible from within the village and from northern landscape setting.
- Wooded setting of the village in contrast to the surrounding Fen landscape.
- Distant views across expansive fen landscape.
- Village greens within the historic core.
- Avenues of mature trees within the village.
- Footpath linkages within the village.
- Linear development along the approach roads.
- Rectilinear street pattern within the compact village core.
- Historically narrow and long plots along the High Street.

ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • Retain the current density and form of development in this historic core which comprises a substantial part of the village. • Most of the remaining areas of the village are already developed with housing estates. • Retain linear form of development along the approach roads. • Retain remaining open spaces, such as the village greens off the High Street.
• Edges 1 -4	Limited	<ul style="list-style-type: none"> • Small fields, paddocks and long back gardens provide rural setting for historic core. Also provide transition from village to open arable fields. • Historic characteristics of linear development along the High Street. • Retain continuity of buildings along the High Street frontage.
• Edge 5	Limited	<ul style="list-style-type: none"> • Despite harsh edge, need to retain compact form of village and avoid further extension into the surrounding countryside.
• Edge 6	Limited	<ul style="list-style-type: none"> • Well defined boundary to historic core. • Retain countryside setting south of the historic core.
• Edges 7-11	Limited	<ul style="list-style-type: none"> • Village College playing fields , well defined boundaries of housing estate and linear housing form clear village edge. • Retain linear form of development along approach road.
• Edges 12-13	Moderate	<ul style="list-style-type: none"> • Edge of built-up area clearly defined. Some limited development outside of the historic street pattern. Any development to relate in scale to existing housing and create strong village edge.
• Edges 14-15	Limited	<ul style="list-style-type: none"> • Retain linear character of approach roads.
• Edges 16-20	Limited	<ul style="list-style-type: none"> • Well defined edge of housing estates and employment area. • Village playing fields and school grounds form transition between village Fen edge landscape.
• Edge 21	Limited	<ul style="list-style-type: none"> • Small fields, products and long back gardens provide rural setting for linear historic core. Also transition from village to Fen edge landscape.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT OF COTTENHAM

1.

ENVIRONMENTAL AND PLANNING CONSTRAINTS AND DESIGNATIONS	
CONSTRAINTS/DESIGNATIONS	VILLAGE/EDGE
• Listed buildings	• Within the village - 1 Grade I 64 Grade II
• Conservation Area	• Within the village • Edge 2
• Scheduled Ancient Monument	• Within the village
• Crowlands Moat south of Broad Lane	(new housing site)
• Flood Plain (New Cut)	• Edges 19-21
• High Grade Agricultural Land	• Edges 1-20
• Green Belt	• Edges 6-12

2.

Existing Community Balance

- *Employment (based on 1991 Census)*

Economically active in Cottenham (A)	2480
Employment in Cottenham (B)	1610
Ratio B:A	0:7
% resident economically active working locally	30%
Updated ratio of jobs to economically active (1997)	0:5

This ratio of jobs to economically active is fairly sustainable with 30% of economically active working locally.

- *Schools*

Cottenham has a primary school and a Village College. Both are currently over capacity. In January 1996 there were 495 pupils at the school. It has permanent accommodation for 390. Because of this situation it has temporary accommodation for 120. The Village College had 786 pupils in 1996, with a capacity of 657, and is also over capacity. It has temporary accommodation for 94 pupils.

- *Shops*

There are six food shops in Cottenham, two of which have newsagents attached. There are also seven multi use shops, one Post Office/Shop, five public houses, a library, a building society and an estate agents.

3.

Existing Infrastructure

There is no railway station in Cottenham. There is a regular bus service from Cambridge to the village.

With regard to water supply and drainage, Cottenham has limited drainage spare capacity.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT

Environmental Planning Constraints

- Assessing the environmental planning constraints and designations of the possible area with moderate capacity identified from the character assessment (Edges 12-13), Edge 12 is in the Green Belt. Also both areas are of high grade agricultural land.

Socio-economic Sustainability Considerations

The considerations within Cottenham are:-

- average ratio of local employment to resident economically active working locally.
- a considerable number of retail outlets, with 6 food shops, 7 multi-use shops, one post office/shop, and other facilities.
- both the primary school and the Village College are over capacity.
- village has no railway station, but has a bus service
- village drainage has limitations on its spare capacity

In summary, due to the over capacity of the schools, the lack of a railway station, and with only an average ratio of local employment to resident economically active working locally, we consider that Cottenham has a **LOW** overall sustainability ranking.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR COTTENHAM

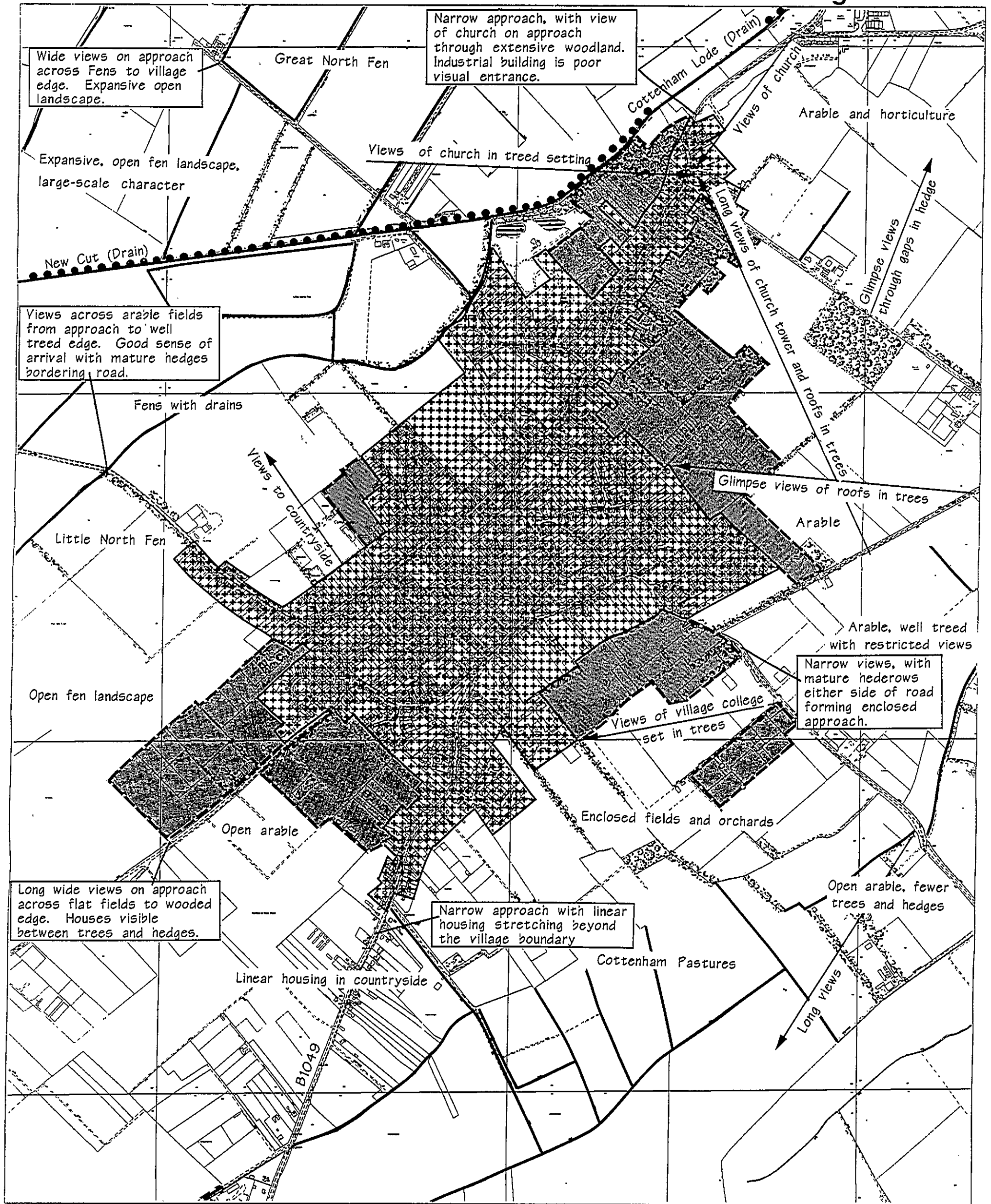
- | | |
|--|---|
| 1. Environmental capacity based on character assessment | - Some opportunity on part of the southern edge of the village for sympathetic development in keeping with village character. Any development would need to incorporate new housing into the village envelope, using existing natural boundaries. |
| 2. Environmental and planning constraints and designations | - The green belt covers most of the area identified as having moderate capacity. Also high grade agricultural land. |
| 3. Socio-economic sustainability considerations | - Low sustainability ranking, with no railway station, primary and secondary schools over capacity and limited drainage capacity. |

4. CONCLUSION

- **LIMITED OVERALL CAPACITY SCORING LOW ON SUSTAINABILITY RANKING, AND WITH IMPORTANT PLANNING CONSTRAINTS.**

Cottenham

Village Context



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KEY

- Village
- Enclosed farmland/long gardens
- Open farmland
- Drain/stream
- Pond
- Wooded area/hedgerow
- Footpath

. Not to Scale



Cottenham

Village Character - Settlement

1. Mature tree belts bordering the grounds of All Saints Church combine with long back gardens to create clearly defined edge.

2. Paddocks and long rear gardens enclose historic core, and provide transition between buildings along the High Street and arable fields to the east.

3. Mixed edge, with mature trees and hedgerows enclosing rear gardens of older buildings along Rooks Street, and the buildings and hard standing of the coal yard.

4. Soft edge, with long rear gardens and paddocks forming transition between village and open arable fields.

5. Fairly harsh edge, with post-war housing adjoining open fields.

6. Long gardens to the rear of properties fronting the High Street and Denmark Road. Continuous boundary forms well defined edge.

7. Village college playing fields extend into surrounding flat arable fields.

8. Housing estate development forms firm yet fairly harsh edge.

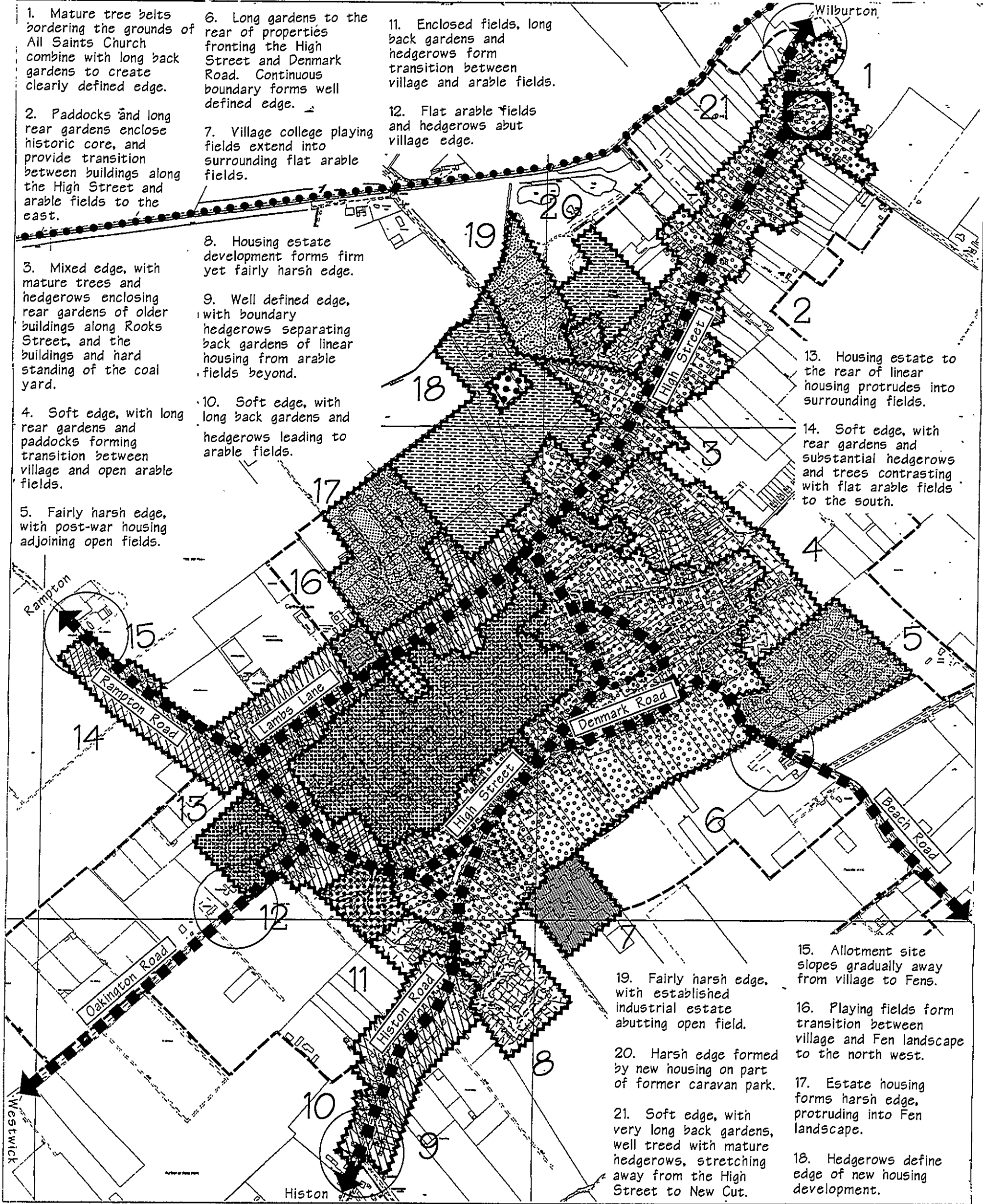
9. Well defined edge, with boundary hedgerows separating back gardens of linear housing from arable fields beyond.

10. Soft edge, with long back gardens and hedgerows leading to arable fields.

11. Enclosed fields, long back gardens and hedgerows form transition between village and arable fields.

12. Flat arable fields and hedgerows abut village edge.

Wilburton



13. Housing estate to the rear of linear housing protrudes into surrounding fields.

14. Soft edge, with rear gardens and substantial hedgerows and trees contrasting with flat arable fields to the south.

15. Allotment site slopes gradually away from village to Fens.

16. Playing fields form transition between village and Fen landscape to the north west.

17. Estate housing forms harsh edge, protruding into Fen landscape.

18. Hedgerows define edge of new housing development.

19. Fairly harsh edge, with established industrial estate abutting open field.

20. Harsh edge formed by new housing on part of former caravan park.

21. Soft edge, with very long back gardens, well treed with mature hedgerows, stretching away from the High Street to New Cut.

KEY

Transitional boundary between zones

Historic core

Industrial estate

Post-war housing

Bungalows

School

Modern housing estate

Mixed estate housing

Linear development

College

New housing (under construction)

Historic with modern infilling development

Open space

Crowlands Moat

Village gateway

Landmark building

Key roads

Footpath linkages

Line of enclosed farmland/gardens

Not to Scale



SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - FEN DRAYTON

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Fen Drayton is situated in the fen edge region of South Cambridgeshire on the edge of the River Ouse flood plain. It is identified as a Group Village in the 1993 Local Plan, where groups of up to 8 dwellings and infilling may be permitted on appropriate sites within the village framework. The population of Fen Drayton almost doubled between 1951 and mid 1996 to 830.

History

Fen Drayton developed around the 13 century Parish Church and manor to the south of the modern village. The last in a string of fen line villages earlier known as Fenny Drayton the village was connected to the River Ouse by a navigable ditch or lode. A dock basin survives next to the Three Tuns public house. River traffic continued to the 19th century, after when small bridges were built to the farms on the east site. The former lode and adjacent farmhouses and cottages which date from between the 15th and 18th century contribute to the strong historic character of Fen Drayton and provide outstanding examples of timber frame and thatch architecture. There appears to have been a Dutch connection, with cottage architecture and the proximity of the fens. Growth of the village has taken place predominantly to the east of High Street with development of post-war housing, replacing many of the 19th Century farmhouses.

Landscape Setting of the Village

Much of the land to the south and east of Fen Drayton is open arable land, characterised by very little tree cover, groups of traditional and new farm buildings and long views across open countryside contrasting with the more treed edge of the village of Fen Drayton. Vertical elements such as a radio tower, telephone poles, poplar trees and church spires become distinctive features in the otherwise flat open landscape. There is however a prominent area of trees to the north of the village around the edge of extensive flooded gravel pits. The pits, although not visible from the village, constitute a significant area of disturbed landscape in the setting of Fen Drayton. In contrast an intensively used area of glass houses interspersed with pasture dominates the west of the village, and effectively hides the western edge of Fen Drayton.

Views of Fen Drayton from the approach roads are generally limited by road side hedges and trees at the edges of the village. From the south, the church spire draws the eye, signalling the approach of the village, although the plastic greenhouses in the foreground detract from this view. The arable fields extend up to the village along this edge. Houses to the west of the church are very well hidden behind a high dense tree belt, which provides a buffer between the village and the open arable fields. Traffic on the A14 is seen against the rising arable farmland to the south. Approaching from Swavesey Road views of the Church spire can just be seen and again buildings on the village edge are nestled amongst mature trees. To the west along Mill Street red brick houses associated with horticultural holdings are interspersed with barns, pastures and gardens. Although not included in the Village Framework, this linear development is very much part of the local setting of the village. Hedgerows along the western approach enclose views of the horticulture industry, but the odd view of the church spire of Fenstanton and village edge housing is possible. Within the local setting of Fen Drayton church spires and towers are prominent providing a good visual link between neighbouring villages.

Settlement Pattern of the Village

The historic core which includes much of High Street, Church Street and Horse and Gate Street, is evidence of the development of the original settlement around the parish church and manor. It incorporates traditional houses of yellow brick and plaster and thatch. Church street is a narrow, windy, unmarked road aligned with predominantly older houses, and the alignment of the older part of Church Street is always maintained by frontages, walls, gates and grass verges. Overall, Church Street has an intimate, quaint character enhanced by views of the Church spire.

Also in the historic core, along Horse and Gate Street, the older buildings are interspersed with some modern infill houses and bungalows. These are set back from the road so that visually the historical character of the street is not disrupted to any great extent. Gaps between the bungalows provide a visual connection between the village and open countryside.

The intimate character in the northern part of the historic core, along High Street gives way to a wider greener corridor where the houses are set back from the road. The former lode is a distinctive feature along this stretch providing a leafy green corridor which continues along the length of High Street. Small bridges provide access across the lode to a mixture of modern and old large detached farmhouses and cottages set back from the street, each with their individual style.

The western side of Fen Drayton is predominantly modern housing. On the eastern edge, the school, village hall and associated grounds would appear to be quite a focus for the community. Visually the open space has a strong sense of place, and relates well to the open countryside by way of footpath linkages.

Buildings and Spaces in the Village

The historic core is distinguished by a mix of some outstanding buildings including timber framed, plastered cottages and farmhouses with plain tile or thatched roofs, some dating back to mediaeval times. The northern part of the High Street has a very attractive group of 16th, 17th and 18th century dwellings.

Along the High Street traditional farmhouses are partially hidden in greenery and framed by nature trees reinforcing the rural open character of this part of the village. In contrast are the narrow lanes of Church Street and Horse and Gate Street where the frontages dominate the view.

Infill modern and estate development has in some cases detracted from the historic character of the village. However uniformity has been maintained by for example continuing an alignment, and in the case of housing estates by retaining a lower density of development.

Together, the Village Hall and associated parkland, the School and its grounds and the looser housing development along Park Lane provides a more open edge to the village and an effective transition between the village edge and the nursery area.

Roads and Routes

Fen Drayton is well served by footpaths to the countryside, particularly from the north of the village to the restored gravel pits. Many of the roads themselves are pedestrian-friendly particularly Horse and Gate Street, Church Street and by the side of the lode along High Street. In terms of layout and design several of the modern housing areas are well linked to the rest of the village, but pedestrian access between them and to the rest of the village is limited.

Change in Village Character

A plan of Fen Drayton in the early 20th century shows linear development along Church Street, High Street and Horse and Gate Street. The orchards to the west of the village have been replaced by greenhouses associated with the horticultural industry.

Housing which has been developed in the 1960's, 1980's and later has not significantly detracted from the historical character of the village. The key attributes which remain include the historic core, including its linear form and density, and the villages street pattern. This linear form extends out to the southern approaches. The well treed character of the village is a characteristic contrasting with the long open views across the fen-edge landscape

Key Attributes

- Gateways to Historic Core and views of Parish Church
- Visual interest of cottages and farmhouses in historic core. Intimate pedestrian friendly scale of Horse and Gate Street and Church Street, and leafy green character through centre of village along High Street.
- Small scale, enclosed farmland setting of historic core to eastern edge of village with views across Fen landscape
- Physical remnants of historical amenity e.g. former lode and dock barns providing "greenway" through village
- Edge of village recreation areas particularly around the school and village hall. The area provides a community focus, sense of place and transition between the village and open countryside.
- Footpath links between the village and open countryside
- Collection of housing, small holding, glass houses, barns and straight estate roads of the land settlement Association Estate. Although not particularly visually attractive it is a unique "landscape" associated with Fen Drayton and evidence of the historical development of the village.
- Separation between Fen Drayton and Fenstanton

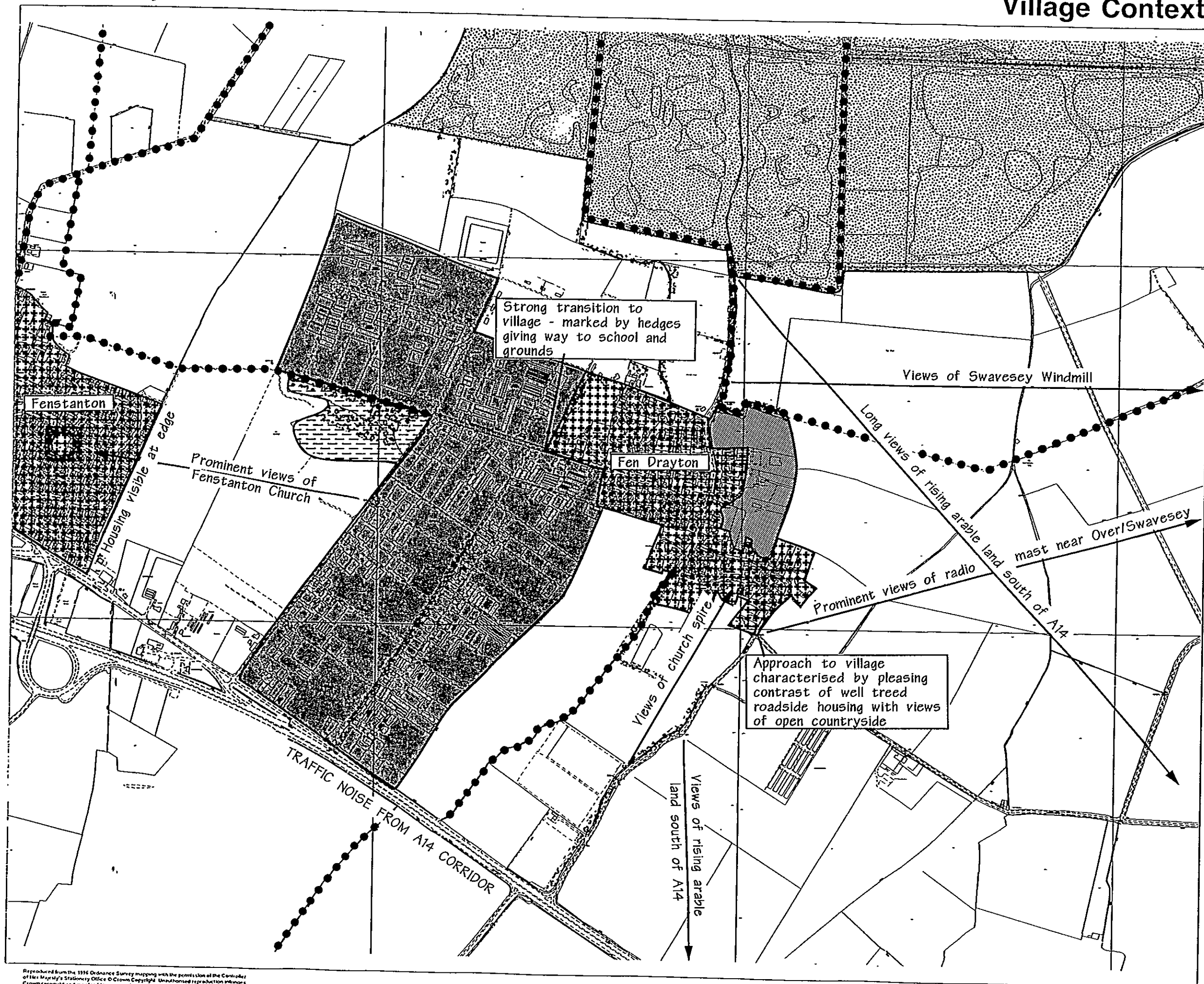
ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • Protect setting within village of buildings in historic core. • Retain the few open spaces. • Retain current density particularly within historic core and on all outskirts of village.
• Edges 1-3	Limited	<ul style="list-style-type: none"> • Protect setting of historic core including views and contrast between intimate, treed village edge and wider fen landscape. • Retain linear form of development.
• Edge 4	Limited	<ul style="list-style-type: none"> • Retain well-defined village edge with open fields. • Commercial/industrial uses abut village edge.
• Edge 5	Limited	<ul style="list-style-type: none"> • Retain horticultural/agricultural character of this area and low density housing along estate roads, particularly along Cootes Lane.
• Edge 6	Limited	<ul style="list-style-type: none"> • Well defined, compact, treed edge. • Playing fields form transition from village to open countryside.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT OF FEN DRAYTON

Not required, as Fen Drayton only has limited environmental capacity for development both within the village and on all of its edges.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR FEN DRAYTON

1. Environmental capacity based on character assessment - Limited, only being capable of absorbing very low levels of change, of limited type. Such development to be very sympathetic to existing village character.
2. CONCLUSION - LIMITED ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT

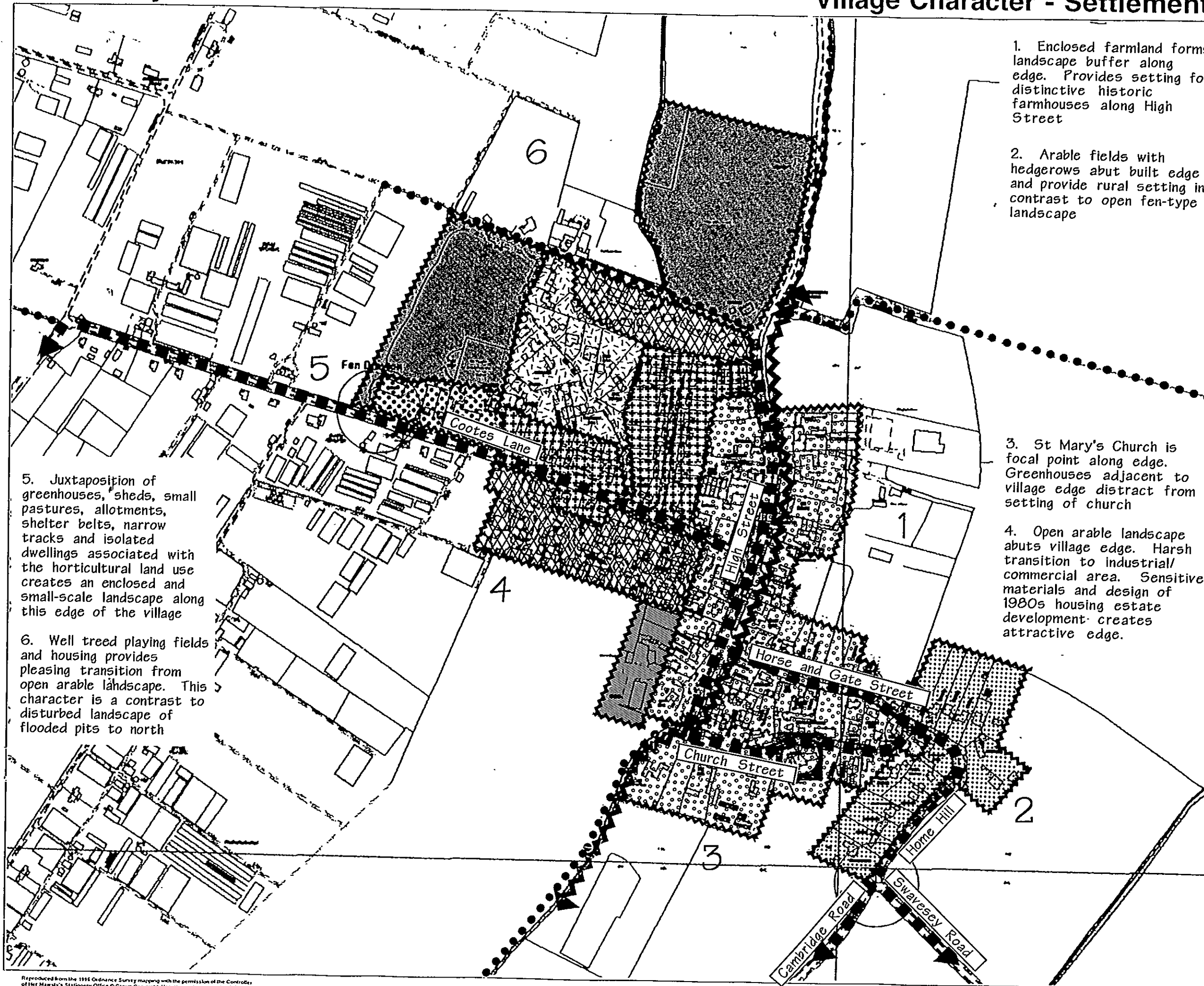


- KEY
- Footpath
 - Village
 - Enclosed horticulture landscape
 - Disturbed landscape
 - Well-wooded lake
 - Enclosed pasture
 - Open farmland
 - Wooded area/hedgerow
 - Landmark building

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5. Juxtaposition of greenhouses, sheds, small pastures, allotments, shelter belts, narrow tracks and isolated dwellings associated with the horticultural land use creates an enclosed and small-scale landscape along this edge of the village

6. Well treed playing fields and housing provides pleasing transition from open arable landscape. This character is a contrast to disturbed landscape of flooded pits to north

1. Enclosed farmland forms landscape buffer along edge. Provides setting for distinctive historic farmhouses along High Street

2. Arable fields with hedgerows abut built edge and provide rural setting in contrast to open fen-type landscape

3. St Mary's Church is focal point along edge. Greenhouses adjacent to village edge distract from setting of church

4. Open arable landscape abuts village edge. Harsh transition to industrial/commercial area. Sensitive materials and design of 1980s housing estate development creates attractive edge.

- KEY
- Key roads
 - Footpath linkages
 - Transitional boundary between zones
 - Early high density council housing estate
 - Modern prestigious housing estate
 - Large houses in substantial grounds
 - School and village hall
 - Industrial and commercial use
 - Low density modern bungalow and detached development
 - Playing fields/recreation area with well treed character
 - Historic Core
 - Landmark building
 - Village gateway
 - Lode watercourse



Scale: Not to Scale

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A14 Swavesey



SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - GIRTON

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Girton is situated on the edge of the Fens, on the north west edge of Cambridge City. The A14 dual carriageway splits the village into two areas, connected by a road bridge. Girton is designated as a Rural Growth Village in the Local Plan 1993, where development of up to 400 dwellings in housing estates on allocated sites and groups may be permitted, together with infilling. This adopted plan, and the 1997 Local Plan Review (Consultation Draft) include two housing allocations. These are 5.2 acres (2.5 hectares) between Pepys Way and the A14T, and 22.8 acres (9.2 hectares) north of Thornton Road. The population of the village has increased by almost one third, from 2,290 in 1951 to 3,660 by mid 1996.

History

Originally a small isolated village of around 30 houses, the growth of Girton did not take place until the early 19th century. In addition to the 12th century church and 18th century rectory, a number of early 19th century cottages have survived the modern growth of Girton. To the south west of the village, Girton college occupies substantial landscaped grounds. The college was built in 1873, designated by Alfred Waterhouse.

Landscape Setting of the Village

In common with other Fen Edge settlements, Girton has developed along a low ridge of high ground extending northwards into the Fens. The effect of this is clearly seen in views of the village from the west. Here, the 19th century housing developments set within well tree'd gently rising land create a soft and visually interesting edge. The expansive character of the arable 'prairie' landscape setting provides stark contrast to the intricate scale of this edge. The vegetated banks of the brooks which flow through this area are small but distinctive features. Further contrast and diversity is provided by a substantial golf course to the north west of the village. Lombardy poplars, bunkers and mown grass fairways introduce notable alien elements into the Fen landscape. To the south and south west, the A14 and M11 road corridors and busy junction are discordant elements within the landscape.

Predominantly flat open farmland separates Girton from Histon to the east. Histon is well screened by trees along its edge and forms an unobtrusive feature in views from the village.

The arable fields vary in size and shape in this area with some fields in horticultural use. Drainage ditches are frequent features. Closer to the village edge mature trees within surviving hedgerow field boundaries soften the village edge. These landscapes are important, both in retaining a strong character for the wider setting and for softening the impact of new and existing village development.

Sandwiched between the A14 and the Cambridge to Huntingdon road, the wooded grounds of Girton College provides a distinctive landscape in contrast to the adjacent inter-war housing development. Glimpsed views of brick college buildings, mature specimen trees and generous open playing fields are of particular interest and variety.

Settlement Pattern of the Village.

The village has a number of identifiable character areas or zones which reflect distinctive styles and patterns of housing development.

The historic core of the village lies to the north, focused along the High Street. The 17th century parish church, former rectory and a number of old cottages provide distinctive reminders of the village's history. Routes to the south towards Cambridge and to Oakington in the north converge at the 'dog-leg' near the church and provide a natural focus for the village.

Nineteenth century development has been focused along small lanes to the west of the village. Duck End, Church Lane and Hicks Lane retain a small-scale and intimate character despite housing development. Long rear gardens and attractive planted frontages give the area a well vegetated and established feel. On the extreme-western edge, the 'Woodlands' Estate is a distinctive row of inter-war white painted semi-detached houses. The houses are complimented by a distinctive avenue of mature silver birch trees, the entrance to which is characterised by a small group of the same trees.

Elsewhere north of the A14, housing is set-back along the Cambridge Road creating a strong linear character. The frontage is broken south of Hick's Lane by open land currently used for allotments. This area provides an important area of open undeveloped land within Girton. Indeed there is a notable absence of open space within the existing fabric of the village. Post-war housing estates have been developed around cul-de-sacs leading from Cambridge Road. These have created in many places, a rugged and unattractive eastern edge to the village.

Buildings and Spaces in the Village

Despite extensive later development, there are a number of surviving brick and timber framed cottages (some with thatched roofs) located along Duck End and the High Street. These are early 19th century, although the large former rectory dates from the early 18th century. These buildings are typically situated right on the lane front which gives the lane a small-scale and intimate character. Later 19th century housing developed along the key roads and connecting lanes now dominates the village. Post-war local authority and private estates are interspersed with more recent infill and re-development.

Roads and Routes

The main route through the village connects Oakington with Cambridge. The Oakington Road/Cambridge Road/Girton Road bridges the A14 cutting, providing the only link between the two halves of the village for both vehicles and pedestrians.

Main footpath linkages from the village are from the southern edge of the village eastwards to north Cambridge, and south west to Coton.

Change in Village Character

Development over the last 45 years or so has mainly been in the form of small scale development. Consolidation of residential areas and re-development of former properties and grounds has reinforced the built fabric of the village. The key characteristics of the village mainly relate to the village edge. These include small-scale and intimate lanes with attractive dwelling frontages/gardens; planted village trees and gardens; hedgerow trees at edge of village; and houses with long gardens which maintain characteristic density of housing development

Key Attributes

- Strong linear form along Cambridge Road and Girton Road
- Wooded grounds of Girton College on edge of village
- Historic core in northern part of village
- Views from historic core to countryside
- Small enclosed fields and playing fields forming transition from village to open farmland

- Washpit Brook and adjoining woods and fields along western boundary
- Small scale intimate lanes in northern part of village
- Separation between Girton and Cambridge
- Country Lane approaches from north and west
- Groups of mature trees contributing to street scene, especially along Huntingdon Road and Girton Road

ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
<ul style="list-style-type: none"> • Within settlement boundary 	Limited	<ul style="list-style-type: none"> • Retain current density and form of linear development. • Protect historic core, including density and form of buildings, and setting. • Retain long gardens characteristic of parts of the village. • The few open spaces are required to retain character • Protect mix of housing along the older roads such as Duck End. • Retain rural character of the northern part of the village.
<ul style="list-style-type: none"> • Edges 1-3 	Limited	<ul style="list-style-type: none"> • Enclosed fields together with recreation ground and allotments form transition between village and open fields. • Retain separation between Girton and Histon/Impington. • Setting for historic core. • Well-defined boundaries.
<ul style="list-style-type: none"> • Edge 4 	Moderate	<ul style="list-style-type: none"> • Opportunity for development adjacent to existing village within enclosed fields. • Housing allocation north of Thornton Road. • Retain separation between Girton and Histon/Impington further east. • Well-defined hedgerow boundaries.
<ul style="list-style-type: none"> • Edge 5 	Limited	<ul style="list-style-type: none"> • Separation between Girton and Cambridge. • Playing fields and well-defined hedgerow boundaries form soft edge to village.
<ul style="list-style-type: none"> • Edges 6-7 	Limited	<ul style="list-style-type: none"> • Retain current density and form of linear development along Huntingdon Road. • Mature long gardens and trees of substantial detached housing form soft village edge.
<ul style="list-style-type: none"> • Edge 8 	Limited	<ul style="list-style-type: none"> • Large buildings of Girton College in substantial well landscaped grounds with mature tree groups abut village.
<ul style="list-style-type: none"> • Edge 9 	Limited	<ul style="list-style-type: none"> • Opportunity for housing in southern part between village and A14. • Housing allocation between Pepys Way and the A14(T). • Small fields and well-defined hedgerows form transition and buffer between village and Huntingdon Road. • Forms soft edge to small-scale and intimate character of the land and mixed housing in Duck End.
<ul style="list-style-type: none"> • Edges 10-11 	Limited	<ul style="list-style-type: none"> • Washpit Brook, together with substantial woodland and enclosed fields form enclosed edge. • Protect setting of historic core. • Countryside break in the street scene emphasises rural character.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT OF GIRTON

1.

ENVIRONMENTAL AND PLANNING CONSTRAINTS AND OPPORTUNITIES	
CONSTRAINTS/DESIGNATIONS	VILLAGE/EDGE
<ul style="list-style-type: none"> Listed buildings 	<ul style="list-style-type: none"> Within the village <ul style="list-style-type: none"> - 2 Grade II* - 9 Grade II
<ul style="list-style-type: none"> Green Belt 	<ul style="list-style-type: none"> Edges 1-3, 4 (part), 5-8, 9 (part), 10-11
<ul style="list-style-type: none"> High Grade Agricultural Land 	<ul style="list-style-type: none"> Edges 1 (part), 6, 7 (part)

2. Existing Community Balance

- Employment (based on 1991 Census)

Economically active in Girton (A)	1570
Employment in Girton (B)	740
Ratio B:A	0:5
% resident economically active working locally	24%
Updated ratio of jobs to economically active (1997)	0:4

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT

- Schools

Girton has a primary school. In 1996 there was permanent accommodation for 330 pupils, and no temporary accommodation. There were 217 pupils on the school roll, and there was therefore capacity. Secondary school age children go to Imprington Village College, 2 miles to the east.

- Shops

There are 6 shops in the village, including three food shops, a post office/shop.

3. Existing Infrastructure

There is no railway station in Girton. There is a regular bus service to the village.

There are no infrastructure constraints in the village.

Environmental Planning Constraints

- Assessing the environmental planning constraints and designations of the two possible areas with moderate capacity identified from the character assessment (Edges 4 and 9), they are both subject to Green Belt designations except for the areas allocated for development.

Socio-economic Sustainability Considerations

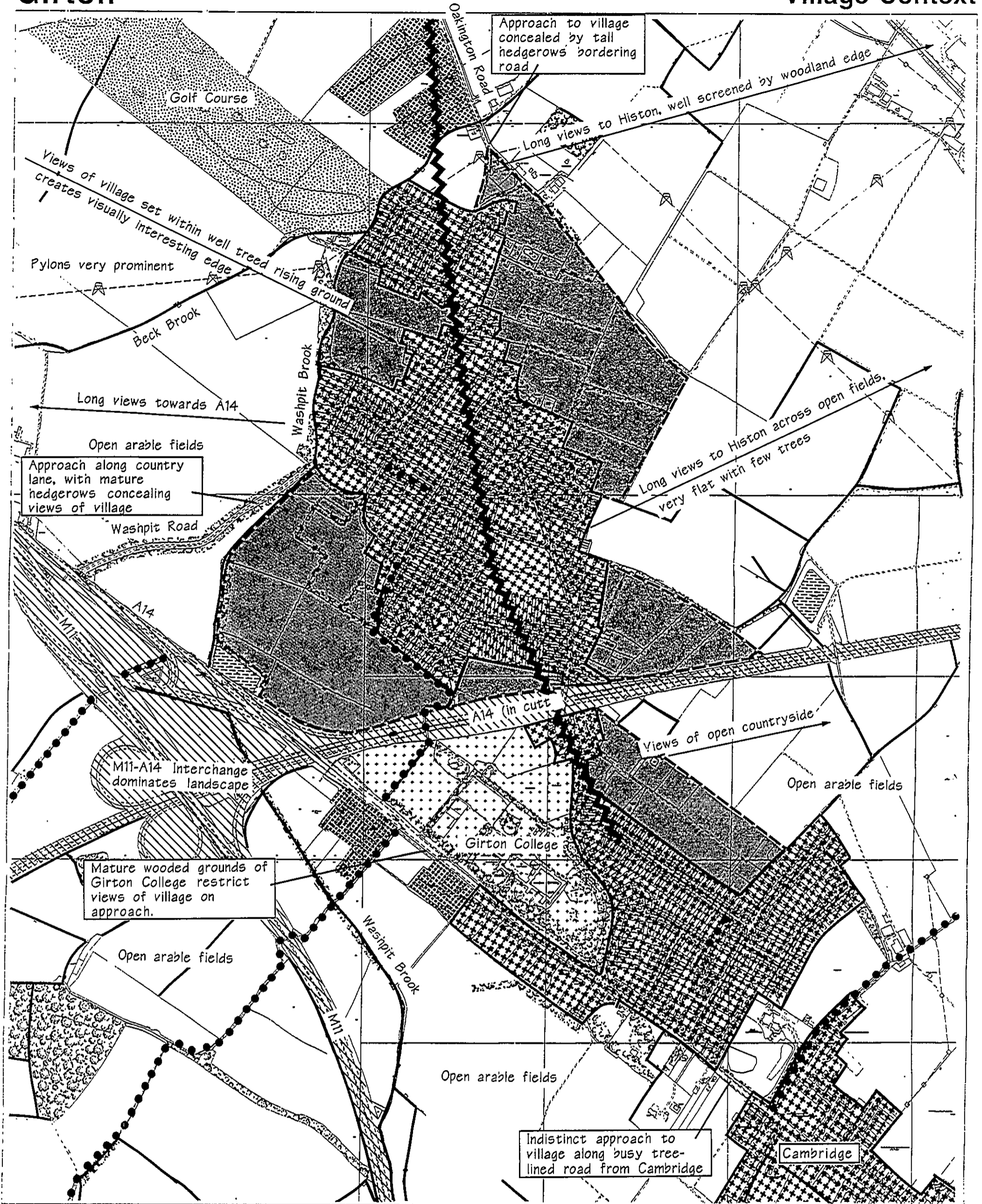
These considerations within Girton are:

- fairly low ratio of local employment to resident economically active working locally
- close proximity to Cambridge and the new employment areas in the north and west of the city
- fairly good community facilities, including 6 shops, a primary school with capacity
- no village college, but only 2 miles to college at Imprington
- no railway station, but good bus service
- no infrastructure constraints

In summary, we consider that Girton has a **MEDIUM** overall sustainability ranking.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR GIRTON

- | | |
|--|--|
| 1. Environmental capacity based on character assessment | - Moderate, with some opportunity in part of the north eastern edge south of the A14, and part of the land north of the A14. Any immediately development to be in helping with village character. |
| 2. Environmental and planning constraints and designations | - The green belt covers all of the areas identified except for allocations for development. |
| 3. Socio-economic sustainability considerations | - Medium sustainability ranking, with capacity of the primary school, fairly good village facilities, and no infrastructure constraints. |
| 4. -CONCLUSION | - MODERATE OVERALL CAPACITY BASED ON CHARACTER ASSESSMENT, ALLOWING FOR SYMPATHETIC DEVELOPMENT ON TWO AREAS EITHER SIDE OF THE A14 OPPORTUNITIES LIMITED BY GREEN BELT TO ALLOCATED SITES. MEDIUM SUSTAINABILITY RANKING |



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KEY			
	Village		Reservoir
	Enclosed farmland		Footpath linkages
	Drain		Farm buildings
	Wooded area/hedgerow		A14/M11 corridor
	Golf Course		Open farmland
	Girton College		Ridge line

Girton

Village Character - Settlement

Oakington

10. Mature trees and hedgerows of enclosed farmland screen village edge.

11. Golf course provides transition between village edge and open farmland.

1. Enclosed arable fields and paddocks with mature hedgerows provide soft transitional edge to village.

2. Open arable farmland abuts exposed village edge.

3. Enclosed farmland and large treed gardens soften village edge.

4. Long rear gardens with mature trees provide fairly soft edge. Housing allocation north of Thornton Road.

5. Edge screened by playing fields with well-wooded boundary and long rear gardens.

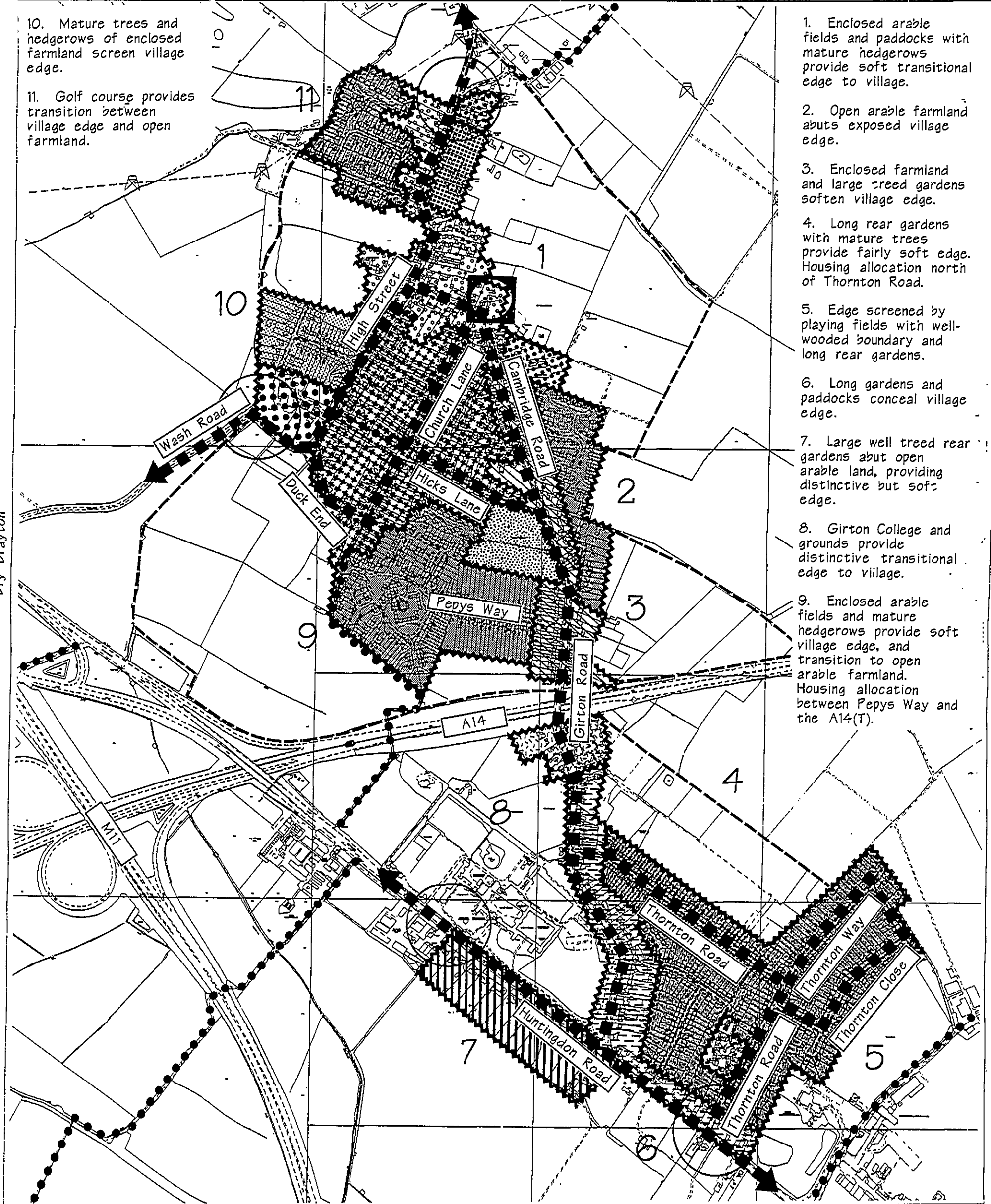
6. Long gardens and paddocks conceal village edge.

7. Large well treed rear gardens abut open arable land, providing distinctive but soft edge.

8. Girton College and grounds provide distinctive transitional edge to village.

9. Enclosed arable fields and mature hedgerows provide soft village edge, and transition to open arable farmland. Housing allocation between Pepys Way and the A14(T).

Dry Drayton



Cambridge

KEY

- | | | | |
|-------------------------------------|---------------------------|-------------------------------------|-----------------|
| Transitional boundary between zones | School and grounds | Flats | Village gateway |
| Historic core | Mixed housing | Linear housing with single frontage | |
| Strong linear development | Inter-war private estate | Large detached housing | |
| Allotments/gardens | Post-war housing estate | Footpath | |
| Redeveloped farm buildings | Inter-war housing | Key road | |
| Old peoples home | Modern office development | Key landmark | |



Not to Scale



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SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - HISTON AND IMPINGTON

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Histon and Impington are physically joined and are considered as a “necklace” settlement located on both sides of the B1049 north of the A14(T), and just north of Cambridge itself. It is identified as a Limited Rural Growth Village in the Local Plan 1993, where development of up to 200 dwellings may be permitted within the identified village framework. Housing groups of up to eight dwellings, and infilling, may also be permitted. This adopted plan, and the 1997 Local Plan Review (Consultation Draft) include one housing allocation. This is 4.5 acres (1.8 hectares) north of Impington Lane and east of Glebe Way. The past 45 years have seen the population more than double, from 3160 to over 7760, with substantial estate development.

History

The original village settlement of Histon is focused around two manors and a large oval green. One third of the green survives today with the village pond. Within Histon, the Chivers Jam Factory was established in 1874, and the surrounding area was planted with orchards. The Cambridge to St Ives railway was opened in 1874 and closed in 1970. Impington began as two memorial sites, but few historic buildings remain. The Smock Windmill of Cambridge Road built in 1806 replaces an earlier post mill.

Landscape Setting of the Village

The setting for Histon and Impington is of a very flat and low lying open landscape, containing irregularly shaped arable fields, subdivided by occasional hedgerows and a network of drainage ditches. To the south east, the fields are generally smaller and more enclosed with hedgerows and substantial tree groups. The landscape north of the village becomes increasingly Fenland in character, with large flat open fields. The A14(T) and the proximity of the northern edge of Cambridge provides a semi-urban landscape to the south.

The landscape character around the edges of the village contrasts with the wider open landscape. Enclosed farmland and paddocks dominate many of the northern boundaries, with mature hedgerows. The sports fields to the east create a clear transition between village and farmland. To the west the disused railway forms a strong visual edge in the landscape, although the industrial buildings and chimneys in the industrial area are clearly visible. The parkland character of Histon Manor, to the west, forms a marked buffer between the village and the open fields to the west.

There are several gateways to the village. The northern and eastern approaches are linear, and of a semi-rural character. Approaching from the west, the entrance is characterised by mature hedgerows and trees, with the added variety of the parkland character north of Park Lane.

Settlement Pattern of the Village

The present form of the villages of Histon and Impington owes much to their historical development. Impington was a small scattered community, evidenced by the spread of older buildings within the village. Histon was larger and less scattered, which resulted in more clearly defined character areas.

As the villages have expanded, the villages have joined and the majority of the settlement relates to the north-south and west-east road pattern. Industrial and residential development in the 20th Century has extended the village considerably, with development between the wars and continuing to the present

day. This development mainly consists of estate development of varying character, but with very little public open space, resulting in a suburban character. This is very different to the historic parts, as evidenced in the identified historic cores.

Throughout the settlement, this spread of residential development has engulfed the older more scattered housing, creating several character zones of mixed-age development.

The settlement's main historic core is considerable, with its distinctive character continuing from St Andrews Church in the north along High Street, Station Road and Water Lane. This core is dominated by a much lower density of development, with mature hedges and trees. Between Water Lane and High Street is the village green and pond, fronted by a mix of detached thatched and whitewashed houses.

A second historic core area lies in the eastern part of the village, along Impington Lane, centred on a second St Andrews Church. Again, a more rural character dominates, with paddocks, trees and hedges.

The substantial employment area is located in the middle of the village, in the vicinity of the old Chivers factory. This character is clearly urban, with a mix of high-tech buildings and associated car parking.

In the southern part of the village, west of Cambridge Road, a crescent of housing focuses on the smock windmill. This area is of a distinctive character, with low density detached Victorian houses, which have mature hedged gardens.

Buildings and Spaces in the Village

The characteristic of this village is of almost continuous development, with the open spaces and recreation areas being mainly within the historic cores or on the edge of the settlement. This harshness is eased in parts due to the form of the settlement which ‘narrows’ towards the south, bringing woodland and nearness to the countryside to the Cambridge and Bridge Roads.

As the village has expanded twofold since 1945, the older buildings are mainly included within newer developments, and their rural setting has been lost. However, the exception to this is the linear historic core along Station Road and Water Lane, where there is a rich mix of building styles.

Roads and Routes

The village is well served with roads, which also serve to provide footpath linkages. In addition, a number of footpaths which historically served to link the scattered buildings of Histon have been retained, although they now have an urban character, being routed mainly through estate development.

Change in Village Character

Histon and Impington is clearly one of the largest villages in South Cambridgeshire. The scale of the village's growth has resulted in the loss of much of the open land within the village. However, the historic cores have retained their character, and there remains areas of transition between the village edge and the open fields of this Fen-edge village.

Key Attributes

- The main historic core, stretching in a linear form north-south from the High Street and Station Road/Water Lane.
- The historic core of Impington and setting of enclosed fields.
- The continuous frontages of the Listed buildings along a large part of the main streets of the historic cores.
- The retention of the linear form of much of the village, despite the infilling of post war estate development.
- Enclosed fields, paddocks and allotments, forming a transition between the village and open countryside.
- Long views across open fields, including fen edge.
- Village green, pond and listed buildings fronting onto this open space.
- Low density housing and mature trees, such as the crescent area around the smock windmill in the southern part of the village.
- Mature tree groups and woodland contributing to the street scene.
- Parkland landscape of the grounds of Histon Manor.
- Playing fields on the edge of the village.
- Winding roads within the historic cores.
- Tranquillity of Impington historic core.

ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • The very few open spaces, woodland and village pond are required to retain character. • Retain linear development within the village, and long back gardens. • Retain historic cores, and in particular the setting within the village of buildings in the historic core. • Retain low density areas of particular character. • Respect tree groups which contribute to the street scene.
• Edges 1 & 3	Limited	<ul style="list-style-type: none"> • Disused railway line and mature hedgerows form strong village boundary.
• Edge 2	Moderate	<ul style="list-style-type: none"> • Bordered by industrial and residential development, with the disused railway and associated hedgerows enclosing the area within the village envelope.
• Edges 4 & 5	Limited	<ul style="list-style-type: none"> • Entrance route defines village boundary to north, along with mature trees and hedgerows.
• Edge 6	Limited	<ul style="list-style-type: none"> • Substantial parkland of Histon Manor forms setting. • Protect setting of historic core.
• Edges 7 & 8	Limited	<ul style="list-style-type: none"> • Mainly enclosed fields and scattered farm buildings, form transition between village and open farmland.
• Edges 9-11	Limited	<ul style="list-style-type: none"> • Harsh but well defined edges formed by roads and long back gardens. • Open fields abut village boundary. • Long views across farmland from village.
• Edges 12-13	Limited	<ul style="list-style-type: none"> • Enclosed fields, paddocks and allotments form soft edge, and transition between village and open fields beyond. • Housing allocation north of Impington Lane. • Retain linear development along Impington Lane. • Protect rural setting of historic core.
• Edges 14-15	Limited	<ul style="list-style-type: none"> • Retain linear approach to village.
• Edge 16	Limited	<ul style="list-style-type: none"> • Protect rural setting of historic core. • Mature trees and hedgerows form soft edge.
• Edges 17-18	Limited	<ul style="list-style-type: none"> • Playing fields and parkland setting of village college and recreation ground.
• Edge 19	Limited	<ul style="list-style-type: none"> • Village edge defined by Bridge Road, with farmland beyond.
• Edges 20-22	Moderate	<ul style="list-style-type: none"> • Harsh but well defined edge abutting open fields. • Long views across countryside. • Retain long back gardens. • Small fields may have some development capacity.

STAGE 2 - PLANNING & SOCIO-ECONOMIC CAPACITY ASSESSMENT OF HISTON AND IMPINGTON

1.

ENVIRONMENTAL AND PLANNING CONSTRAINTS AND DESIGNATIONS	
CONSTRAINTS/DESIGNATIONS	VILLAGE/EDGE
<ul style="list-style-type: none"> Listed Buildings 	<ul style="list-style-type: none"> - Within the Village - 1 Grade I - 1 Grade II* - 20 Grade II
<ul style="list-style-type: none"> Conservation Area 	<ul style="list-style-type: none"> - Within the Village - Edges 6, 13 & 16
<ul style="list-style-type: none"> High Grade Agricultural Land 	<ul style="list-style-type: none"> - Edges 1-3, 5-15, 20-23
<ul style="list-style-type: none"> Green Belt 	<ul style="list-style-type: none"> - Edges 1-23

2. **Existing Community Balance**

- *Employment (based on 1991 Census)*

Economically active in Histon & Impington (A)	3550
Employment in Histon and Impington (B)	3870
Ratio B:A	1:1
% resident economically active working locally	34%
Updated ratio of jobs to economically active (1997)	1:3

This ratio of jobs to economically active is fairly sustainable, with 34% of economically active working locally.

- *Schools*

Histon has an infant and junior school. In 1996 the infant school had 260 pupils. It has permanent accommodation for 240 and temporary accommodation for 60. The junior school had 344 pupils. It has permanent accommodation for 300 and temporary accommodation for 60. Secondary education is provided at Impington College. There are 1210 pupils with permanent accommodation for 779 and temporary accommodation for 450.

- *Shops*

There are 16 shops in Histon and 6 in Impington. There are also other facilities including banks, post offices, library and public houses.

- *Existing Infrastructure*

There is no railway station at Histon & Impington. It has a regular bus service to Cambridge. There are no major infrastructure constraints. The Environment Agency would require agreement to surface water details of any development. Much of Histon drains to Impington village pond.

STAGE 2 - PLANNING & SOCIO-ECONOMIC CAPACITY ASSESSMENT

Environmental Planning Constraints

- Assessing the environmental and planning constraints and designations of the possible areas with moderate capacity identified from the character assessment (Edges 2 and 20-23), all are high grade agricultural land and both are on the Green Belt.

Socio-economic Sustainability Considerations

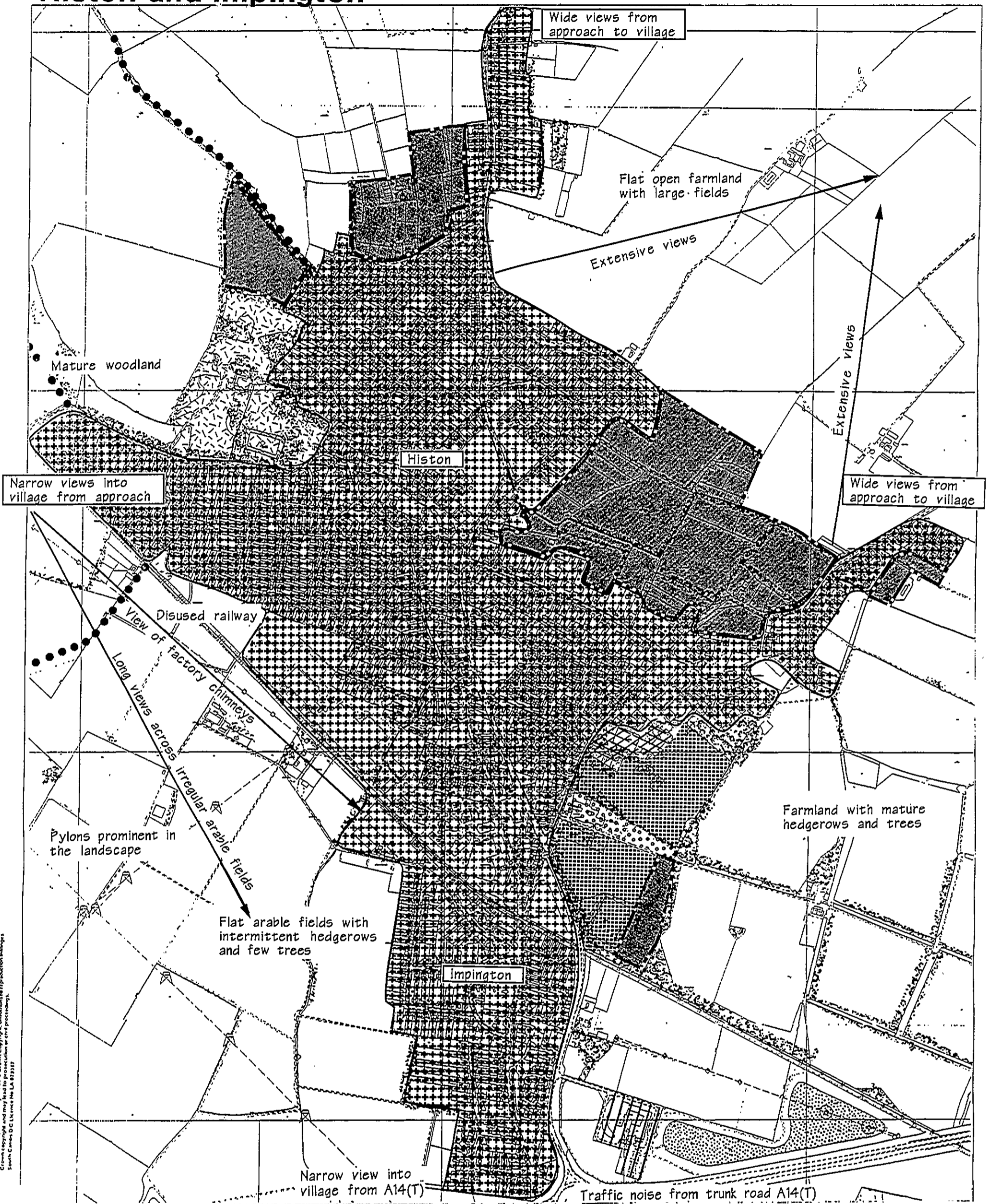
These considerations within Histon & Impington are:

- fairly high ratio of local employment to resident economically active working locally.
- a substantial number of shops.
- both the primary school and the Village College are over capacity.
- village served by regular public transport.
- no major infrastructure constraints.

In summary, we consider that Histon & Impington has a **MEDIUM** overall sustainability ranking.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR HISTON & IMPINGTON

1. Environmental capacity based on character assessment. - Moderate, with some opportunity on small parts of the western edge of the village for sympathetic development in keeping with village character. Also some possible employment development near existing industrial/commercial areas.
2. Environmental and planning constraints and designations. - High grade agricultural land and green belt designation places constraints to development on western side of the village.
3. Socio-economic sustainability considerations. - Fairly sustainable employment base, with good number of shops and public transport. All schools are over capacity. No infrastructure constraints.
4. **CONCLUSION** - **LIMITED OVERALL CAPACITY, ALTHOUGH ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT ALLOWED FOR SYMPATHETIC DEVELOPMENT ON PART OF THE WESTERN EDGE OF THE VILLAGE. ALL THIS LAND IS HIGH GRADE AGRICULTURAL LAND AND IN THE GREEN BELT. ALSO ALL THE VILLAGE SCHOOLS ARE AT OR OVER CAPACITY. THIS IS A FINELY BALANCED CONCLUSION, FOR THE VILLAGE SCORES 'MEDIUM' ON SUSTAINABILITY RANKING, WITH FAIRLY SUSTAINABLE AND SUBSTANTIAL EMPLOYMENT BASE.**



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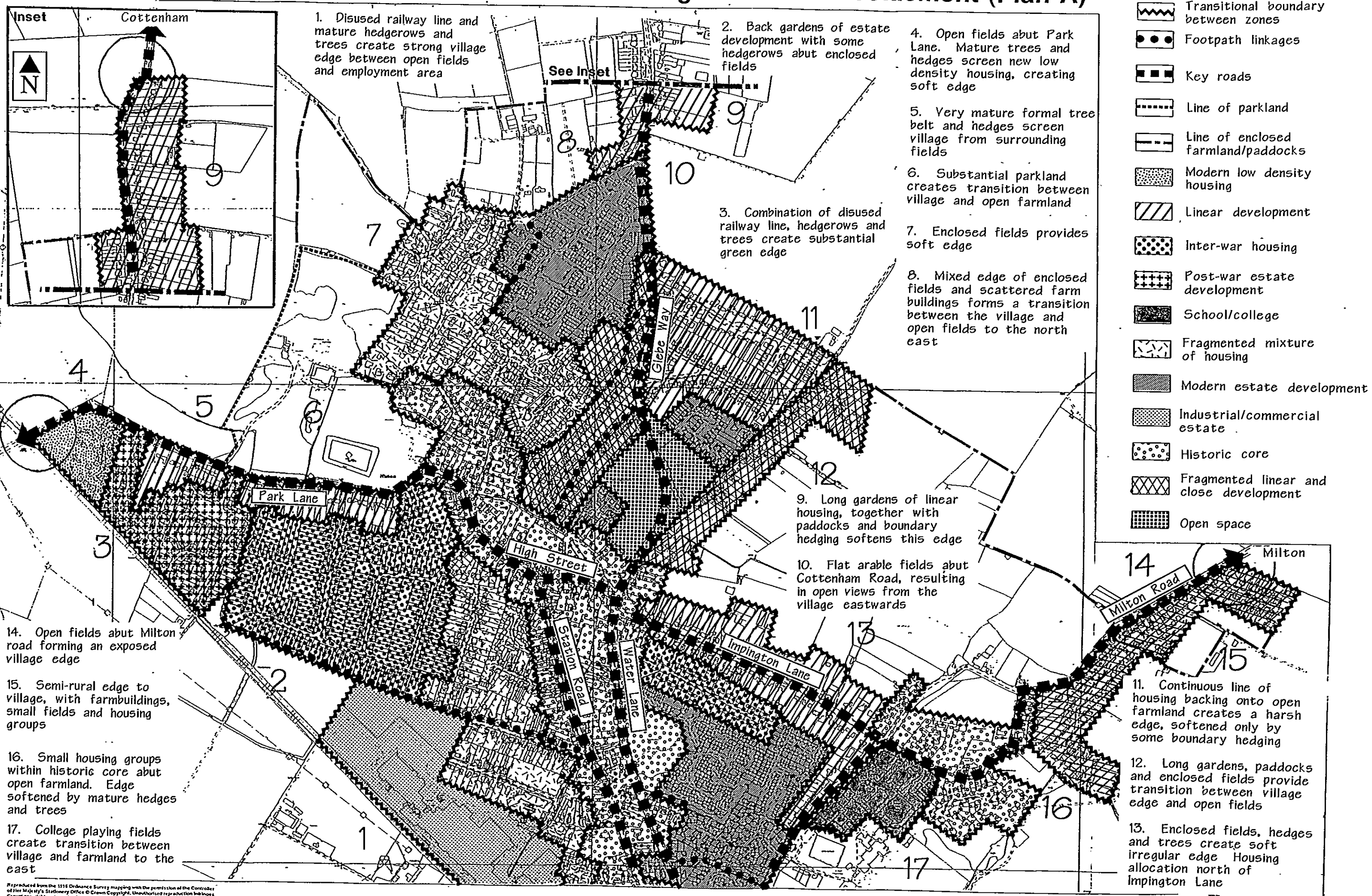
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|--|----------------------------|--|---------------|
| | Village | | Parkland |
| | Enclosed farmland/paddocks | | Lake |
| | Footpath | | College |
| | Recreation ground | | Hospital |
| | Woodland/hedgerow | | Open farmland |
| | Hotel | | |



Histon and Impington

Village Character - Settlement (Plan A)



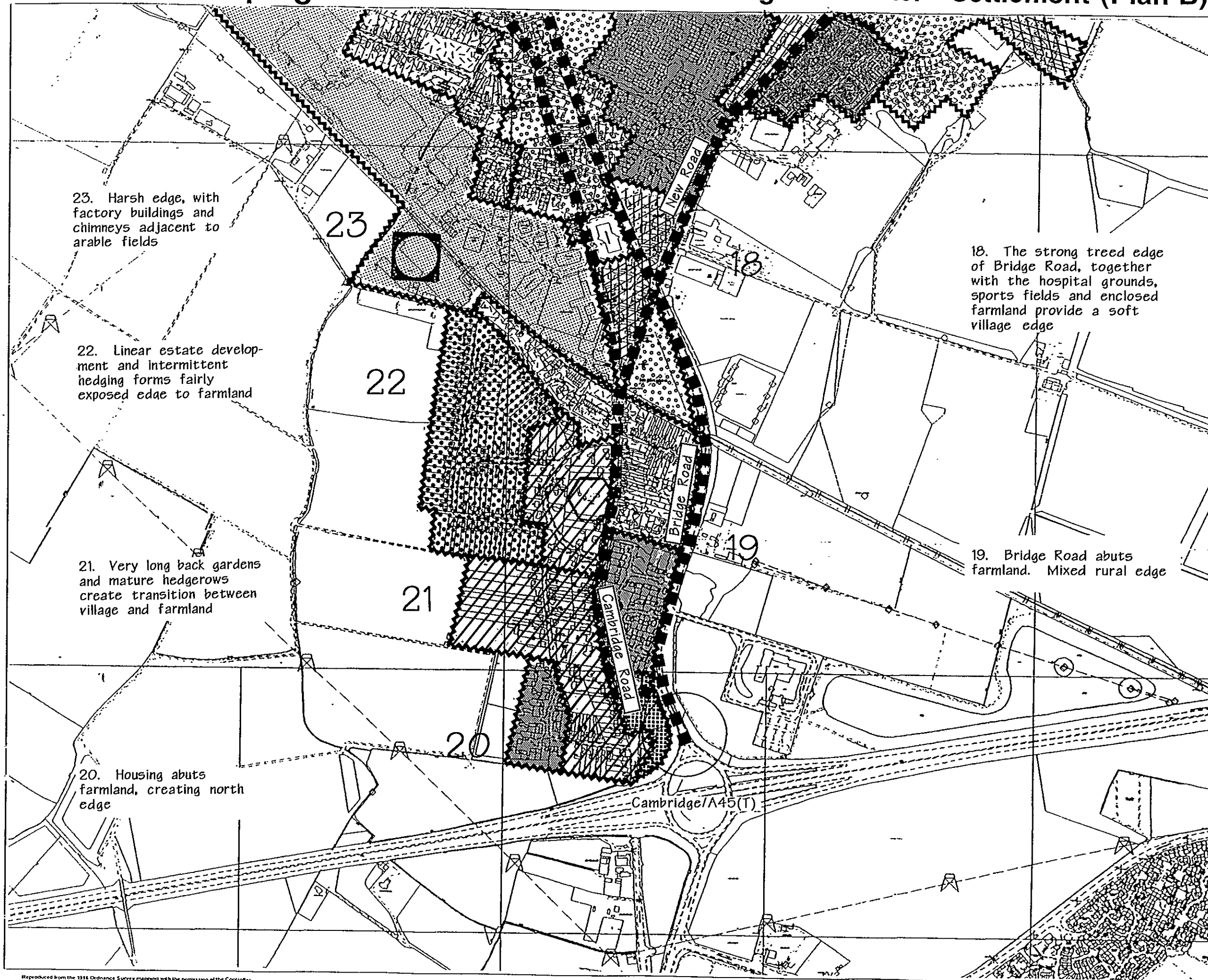
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Histon and Impington

Village Character - Settlement (Plan B)



23. Harsh edge, with factory buildings and chimneys adjacent to arable fields

22. Linear estate development and intermittent hedging forms fairly exposed edge to farmland









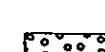
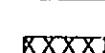


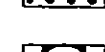
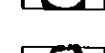
21. Very long back gardens and mature hedgerows create transition between village and farmland

20. Housing abuts farmland, creating north edge

18. The strong treed edge of Bridge Road, together with the hospital grounds, sports fields and enclosed farmland provide a soft village edge

19. Bridge Road abuts farmland. Mixed rural edge

KEY

-  Village gateway
-  Transitional boundary between zones
-  Key roads
-  Linear development
-  School/college
-  Fragmented mixture of housing
-  Modern estate development
-  Industrial/commercial estate
-  Historic core
-  Fragmented linear and close development
-  Open space
-  Inter-war housing
-  Landmark building
-  Local landmark



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SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - LONGSTANTON

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Longstanton is located six miles north west of Cambridge on the B1050 north of the A14(T), and is on the Fen Edge. It is identified as a Rural Growth Settlement in the Local Plan 1993. This provides for housing growth normally in the range of 200 to 400 dwellings in estates, together with groups and infilling on appropriate sites. This adopted plan includes two housing allocations. These are 22.5 acres (9.1 hectares) north of Over Road at Home Farm, and 4 acres (1.6 hectares) at Church Farm. These are also in the 1997 Local Plan Review (Consultation Draft) but with different boundaries and acreages. The population has increased by over four and a half times over the past 45 years, mainly through estate development and Ministry of Defence houses.

History

The village stretches for 2 km along the High Street and several original settlements can be identified along this route. There are two parish churches, All Saint's Church at the central crossroads to the village and the Manor opposite, and St Michael's Church to the south. Both of these are within Conservation Areas.

Hatton Park, in the northern part of the settlement, served as a village green until about 1940, when it was developed for housing and a primary school. The railway from St Ives to Cambridge, which is located to the north of Longstanton, was closed in 1966. The road to Oakington was closed during the Second World War when the airfield was developed. It is now used by the army. Since the war, many housing estates have been built, particularly east of the High Street.

Landscape Setting of the Village

The landscape setting for Longstanton comprises three main types. To the west there are large flat and open arable fields, with few hedgerows, leading towards Cow Fen and Swavesey in the north west. To the north, along the road to Willingham, the landscape is more intimate, with scattered linear development along the rural approach to the village.

Oakington Barracks form a significant feature in the landscape east of the village, separated only by one or two fields and the grounds of The Manor south of All Saint's Church. The barracks themselves are a substantial built complex, to the south of which are aircraft hangars and the rough grassland and scrub of the airfield.

The northern and southern approaches are generally bordered with mature hedgerows with a sense of arrival from the surrounding countryside. The western approach is more fen-like, with ditches either side of the open road, wide views of the village, and the spire of All Saint's Church as a landmark. The edges of Longstanton are generally soft, with well defined wooded boundaries.

The recreation ground in the north west, the grounds of The Manor, and the golf course to the north also form a transition from the settlement to the countryside beyond, and are extensions to the edge of the village.

Settlement Pattern of the Village.

The High Street, Woodside and St Michael's Road combine to form a continuous north-south route through the village, with associated linear development in parts. Along this route, there are two historic

cores, centred on the two churches. In these areas, there is a semi-rural character to the village, with wide grassed verges, very mature trees and a tranquil setting.

In contrast to the historic cores, the majority of the village comprises estate and military housing, mainly constructed over the last fifty to sixty years. Most of these are in the northern part of the village, near to the primary school.

Longstanton has a significant physical 'separation' of the two parts of the village at the central cross roads, comprising the Manor and grounds, together with small enclosed fields west of Woodside forming a combined wooded and rural 'gap'. This mature tree-lined character continues to the south of the village, which extends to the lower density housing in the south west.

Buildings and Spaces in the Village

The historic cores are small, with the churches dominant. The Manor in its grounds in the centre of the village separates the two parts of the village, and this is the most important open space. There are only a few Listed buildings in Longstanton.

The Ministry of Defence houses are very apparent throughout the village and these, together with the other estates, form the majority of the settlement, with very little older frontage housing along the north-south roads.

As well as the small greens in the conservation area and the central open space, the village has other open areas, including the primary school, playing fields and the recreation ground. These open breaks create a relatively rural character to the village.

Roads and Routes

North of its junction with Hattons Road, the High Street is a busy road between the Fens and Cambridge. To the north of the village, scattered ribbon development continues towards Willingham. The east-west road has a shorter route through the village, opening out to views of open arable fields. Due to the linear nature of Longstanton, there are few footpath linkages. However, there are several footpaths in the immediate surroundings, crossing fields to link parts of the village.

Change in Village Character

For centuries, Longstanton comprised a few small groups of dwellings, with Longstanton All Saint's and Longstanton St Michael's being the most significant. Even by 1951 the population was only 520. With the estate developments in the post-war period the village character has inevitably changed, with the housing developments dominant. Despite this, the linear form of the village remains, though more in its overall shape than the frontage linear development, characteristic of many other villages in South Cambridgeshire.

The two historic cores focusing on the two churches remain intact, as does the rural character of the southern part of the village. The central rural part of Longstanton, including The Manor, is a key attribute. Also, the village has number of strong rural edges, with mature trees and hedgerows, contributing to the wooded surrounds.

Key Attributes

- Linear form, despite later estate development in depth.
- Intimate, if small, historic core, including village green and open setting of church.
- Long views to All Saints Church from western approach.
- Views across flat arable fields.
- Enclosed fields form transition between village and open countryside.
- Grounds of The Manor.
- Fields, trees and hedges separate the two parts of the village south of the crossroads.
- Separation between village and Oakington Barracks.
- Groups of mature trees contribute to the street scene within the village and on village edges.
- Open spaces, including the recreation ground.
- Country lane character of some of the village streets.

ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • Retain linear character and current density and form. • Protect historic core, including the open setting of the church. • Retain important tree groups which form part of the street scene. • Retain open spaces, including playing fields.
• Edges 1-3	Limited	<ul style="list-style-type: none"> • Recreational uses, including golf course, primary school playing fields. • Well defined village edges.
• Edges 4-7	Limited	<ul style="list-style-type: none"> • Enclosed rural setting to the village, with grounds of the Manor, wooded setting of Nether Grove and small fields bordered by hedgerows. • Separation between village and Oakington Barracks.
• Edges 8-9	Limited	<ul style="list-style-type: none"> • Gateway to village, with woodland and also views across open fields.
• Edges 10-13	Limited	<ul style="list-style-type: none"> • Rural setting of village with some views across open fields, and some small enclosed fields forming transition between village and surrounding farmland.
• Edge 14	Limited	<ul style="list-style-type: none"> • Well enclosed village edge with large open fields beyond between Hattons Road and School Lane. • Housing allocation at Church Farm.
• Edges 15-17	Moderate	<ul style="list-style-type: none"> • Small fields form transition between village and open countryside. • Scattered farm buildings, could form focus for some development. • Housing allocation north of Over Road at Home Farm.

STAGE 2 - PLANNING & SOCIO-ECONOMIC CAPACITY ASSESSMENT OF LONGSTANTON

1.

ENVIRONMENTAL AND PLANNING CONSTRAINTS AND DESIGNATIONS	
CONSTRAINTS/DESIGNATIONS	VILLAGE/EDGE
• Listed Buildings	<ul style="list-style-type: none"> • Within the village and Edge 5 - 1 Grade I - 1 Grade II* - 7 Grade II
• Conservation Areas	<ul style="list-style-type: none"> • Edges 4-6 and 13 within the village.
• High Quality Agricultural Land	<ul style="list-style-type: none"> • Edges 1-3

2. Existing Community Balance

• Employment (based on 1991 Census)

Economically active in Longstanton (A)	1010
Employment in Longstanton (B)	640
Ratio B:A	0:6
% resident economically active working locally	41%
Updated ratio of jobs to economically active	0:9

This ratio of jobs to economically active is sustainable, with 41% of economically active working locally. Many are employed at Oakington Barracks.

• Schools

The Hatton park Primary School in 1996 has 177 pupils. It has permanent accommodation for 300. Secondary education is provided at Swavesey Village College, three miles to the north west of the village.

• Shops

There are only a modest range of shops, with one post office/shop, 2 non-food shops, 2 other shops, one public house.

3. Existing Infrastructure

There is no railway station in Longstanton, but it has a regular bus service to Cambridge. There are possible infrastructure constraints, with possible problems with both surface water and foul drainage. The Environment Agency would need surface water details for any proposed development.

STAGE 2 - PLANNING & SOCIO-ECONOMIC CAPACITY ASSESSMENT

Environmental Planning Constraints

- Assessing the environmental planning constraints and designations of the three possible areas with moderate capacity identified from the character assessment (Edges 15-17), there are no specific constraints/designations.

Socio-economic Sustainability Considerations

These considerations within Longstanton are:

- high ratio of local employment to resident economically active working locally.
- modest shops but capacity in the primary school in the village.
- village served by regular public transport.
- no village college.
- infrastructure has capacity, but limited capacity with surface water and foul drainage.

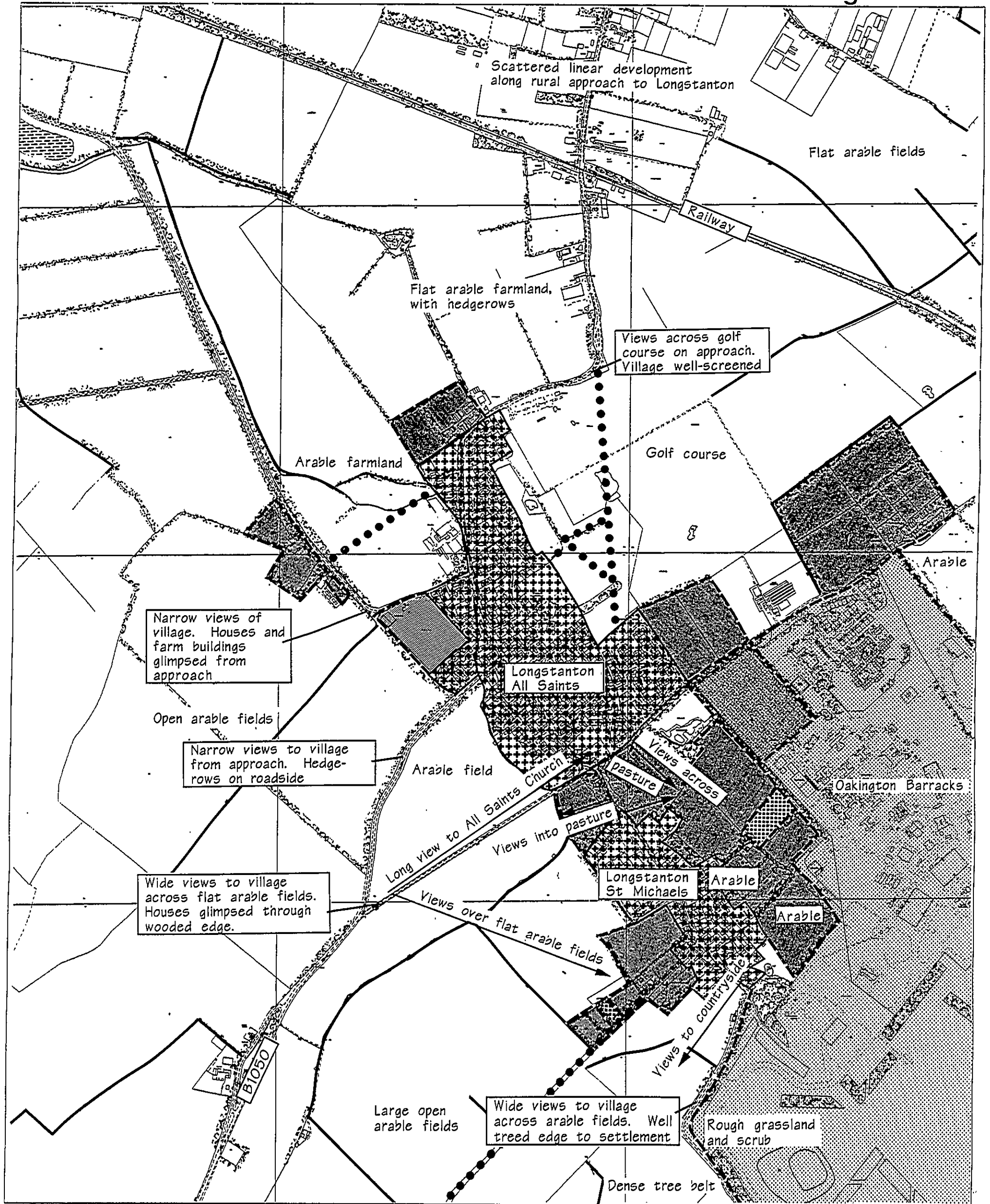
In summary, we consider that Longstanton has a **MEDIUM** overall sustainability ranking.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR LONGSTANTON

1. Environmental capacity based on character assessment. - Moderate, with some opportunity on part of the north-western edge of the village for sympathetic development in keeping with village character.
2. Environmental and planning constraints and designations. - No specific designations/constraints for the areas identified with moderate capacity.
3. Socio-economic sustainability considerations. - Sustainable employment base and primary school capacity.
4. CONCLUSION - MODERATE ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT, ALLOWING FOR SYMPATHETIC DEVELOPMENT ON PART OF THE NORTH-WESTERN EDGE OF THE VILLAGE. THIS IS SUPPORTED BY PLANNING AND SOCIO-ECONOMIC SUSTAINABILITY CONSIDERATIONS.

Longstanton

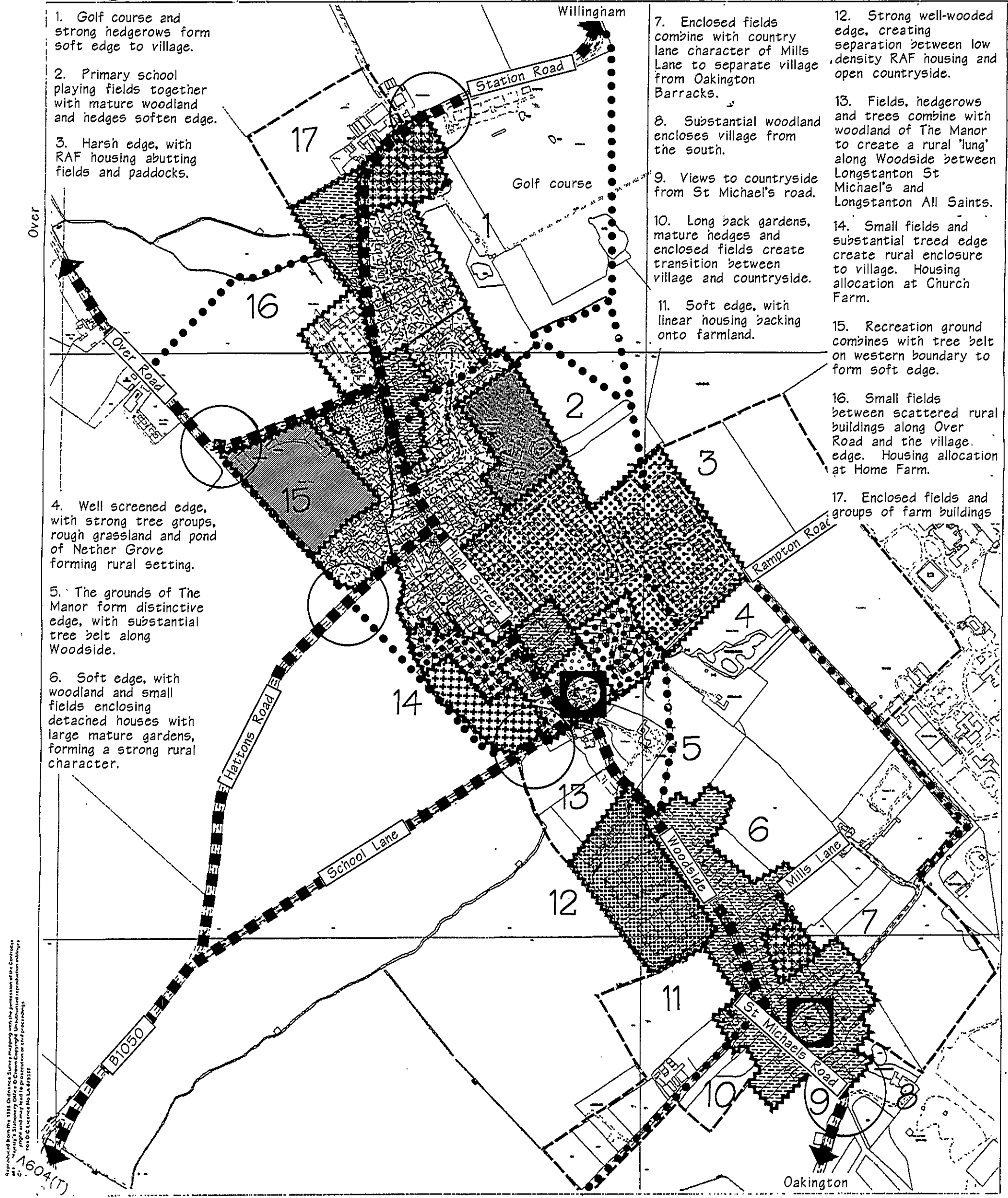
Village Context



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Longstanton

Village Character - Settlement



- 1. Golf course and strong hedgerows form soft edge to village.
- 2. Primary school playing fields together with mature woodland and hedges soften edge.
- 3. Harsh edge, with RAF housing abutting fields and paddocks.

- 7. Enclosed fields combine with country lane character of Mills Lane to separate village from Oakington Barracks.
- 8. Substantial woodland encloses village from the south.
- 9. Views to countryside from St Michael's road.
- 10. Long back gardens, mature hedges and enclosed fields create transition between village and countryside.
- 11. Soft edge, with linear housing backing onto farmland.
- 12. Strong well-wooded edge, creating separation between low density RAF housing and open countryside.
- 13. Fields, hedgerows and trees combine with woodland of The Manor to create a rural 'lung' along Woodside between Longstanton St Michael's and Longstanton All Saints.
- 14. Small fields and substantial treed edge create rural enclosure to village. Housing allocation at Church Farm.
- 15. Recreation ground combines with tree belt on western boundary to form soft edge.

- 4. Well screened edge, with strong tree groups, rough grassland and pond of Nether Grove forming rural setting.
- 5. The grounds of The Manor form distinctive edge, with substantial tree belt along Woodside.
- 6. Soft edge, with woodland and small fields enclosing detached houses with large mature gardens, forming a strong rural character.
- 16. Small fields between scattered rural buildings along Over Road and the village edge. Housing allocation at Home Farm.
- 17. Enclosed fields and groups of farm buildings

KEY					
	Key roads		Modern bungalows		Farm buildings
	Footpath linkages		Mixed modern housing		Historic core
	Line of enclosed farmland		Primary school		Industrial/commercial
	Transitional boundary between zones		RAF housing		Recreation ground
	Village gateway		Detached RAF housing		Linear development
	Landmark building		Modern estate housing		

Not to Scale



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SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - MILTON

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Milton is on the northern edge of Cambridge within the Fens and is situated near the junction of the A10 and A14 roads. The River Cam and the Cambridge - Ely Railway line lie to the east of the village. In the 1993 Local Plan, the village is designated as a Rural Growth Settlement, reflecting the scale of remaining development commitments for the village, as set out in the 1985 Milton Local Plan. This Local Plan is now superseded. The village is designated as a 'group village' in the Local Plan 1997 Consultation Draft, within which groups of up to 8 dwellings and in-filling may be permitted, where development can be accommodated without adverse impact on local amenity and other planning considerations. The population of the village has increased by over 500% over the past 45 years from around 740 inhabitants to 4,430 by mid 1996.

History

Milton is one of the Fen Edge villages. The main village core is centred around a triangular green, parish church and Milton Hall built in 1794 with parkland designed by Repton. The surviving traditional farmhouses and cottages date from the early 18th century, while the church dates back to the 12th century.

The 20th century saw substantial growth of housing in Milton up to the 1960's in both private and Local Authority estates, extending the village in most directions. Milton was again selected for major growth and land allocated in the Milton Local Plan 1985. Development was completed in the 1980s north and south of Butt Lane between the village and the A10 bypass.

Landscape Setting of the Village

The village of Milton is strongly contained to the west and south by the A10 and A14 road corridors respectively. To the south of the A14 the edge of Cambridge is evident. The Milton Science Park and a large sewage works occupy much of this land beyond the A14. To the west of the A10 Bypass road, open fen farmland dominates the landscape setting. This land is very flat, with large open arable fields, long extensive views and very limited tree cover. Drainage ditches and distant views of poplar trees around settlements or farm buildings are particularly distinctive features.

This character extends from the A14 in the south, north and north westwards to the area around Landbeach, north of Milton. The modern development which extends up to the A10 Bypass can be clearly seen from the surrounding flat landscape, the rooftops of which form a distinctive and harsh transition from rural to village environment. The immediate landscape setting of the village in approaches from the north is dominated by the enclosed area of paddocks and allotments that form the setting for the Cambridgeshire Agricultural College. The rough pasture, fencing and associated paraphernalia gives this area a busy transitional character.

To the east of Milton, Milton Hall and the remnant parkland surrounding it, form a dense wooded local landscape for the village. The Hall itself and its associated church are strong historic features. However, these are not easily seen from the surrounding landscape due to the woodland. Surviving parkland trees are distinctive features within the arable and pasture fields surrounding the Hall, although the strong historic character of this area is weakened somewhat by the new business use and associated car parking now visible. Further to the east beyond Milton Hall the landscape opens out again into the farmlands along the River Cam, again these are very open, with drainage ditches as distinctive features.

Views of the village from this part of its setting are dominated by a strong wooded edge. The landscape has a rural character in this area.

Along the River Cam to the east, distinctive pollarded willows mark the course of the river, which provide interest and diversity within the flat open landscape. Nestled into the south east corner of the village is the Milton Country Park. This Country Park has been developed around substantial lakes. It has a well wooded character with limited views available into the park from the surrounding landscape. The strong wooded character of the park and its large extent does much to screen views of an industrial estate, community centre and modern housing along this edge.

Settlement Pattern of the Village.

The village itself has a number of distinctive character areas or development types. The historic core to the south of Milton Hall is a mixture of modern and historic buildings which is very limited in extent. Focused around a small triangular green, there are some early traditional built farmhouses and cottages dating to 1735. These are typically timber framed plastered with thatched and plain tiled roofs. The small green with nearby public houses are particularly distinctive features. There are links through, from the historic core to Milton Hall and the church, giving some semblance of what was once a much stronger historic character.

The post-war private and local authority housing development form substantial areas of housing with limited character or interest. There is a strong linear character to the development through the centre of the village, much of which is post-war development. A mixture of semis and detached houses front onto the road, set back behind small gardens. There is the occasional Cambridge villa built in yellow brick which is quite typical of the Fen Edge villages. The Cambridgeshire Agricultural College with greenhouses, farm buildings and the college itself is located in the northern part of the village.

To the south there is a large industrial estate and a superstore. These combine with the roads to form a busy and modern entrance or gateway to the village. Sandwiched between the A10 Bypass and the older development along the Cambridge Road, there is a large area of more modern housing. The main recreation area for the village is the Milton Country Park in the south east.

Buildings and Spaces in the Village

The historic core, although it contains a few distinctive older buildings, is very limited in extent, the character of which does not extend down to the rest of the village. This core extends into the village edge with All Saint's Church and Milton Hall set in a rural wooded landscape.

There is a general lack of open space within the village as a whole, although Milton Country Park abuts the village.

The buildings along the linear route through the village are of low density, with many large gardens. In contrast, the more recent housing estates are of a higher density, and are more urban in character.

Roads and Routes

Cambridge Road forms the main arterial route connecting the A10 to the north with the A10/A14 roundabout to the south. Fen Road connecting the historic village core and the River Cam to the east retains the character of a tranquil country lane. Milton Country Park is connected by footpath linkages to the east of the village and there are a number of small connecting footpaths linking the housing developments of various ages together.

Change in Village Character

The considerable development over the last 45-50 years has resulted in the loss of much farmland on the edge of the village. The opportunity for expansion of Milton was created by the construction of the A10 bypass. Overall, the original characteristics of the village, although still evident, have been weakened to a large extent by later development. Key attributes which are retained are the overall historic core, and the soft edges on the eastern side of the village, formed by the country park and the parkland of Milton Hall.

Milton is at a critical stage in its development. Expansion westwards in the late 1980s and early 1990s was undertaken for strategic reasons without regard to its impact on village character. Fortunately, the local planners recognised the critical qualities of the eastern flank of the village which must be kept free from development.

Key Attributes

- Historic core including the wooded rural setting, and parkland landscape of Milton Hall.
- Tranquil character of Fen Road.
- Enclosed pasture and allotments to north of village.
- Soft rural eastern edge of the village, including the country park, parkland and enclosed fields.
- Linear form of the central route through the village, despite the later estate development.

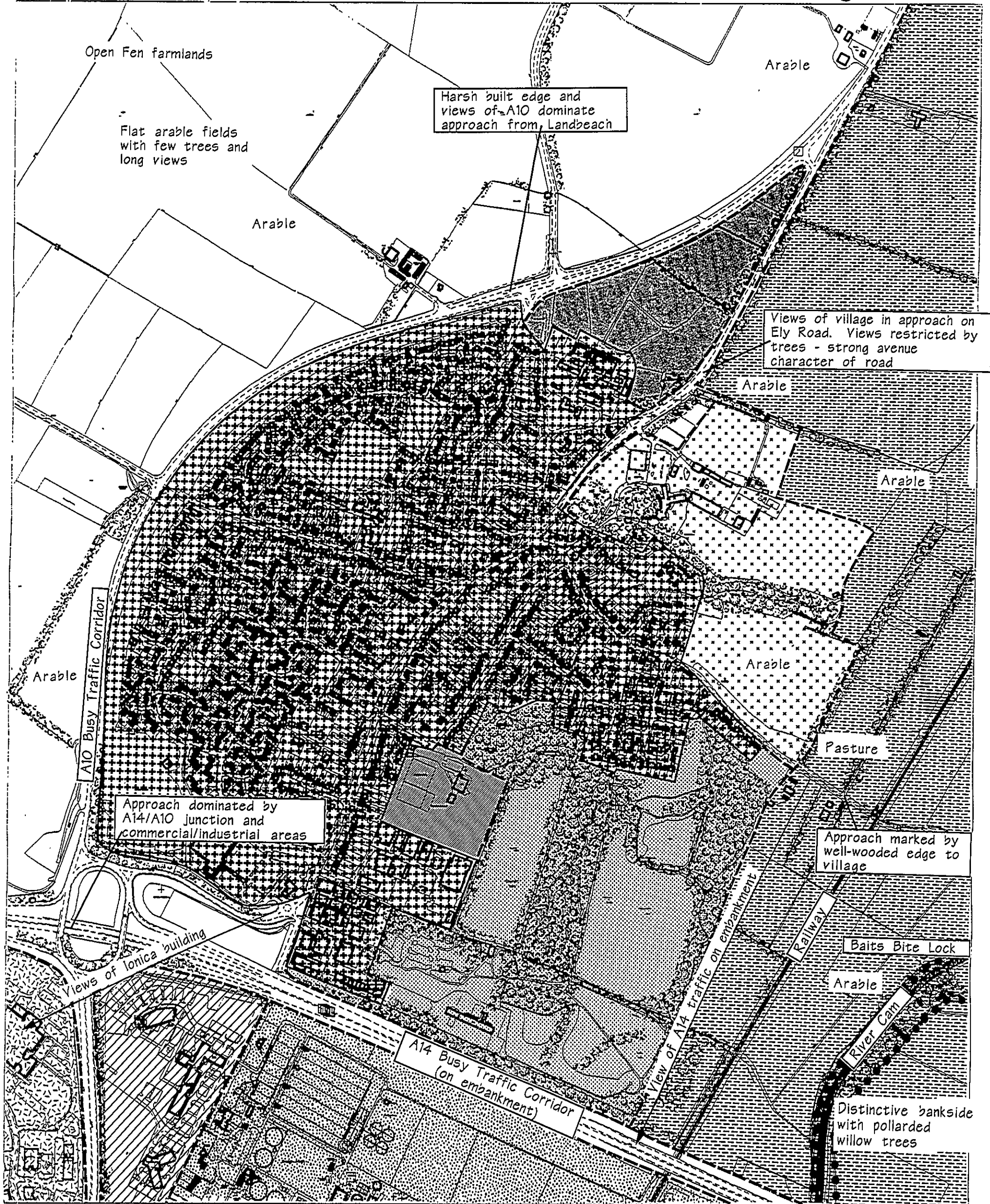
ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • Retain the character, density and setting of the buildings in the historic core. • Retain the density of the linear development within the village. • Modern housing estates provide very little opportunity for further development.
• Edge 1	Limited	<ul style="list-style-type: none"> • Village edge defined by the A10 bypass corridor.
• Edge 2	Limited	<ul style="list-style-type: none"> • Village edge defined by the village approach road and A14(T) corridor.
• Edge 3	Limited	<ul style="list-style-type: none"> • Recreation ground and Milton Country park abut village edge.
• Edges 4-5	Limited	<ul style="list-style-type: none"> • Soft village edge, formed by enclosed arable fields and parkland setting. • Rural framework for historic core. • Well-defined boundaries. • Groups of mature trees on village edge and within landscape setting.
• Edge 6	Limited	<ul style="list-style-type: none"> • Allotments enclosed by roads provide setting for agricultural college.

STAGE 2 - PLANNING & SOCIO-ECONOMIC CAPACITY ASSESSMENT OF MILTON

Not required, as Milton only has limited environmental capacity for development both within the village and on all of its edges.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR MILTON

1. Environmental capacity based on character assessment. - Limited, only being capable of absorbing very low levels of change, of limited type. Such development to be very sympathetic to existing village character.
2. CONCLUSION - LIMITED ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT.



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KEY					
	Footpath		Sewage works		Offices
	Wooded area/hedgerow		Community centre and grounds		Village
	Science park		River Cam farmland		River
	Enclosed pasture and allotments		River		Open fen farmland
	Milton Country Park				
	Parkland				

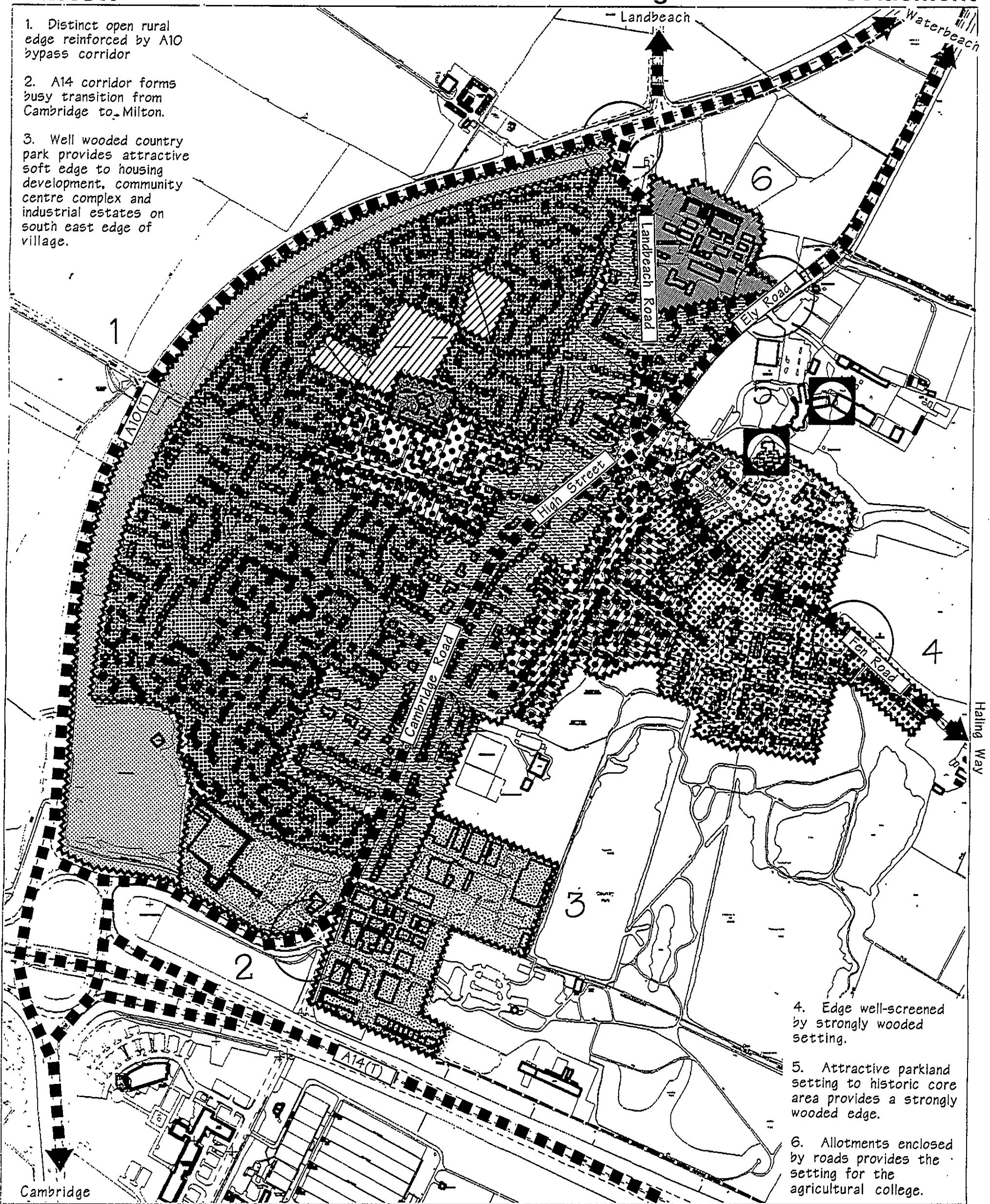
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Milton

Village Character - Settlement

1. Distinct open rural edge reinforced by A10 bypass corridor
2. A14 corridor forms busy transition from Cambridge to Milton.
3. Well wooded country park provides attractive soft edge to housing development, community centre complex and industrial estates on south east edge of village.



4. Edge well-screened by strongly wooded setting.
5. Attractive parkland setting to historic core area provides a strongly wooded edge.
6. Allotments enclosed by roads provides the setting for the agricultural college.

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KEY					
	Footpath linkages		Recreation ground		School and grounds
	Key roads		Commercial/industrial use		Agricultural college
	Village gateway		Post war housing		Historic core
	Landmark building		Modern estate development		Linear development
	Line of enclosed land		Mixed modern housing		
	Transitional boundary between zones				

Not to Scale



SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - OAKINGTON AND WESTWICK

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Oakington is a small village lying 6 miles to the north west of Cambridge, and one and a half miles north east of the A14T to Huntingdon. The smaller settlement of Westwick lies to the north east of the main village, beyond the railway. Oakington is designated as a Group Village in the Local Plan 1993, where groups of up to 8 dwellings and infill may be permitted on suitable sites within the village framework. This adopted plan and the 1997 Local Plan Review (Consultation Draft) includes one housing allocation. This is 3.2 acres (1.3 hectares) north of Coles Lane.

The population of Oakington and Westwick was estimated at 1,380 in 1996. In the last 35 years the population of Oakington has nearly doubled.

History

The village of Westwick was recorded in the Domesday survey. It lies on the north east side of Westwick Brook with the 19th century Hall and stable block on the south east side of Oakington Road. To the north of Westwick, Lamb's Cross marks the intersection of the former ancient road to Ely through Rampton.

Oakington lies along the Jumblatt Way, a road which crossed from Cambridge Road to Westwick Bridge. The settlement had developed around two greens by the mid 19th century. Features of the old settlement can be seen in Water Lane.

Traditional timber frame farmhouses and cottages are still present, with thatched or tiled roofs, dating from the 15th century. St Andrew's Church was rebuilt in the 13th century and has been restored twice in the last two centuries.

The airfield to the north west became an important RAF base in the Second World War. Linear development along Station Road and Cambridge Road pre-dates the Second World War, whilst much of the more recent estate development dates from the 1960s.

Landscape Setting of the Village

Oakington and Westwick are on the Fen Edge, in a generally flat, open landscape. Strong tree and hedgerow boundaries tend to screen the edges of the villages. Likewise, views of approaches to the villages are narrow and restricted by trees, mature gardens and field boundaries. Between Westwick and Oakington an area of parkland provides an attractive setting to the villages. This forms a contrast with the north western side of the village, dominated by the RAF base.

Much of the rest of the village is surrounded by enclosed farmland and pasture, as well as allotments and market gardens, providing a rural setting to most of the village. The historic core is open, with views from Water Lane across open arable farmland, and areas of open space within the village.

The rural character of much of the village is experienced from its approaches. From all directions the roads are characterised by sporadic smallholdings and some horticultural activity, leading to linear housing with long back gardens. A particular feature is the substantial tree belt in the south west of the village off Dry Drayton Road.

Even within the village there are many views out to the surrounding countryside, especially from Water Lane.

Settlement Pattern of the Village

The historic core remains intact and is to some extent enclosed by the High Street and Water Lane. Linear development has radiated out along Station Road to the north, and along the roads to the south. Much of this development took place before the Second World War. Some modern infill has occurred, although open spaces within the village have been retained.

Buildings and Spaces in the Village

The historic core with St Andrews Church and considerable open spaces adjacent, is a feature of the village. A further open space by the junction of Cambridge Road with the High Street and Dry Drayton Road also contributes to the open rural character of the village.

Roads and Routes

The approach roads are generally bordered by mature hedgerows and trees, creating gradual transitions from open countryside to the village. Numerous footpaths provide links through housing to other roads and to open countryside.

Change in Village Character

In spite of the airfield adjacent to Oakington, development has been small-scale, allowing the village to retain its rural character. Despite the post-war housing estates, there are a number of open spaces within the settlement, particularly within the historic core, which contribute to its character, and are key attributes. The views out from the village are also important, affording visual links with the surrounding countryside. The linear housing along the approach roads, many with long back gardens, contribute to the 'loose-knit' characteristic of Oakington. These, together with the enclosed farmland around much of the village, form an important transition between the settlement and the surrounding countryside.

Key Attributes

- Open character of the village.
- Historic core, with the open setting of the church, and buildings along High Street.
- Views out from the village to countryside.
- Linear development with long back gardens, especially along approaches.
- Scattered buildings along the approach roads before reaching the village.
- Tree groups and tree belts in the landscape.
- Enclosed fields forming transition between village and open countryside.
- Tranquil winding streets in the village.

ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
<ul style="list-style-type: none"> • Within settlement boundary 	Limited	<ul style="list-style-type: none"> • Retain the open spaces within the village, especially in the historic core and at the crossroads. • Protect setting, linear form and density of properties in the historic core. • Retain linear form and density, including long back gardens.
<ul style="list-style-type: none"> • Edges 1-3 	Limited	<ul style="list-style-type: none"> • Village edge adjacent to Oakington RAF Base. • Well-defined edge, with hedgerows/trees. • Housing allocation north of Coles Lane.
<ul style="list-style-type: none"> • Edges 4-9 	Limited	<ul style="list-style-type: none"> • Enclosed fields, paddocks, and long back gardens and nurseries combine to form an area of transition between the village and the open fields beyond.
<ul style="list-style-type: none"> • Edge 10 	Limited	<ul style="list-style-type: none"> • Scattered properties/small holdings along village approach.

STAGE 2 - PLANNING & SOCIO-ECONOMIC CAPACITY ASSESSMENT OF OAKINGTON AND WESTWICK

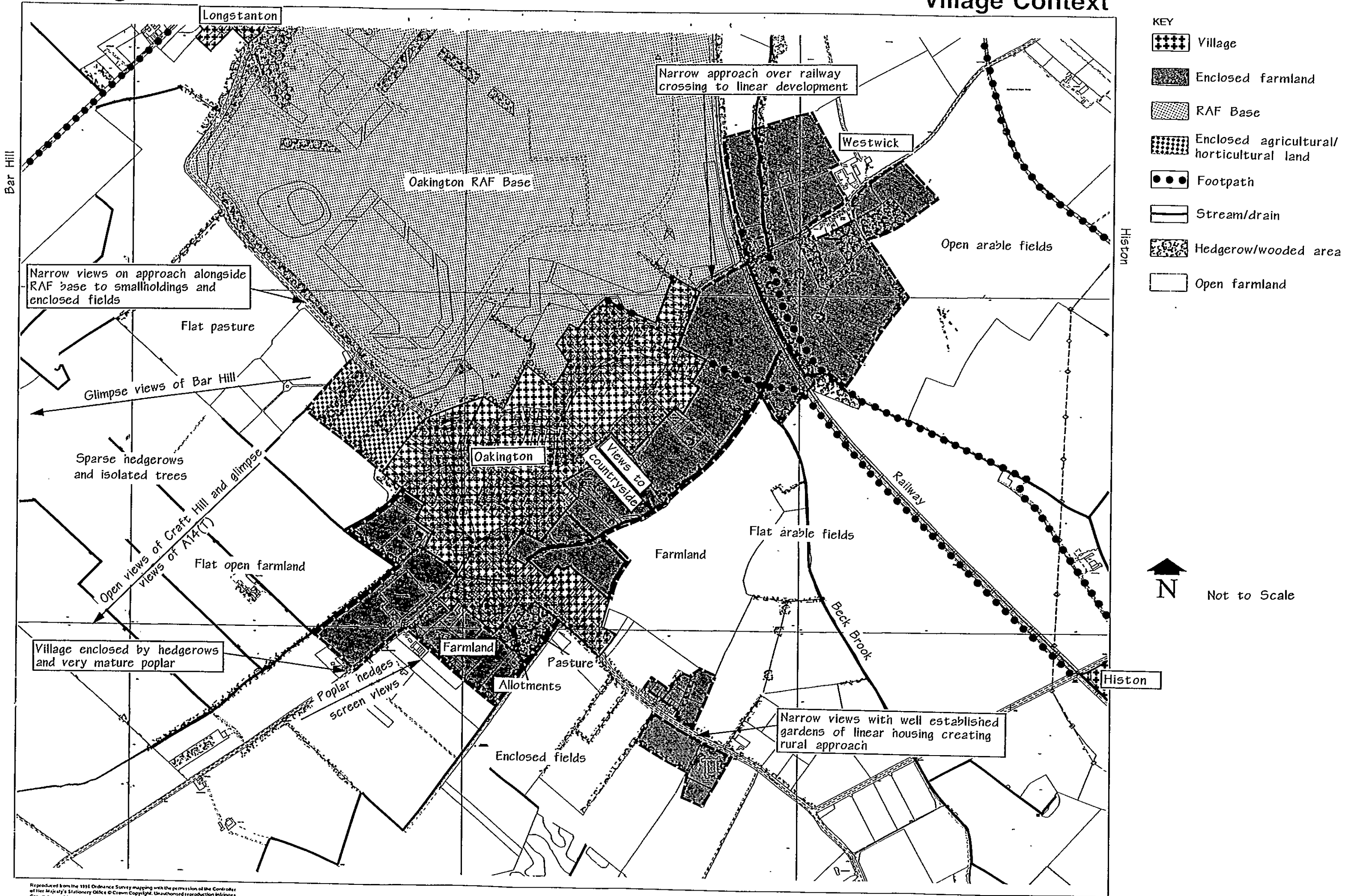
Not required, as Oakington and Westwick only have limited environmental capacity for development both within the village and on all of its edges.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR OAKINGTON AND WESTWICK

1. Environmental capacity based on character assessment. - Limited, only being capable of absorbing very low levels of change, of limited type. Such development to be very sympathetic to existing village character.
2. CONCLUSION - LIMITED ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT.

Oakington and Westwick

Village Context



- KEY
- Village
 - Enclosed farmland
 - RAF Base
 - Enclosed agricultural/horticultural land
 - Footpath
 - Stream/drain
 - Hedgerow/wooded area
 - Open farmland

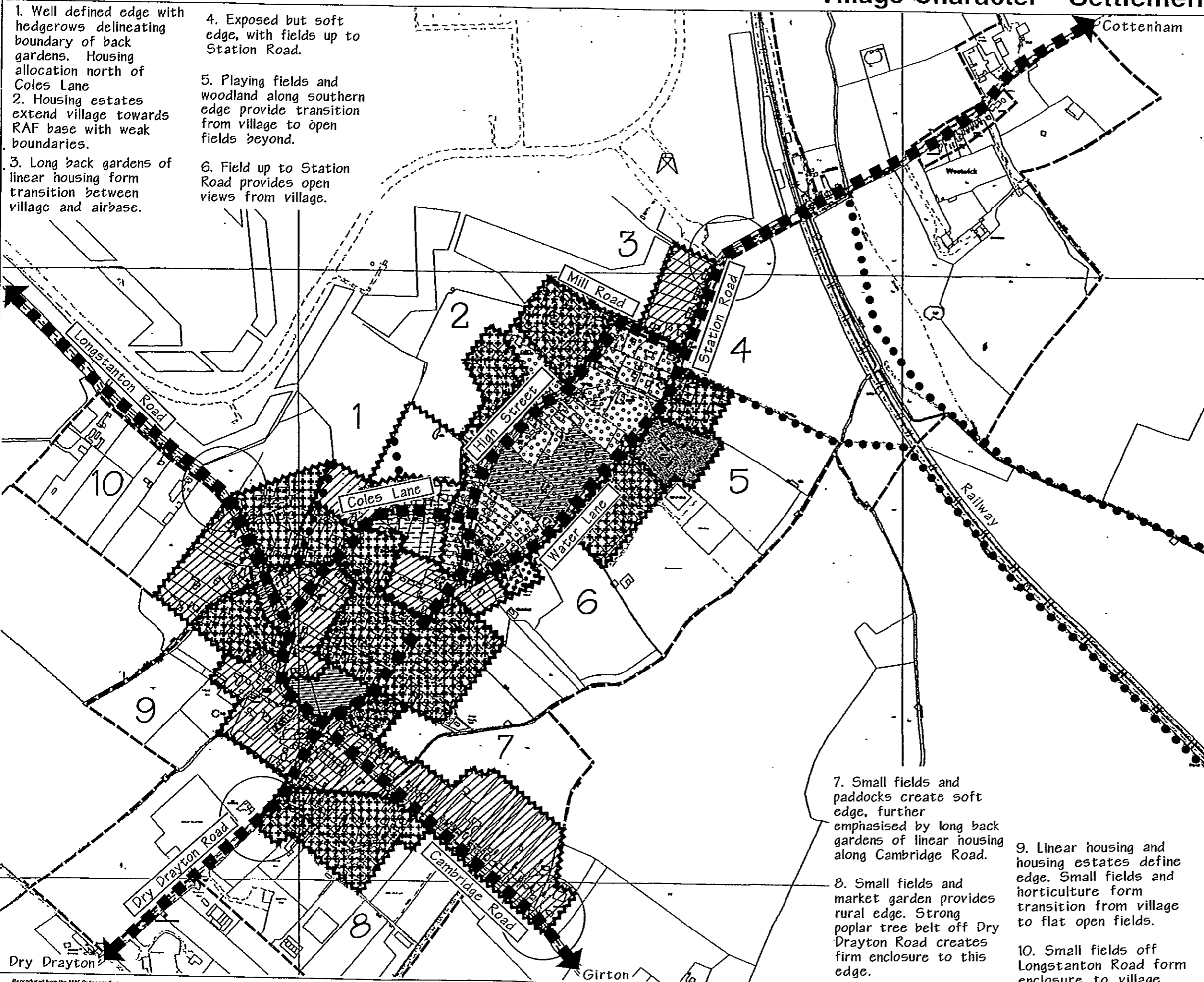
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Oakington and Westwick

Village Character - Settlement



1. Well defined edge with hedgerows delineating boundary of back gardens. Housing allocation north of Coles Lane
 2. Housing estates extend village towards RAF base with weak boundaries.
 3. Long back gardens of linear housing form transition between village and airbase.

4. Exposed but soft edge, with fields up to Station Road.
 5. Playing fields and woodland along southern edge provide transition from village to open fields beyond.
 6. Field up to Station Road provides open views from village.

7. Small fields and paddocks create soft edge, further emphasised by long back gardens of linear housing along Cambridge Road.
 8. Small fields and market garden provides rural edge. Strong poplar tree belt off Dry Drayton Road creates firm enclosure to this edge.

9. Linear housing and housing estates define edge. Small fields and horticulture form transition from village to flat open fields.
 10. Small fields off Longstanton Road form enclosure to village.

- KEY
- Transitional boundary between zones
 - Enclosed farmland
 - Historic core
 - Linear development
 - Mixed modern housing development
 - Modern bungalows
 - Open space
 - Primary School
 - Depot
 - Footpath linkage
 - Key Road
 - Village gateway

N Not to Scale

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SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - OVER

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Over is a village on the southern Fen Edge north west of Cambridge. It is designated a Limited Rural Growth settlement in the Local Plan 1993. The Local Plan defines that developments of up to 200 dwellings in housing estates on allocated sites, and groups and infilling may be permitted where appropriate sites exist. This adopted plan includes four housing allocations. These are 6.5 acres (2.6 hectares) north and west of Mill Road; 4.7 acres (2.4 hectares) north of Drings Close; 6.6 acres (2.7 hectares) north of The Lanes; and 4.9 acres (2.0 hectares) north of Chapmans Way. These are also included in the 1997 Local Plan (Consultation Draft) with some boundary variations. The population has increased one and a half times over the past 45 years to around 2,500, with most residential development taking place in the southern part of the village within the historic rectangular road framework.

History

Over is situated on the Fen Edge to the south of the River Ouse where it joins the old and new Bedford Rivers. In 1628, the Fens and Mere to the north were enclosed, whilst in 1837 the open fields and commons were enclosed. The land was later drained. From medieval times, Over Lode was used as a navigation channel.

Over consists of two original settlements centred on the church to the north west and the former green in the south east, linked by the High Street. Drove roads lead to former fen pastures.

Landscape Setting of the Village

The whole of the village is on Amphill Clay and stands on a ridge of higher land which rises out of the southern edge of the Fens. The land falls away from the village to the west, north and south. The village is set amongst open arable fields, but there are a number of transition areas of enclosed fields and paddocks on the village edge. These intimate village edge landscapes, coupled with the predominance of low density housing, provide a contrast to the large open fields which characterise much of the wider landscape.

The landscape setting provides numerous long distance views across open arable fields with few trees or hedges. The approaches to Over offer a wide variety of views, and the spire of St Mary's Church is visible from all of the approaches except from Longstanton.

The village edge, as seen from the majority of the approaches, appears well treed with glimpses of low density houses. The exception is part of the eastern edge, which is exposed and very visible, where development has been allowed to spill out into one of the areas of intimate fields or paddocks on the village edge.

There are a number of approaches to Over and this reflects the historic structure of the village, comprising a rectangular framework of roads with predominantly frontage housing, set in a landscape of fields and orchards.

Despite the number of approaches, no major traffic routes pass through the village. Therefore, in spite of the considerable expansion of the village post war, it retains its tranquil rural character.

Settlement Pattern of the Village

The rectangular shape of the village, together with its historic core along the High Street, has historic origins. The village originally had two settlements, St Mary's Church and houses in the north west, and Over End in the south east. Frontage development along all of the key roads, with fields and orchards in-between was the predominant character of the village.

This character is retained, albeit with an increasingly built up character between many of the key roads, with a number of the village's open spaces now containing housing estates. The latest of these is the housing development under construction off Drings Close.

There are a number of identifiable character zones within Over. The historic core is clearly identifiable, with the western focus being the vicinity of the church. Features include the church wall, terraced and detached historic houses and mature trees which all combine to create a sense of enclosure. Further along the High Street there are many yellow brick houses which front onto the street, which are a characteristic of this part of South Cambridgeshire.

The mixed linear and development zones thread their way through Over, along the key roads. Here the older houses are interspersed with newer properties. Despite these newer additions, the linear frontage character remains intact with mature front hedges often linking the old with the new. Behind these frontages, there are a number of post-war estate developments. These are mainly of higher density, not all with a character in keeping with the village.

Despite the substantial post-war housing development, the village still retains a number of open spaces, including the recreation ground off Willingham Road which provides an important 'lung' within the settlement. Other open spaces include the playing fields and farmland in the south west, north of New Road.

Buildings and Spaces in the Village

The length of the historic core is a particular characteristic of Over, with many of the older buildings fronting directly onto the High Street. This intimate character appears elsewhere in the village, but not in such a comprehensive manner. The linear nature of much of the village results in a street scene of contrasts, with a network of open areas and mature hedges interspersed with houses fronting directly onto the road. The recreation ground at the village crossroads is a striking feature of Over.

A particular feature of Over is the well treed road of Glover Street and Long Furlong leading to the recreation ground and the historic core. The overall tones of the buildings are grey/buffs, with slate roofs predominating.

Roads and Routes

The approach roads are often characterised by substantial hedgerows, with an important transition from the open landscape past the enclosed fields into the village.

There are some important footpath linkages between the key roads, some of which cross the enclosed fields in the north and west of the village. The footpath along The Doles is bordered by mature hedges, and provides glimpses of the open fields and recreation ground to the south.

Change in Village Character

Over has only grown substantially post-war. Up until that time, the growth was gradual, mainly with frontage development along the key roads. This pattern can still be perceived today, as the frontage

character remains. Nevertheless, the open fields behind the frontage development and between the key roads, are being lost to development. In summary, the expansion of Over, over the last forty years or so has not yet been at the expense of its key attributes - the low-intensity built character along the key roads; the relationship between the buildings in the historic core; and the enclosed fields and paddocks between the open fields and the village. One of the key attributes, the open spaces between the key roads are in danger of being lost to development.

Key Attributes

- Historic rectangular street structure, with linear housing along all roads within the settlement. Characteristic still retained despite housing estate infilling.
- Historic cores and rural setting.
- Yellow brick houses within the historic core, and continuous frontage housing.
- Remaining open areas within the village, including paddocks and playing fields.
- Low density housing with large gardens along the linear routes.
- Enclosed fields, nurseries, paddocks and long back gardens form transition between village and fenland landscape.
- Separation between Over and Swavesey.
- Tree groups and hedgerows within village which contribute to the street scene.
- Substantial hedgerows of approach roads.
- Views of church from northern approaches.

ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • The open spaces between the rectangular road structure are required to retain historic village structure. • Retain form and density of linear housing within the village including approach roads. • Protect linear form, open spaces and density of historic core. • Retain trees, groups and hedgerows which contribute to the street scene. • There are housing allocations within the settlement boundary.
• Edges 1-5	Limited	<ul style="list-style-type: none"> • Enclosed fields form transition between village and fenland landscape. • Rural setting for historic core. • Protect linear form of approach roads. • Retain footpath linkages and a rural setting. • Long back gardens add to soft village edge.
• Edge 6	Limited	<ul style="list-style-type: none"> • Harsh but well defined edge formed by Mill Road and frontage housing.
• Edges 7-8	Limited	<ul style="list-style-type: none"> • Enclosed fields, market gardening and mature tree belts provide transition between village and open farmland.
• Edges 9-10	Limited	<ul style="list-style-type: none"> • Enclosed field and playing fields form important open space within village road framework. • Separation of Over and Swavesey. • Retain linear character of approach roads.

STAGE 2 - PLANNING & SOCIO-ECONOMIC CAPACITY ASSESSMENT OF OVER

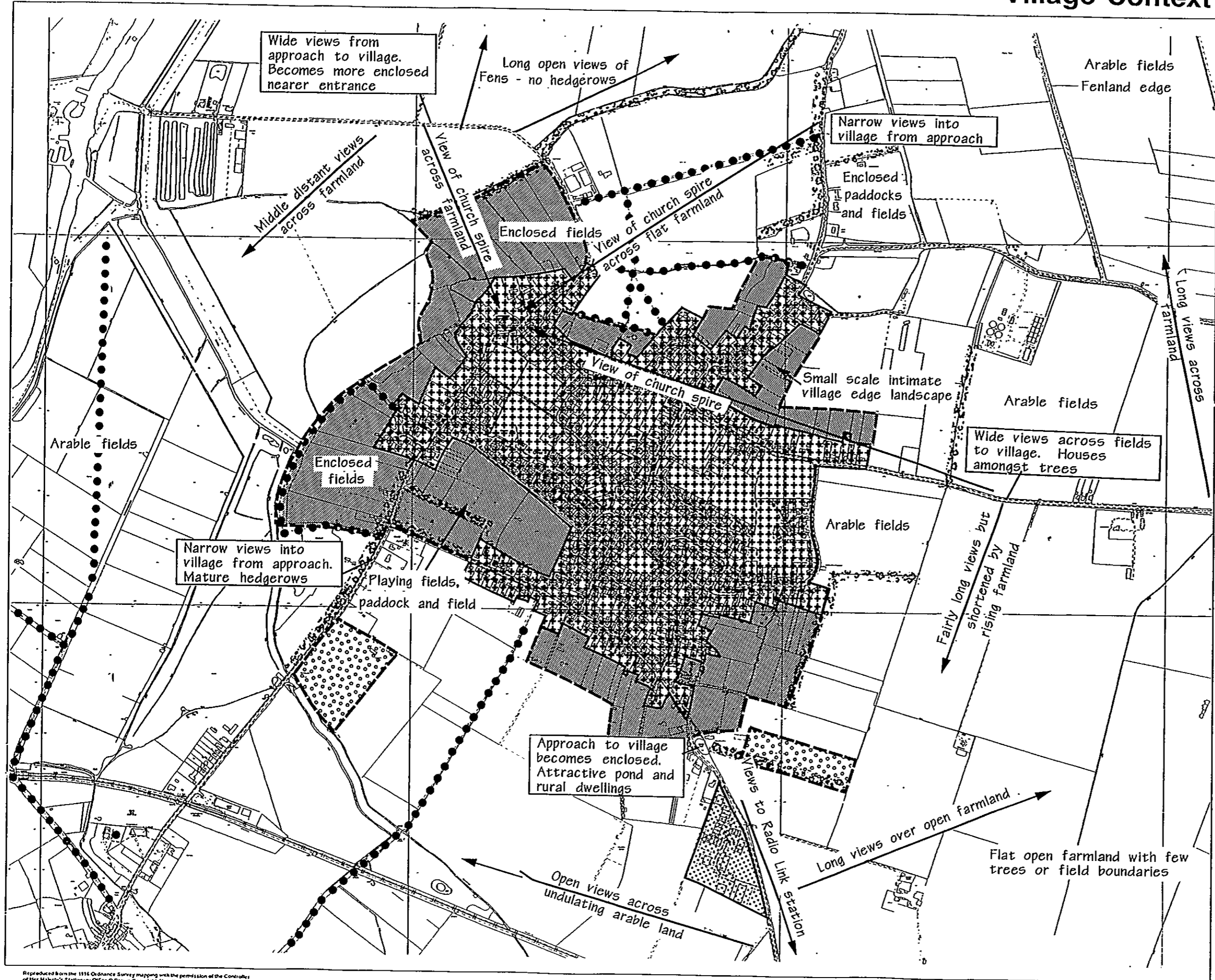
Not required, as Over only has limited environmental capacity for development both within the village and on all of its edges.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR OVER

1. Environmental capacity based on character assessment. - Limited, only being capable of absorbing very low levels of change, of limited type. Such development to be very sympathetic to existing village character.
2. CONCLUSION - LIMITED ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT.

Over

Village Context



- KEY
- Footpath
 - Open farmland
 - Village
 - Orchard landscape
 - Enclosed farmland/paddocks/recreation
 - Industrial park
 - Hedgerow



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Over

Village Character - Settlement

1. Enclosed paddocks provide transition between settlement and open arable fields
2. Small fields create buffer between historic core and open farmland
3. Low density linear housing with mature boundaries create soft edge to village
4. Enclosed fields and market gardening activities form a distinctive small scale intimate village edge

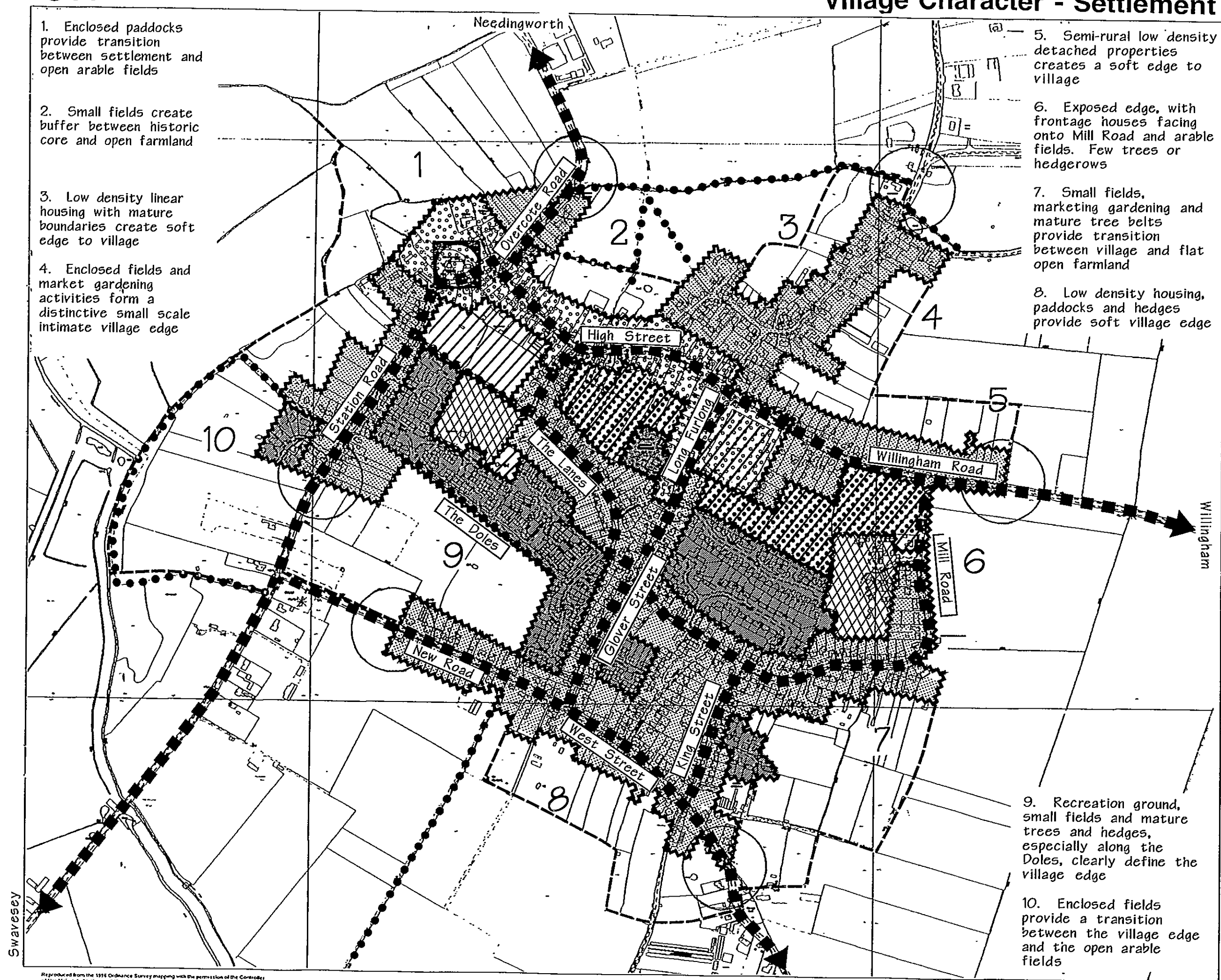
5. Semi-rural low density detached properties creates a soft edge to village
6. Exposed edge, with frontage houses facing onto Mill Road and arable fields. Few trees or hedgerows
7. Small fields, marketing gardening and mature tree belts provide transition between village and flat open farmland
8. Low density housing, paddocks and hedges provide soft village edge

9. Recreation ground, small fields and mature trees and hedges, especially along the Doles, clearly define the village edge
10. Enclosed fields provide a transition between the village edge and the open arable fields

- KEY
- Footpath linkages
 - Key roads
 - Historic core
 - Mixed linear development
 - Mixed post-war estate
 - Modern estate development
 - Open space
 - School and playing field
 - Village gateway
 - Landmark building
 - Transitional boundary between zones
 - Line of enclosed farmland
 - Open space allocated for housing



Scale: Not to Scale



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SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - SWAVESEY

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Environmental Character Assessment

Context

Swavesey is a medium sized village which lies on the Fen edge to the north west of Cambridge. It is categorised in the 1993 Local Plan as a Rural Growth Settlement able to accommodate between 200 - 400 new dwellings. Since the war the population has more than doubled to 2,040. The village has a strong linear pattern but more recent housing development (1960's to date) has taken place around the college and northwards, on the western side of the village.

History

The town had a river port and market, established in the 13th century, and used up to the 19th century. An 11th century estate is still in evidence, with a castle and priory. The Fens alongside the river were enclosed in the 17th century and the open fields by 1840. A lode formed a navigation channel from the river into the port, and is now spanned by Swavesey bridge. A new dock was built nearer the river in 1838-40, whilst the Cambridge - St Ives railway opened in 1847 and closed in 1966.

Landscape Setting of the Village

Swavesey lies within a predominantly flat, arable landscape, with some hedgerows and clumps of trees breaking up long views across the countryside. Low hills and field undulations provide some topographic variation and landmarks such as pylons, and windmills are prominent features in this open landscape.

The openness of the arable farmland contrasts strongly with a more intimate landscape at the village edges. In most cases these are heavily tree'd and particularly in the southern part of the village smaller scale hedged paddocks/pasture, orchards and farm buildings integrate Swavesey into the surrounding landscape. The village is most visible at a distance from the east where there is a strong virtually continuous edge of groups of buildings interspersed with clumps of trees and hedgerows. The prominence of this edge varies with the seasons as crops grow and are harvested.

From the north the hedged road slopes gently down towards the village which is virtually hidden from view behind hedgerows and trees. However, there are prominent views of St Andrew's Parish Church tower and roof of a large mansion nestled in a dense 'wooded' area. Along Taylors Lane, Swavesey's history is well represented by the earthworks of Swavesey Castle. Once inside the village there is an immediate sense of the historic character of Swavesey.

From the southern approach road the village is barely visible, due in part to the narrow linear development along this stretch and to hedges along the road which screen views. From the side of the road there are glimpse views across open arable fields of the roof tops of the works lying to the west of the village.

From the western approach along the Rose and Crown Road much of the built development is hidden behind trees and hedgerows. The edge of recently built housing is visible but in time this too will be screened by trees. Owing to the slightly sloping land any new development would be at a higher level than the existing village edge and probably more visible.

Settlement Pattern of the Village

The village has a strong linear form on a north-south road running from Over to the A14(T). Most historic buildings are concentrated in the northern part of the village to the south of the Parish Church. Here there is a linear green with a small 'pond' flanked by two crescents of historic houses. This area is enhanced by ornamental trees, in particular one large cedar, low old brick walls and enclosed pasture. Together, this makes for a very attractive entry into historic Swavesey.

In this northern part of the village there is also a small 'centre' comprising a pub and post office around an historic market square. Close by is a recreation ground. From here there are distant views to the countryside, taking in the windmill which can also be seen from between gaps in the housing in the south of the village.

The linear development has been extended to the west of the main street, south of the 'historic core'. The new housing consists mainly of cul-de-sac estates built in the 1960's and 1970's. Beyond this denser housing is some lower density development, including housing with larger gardens and the Village College set within extensive grounds.

As it extends southwards, the form of the village 'thins out' into linear development along the main street. Enclosed pasture and the occasional orchard provide a transition between the houses and the open countryside. The scale of the unbuilt gaps relate well to the adjacent housing plots providing some unity to this part of the village. Distant views are possible across these green areas so visually linking the village with the surrounding countryside. There is a mixture of housing along this stretch of road, but many are yellow brick, older houses, some set back from the road and bounded by a variety of hedgerows, walls and fences, whilst others front directly onto the pavement. There is also some modern housing including bungalows along side roads and on infill sites.

Buildings and Spaces in the Village

The historic core contains the most distinctive features of the village. The historic buildings along Station Road are mostly brick, and some half-timbered, provide an attractive backdrop to the village green and pond.

The road through the centre of the village contains historic buildings interspersed with more recently constructed properties. The Green provides a recreation area and a visual break along the High Street.

There are some more intimate roads within the historic core, including Black Horse Lane and Taylor's Lane. In contrast, the substantial housing developments either side of School Lane provide a variety of housing in cul-de-sacs.

Roads and Routes

Due to the strong linear nature of the village, most of the village links are along the roads. The exception is in the north of Swavesey, where footpaths provide links between the historic core, the primary school and The Green. The roads within the village have a predominantly rural feel with grass verges and mature hedgerows.

Change in Village Character

The village of Swavesey is characterised by strong linear development although it lacks some coherence in the southern end of the village. The main street which is the central route through the village contains a large proportion of older housing as well as some modern infill development. Overall, the street has an attractive historic character which is particularly pronounced in the north of the village.

The post-war peripheral housing estates, which themselves do not have a particularly special character, do not destroy the historic feel of the central part of Swavesey, which is one of its key attributes. The enclosed fields which historically formed a transition between the linear village and the open farmland, particularly in the south western part, have been retained.

Key Attributes

- Strong linear form.
- Gateway to historic core and views of St Andrew's Church.
- Historic core and its rural setting, comprising the northern part of High Street, Station Road and the old streets of Taylors Lane, Black Horse Lane, Market Street and Wallmans Lane, together with the village green.
- Remaining open areas within the village.
- Enclosed fields forming transition between linear housing in the southern part of the village and open farmland.
- Views to countryside from Boxworth End and Middle Watch.

ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • The few open spaces are required to retain character. • Retain current density and form of linear development. • Protect setting within the village of buildings in the historic core.
• Edges 1-3	Limited	<ul style="list-style-type: none"> • Protect the setting of the historic core.
• Edges 4-10	Limited	<ul style="list-style-type: none"> • Retain linear density and character. • Enclosed farmland, orchards and long back gardens form soft edge and strong transition from village to open farmland.
• Edges 11-12	Moderate	<ul style="list-style-type: none"> • Any development to consider carefully the landscape value of the open arable fields.
• Edges 13 - 14	Limited	<ul style="list-style-type: none"> • Protect the setting of the historic core. • Enclosed fields form transition between village and open farmland.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT

1.

ENVIRONMENTAL AND PLANNING CONSTRAINTS AND DESIGNATIONS	
CONSTRAINTS/DESIGNATIONS	VILLAGE/EDGE
<ul style="list-style-type: none"> • Listed Buildings 	<ul style="list-style-type: none"> • Within the village - <ul style="list-style-type: none"> - 2 Grade I - 1 Grade II* - 23 Grade II
<ul style="list-style-type: none"> • Conservation Area 	<ul style="list-style-type: none"> • Within the village (northern part) • Edges 1, 2, 13, 14
<ul style="list-style-type: none"> • Scheduled Ancient Monuments <ul style="list-style-type: none"> - Castle Hill Earthworks - Priory Earthworks 	<ul style="list-style-type: none"> • Edge 14 • Edge 14
<ul style="list-style-type: none"> • Flood Plain 	<ul style="list-style-type: none"> • Within the village (central part) • Edges 1-6, 12, 13, 14 (in part)
<ul style="list-style-type: none"> • Nature Conservation Zone 	<ul style="list-style-type: none"> • Edges 1, 12, 13, 14

2. Existing Community Balance

• Employment (based on 1991 Census)

Economically active in Swavesey (A)	1110
Employment in Swavesey (B)	690
Ratio B:A	0:6
% resident economically active working locally	31%
Updated ratio of jobs to economically active (1997)	0:7

This ratio of jobs to economically active is fairly sustainable with 31% of economically active working locally. This could reduce, however, with the replacement of some employment uses with new housing, as allocated in the Adopted Local Plan 1993. However, a replacement and expanded employment area at the nearby Swavesey junction with the A14(T) will in the future provide a potential supply of local jobs.

• Schools

Swavesey has both primary and secondary schools, with the Village College located fairly centrally in the village. Both are currently at capacity. In January 1996 there were 211 pupils at the primary school. It has permanent accommodation for 210. The Village College had 795 pupils in 1996, with a capacity of 774, and is therefore already over-full.

• Shops

There are eight shops in the village, including one post office/shop, one food shop, two non food shops and four others.

3. Existing Infrastructure

There is no railway station in Swavesey. There is a regular bus service along the A14 to Cambridge. There are surface water and flood plain issues which will need to be resolved when considering any development proposals.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT

Environmental Planning Constraints

- Assessing the environment planning constraints and designations of the two possible areas with moderate capacity identified from the character assessment (Edges 11 and 12), Edge 12 is in a Nature Conservation Zone, and also mainly in the flood plain.

Socio-economic Sustainability Considerations

These considerations within Swavesey are:

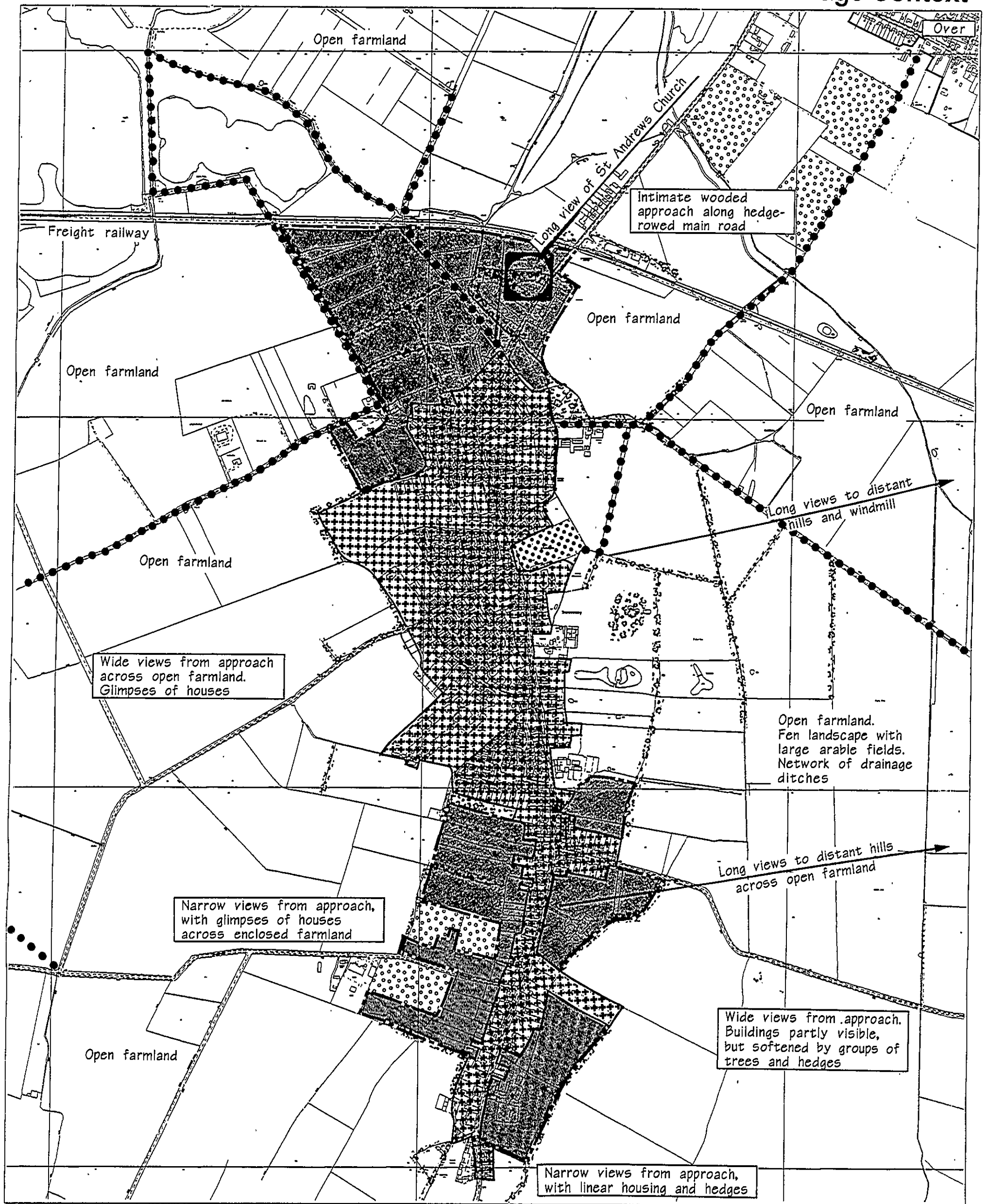
- fairly high ratio of local employment to resident economically active working locally.
- good community facilities, including 8 shops. However, primary and secondary schools are over capacity.
- village served by regular public transport.

- existing road network and infrastructure has sufficient capacity to cater for broad estimate of growth.

In summary, we consider that Swavesey has a **MEDIUM** overall sustainability ranking.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR SWAVESY

1. Environmental capacity based on character assessment - Moderate, with some opportunity on part of the western edge of the village for sympathetic development in keeping with village character.
2. Environmental and planning constraints and designations - The flood plain and nature conservation zone place some constraints to development on part of the western side of the village.
3. Socio-economic sustainability considerations - Fairly sustainable employment base, good community facilities, public transport and a road network with some capacity. However, schools are over capacity and there could be some reduction in employment once the local plan allocations are implemented.
4. CONCLUSION - **MODERATE ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT, ALLOWING FOR SYMPATHETIC DEVELOPMENT ON PART OF THE WESTERN EDGE OF THE VILLAGE ON BALANCE. ON BALANCE, THIS IS SUPPORTED BY PLANNING AND SOCIO-ECONOMIC SUSTAINABILITY CONSIDERATIONS.**



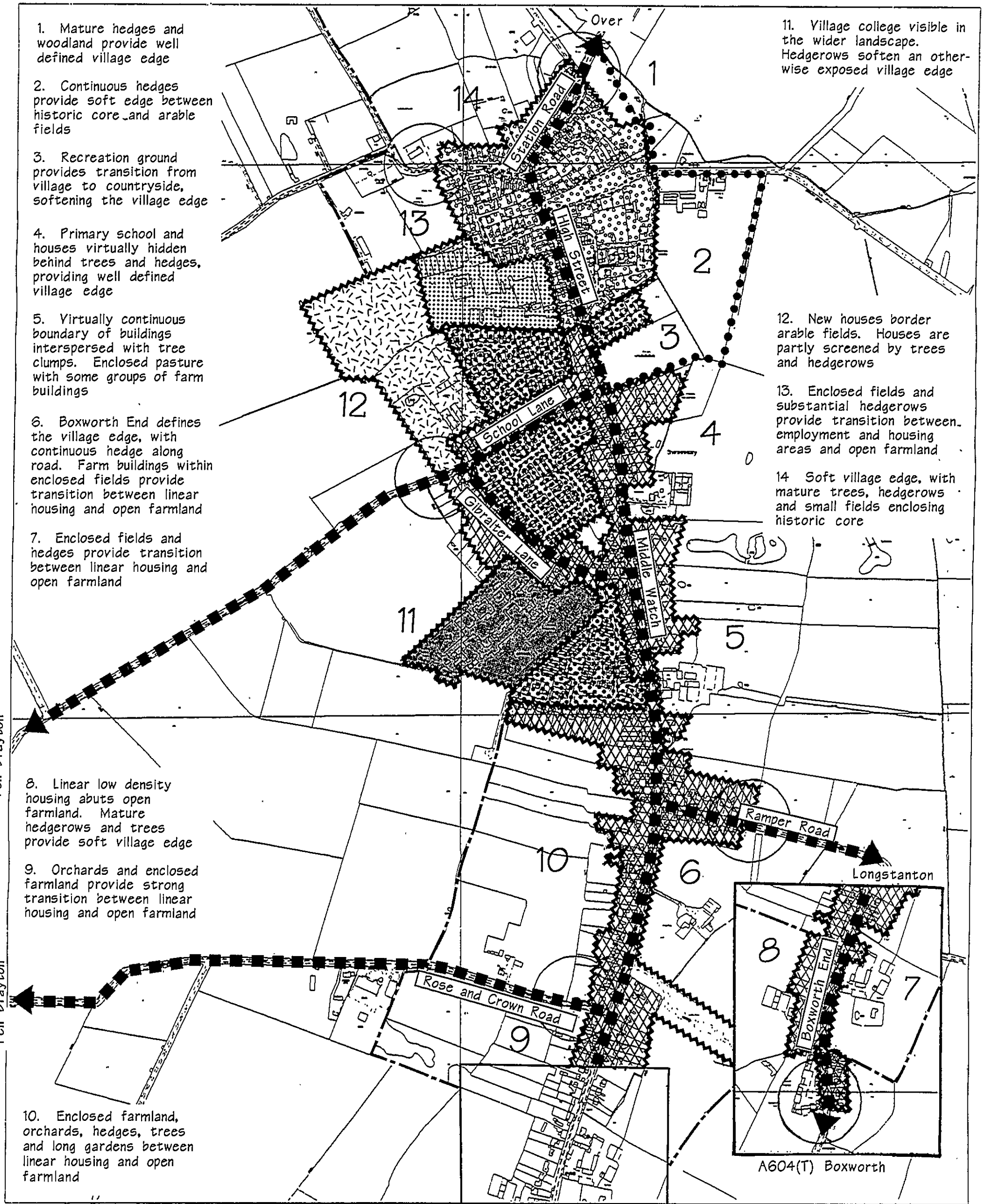
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KEY

- | | | | |
|--|---|--|-------------------|
| | Footpath | | Open farmland |
| | Village | | Landmark building |
| | Orchard landscape | | |
| | Hedgerow/wooded area | | |
| | Recreation ground | | |
| | Enclosed farmland/
paddocks/long gardens | | |

Scale: Not to Scale





- 1. Mature hedges and woodland provide well defined village edge
- 2. Continuous hedges provide soft edge between historic core and arable fields
- 3. Recreation ground provides transition from village to countryside, softening the village edge
- 4. Primary school and houses virtually hidden behind trees and hedges, providing well defined village edge
- 5. Virtually continuous boundary of buildings interspersed with tree clumps. Enclosed pasture with some groups of farm buildings
- 6. Boxworth End defines the village edge, with continuous hedge along road. Farm buildings within enclosed fields provide transition between linear housing and open farmland
- 7. Enclosed fields and hedges provide transition between linear housing and open farmland

- 11. Village college visible in the wider landscape. Hedgerows soften an otherwise exposed village edge
- 12. New houses border arable fields. Houses are partly screened by trees and hedgerows
- 13. Enclosed fields and substantial hedgerows provide transition between employment and housing areas and open farmland
- 14. Soft village edge, with mature trees, hedgerows and small fields enclosing historic core

- 8. Linear low density housing abuts open farmland. Mature hedgerows and trees provide soft village edge
- 9. Orchards and enclosed farmland provide strong transition between linear housing and open farmland

- 10. Enclosed farmland, orchards, hedges, trees and long gardens between linear housing and open farmland

KEY			
	Footpath linkages		Post-war housing
	Key roads		Industrial uses
	Line of enclosed farmland		Village college
	Historic Core		Village gateway
	Linear development		Transitional boundary between zones
	Modern estate development		

Scale: Not to Scale



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SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - WATERBEACH

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Waterbeach is situated on the edge of the Fens, located just east of the A10 Cambridge to Ely road. To the north of the village is considerable development associated with Waterbeach Airfield. It is designated as a Limited Growth Settlement in the Local Plan 1993, where development of up to 200 dwellings in housing estates on allocated sites and housing groups may be permitted, together with infilling. The population of the village has increased by over 150% over the past 45 years to around 4,730.

History

Waterbeach is one of the Fen Edge villages. The village settlement to the south of the parish was centred around a large green, reduced considerably by the 17th century on the south, and again in the 19th century. To the south-east corner of the green the road passes the church and former abbey site to continue as a causeway to Clayhithe. Farmland to the north of the village was taken for an RAF airfield in 1940.

The Manor farmhouse and several substantial farmhouses and cottages line the village streets. St Johns Parish Church dates from the 13th century.

Landscape Setting of the Village

The original settlement of Waterbeach, like many of the Fen Edge settlements, took advantage of whatever high ground was available, even though this was only some three metres above the surrounding area. It has grown outwards along the four approach roads, but its expansion has been limited by the presence of the very damp edge of river fields of the River Cam on the east, and the dykes and watercourses on the south and west. To the north, the remaining gap between the village and RAF Waterbeach provides a clear limit to the settlement.

The landscape surrounding Waterbeach is typical fenland, comprising very flat large arable fields, distant views, together with quite distinctive groupings of trees. Many of the surrounding roads are raised on embankments and run alongside drainage ditches which are also visible between the fields. RAF Waterbeach provides a very particular landscape characteristic, with large hangars and barracks, together with runway and concrete hardstandings.

Moving closer towards the edge of the village, there are more local landscape characteristics. To the east, the village edge as seen from the approach road comprises enclosed fields and paddocks, with well used footpaths to the banks of the River Cam, with particular focus on the area of Waterbeach Lock. The remaining village edges similarly have local landscape characteristics. The recreation ground provides a southern edge to the historic core and the abbey grounds create a transition between village and farmland. To the west and north, enclosed fields again provide an important landscape setting for the village.

The tower of St John's Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village.

Settlement Pattern of the Village

The village has four main areas with identifiable characteristics which can in turn be subdivided. These are the historic core which extends north-south the whole length of the village, the eastern and western parts, the northern fringe and the southern approaches.

The historic core comprises the High Street and parts of Station Road and Chapel Street, focusing in the south on two village greens. These roads with the houses and shops closely abutting the footpath, are laid out in gentle curves which provide a clear linkage of this core.

The eastern part of the village has expanded from its linear origins along Way Lane and Burgess Road to comprise a mix of developments, ranging from streets characterised by varied house types to newer housing estates. Typically, the older housing fronts almost directly onto the streets, with low walls or open front gardens. The western part has the characteristics of a more modern village, with a substantial new housing estate in the north west, together with smaller housing groups. The northern fringe, along Barnold Road, has a linear characteristic with low density housing set back from the road, together with mature hedgerows and trees. The southern approaches are primarily of modern development and the last length of Cambridge Road up to Chapel Street, is of open character, unlike most of the village which has an intimate feel, characterised by trees and hedgerows.

Buildings and Spaces in the Village

The historic core contains a rich variety of buildings. In particular, the village centre with its twin greens of St Andrew's Hill and Green Side is a pivotal point for the whole village. The intermingling of houses and trees in this area is a strong characteristic. The historic buildings in Waterbeach cover a wide building period and different building materials. The early buildings were traditionally built of timber frame, plastered, with thatched or plain tiled roofs.

As a result of the considerable post-war development, many of the orchards, long back gardens and paddocks have been lost. The recreation ground is on the village's southern boundary, and does not provide an open 'lining' within the settlement.

Roads and Routes

The High Street itself, leading to Station Road, runs almost the whole length of the village, and retains the characteristic of this central historic core. There are also a few other streets in the village, predominantly those with mixed development, that also retain the character of the old village.

Main footpath linkages are from the village to the River Cam. Within the village there are a number of narrow lanes and footpaths which provide links.

Change in Village Character

The considerable development over the last 45 years has resulted in many of the orchards, paddocks and long back gardens being developed with a resultant loss of open areas within the village. However, the key attribute of the historic core, comprising High Street, Chapel Street and part of Station Road, together with the village greens, has been retained. Also, the village's edges, particularly the eastern side leading to the River Cam, are substantially retained, as is the network of footpaths and bridleways.

Key Attributes

- Linear historic core, including continuous frontage development for the length of the village, and village greens.
- Historic village road structure, with linear development, especially along approach roads, despite later estate development infilling these open areas.
- Setting of church and priory grounds.
- Rural setting of southern part of historic core.
- Separation of Waterbeach from Landbeach.
- The countryside separation of the village from Waterbeach Barracks.
- River fields of River Cam east of the village and footpath linkages.
- Fen edge landscape.
- Enclosed fields forming transition between village and surrounding farmland.
- Views of church tower from approaches.

ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • Protect linear form, density and village greens of historic core. • The few open spaces are required to retain character. • Retain linear form and density of housing along historic road structure. • Little opportunity in housing estate for further development.
• Edge 1	Limited	<ul style="list-style-type: none"> • Village abuts Waterbeach Barracks.
• Edges 2-7	Limited	<ul style="list-style-type: none"> • Enclosed fields forming separation between village and Waterbeach Barracks. • Retain linear form of Bannold Road.
• Edges 4-7	Limited	<ul style="list-style-type: none"> • Enclosed fields and woodland form rural setting and soft edge for village.
• Edges 8 - 9	Limited	<ul style="list-style-type: none"> • Priory grounds and recreation ground form soft edge, and transition from village to arable fields beyond.
• Edge 10-11	Moderate	<ul style="list-style-type: none"> • Harsh edge against fields enclosed by Car Dyke Road and Ely Road. • Opportunity to improve southern gateway to village with sympathetic development with some linear characteristic.
• Edge 12	Moderate	<ul style="list-style-type: none"> • Enclosed fields and rough grassland form separation between housing and employment area. • Opportunity to soften village edge within area enclosed by village, Ely Road and the employment area.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT OF WATERBEACH

1.

ENVIRONMENTAL AND PLANNING CONSTRAINTS AND DESIGNATIONS	
CONSTRAINTS/DESIGNATIONS	VILLAGE/EDGE
• Listed Buildings	<ul style="list-style-type: none"> • Within the village - 2 Grade I - 1 Grade II* - 18 Grade II
• Conservation Areas	<ul style="list-style-type: none"> • Within the village • Edge 8
<ul style="list-style-type: none"> • Scheduled Ancient Monuments - Denny Abbey - Car Dyke 	<ul style="list-style-type: none"> • Edge 8 • Edge 9

• High Quality Agricultural Land	• Edges 2-3, 9, 10-12
• Green Belt	• Edges 4-12

2. Existing Community Balance

- Employment (based on 1991 Census)

Economically active in Waterbeach (A)	2560
Employment in Waterbeach (B)	1910
Ratio B:A	0:8
% resident economically active working locally	37%
Updated ratio of jobs to economically active (1997)	1:6

This ratio of jobs to economically active is sustainable, with 37% of economically active working locally.

- Schools

Waterbeach has a primary school. In January 1996 the school had a capacity for 390 pupils and had 342 on the school roll. Secondary education is at Cottenham Village College, about three miles to the west of Swavesey.

- Shops

There are 10 shops in the village, including 5 food shops, one non-food shop, and four others.

3. Existing Infrastructure

There is a railway station and a regular bus service to Cambridge. There are surface water issues with any development, and the sewerage system, which is in the village, operates at capacity. However, it currently serves Landbeach as well as Waterbeach.

STAGE 2 - PLANNING & SOCIO-ECONOMIC CAPACITY ASSESSMENT

Environmental Planning Constraints

- Assessing the environmental planning constraints and designations of the three possible areas with moderate capacity identified from the character assessment (Edges 10-12), all are in the Green Belt, and all comprise high quality agricultural land.

Socio-economic Sustainability Considerations

These considerations within Waterbeach are:

- high ratio of local employment to resident economically active working locally.
- good community facilities, including a primary school with capacity, 10 shops, a railway station and bus service. The secondary school, however, is outside the village with no spare capacity, and there are sewerage and surface water issues which need to be addressed in relation to any new developments.

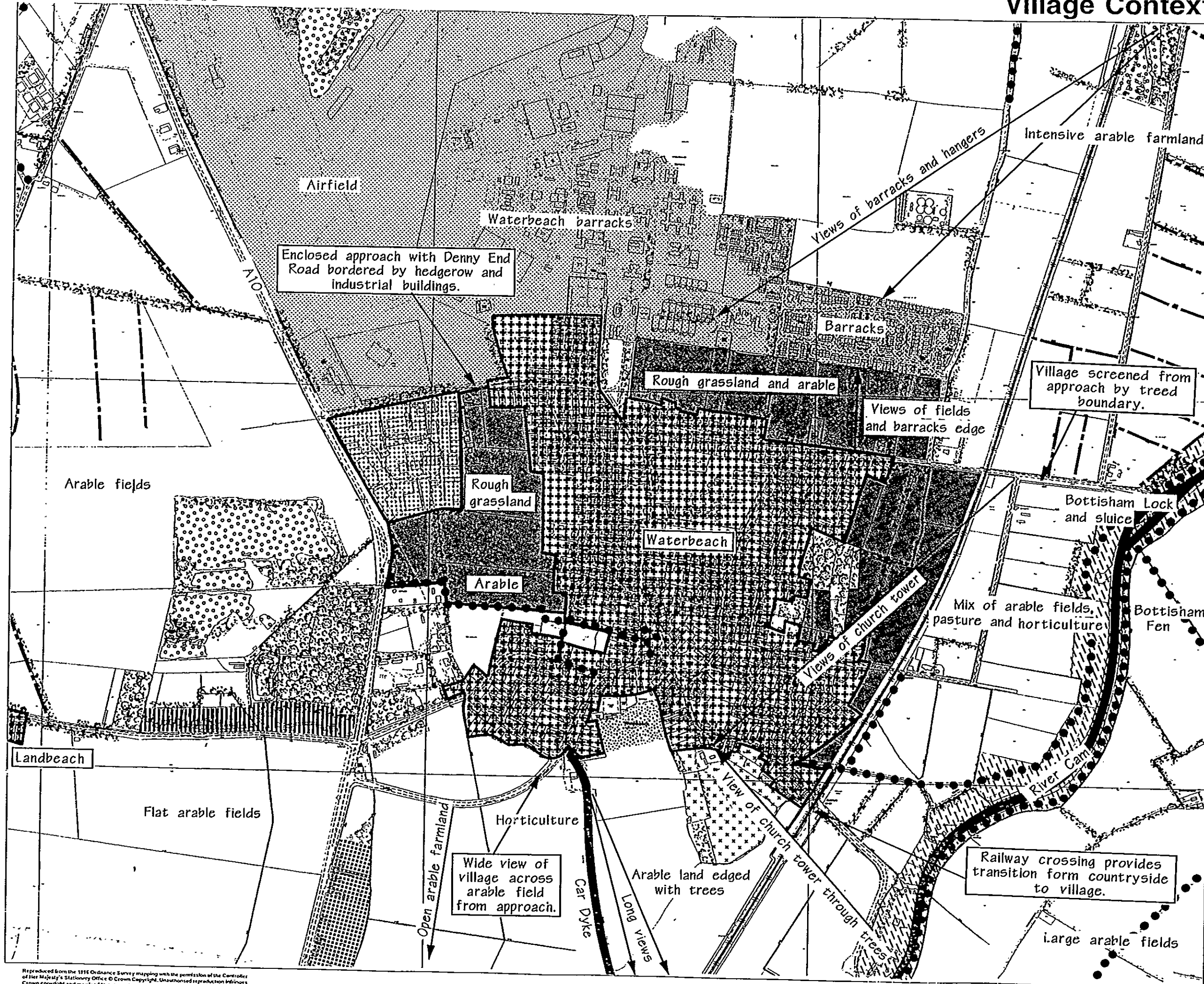
In summary, we consider that Waterbeach has a MEDIUM overall sustainability ranking.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR WATERBEACH

1. Environmental capacity based on character assessment. - Moderate, with some opportunity on part of the western edge of the village for sympathetic development in keeping with the village character.
2. Environmental and planning constraints and designations. - The green belt places existing constraint on development of land west of the village. It is also of high quality agricultural land.
3. Socio-economic sustainability considerations. - Sustainable employment base, good community facilities and a railway station.
4. CONCLUSION - MODERATE ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT, ALLOWING FOR SYMPATHETIC DEVELOPMENT ON PART OF THE WESTERN EDGE OF THE VILLAGE IF THERE IS A REVIEW TO THE GREEN BELT BOUNDARY. THIS IS SUPPORTED BY SOCIO-ECONOMIC CONSIDERATIONS, WITH A MEDIUM SUSTAINABILITY RANKING.

Waterbeach

Village Context



- KEY**
- Footpath Linkages
 - Village
 - Enclosed Farmland
 - Industrial Estate
 - Priory Grounds
 - Recreation Ground
 - RAF Base
 - Scattered Housing/Paddocks/Caravan Park
 - Linear Housing
 - Ponds/Lakes
 - River Cam and banks
 - Hedges
 - Woodland
 - Drains
 - Open Farmland
- N

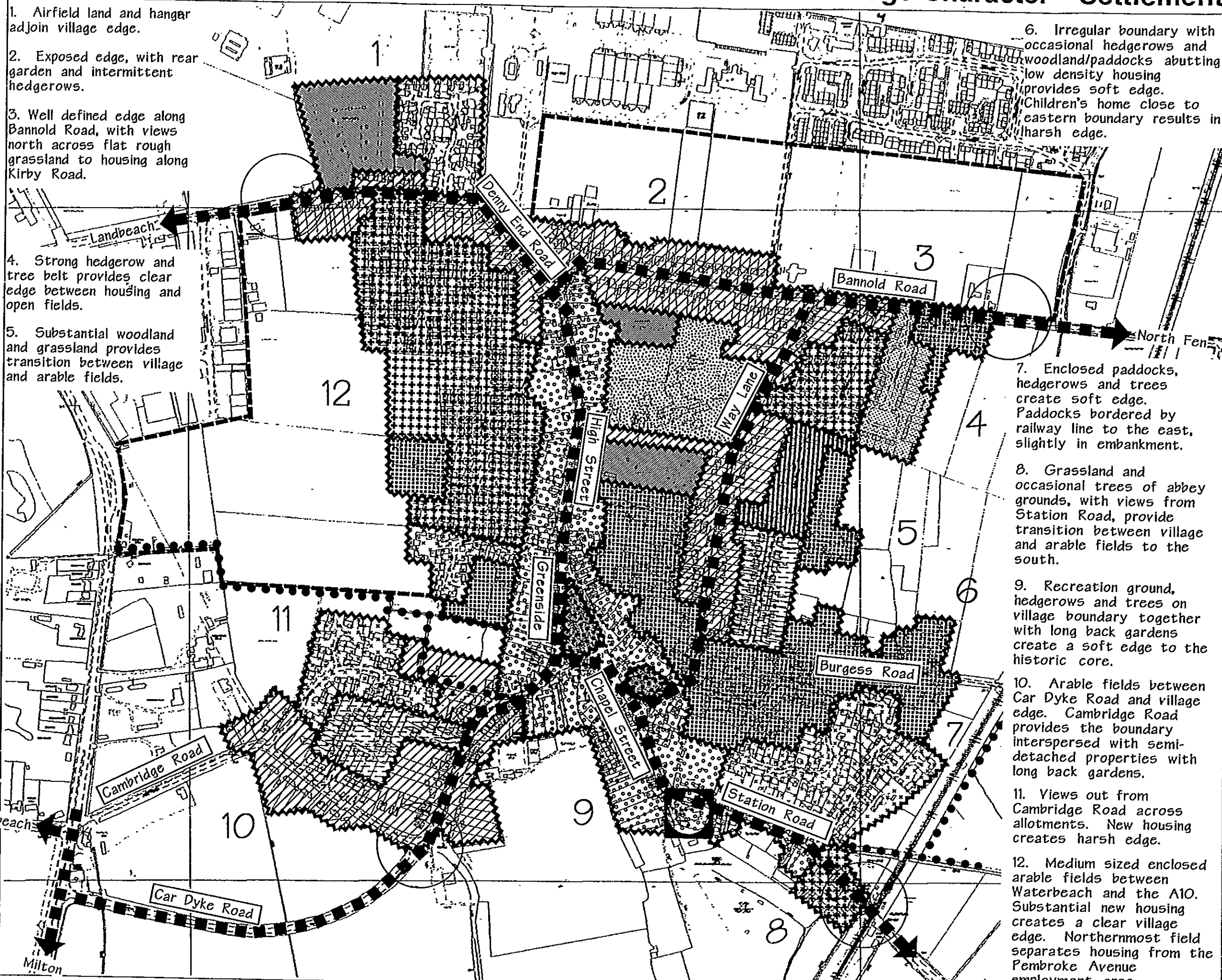
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Waterbeach

Village Character - Settlement



1. Airfield land and hanger adjoin village edge.
2. Exposed edge, with rear garden and intermittent hedgerows.
3. Well defined edge along Bannold Road, with views north across flat rough grassland to housing along Kirby Road.
4. Strong hedgerow and tree belt provides clear edge between housing and open fields.
5. Substantial woodland and grassland provides transition between village and arable fields.

6. Irregular boundary with occasional hedgerows and woodland/paddocks abutting low density housing provides soft edge. Children's home close to eastern boundary results in harsh edge.

7. Enclosed paddocks, hedgerows and trees create soft edge. Paddocks bordered by railway line to the east, slightly in embankment.

8. Grassland and occasional trees of abbey grounds, with views from Station Road, provide transition between village and arable fields to the south.

9. Recreation ground, hedgerows and trees on village boundary together with long back gardens create a soft edge to the historic core.

10. Arable fields between Car Dyke Road and village edge. Cambridge Road provides the boundary interspersed with semi-detached properties with long back gardens.

11. Views out from Cambridge Road across allotments. New housing creates harsh edge.

12. Medium sized enclosed arable fields between Waterbeach and the A10. Substantial new housing creates a clear village edge. Northernmost field separates housing from the Pembroke Avenue employment area.

- KEY**
- Transitional boundary between zones
 - Enclosed farmland
 - Historic core
 - Open space
 - Post-war housing
 - Linear development
 - Modern estate development
 - Modern low density housing
 - Mixed development
 - Caravan park
 - Primary school
 - Inter-war housing
 - Bungalows
 - Key roads
 - Footpath linkages
 - Village gateway
 - Landmark building



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SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - WILLINGHAM

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Willingham is a Fen Edge village, 10 miles north of Cambridge and south of the River Ouse. It is one of the largest villages in the District and designated as a Rural Growth Village in the Local Plan 1993, where development of up to 400 dwellings in housing estates, groups and infilling may be permitted, if suitable sites exist. This adopted plan and the 1997 Local Plan Review (Consultation Draft) includes housing allocations. These are 5.2 acres (2.1 hectares) north of Church Street; 5.4 acres (2.2 hectares) west of Rampton Road; 2.4 acres (1.0 hectare) south of Berrycroft; and 12.6 acres (5.1 hectares) between High Street and Long Lane. The population has more than doubled over the past 45 years, to around 3,500, with most of the development taking the form of estates between the village road structure.

History

Willingham village lies on the fen edge south of the River Ouse or Old West river. When the Ouse was diverted into the New Bedford river flooding was less severe, the mere was drained in 1696 and in the 18th century several drains were cut. Windmills were first used to drain the land, these were replaced by steam engine in the 19th century. The boundaries of the parish follow tracks and field boundaries, the common pasture with Over was shared in 1618. The railway to St Ives was opened in 1847, the station on the parish boundary with Longstanton was closed in 1970.

The present settlement grew at several stages and includes the site of the Manor of Willingham to the north of the church; Bourneys Manor Farm marks the site of another manor. The parish church of St Mary and All Saints is mainly 14th century. It was restored in the 19th century. The farmhouses and cottages that survived the many 19th century fires date from the 15th century, though like other fen edge parishes the 17th and 18th centuries are significant building periods. Some buildings were built of timber frame, plastered, others of local field brick or red brick until the introduction of the gault brick in the 19th century. Roofs were plain tiled or thatched and in the 19th century slated.

Willingham's character is influenced by the strong horticultural traditions of the locality, with a widespread road framework enclosing smallholdings, nurseries and orchards, and resultant linear development. In the 20th century, many of these areas have been, and still are being, infilled by estate development, with additional housing to the north of the historic core.

Landscape Setting of the Village

The landscape around Willingham is flat, being typical Fen character. This is particularly so to the north and east, where the land is arable or grassland, with some hedgerows, but few trees. In the south there are smaller fields and more hedgerows, together with scattered houses and farmsteads.

Nearer to Willingham, the setting is more enclosed with smaller fields, paddocks, horticulture, orchards, glasshouses, and a caravan park. These transition areas between the village and the more open Fen-Edge Landscape beyond also contain numerous trees along hedgelines and in groups. These various uses form an intricate patchwork setting.

The approaches to the village generally have wide views of the surrounding landscape. Exceptions to this are at the southern approaches, which have scattered houses and smallholdings alongside the roads, extending the linear form of many of Willingham's roads into the surrounding areas. From these

approaches the village is seen as being within a well wooded edge set in an open Fen Edge Landscape, with several views of the church spire of St Mary's and All Saints church.

Because of the particular structure of Willingham, its specific edges are harder to define, with the smallholdings and long back gardens merging within the 'transition' area between the village and the open countryside.

Settlement Pattern of the Village.

The village has a very particular structure, with a skeleton road framework formed from the historic background of horticulture. However, it has a clear historic core along Church Street and Forge Street, which is intact, containing several historic buildings.

The road framework has led to considerable linear development within the village, with enclosed fields and paddocks incorporated in the settlement itself, a distinct characteristic of Willingham. These have successively been infilled with estate development, although a few enclosed areas remain. The largest of these is south of Newington.

Despite the estate development, several of the historic streets within the village have retained their character. These include Green Street, Rampton End, and Silver Street, in the centre of the settlement.

The linear housing along the approaches to the village mainly have long back gardens or smallholdings.

The post war housing estates vary in size. One of the most substantial is in the north-east of the historic core, which is mainly terraced housing at Wilford Furlong, with little in the way of landscaping or design relating to the rest of the village. A second large estate is in the south-west at Balland Field. This development contains mainly detached houses, but again unlike the urban form of the rest of the village.

Buildings and Spaces in the Village

The historic core of the village has an almost continuous built frontage along both sides of the High Street. Buildings come up to the street edge, with a mix of housing including thatch and yellow brick. There is also a village open space with an old pump at the eastern edge of Church Street. The High Street extends south from Church Street into Station Road, and this area also contains some Listed buildings and other frontage development, continuing the rural feel within the village, with some glimpses westwards to the fields beyond.

Over the years, most of the open spaces within the village have been developed. The primary school playing fields are central but the village playing fields are on the north-western edge. There are also a few enclosed fields and some long back gardens within the settlement.

Roads and Routes

The skeleton road network is a significant feature of the village, with the main historic routes comprising High Street and Church Street. Despite the substantial infilling of Willingham, the frontage character of many of these roads is retained.

Due to the intricate road network of the village, most of the footpath linkages are along the roads. There are a few footpaths out to the surrounding countryside.

Change in Village Character

Due to the growth of Willingham by infilling the open spaces formed by the grid street pattern, the character of Willingham has changed significantly. Its skeleton and roads with linear development and horticultural and other rural activities within the village have all but disappeared with the infilling of these areas with development. Despite this, many key attributes remain. These include the historic core, and the frontage development along many of the roads including the High Street. Other important features include areas of transition between the village and the open countryside beyond; the views of the church spire, and the wooded setting of the village from the approaches.

Key Attributes

- Linear historic core, with buildings forming continuous frontage.
- Historic road structure, with linear development despite post-war estate development.
- Houses with long back gardens, especially fronting the approach roads.
- Historic grid road structure with dense frontage development set forward in the plots.
- Long views of church spire from surroundings.
- Enclosed fields, paddocks, orchards and horticulture, forming transition between village and open fen landscape.
- Scattered smallholdings in village setting along approach roads.
- Well wooded edges to the village.
- Winding historic streets.

ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • Remaining open spaces between skeleton road structure are required to retain historic village character. • Retain linear form and density of historic core, and protect its setting. • Maintain continuous dense frontage development within the village and especially on the approach roads. • Protect character of the historic streets in centre of village, south of Church Street. • Four housing allocations within the settlement boundary.
• Edges 1-5	Limited	<ul style="list-style-type: none"> • Enclosed fields, paddocks form transition between village and open fields. • Protect linear development along part of the edges.
• Edges 6-7	Limited	<ul style="list-style-type: none"> • Mixed edge of horticulture and small fields are characteristic edge. • Retain linear approach. • Protect rural character of Newington.
• Edges 9-11	Limited	<ul style="list-style-type: none"> • Mixed edge of horticulture and small fields, and long back gardens. • Retain linear approach.
• Edges 12-14	Limited	<ul style="list-style-type: none"> • Enclosed fields, paddocks and playing fields from soft edge to village, and transition between Willingham and open Fenland landscape. • Retain linear form. • Protect rural setting of western edge of historic core.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT OF WILLINGHAM

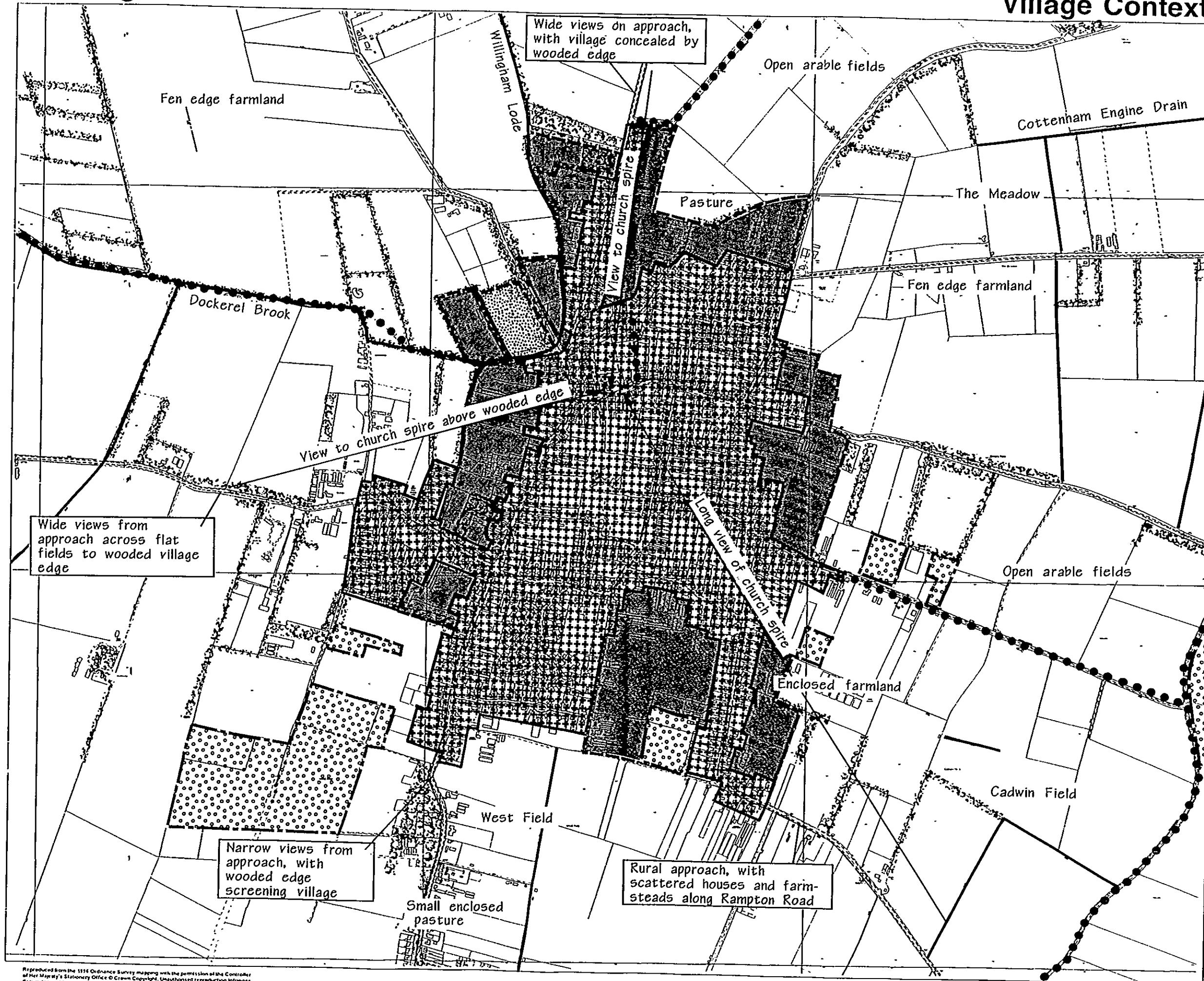
Not required, as Willingham only has limited environmental capacity for development both within the village and on all of its edges.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR WILLINGHAM

1. Environmental capacity based on character assessment - Limited, only being capable of absorbing very low levels of change, of limited type. Such development to be very sympathetic to existing village character.
2. CONCLUSION - LIMITED ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT.

Willingham

Village Context



- KEY
- Footpath
 - Village
 - Orchards
 - Recreation Ground
 - Hedgerows/wooded areas
 - Ditch
 - Open farmland
 - Small enclosed fields and paddocks

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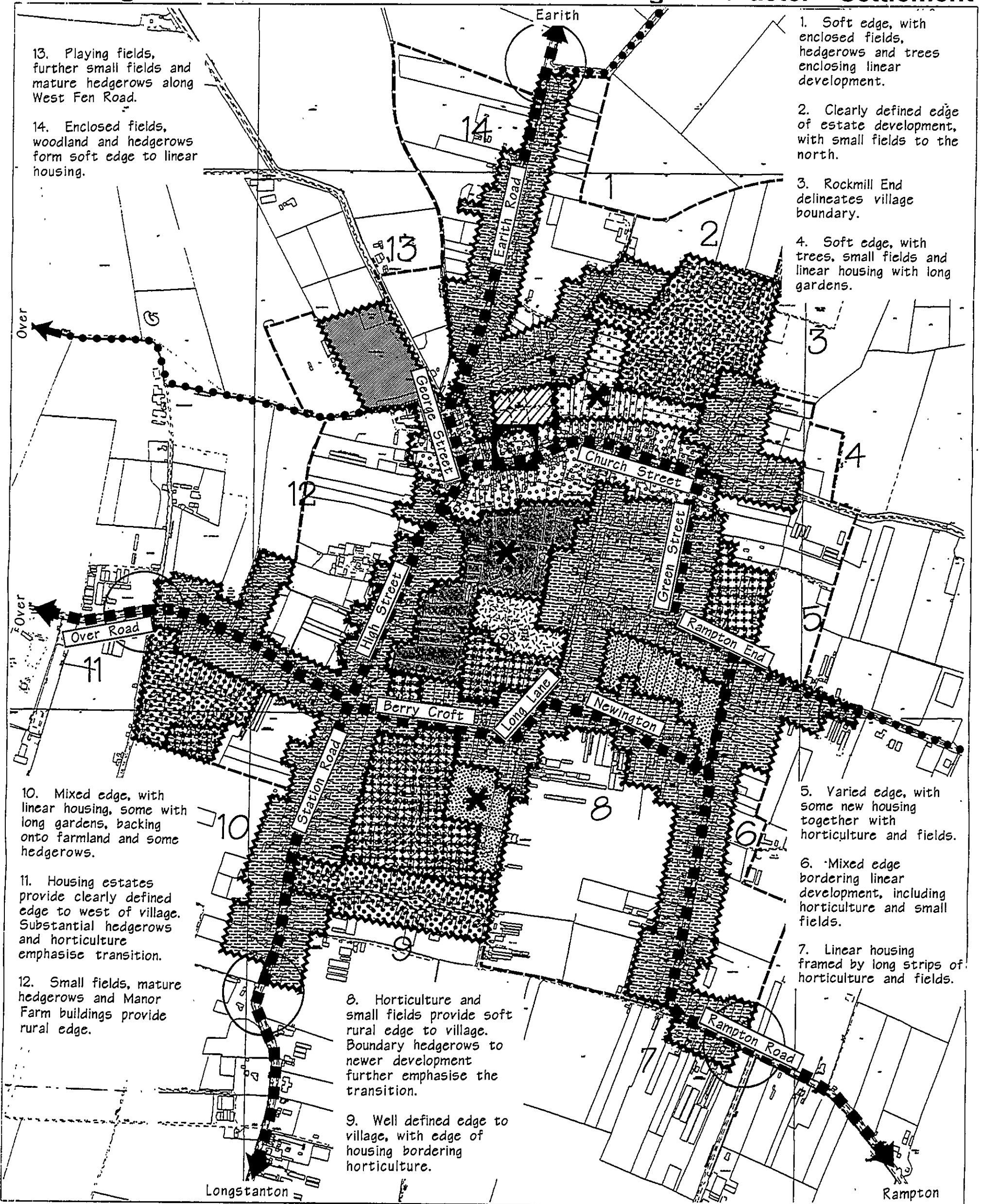


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Willingham

Village Character - Settlement



13. Playing fields, further small fields and mature hedgerows along West Fen Road.

14. Enclosed fields, woodland and hedgerows form soft edge to linear housing.

1. Soft edge, with enclosed fields, hedgerows and trees enclosing linear development.

2. Clearly defined edge of estate development, with small fields to the north.

3. Rockmill End delineates village boundary.

4. Soft edge, with trees, small fields and linear housing with long gardens.

10. Mixed edge, with linear housing, some with long gardens, backing onto farmland and some hedgerows.

11. Housing estates provide clearly defined edge to west of village. Substantial hedgerows and horticulture emphasise transition.

12. Small fields, mature hedgerows and Manor Farm buildings provide rural edge.

8. Horticulture and small fields provide soft rural edge to village. Boundary hedgerows to newer development further emphasise the transition.

9. Well defined edge to village, with edge of housing bordering horticulture.

5. Varied edge, with some new housing together with horticulture and fields.

6. Mixed edge bordering linear development, including horticulture and small fields.

7. Linear housing framed by long strips of horticulture and fields.

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KEY					
	Footpath linkages		Historic core		Enclosed orchards and gardens
	Key roads		Post war housing		Amenity
	Line of enclosed fields and paddocks		Modern housing estate		Recreation ground
	Landmark building		School and playing fields		Linear development
	Village gateway		Enclosed horticultural land and gardens		Housing allocation
	Transitional boundary between zones		Enclosed horticultural land		



DETAILED VILLAGE CAPACITY ASSESSMENTS AND CHARACTER MAPS:

Western Clayland Villages

SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - BAR HILL

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Bar Hill is a new village, five miles north-west of Cambridge, adjacent to the A14 Cambridge to Huntingdon Road. It is designated as a Group village in the Local Plan 1993, within which groups of up to eight dwellings may be permitted on appropriate sites within the village framework. Construction of this village commenced in 1965, and in thirty years has reached a population of just over 4,500.

History

Bar Hill is a new village, begun in 1965, built on farmland to the north of the village of Dry Drayton, adjoining the Cambridge-Godmanchester Road. The concept of a "new village" at Bar Hill was established in the early 1960s against the background of the Development Plan policies for the county. These aimed to preserve Cambridge primarily as a University town by containing the growth of the built-up area of the City and its "necklace" villages. It was originally designed on the "Radburn" principle of vehicular and pedestrian segregation. A perimeter road surrounds the residential estates which are linked together by a network of footpaths. The village contains its own industrial estate and substantial village centre, planned around a central green. It grew rapidly during the 1970's. Whilst the village has been built around a 19th century farmhouse in open farmland, Roman pottery has been found in the immediate vicinity.

Landscape Setting of the Village

The landscape setting of the village has the characteristics of the quite well-wooded claylands areas to the west of Cambridge. To the south, the fields are dominated by extremely large rolling open arable landscape. There are no trees within the fields, and there are long views from the village to hedgerows and groups of woodland, some enclosing the nearby village of Dry Drayton.

Two small streams flow into the village from the south-west, towards the north-east, and these form small valleys with ridges on either side, which are a distinctive feature of the wider landscape setting.

The ridge line to the south-east of the village links Dry Drayton with the village's eastern edge towards the golf course, and another runs from the south-west to the western edge. These ridges provide a stark contrast to the very flat landscape to the north of the A14.

Across the large open arable fields to the west, there are views to Lolworth on the ridgeline on the opposite side of the valley. This village has a partially screened woodland edge, but houses are visible as is the church tower, a prominent landmark. Also The Grange between Lolworth and Bar Hill, on the valley sides, is another distinctive landmark

Much of the village edge comprises a strong woodland belt, being the result of substantial planting schemes at the inception of the new village, whose purpose is to contain and minimise the wider impact of the new village. In particular, the woodland on the western edge contains the settlement visually, with the village hidden from the wider landscape, with only glimpsed views to the surrounding countryside. This boundary planting has resulted in the village, in terms of views outwards, not connecting with its wider landscape setting, unlike the characteristics of many other villages in South Cambridgeshire, where the countryside appears to come into the village. Some parts of the village edge are more exposed, creating more of a visual presence in the wider landscape. The industrial area, and the housing on the ridge in the eastern part of the village are two examples. The northern part of the

village abuts the A14, and the only gateway to Bar Hill is via a formal landscaped approach. The A14 itself is a corridor forming a visual barrier to the low lying arable landscape to the north.

Settlement Pattern of the Village

The village has one main approach, leading to the perimeter road, which encircles most of the housing, the village centre and much of the employment area. The residential areas are served by a series of cul-de-sacs, which are linked with each other and with the village centre by a series of footpaths, some of which pass through well landscaped corridors.

There are a number of character zones within Bar Hill. Due to its planned origins these zones are clearly identifiable. On the ridge in the eastern part of the village, low density houses and bungalows in The Fairway maintain this elevated position, with the gardens abutting the golf course.

The housing zones are of four particular characteristics, ranging from the low density as described, to a higher density mix of terraced dwellings and town houses. In their various forms, they combine to create a tight built character, with the open spaces being confined to defined linkages, some of which incorporate footpath routes.

The village centre contains a wealth of facilities including a superstore. It has a harsh feel, with each of the facilities being linked by footpaths and served by the one main car park, creating more of a suburban than a village character. Similarly, the considerable number of industrial units to the north and west of the village centre, with its inevitable tarmac surfacing for car parking and lorry movements, further perpetuates this suburban character.

Much of the housing and the facilities are on low lying land, which accentuates the uniform appearance and lack of any real character. However, to the east along the perimeter road the land starts to rise, and this, together with the change to more recent housing, creates a stronger character, with views out across rooftops towards the low lying land, which brings views and a feeling of wider landscape into the small cul-de-sacs and closes.

Buildings and Spaces in the Village

The main characteristics of the buildings reflect the planned origins of Bar Hill. As all of the houses have been constructed over the last thirty years, they provide various styles of volume house building, with a predominance of brick and tile.

A characteristic of the earlier estates is the high proportion of bungalows, with many open-fronted gardens, creating a sense of space along the cul-de-sacs. Later estates, particularly in the south of the village, offer a harsher character with an increase in walling and other hard landscaping. A uniform density throughout the village, together with the small gardens and lack of open spaces within the cul-de-sacs, is the main characteristic within the estates.

There are no landmark buildings. The village centre is typical of post-war construction, with the shops and other facilities being constructed of brick and tile, and designed in a functional manner.

Roads and Routes

The perimeter road is characterised with dense tree planting and hedgerows along much of its length. This is less apparent in the south, where the character is more open and rural, as it passes the nature reserve and allotments.

The village is well served by a network of footpaths, reflecting the planned design of the new village. Where these footpaths pass through the open space corridors they take on a more rural character. There are several footpath linkages to the surrounding countryside, and to the nearby villages of Dry Drayton and Lolworth.

Change in Village Character

Bar Hill is a planned village, being constructed over the last thirty years. It has been developed to the limits of the planned design. The strong perimeter planting, which is maturing, encloses the village, and provides a strong edge and contrast to the large open arable fields which surround Bar Hill. Its key attribute is therefore its comprehensive planned form and interrelated land use, and its enclosure from the wider landscape by the strong wooded edges.

Key Attributes

- A planned village form, developed to the limits of the planned design
- Well-defined boundaries, with mature perimeter planting enclosing the village
- Long distance views across the surrounding landscape from parts of the perimeter footpath, especially to the west
- Nature reserve on the southern edge of the village
- Golf course providing setting for eastern part of village
- Large open arable fields providing contrast with enclosed character of Bar Hill
- Farmland forming spaces between the villages of Lolworth, Dry Drayton and Bar Hill.

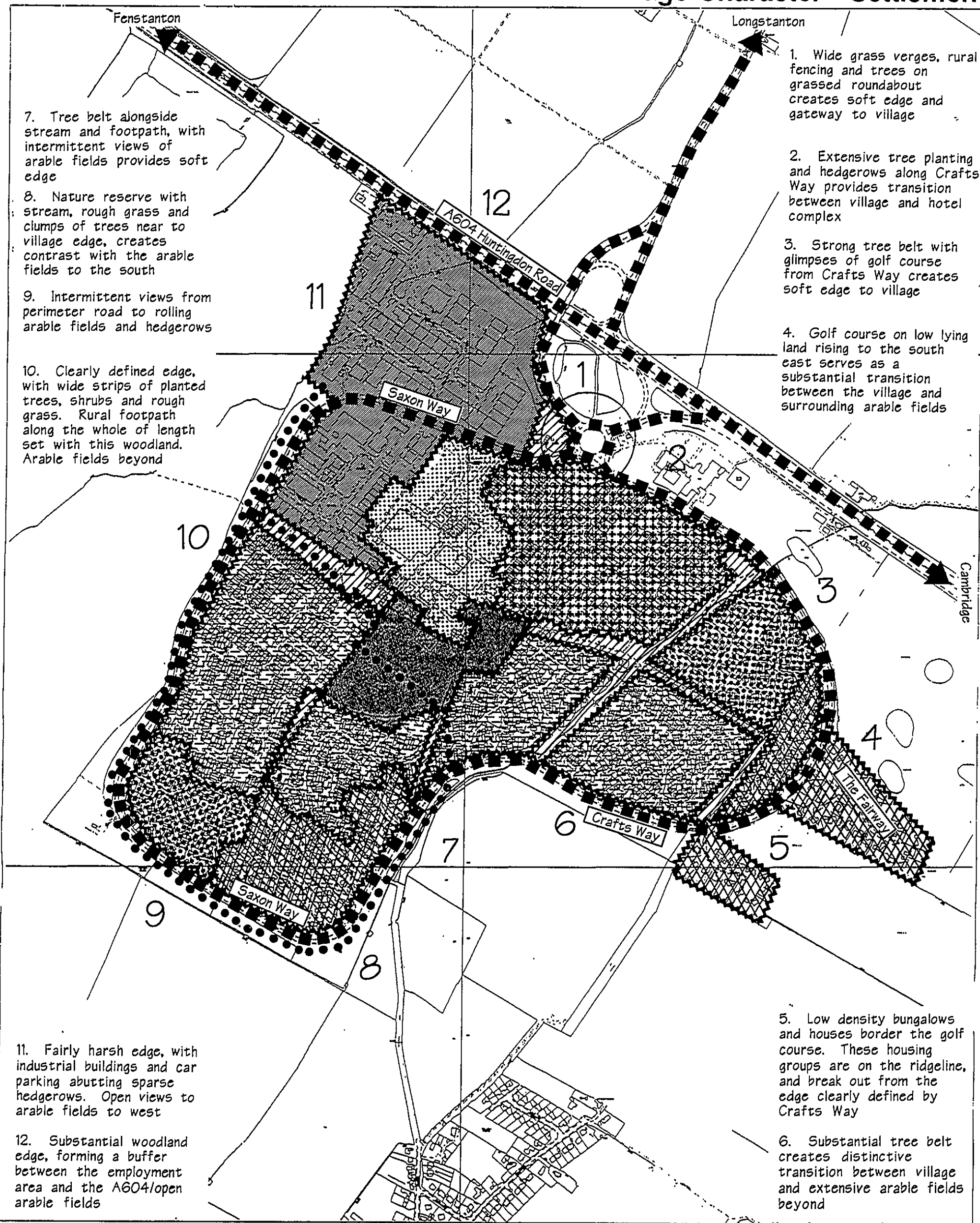
ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	• The new village has been developed in a comprehensive manner, with the open spaces forming an integral part of the settlement.
• Edges 1-5	Limited	• Existing developments frame this part of Bar Hill, with hotel, golf course and associated landscaping • Strong tree belts form well-defined village boundary.
• Edges 6-7	Limited	• Strong tree belts and associated hedgerows bordering village edge and perimeter road. • Intermittent views from footpath to adjoining fields • Fields separate Bar Hill from Dry Drayton.
• Edge 8	Limited	• Nature reserve, stream, rough grass and clumps of trees form well defined soft edge. • Separation between Bar Hill and Dry Drayton.
• Edge 9	Limited	• Strong tree belts, associated hedgerows and perimeter road form well defined edge. • Intermittent long views from footpath to large rolling arable fields.
• Edges 10-12	Limited	• Clear village edge, with wide strips of planted trees, shrubs and rough grass. • Long views from footpath across open arable fields to Lolworth, The Grange and to the Fen edge landscape to the north west. • Harsh but well-defined edge to employment area, with open fields beyond. • A14 forms strong northern boundary to village. • Separation between Bar Hill and Lolworth.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT OF BAR HILL

Not required, as Bar Hill only has limited environmental capacity for development within the village, and virtually no capacity on its edges due to the perimeter road and associated planting.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT OF BAR HILL

1. Environmental capacity based on character assessment - Limited, only being capable of absorbing very low levels of change, of limited type. Such development most likely to be within the village itself.
2. CONCLUSION - LIMITED ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT



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SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - COMBERTON

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Comberton is located four miles west of Cambridge, on the B1046, in the Western Claylands. It is defined as a Group Village in the Local Plan 1993, where development will normally be restricted to groups of not more than eight dwellings or infilling within the village framework. This adopted plan and the 1997 Local Plan Review (Consultation Draft) include one housing allocation. This is 2.8 acres (1.1 hectares) south of Barton Road. The population has increased nearly fourfold over the last 45 years, much of which took place in the form of estate development in the 1960's and 1970's.

History

Comberton is unusual by nature of the relationship between the village and the church. The parish church lies to the south, on a low hill across the Tit Brook from the rest of the village, on the line of the roman way known as Lot Way. In 1842 the remains of a roman villa were discovered nearby. It is thought roman estate organisation could well have continued through Anglo-Saxon to medieval times at Comberton. This could explain a shortage of Anglo-Saxon remains. The church together with farm buildings and cottages, form a small hamlet.

The village is first mentioned in 1086 in the Domesday Book, when it was called *Cumbertone*, which could be translated as 'the Cumbrian's Farm'. The medieval village grew up around a significant cross roads. It had a very large rectangular green and neatly laid out plots, over the existing field system. The roads retained wide grass verges up to enclosure in 1840, since when they have been encroached upon. The population grew very gradually until the 20th century.

There are many 16th century cottages and farmhouses. The Old Vicarage, now called Glebe Cottage, has a medieval hall and is cross-wing timber framed. There is a large village pond at the junction of the village streets. The outlying farms date from the time of enclosure. The land is farmed mainly as arable today.

Landscape Setting of the Village

The landscape setting of the village is characterised by large arable fields, with smaller enclosed fields and paddocks nearer the village edge on its northern and southern boundaries. The village is on low lying ground, and to the north the land rises and is characterised by large arable fields with good hedgerows dividing them. The slope continues further north undulating until it reaches the ridge along which the St Neots Road runs.

The land immediately to the south of the village slopes down to Tit Brook and then rises to an east-west ridge, crested by St Mary's Church and adjacent buildings. The arable landscape then slopes down to Bourn Brook.

The visual structure of Comberton comprises three main sections, the old crossroads, the South Street/Swaynes Lane area and the modern post-war development east, north-east and south-west of the village.

The village edges around the substantial historic core provide soft boundaries, with mature trees and hedgerows providing a real sense of enclosure to the low-lying settlement. The only straight harsh edge is the eastern boundary, along Long Road, where the open arable fields abut the linear housing.

The approaches to Comberton from the west and south provide wide views, although the buildings of the village can only be glimpsed through mature tree belts and hedgerows. Even from the east, views to the village south of Barton Road are screened by a very strong tree belt. From the north along Long Road, there is a strong avenue feel to the approach, with hedgerows and hedgerow trees bordering the road, together with well-trimmed grass verges focusing the views down towards the village.

The village is not on a main road and it has a tranquillity which is particularly apparent along Swaynes Lane and Green End.

Settlement Pattern of the Village

The village pattern originated from the old cross roads, which is the core of the older part of the village. The old pond and green, which is by the crossroads, is an important characteristic in the village, and is the last remaining part of a large green that once occupied the north-eastern quadrant of the crossroads. Trees and a gently curving road system help to create visual enclosures throughout the older village.

The historic core comprises two distinct characteristics. Along West Street there is a continuous frontage of buildings, with some of historic interest mixed with newer properties. In contrast, Barton Road, Swaynes Lane and South Street have a rural character within the village, with the open pastures enclosed by these roads being visible from a number of viewpoints, together with further open views northwards across pasture and playing fields from Barton Road.

This linear development within the village extends beyond the historic core towards all of the approaches. The estate developments which have been built, mainly in the 1960's and 1970's, have produced two visually distinct and different parts to the village, with a more suburban character. Many of the trees planted when the estates were constructed are now maturing, softening these substantial housing areas.

Buildings and Spaces in the Village

With development along the approach roads to the central crossroads, Comberton has a continuous built frontage, with few views out to open countryside, except eastwards from Long Road and north from Barton Road. There are no significant public open spaces within the village, although the pastures between Swaynes Lane and Barton Road create a particularly rural area in the heart of the settlement, which is a particular characteristic.

The village contains a number of Listed buildings built of traditional materials, some of timber frame, with plain tile or thatched roof and others of Cambridgeshire bricks.

Roads and Routes

There are a number of roads within Comberton which have a rural character, with low density housing, mature trees and hedgerows along the frontage, together with paddocks and rural views. Swaynes Lane and Green End are such roads.

As the village is focused on the matrix of through roads, with little development in depth, except the estate developments, there are few footpath linkages within the settlement.

Change in Village Character

Despite the introduction of estate development in the 1960's and 1970's, the characteristic form of the village, with its three main areas is retained. The enclosed fields bordering the northern and southern edges and the substantial tree belts and hedgerows bordering the village combine to retain the rural

setting of this low lying village. The paddocks south of Barton Road in the heart of the village are a key characteristic, as is the pond, village green and tree'd rural lanes.

Key Attributes

- Historic core, incorporating not only Listed buildings but also pond, village green, enclosed paddocks and rural lanes
- Enclosed fields bordering the northern and southern edges and associated tree belts and hedgerows
- The setting of Tit Brook, to the south of the village
- Long distance views across the landscape from approaches
- Tranquillity of Swaynes Lane and Green End
- Linear character which is retained despite development 'in depth'.
- Open fields sloping down to the village.

ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • The main open area within the village forms part of the historic core. • Retain current density and form of linear development, particularly along Green End, West Street and Barton Road. • Housing allocation south of Barton Road.
• Edges 1-2	Limited	<ul style="list-style-type: none"> • Strong defined boundary delineated by Long Road, track to south, and broad tree and hedgerow belt. • Views to open countryside from linear housing fronting Long Road.
• Edges 3-6	Limited	<ul style="list-style-type: none"> • Well defined hedgerows and tree boundaries, forming wooded setting for village • Enclosed fields, forming transition from village to open fields beyond. • Rural setting for historic core. • Setting of Tit Brook.
• Edges 7-8	Limited	<ul style="list-style-type: none"> • Enclosed fields form transition from harsh but well defined village edge to rising arable fields beyond. • Setting of Tit Brook.
• Edge 9	Limited	<ul style="list-style-type: none"> • Grounds of Comberton Village College with well defined treed western boundary. Open fields and golf course to west.
• Edges 10-12	Limited	<ul style="list-style-type: none"> • Linear form along West Street and Green End, with well defined rear boundaries. • Enclosed fields and paddocks form transition from village to open fields.
• Edges 13-14	Limited	<ul style="list-style-type: none"> • Enclosed fields framing the village recreation ground and school playing fields. • Rural edge forms setting for historic core.
• Edges 15-16	Limited	<ul style="list-style-type: none"> • Open fields fall southwards to well wooded edges to village • Harsh but well defined boundaries to housing estates in the north east of the village.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT OF COMBERTON

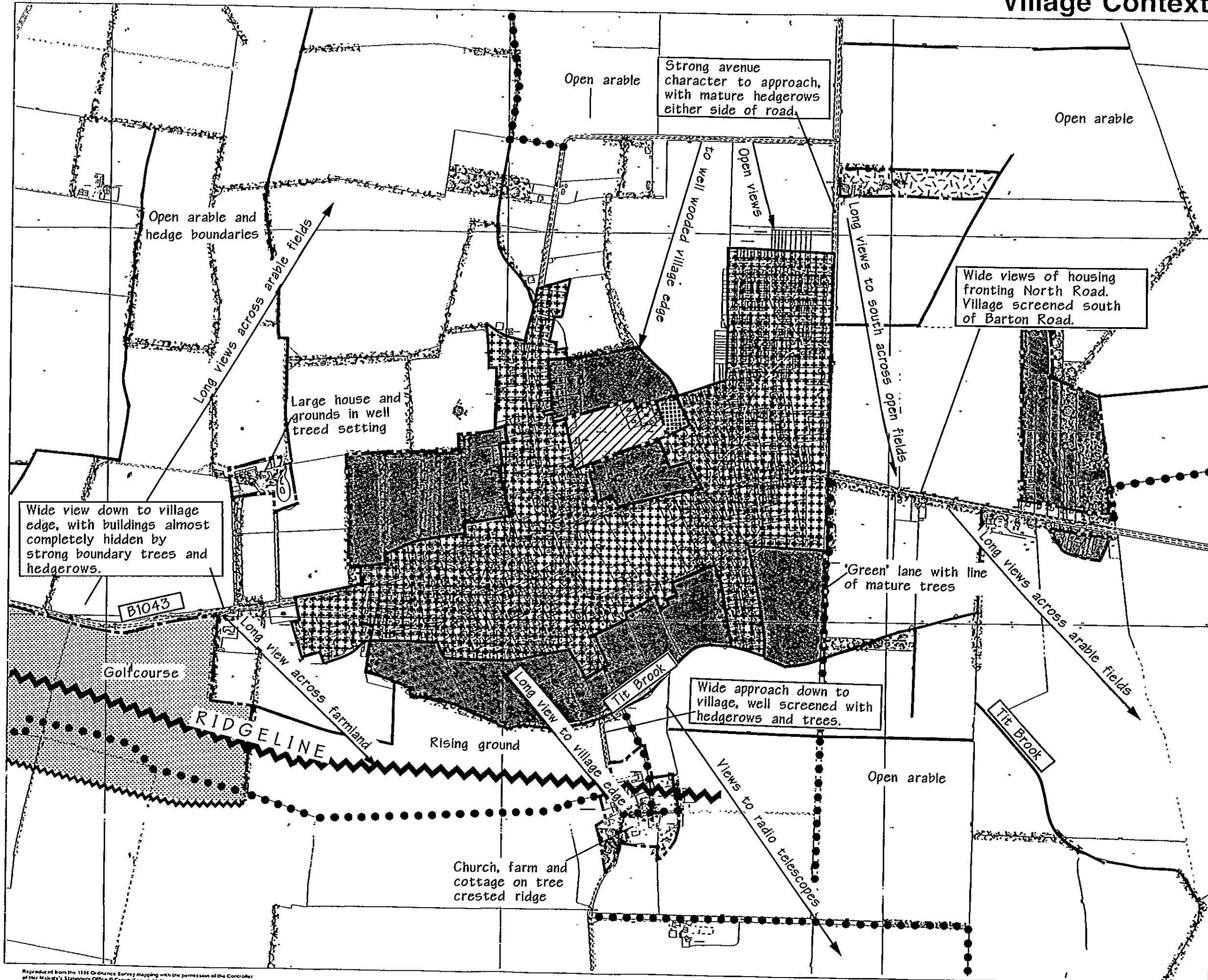
Not required, as Comberton only has limited capacity for development both within the village and on all of its edges.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR COMBERTON

1. Environmental capacity based on character assessment - Limited, only being capable of absorbing very low levels of change, of limited type. Such development to be very sympathetic to existing village character.
2. CONCLUSION - LIMITED ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT

Comberton

Village Context



- KEY
- Footpath
 - Stream/drain
 - Village
 - Wooded area/hedgerow
 - Enclosed field/paddock/garden
 - Recreation ground
 - Primary school playing field
 - Golf course
 - Camping and caravan park
 - Open farmland



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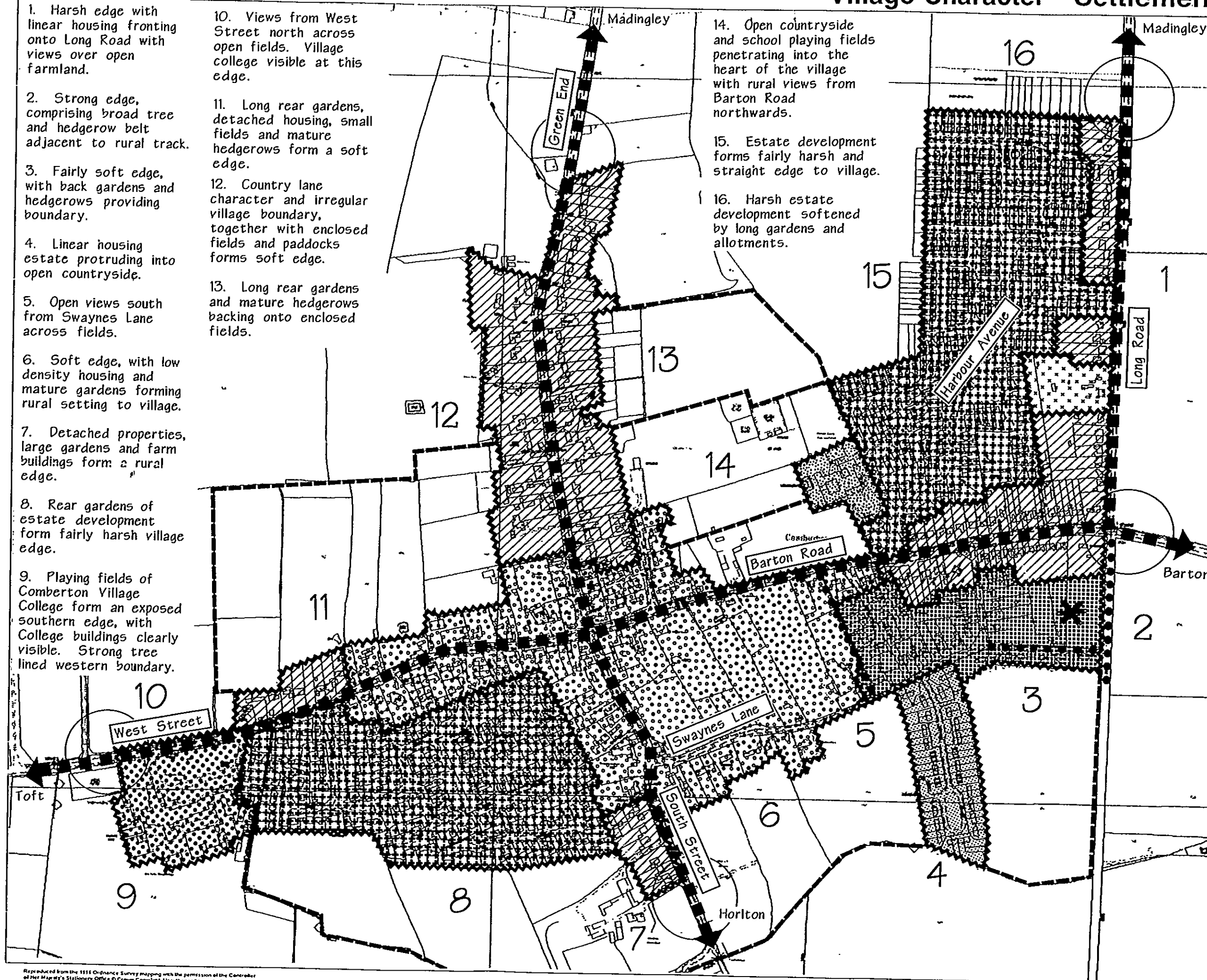
Comberton

Village Character - Settlement

1. Harsh edge with linear housing fronting onto Long Road with views over open farmland.
2. Strong edge, comprising broad tree and hedgerow belt adjacent to rural track.
3. Fairly soft edge, with back gardens and hedgerows providing boundary.
4. Linear housing estate protruding into open countryside.
5. Open views south from Swaynes Lane across fields.
6. Soft edge, with low density housing and mature gardens forming rural setting to village.
7. Detached properties, large gardens and farm buildings form a rural edge.
8. Rear gardens of estate development form fairly harsh village edge.
9. Playing fields of Comberton Village College form an exposed southern edge, with College buildings clearly visible. Strong tree lined western boundary.

10. Views from West Street north across open fields. Village college visible at this edge.
11. Long rear gardens, detached housing, small fields and mature hedgerows form a soft edge.
12. Country lane character and irregular village boundary, together with enclosed fields and paddocks forms soft edge.
13. Long rear gardens and mature hedgerows backing onto enclosed fields.

14. Open countryside and school playing fields penetrating into the heart of the village with rural views from Barton Road northwards.
15. Estate development forms fairly harsh and straight edge to village.
16. Harsh estate development softened by long gardens and allotments.



- KEY
- Transitional boundary between zones
 - Historic core
 - Linear development
 - Village college
 - Primary school
 - Modern estate development
 - Post-war semi-detached housing
 - New low density housing
 - Fragmented linear and close development
 - Enclosed field/paddock/garden
 - Footpath linkages
 - Key road
 - Village gateway
 - Housing allocation



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SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - GAMLINGAY

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Gamlingay is a substantial village fifteen miles west of Cambridge, on the borders of Bedfordshire. It is located on the B1040 and is within ten miles of three market towns, Sandy, Biggleswade and St Neots. It is on the Greensand Ridge, which extends into Bedfordshire. The village is designated as a Limited Rural Growth village in the Local Plan 1993, where development of up to 200 dwellings together with infilling and housing groups may be permitted, if suitable sites exist. This adopted plan and the 1997 Local Plan (Consultation Draft) include two housing allocations. These are 2.8 acres (1.3 hectares) north of Church Street, and land in employment use at Green End of some 9.1 acres (2.6 hectares). The population has more than doubled over the past 45 years to around 3,400.

History

Gamlingay is a large and complex village, with its present form resulting from many changes over the years. There were originally a group of separate hamlets on the heathland where a series of routes met. The settlements were along the east-west axis at Dutter End, Green End, and at the cross roads of the present day village. These hamlets were subsequently joined by the laying of Church Street, with the 15th century church and rectory at the east end. Roads crossing the village have remained unchanged since the 17th century. They are now 'traffic calmed', and have been substantially unchanged in alignment.

All of the listed buildings are in the eastern part of Gamlingay. Most of these are along Church Street and Church End, and the earliest buildings date from the 15th century, being timber framed and plastered with plain tiled or thatched roofs. The alms houses, built in the 17th century, are prominent along Church Street.

Landscape Setting of the Village

Being on the Greensand Ridge, the village is set in an undulating landscape. The valley of Millbridge Brook provides a well defined southern edge to Gamlingay, beyond which the land rises to Potton Wood. To the north, Gamlingay Wood is a prominent feature in the landscape, being viewed from the village and from the eastern and western approaches, across arable fields.

The more immediate landscape to the south of the village is enclosed, with a number of small fields with mature hedgerows and trees. In particular, Millbridge Brook creates fairly steep local slopes to the village edge. In contrast, the landscape setting in the north, especially in the north-east, is far more open, with large open fields with no hedgerows. To the east there is an area of parkland landscape, south of Millbridge Brook.

The approaches to the village from the east provide views of the wider landscape. The southern and western approaches are more intricate, with the southern approach in particular providing an instant view of the village edge over the brow of the hill.

The village edge is well defined, although often harsh with housing clearly visible in places, especially to the north-east and west. In contrast, the historic core is enclosed, with mature hedgerows, small fields, and long back gardens.

The main roads through the village are heavily trafficked, with a high proportion of heavy lorries. This adversely affects the village character, especially in the historic core along Church Street.

Settlement Pattern of the Village

Gamlingay is a village which has radiated out from cross roads along five routes. It is also a village predominantly of two halves. The eastern half is dominated by the historic core of linear development along Church Street, and the openness created by the village college and playing fields, and the recreation ground in the south-east. Only in the north-east is the development more compact, with the newer housing development, some of which is still being constructed.

The western half is very different, with the land between the radial routes of Cinques Road, Heath Road and Mill Street being infilled with estate development. The substantial industrial area at Green End forms a major part of this 'half' of the village. It is adjacent to the primary school playing fields, and surrounded by residential development.

The historic core is intact, and stretches from the cross roads to the eastern edge. It comprises a wide range of buildings, many fronting directly onto the street, creating a sense of narrowness, especially near the cross roads. A number of hamlets encompass Gamlingay.

Unlike many of the villages in South Cambridgeshire, there are few areas where the linear housing has long back gardens. However, the land to the rear of properties on the northern side of Church Street have this characteristic combined with enclosed fields, forming a transition between the village and the large open arable fields beyond.

Buildings and Spaces in the Village

The historic buildings along Church Street and Church End are a particular feature of Gamlingay, together with St Mary's Church and Rectory. Further linear development, including some listed buildings can be found along Mill Street, which has a rural characteristic within the village.

Much of the rest of the village comprises estate development, including a major area to the west of the employment area. There are few open areas within Gamlingay, other than the primary school playing fields. The main recreation ground and the village college playing fields are on the south-east edge.

Roads and Routes

The approach roads are generally bordered by fields, leading to a stark contrast on entry, with housing estates being the dominant characteristic. The heavily trafficked roads bring attention throughout much of the village to the road network, in particular the radial routes and the cross roads. There are a number of traffic calming measures on these roads.

Due to the form of the village, the footpath linkages are mainly along the extensive network of residential roads.

Change in Village Character

Gamlingay has changed over the years, especially since the war, from a predominantly linear form along the radial roads to a more compact village, as the estate development has taken place. However, there are certain key attributes which have been retained. These include the historic core along Church Street, Church End and Mill Street, and the transitional area north of Church Street. Also of importance

are the route of Millbridge Brook, forming a well defined southern edge and the openness of the farmland up to the northern boundary of Gamlingay.

Key Attributes

- Historic core comprising the majority of the eastern and southern parts of the village, along Church Street, Mill Street and adjoining woods
- Continuous frontage development of mixed housing within historic core
- Gateway views of village set in woodland
- River valley of Millbridge Brook
- Parkland landscape east of the village
- Transitional area of small undulating fields, hedgerows and trees to south-west of village
- Linear form of much of the village, especially the historic core, and setting of enclosed fields and paddocks
- Strong sense of arrival from surrounding open landscape
- Disused railway delineating southern limits.

ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • Opportunity for redevelopment of employment uses at Green End (as identified in Local Plan). • Very few open spaces within the village which are not already allocated for development. These need to be retained (e.g. school playing field, rear of almshouses). • Retain historic core including its linear form and density. • Estate developments provide minimal opportunity for further development. • Retain linear form and density of road network within the village. • Housing allocation at Green End.
• Edge 1	Limited	<ul style="list-style-type: none"> • Harsh yet well-defined boundary of estate development adjoining open fields.
• Edges 2-4	Limited	<ul style="list-style-type: none"> • Enclosed fields, long back gardens and tree groups form transition between historic core and fields beyond. Retains setting of linear historic core.
• Edge 5	Limited	<ul style="list-style-type: none"> • Mature woodland and Station Road delineates village edge.
• Edges 6-7	Limited	<ul style="list-style-type: none"> • Dismantled railway delineates village edge.
• Edges 8-10	Limited	<ul style="list-style-type: none"> • Valley of Millbridge Brook, with its small enclosed fields forms well-defined boundary, despite exposed views of housing estates.
• Edges 11-12	Limited	<ul style="list-style-type: none"> • Harsh yet well-defined boundary against open fields. Some enclosed fields in part form transition between village and open fields with long views.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT OF GAMLINGAY

I.

ENVIRONMENTAL AND PLANNING CONSTRAINTS AND DESIGNATIONS	
CONSTRAINTS/DESIGNATIONS	VILLAGE/EDGE
• Listed Buildings	<ul style="list-style-type: none"> • Within the village - 1 Grade I - 5 Grade II* - 61 Grade II
• Conservation Area	<ul style="list-style-type: none"> • Within the village - Edges 3-5
• Area of Best Landscape	<ul style="list-style-type: none"> • Edges 1, 10-12

2. Existing Community Balance

• Employment (based on 1991 Census)

Economically active in Gamlingay (A)	1620
Employment in Gamlingay (B)	850
Ratio B:A	0:5
% Resident economically active working locally	36%
Updated ratio of jobs to economically active (1997)	0:5

• Schools

Gamlingay has both primary and secondary schools. In 1996 the primary school had permanent accommodation for 180 pupils, and temporary accommodation for 90. There were 228 pupils on the school roll. The village college had accommodation for 199 pupils, and 151 on the school roll.

• Shops

There are 18 shops in the village including 5 food shops, 5 non-food shops, 7 other shops and a post office/shop.

3. Existing Infrastructure

There is no railway station in Gamlingay. There is a regular bus service.

Potential storm water/flooding problems.

STAGE 2 - PLANNING AND SOCIO ECONOMIC CAPACITY ASSESSMENT

Environmental Planning Constraints

- Assessing the environmental planning constraints and designations of the area identified within the village with moderate capacity, the employment area at Green End, there are no specific constraints.

Socio-economic Sustainability Considerations

These considerations within Gamlingay are:

- high ratio of local employment to resident economically active working locally
- good community facilities, including 18 shops, a primary school with limited capacity and a village college
- no railway station, but regular bus service
- Relocation of employment from Green End to the committed employment site in the south-east of the village will ease traffic congestion within Gamlingay
- Potential storm water/flooding problems

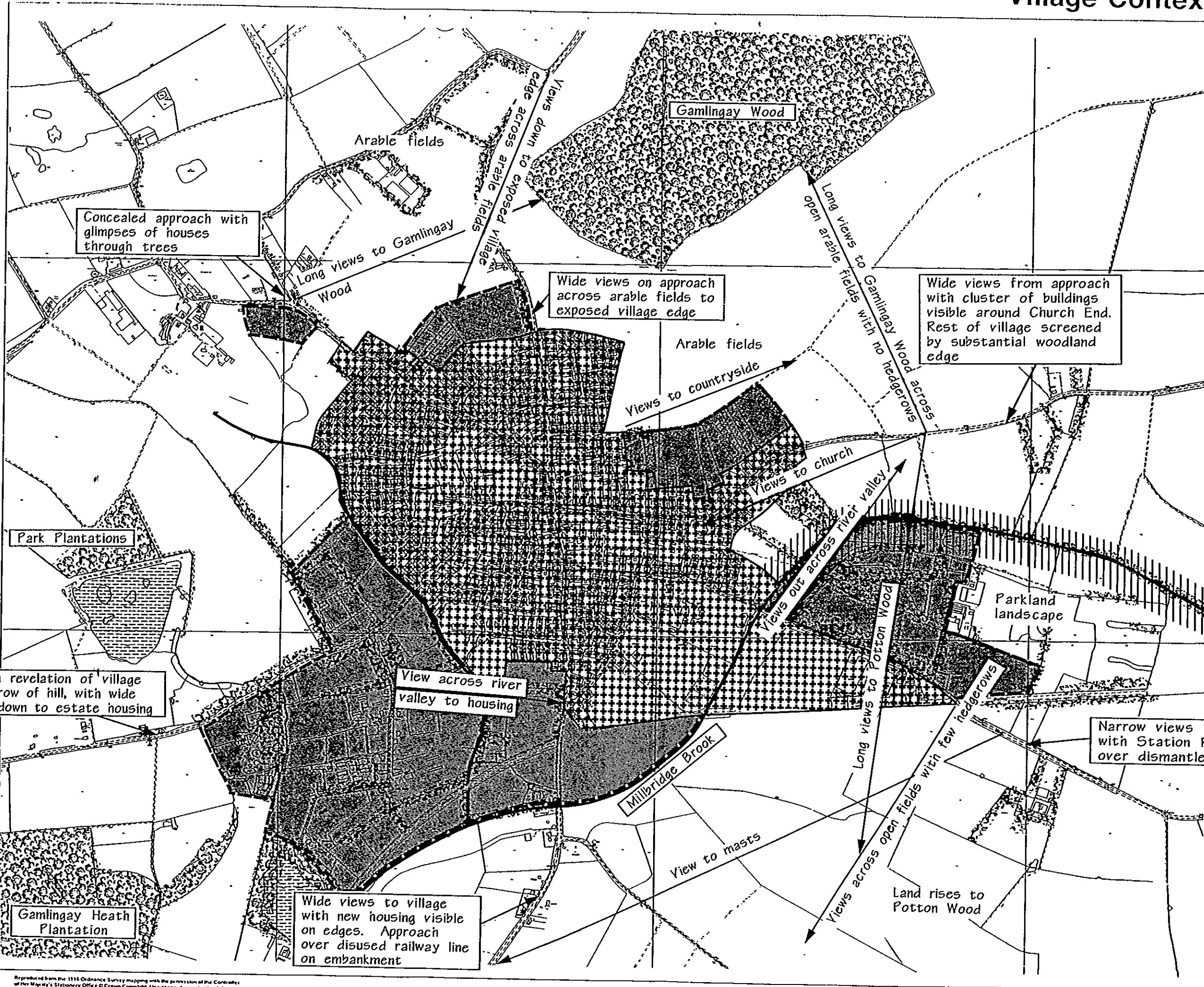
In summary, we consider that Gamlingay has a **MEDIUM** overall sustainability ranking.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR GAMLINGAY

- | | |
|--|--|
| 1. Environmental capacity based on character assessment | - Moderate with some opportunity within the village, on land currently containing employment uses at Green End. |
| 2. Environmental and planning constraints and designations | - No identified constraints within the village. |
| Socio-economic sustainability considerations | - Sustainable employment base, good community facilities, public transport and some capacity at the primary school |
| 4. CONCLUSION | - MODERATE CAPACITY WITHIN THE VILLAGE SCORING 'MEDIUM' ON SUSTAINABILITY RANKING |

Gamlingay

Village Context



- KEY
- Village
 - Enclosed farmland and rear gardens
 - Wooded area/hedgerow
 - Stream
 - Narrow wooded river valley
 - Lake
 - Open farmland
 - Footpath

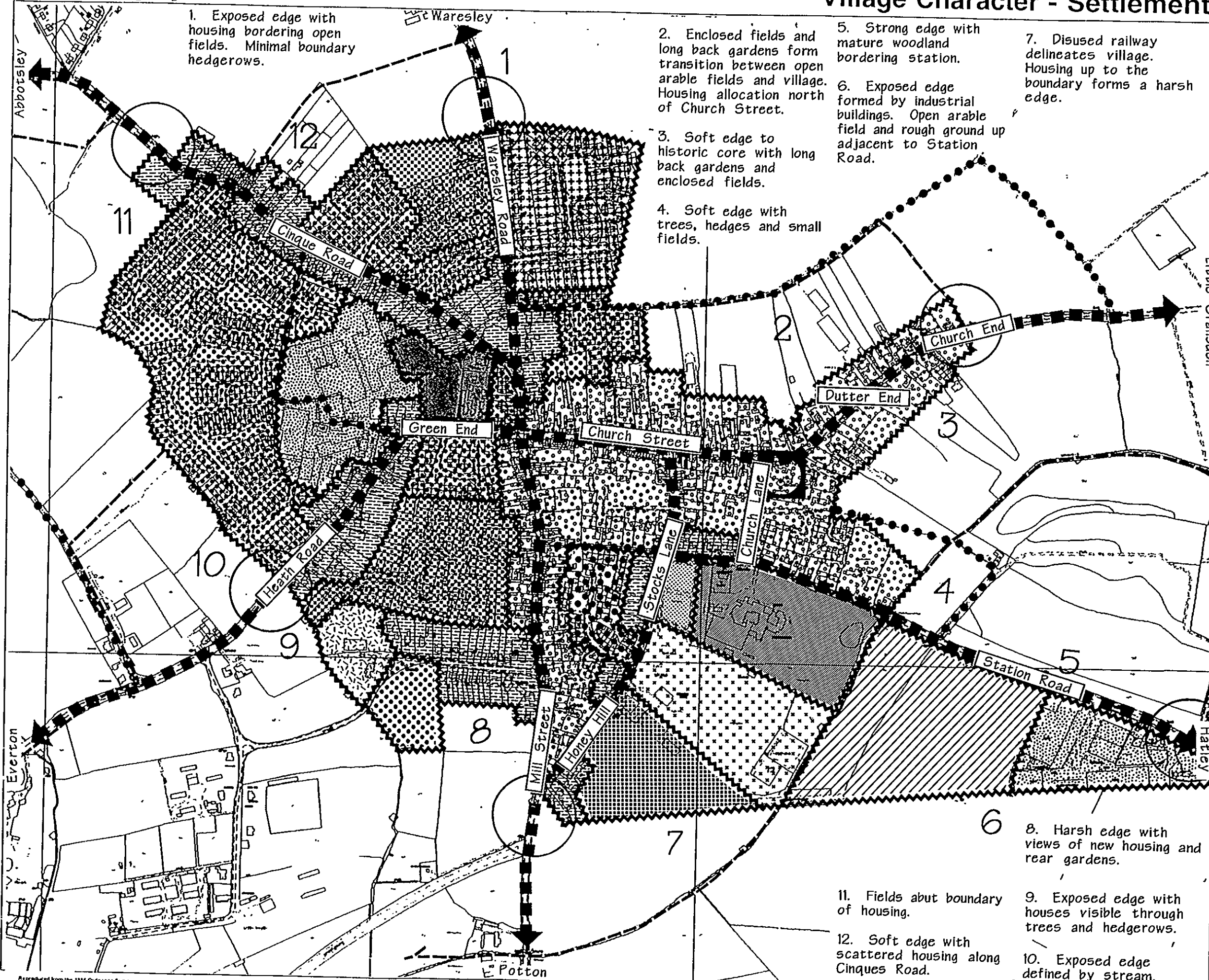
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Gamlingay

Village Character - Settlement



- KEY
- ▬▬▬ Key roads
 - Footpath linkages
 - ~ Transitional boundary between zones
 - Line of enclosed farmland
 - Village gateway
 - ◻ Landmark building
 - Historic core
 - ▣ Modern detached houses
 - ▤ Cemetery
 - ▨ Fields (industrial site)
 - +++ Post war housing
 - Playing fields
 - ▧ Modern housing development
 - ▩ Village College
 - ▨ Primary school and playing field
 - ▧ Large house in grounds
 - Modern bungalows
 - Mixed modern housing
 - ▨ Linear development
 - ▧ Industrial/commercial

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SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - HARDWICK

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Hardwick is a small village situated in the Western Claylands region of South Cambridgeshire, approximately five miles west of Cambridge south of the A428 Cambridge - St Neots Road. It is designated a Group Village in the Local Plan 1993, where groups of up to eight dwellings and infilling may be permitted on appropriate sites within the village framework. The population of Hardwick has increased more than five times over the last 45 years, from 470 to just over 2,500.

History

Hardwick was recorded in a Saxon will of 991, when it was left to the Abbey of Ely. Initially a daughter hamlet of Toft the boundaries between the two villages were only resolved in 1815 when shared common land was divided.

The northern boundary to the old village is formed by the probable roman road from Barton-Cambridge to St Neots. The tracks of the Portway cross the village in two places and it is likely that the north-south road was in use well before the medieval period. The church lies on the northern branch of the Portway as it crosses the route south to Toft and Bourn Brook. It lies at the south-west corner of the village green (which was largely enclosed by 1806). This was originally a trapezoid shape, with houses on all four sides.

An increasing population in the early Middle Ages led to an expansion south to the second line of the Portway and the development of a moated site and closes. The 14th century population decline caused the village to contract again. The moated site to the south of the old village was probably the site of the manor of the Bishops of Ely. Hardwick Wood was also part of the property in 1251. Some ridge and furrow within the wood indicates there had been some encroachment in the later Middle Ages. Another significant estate was based on Victoria Farm, which was owned by the Bishop of Peterborough in the early 17th century and in the 18th century by 'Capability' Brown.

The open fields were enclosed in 1837. The population only began to grow towards its present size when in the 1930's a ribbon of bungalows was built along St Neots Road and this development continued in the 1940's and 1950's. In the 1970's the village was expanded considerably with a large residential development called the Limes Estate, together with a primary school. This linked the two halves of the village, the 'main road' and the 'old village'.

Landscape Setting of the Village

The setting for the village is of a broad scale rolling largely arable landscape. Large open fields, with few trees or hedgerows dominate the surroundings. The landscape character to the north of Hardwick has a strong valley feature formed by Callow Brook. The village is barely visible, with glimpsed views of the plateau's northern edge, against a tree'd backdrop. From the east, Hardwick is also just visible from the Comberton Road, across rolling arable landscape.

The more immediate landscape setting has a more wooded character, with smaller fields, stronger hedgerows, and groups of woodland, especially around the southern more historic part of the village. This original part of the settlement by the church is on a valley, with the more recent development being built in the higher ground to the north, rising to a plateau. There is also a distinctive area of woodland, small fields and hedgerows immediately to the west of the Limes Estate, providing a more enclosed landscape character.

The village edge, as seen from the majority of its approaches, is well-defined, and well screened with tree cover and mature hedgerows. The three distinctive character areas of Hardwick are readily apparent, with the low density semi-rural development along the A428 contrasting with the new estate development of The Limes to the south. The original village further south is characterised by a mix of scattered houses and farms in the vicinity of St Mary's Church, in a setting of mature woodland, intimate open spaces and hedgerows. Only in the extreme south is the village edge exposed with the linear development along Main Street being visible from the wider landscape.

Despite its proximity to the Cambridge - St Neots Road, most of the village retains a tranquil rural character, particularly along Cambridge Road and the High Street.

Settlement Pattern of the Village

The original Hardwick village remains intact. It is located along the High Street, and retains its rural feel, with the church, farmhouses, detached houses in large gardens and some limited new development combining to form a cohesive and distinctive character area.

The High Street leads northwards into Cambridge Road, where it then meets St Neots Road. Frontage development has taken place along these roads, continuing the linear character of the original village, albeit in a more isolated manner, with no obvious links with the older development. Also, Hall Drive, to the west of these roads, also contains detached properties in a linear form.

The village form has changed dramatically with the development of the Limes Estate in the 1970's and early 1980's. The estate introduces a different character to Hardwick, both in scale and form. The housing and associated open spaces and playing fields effectively join up the linear developments previously described with a series of loop roads and cul-de-sacs. The housing itself is typical estate development, with a broad mix of detached, semi-detached and terraced housing. This estate leaves the historic core of the village untouched.

Buildings and Spaces in the Village

The historic core of the village contains a number of buildings of historic interest, including the parish church of St Mary. The Chequers Inn and Victorian Farmhouse and Cottage all date from the 16th century and are traditionally built of timber frame, plastered with thatched plain tile or pantile roofs. The early farm buildings were weatherboarded. A fairly new group of large detached houses at Wallis's Farm combine brick, weatherboarding and pantiles, and maintain the density and character of this part of the village.

The spaces within the village mainly comprise small areas between buildings. The character of these spaces range from mature greens in the southern part to more formal open spaces in the Limes Estate, together with the large recreation ground and playing field of the Hardwick Community Primary School.

Roads and Routes

Within the Limes Estate, there are a number of footpath linkages separate from the estate road network, providing routes to the primary school and the playing fields. The remainder of the village, being of linear form, does not contain such linkages with the public footpaths providing walks out of the village to Comberton and Highfields Caldecote.

The Main Street through the historic core of the village has a very rural character, with views to the east of the surrounding countryside. The road itself is bordered by mature trees and hedges, and provides a central link to this older part of Hardwick.

Change in Village Character

Hardwick has grown substantially over the last forty five years, particularly since the early 1970's with the substantial suburban estate development linking together the sporadic linear development to the north of the old village. Although out of character, this expansion has been sufficiently separate from the old village that it has not been at the expense of the village's key attribute, its historic core along Main Street, which has been retained intact, and its landscape setting respected. The newer development has also reached defined limits, delineated by Cambridge Road, St Neots Road, the woodland to the west and the clear field boundary to the south of The Limes.

Key Attributes

- Historic core along Main Street, including its linear character, low density development, mix of houses and farm buildings, and well wooded landscape setting.
- Linear form of the historic core.
- Enclosed fields, paddocks, farm buildings, tree groups and footpaths forming transition between the southern part of the village and the open fields
- Strong hedgerow features in vicinity of village
- Open fields forming separation between Hardwick and Highfields Caldecote
- Long gardens in north-west of village forming transition between village and surroundings
- Church and green forming landmark within village
- Strong sense of arrival from south

ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • The few open spaces are required to retain character in historic core of village. Also retain playing fields within estate development. • Protect setting within village of buildings in historic core. • Retain tree groups important in the street scene. • Retain linear form of southern part of village. • Views of church landmark within the village and wooded setting.
• Edge 1	Limited	<ul style="list-style-type: none"> • A428 forms well-defined northern boundary.
• Edges 2-3	Limited	<ul style="list-style-type: none"> • Well-defined edge formed by Cambridge Road, with open fields beyond. • Views out from village over open fields.
• Edge 4-8	Limited	<ul style="list-style-type: none"> • Retain strong linear form, density and character. • Protect setting of historic core. • Retain strong rural edges, including tree groups, hedgerows and some farm buildings.
• Edge 10	Limited	<ul style="list-style-type: none"> • Harsh but well-defined hedgerow edge, with open fields beyond.
• Edge 11	Limited	<ul style="list-style-type: none"> • Retain linear form of housing with long back gardens. • Enclosed fields and wood form transition between village and surroundings.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT OF HARDWICK

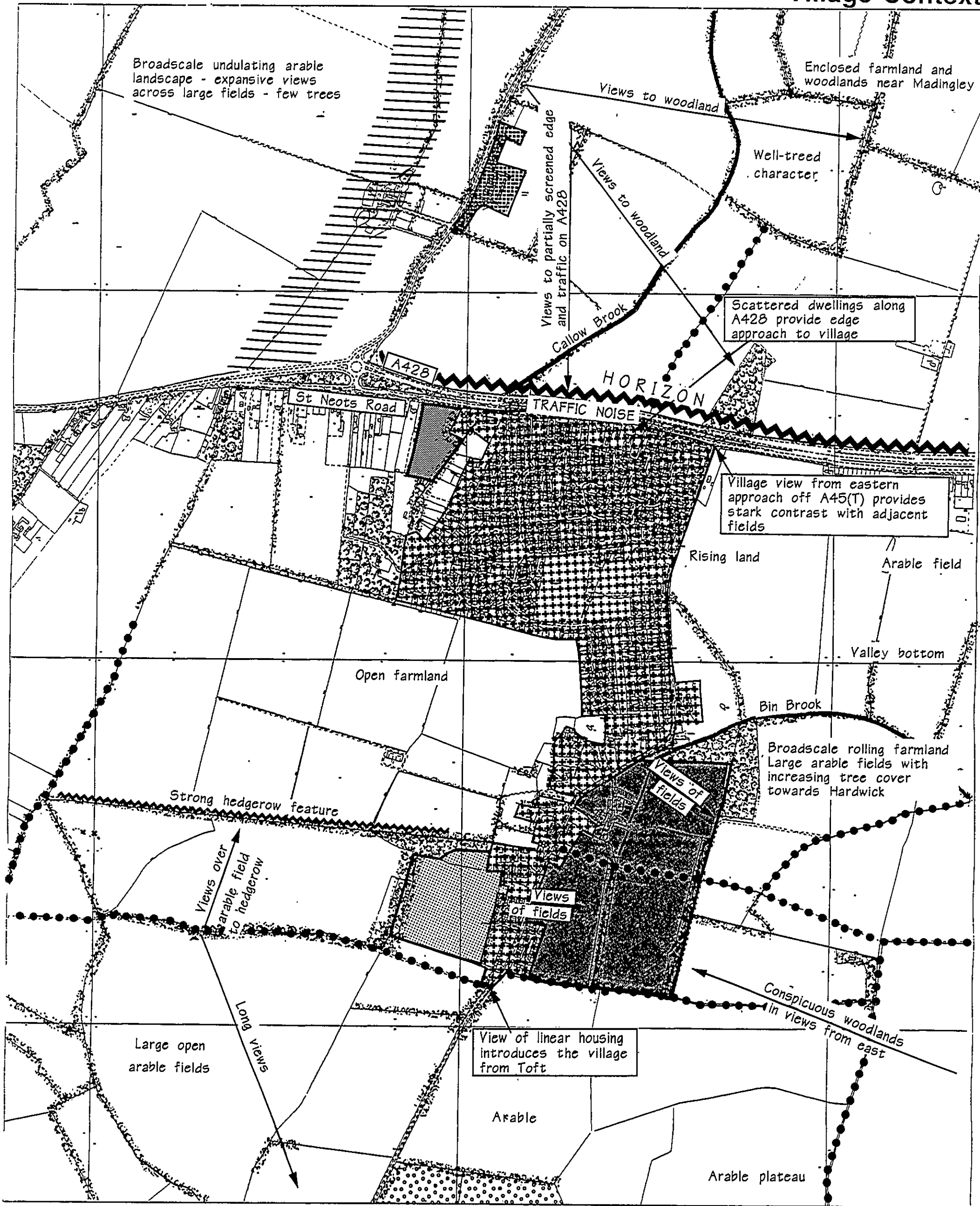
Not required, as Hardwick only has limited environmental capacity for development both within the village and on all of its edges.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR HARDWICK

1. Environmental capacity based on character assessment - Limited, only being capable of absorbing very low levels of change, of limited type. Such development to be very sympathetic to existing village character
2. CONCLUSION - **LIMITED ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT**

Hardwick

Village Context

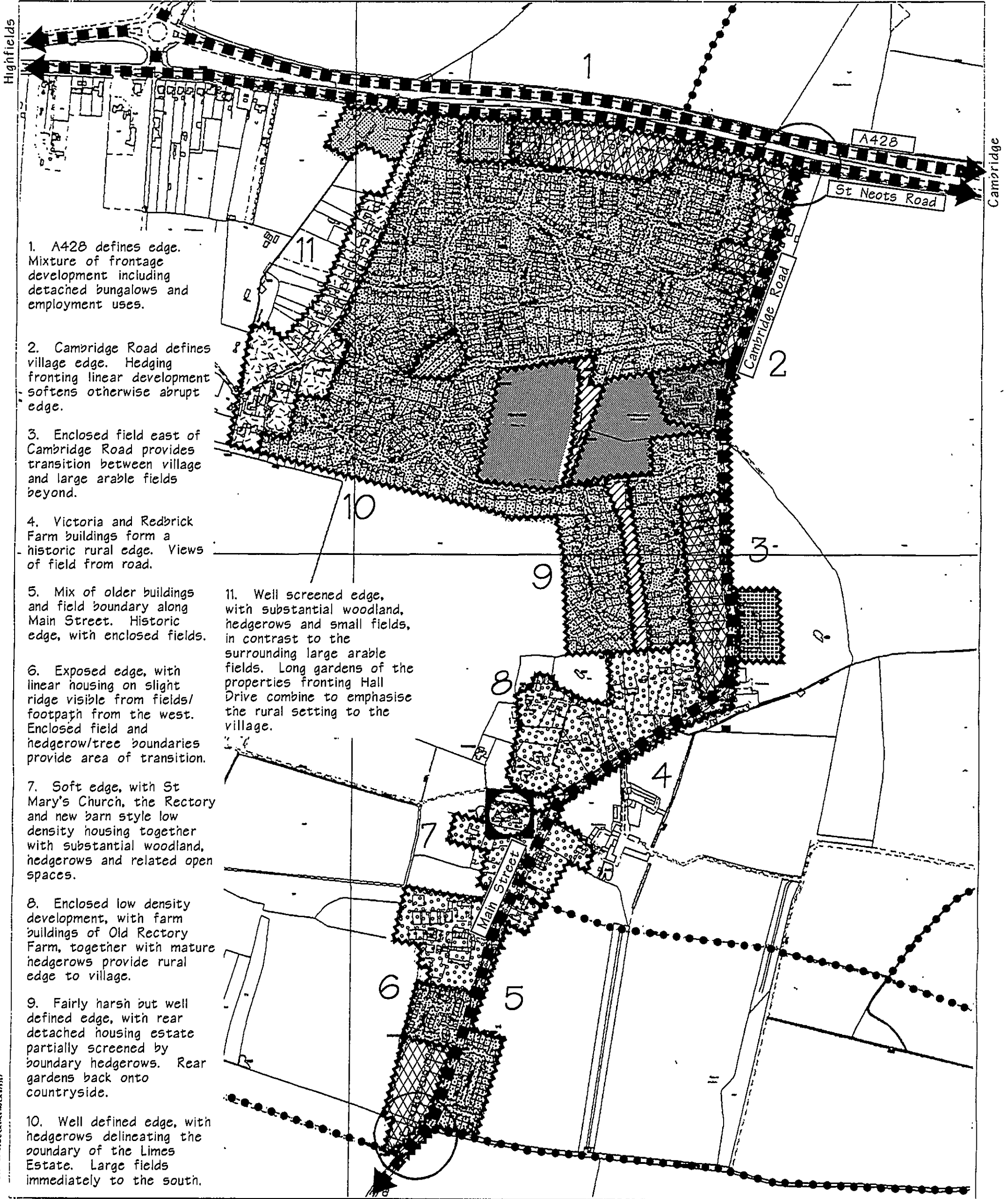


KEY			
	Footpath		Orchard
	Wooded area/hedgerow		Pasture
	Enclosed pasture and woodland		Shallow valley
	Village		Open arable farmland
	Enclosed field		
	Industrial estate		

Not to Scale



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1. A428 defines edge. Mixture of frontage development including detached bungalows and employment uses.
2. Cambridge Road defines village edge. Hedging fronting linear development softens otherwise abrupt edge.
3. Enclosed field east of Cambridge Road provides transition between village and large arable fields beyond.
4. Victoria and Redbrick Farm buildings form a historic rural edge. Views of field from road.
5. Mix of older buildings and field boundary along Main Street. Historic edge, with enclosed fields.
6. Exposed edge, with linear housing on slight ridge visible from fields/footpath from the west. Enclosed field and hedgerow/tree boundaries provide area of transition.
7. Soft edge, with St Mary's Church, the Rectory and new barn style low density housing together with substantial woodland, hedgerows and related open spaces.
8. Enclosed low density development, with farm buildings of Old Rectory Farm, together with mature hedgerows provide rural edge to village.
9. Fairly harsh but well defined edge, with rear detached housing estate partially screened by boundary hedgerows. Rear gardens back onto countryside.
10. Well defined edge, with hedgerows delineating the boundary of the Limes Estate. Large fields immediately to the south.
11. Well screened edge, with substantial woodland, hedgerows and small fields, in contrast to the surrounding large arable fields. Long gardens of the properties fronting Hall Drive combine to emphasise the rural setting to the village.

KEY	
	Footpath linkages
	Key roads
	Transitional boundary between zones
	Village gateway
	Landmark building
	Historic core
	1970s and 1980s estate development
	Playing field
	Primary school
	Industrial/commercial use
	Interwar housing
	Low density housing
	Open space
	Mixed linear development

Not to Scale



SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - HIGHFIELDS CALDECOTE

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Highfields Caldecote south of the St Neots - Cambridge Road is in the western claylands. It is defined as a Rural Growth Settlement in the Local Plan 1993. This provides for the development of up to 400 dwellings in housing estate allocations, and groups and infilling where development can be accommodated without adverse impact on the local amenity. This adopted plan, and the 1997 Local Plan (Consultation Draft) include two housing allocations. These are 29.1 acres (11.8 hectares) between Highfields and East Drive, and 17.8 acres (7.2 hectares) west of Highfields and south of the school. The population has increased by 50% over the past 45 years to around 600, with most of the development taking place through infilling, refurbishment and redevelopment.

History

The old village of Caldecote was probably a daughter hamlet of Bourn. It is known to have been in existence by 1086. The name means 'Cold Cottages'.

The church is positioned well to the south of Highfields. It lies on the junction between the east-west Lot Way and the medieval 'Strympole Way' that ran north-south. The houses of the village are set in crofts, probably enclosed from the common fields early on, and are strung along the line of the north-south route. There are two original farm groups, one near the church and Highfields half a mile to the north. In the Middle Ages the land was split between rent-paying tenants. The open land was enclosed late in 1854, the land use is arable with some grazing.

The settlement of Highfields Caldecote was established at the beginning of the 20th century on the Cambridge to St Neots Road. It was planned, speculatively, for small-holders to be self sufficient and to provide goods for the Cambridge and St Neots markets.

Landscape Setting of the Village

The landscape setting of Highfields Caldecote comprises a mix of enclosed farm land, large open arable fields and an airfield to the North-West. The village appears to have grown from sporadic development, and despite infilling, still has a semi rural character, with parts of the village separated by large fields and paddocks.

The immediate local landscape and setting north of the village is of large arable fields. It has a very weak boundary, and the fields provide a useful backdrop between the edge of the settlement and the A428 St Neots to Cambridge Road.

Generally the wider landscape setting undulates very gently, having some small streams in the valleys, which cut into the landscape creating some variations. Occasional farm buildings and barns dotted in the landscape are usually visible against wooded edges. Distant views of Bourn are visible from the village, which is set amongst trees on the skyline. Overall, there is a predominance of farm lands and woodlands, creating a pleasant rural character.

Views of the village edge from the A428 are very infrequent, and only glimpsed while driving along the A428. However, the large grey hangars of the airfield are very evident in views from the north and these form substantial features in the landscape. The wooded area between the hangars and the village is also of significance in the views from the north.

On the eastern side of the village there are enclosed pastures with views of the settlement limited due to the trees and hedgerows along the pasture edges. To the west of the village edge are some small paddocks between houses, with views of surrounding farmland. A substantial tree belt north of Bucket Hill Plantation and the plantation itself provide a strong visual enclosure from the open fields and disused airfield beyond.

The south of the village has a very strong character, with pastures, woodland and tree belts, forming an enclosed landscape. Grassy green tracks lead from Main Street, to Highfields, giving a soft rural character to this southern edge. Travelling north, the village suddenly appears in view, and it is quite unannounced. This is in contrast to the north of the village, which has large open arable fields.

This small enclosed wooded and pasture landscape is also predominant to the east of the village. Unusually there are plots of farmland and rough grass within the village, east of Highfields Road. This pattern is repeated along the eastern edge, forming a contrast with large open arable fields and well treed boundaries of roads and brooks further east. As with Bucket Hill Plantation in the west, Hardwick Wood to the south-east provides a visual envelope to the village, along Harcamlow Way.

Settlement Pattern of the Village

The settlement pattern changed in this century. The linear character was created through the subdivision of land into smallholdings with bungalows, served by rural unadopted roads. These dwellings are served with some facilities, including a post office, village hall and shops. Throughout this century, these small holdings between Highfields Road and West Drive, and to a lesser extent to the west, have been subdivided, but still retain the semi-rural village character.

Focusing on West Drive, it is a narrow rural quiet road, containing mainly detached houses and bungalows, set back from the road. There are some gaps between the houses with views out to the countryside and woodland behind. There are some paddocks between the dwellings, with huts and small farm buildings.

Highfields Caldecote itself clearly reflects the linear character of the village. On entering Highfields from the north, the road is edged by trees and quite tall hedges, and there is an avenue feel. Of particular note are the low density small scale bungalows and chalets, almost plotland development in style, in orchards and gardens, appearing to be cut out of the surrounding woodlands and tree belts. Approaching the primary school from the north the character suddenly changes to a much tighter linear development, with associated road markings, signs and other more urban features.

Approaching the village from the south, the edge can just be seen amongst trees, the primary school is a distinctive feature on the edge. There is rough grassland/wasteland on the eastern side of Highfields Caldecote, bordered by tree belts and woodland.

To the east of Highfields Caldecote is an area currently divorced from the main part of the village by rough grassland. It is approached from Highfields Road along Hall Drive and the houses are all off East Drive. This lane is very narrow and rural, and much of the housing is fairly modern, set in large plots. They are set in large enclosed paddocks/rough grassland, which have been part of the character of this village throughout this century.

Buildings and Spaces in the Village

Highfields Caldecote has no evidence of an historic core, as evidenced by the lack of a conservation area. Further within the village there is a distinctive lack of any focal point or centre for the village, based around community facilities.

Except for some of the housing along Highfields road, nearly all of the housing has been constructed during this century. They include the ranch-style properties with distinctive individual boundary fencing materials. Most of the housing in the village is detached in large plots. Along West Drive there is a mixture of boundary materials, fencing and walls, which border the roads and the front gardens. Gravel drives and frontages are a characteristic feature.

The main 'open space' in Highfields Caldecote is the substantial area of rough grassland between Highfields and East Drive. This effectively separates the properties along East Drive from the rest of the village.

Roads and Routes

The village straddles a minor road between the A428 Childerley Gate junction and the B1046 which runs parallel along the valley of the Bourn Brook about 2 miles to the south. The approach roads are bordered by strong tree belts, creating a rural entrance to the village. There is a lack of cul-de-sac development, with only a few roads linking the parallel roads of Highfields Road, West Drive and East Drive. This creates a grid pattern characteristic.

The footpath linkings are mainly along the woods, with the link between Highfields and West Drive in the south of the village being a rural track.

Change in Village Character

Highfields Caldecote has developed along the key roads of Highfields, East Drive and to a lesser extent West Drive. Although there has been considerable infilling over the decades, the grid pattern is retained, containing houses and bungalows, mainly detached in sizeable plots. The rural character of the village is retained, with the main features including the school, post office and village hall, being along Highfields Road. One of the very attributes of the village is its low density housing contained within a rural setting, in a grid pattern for the settlement, and with a strong link with the enclosed fields which encompass the village.

Key Attributes

- Grid pattern for the village
- Linear form of development along main streets,
- Detached properties with large gardens, some which extend to form small holdings/paddocks
- Rural lanes, such as East Drive
- Enclosed small fields and paddocks as transition between village and surroundings
- Woodland in vicinity of village, especially Bucket Hill Plantation to the south-west.

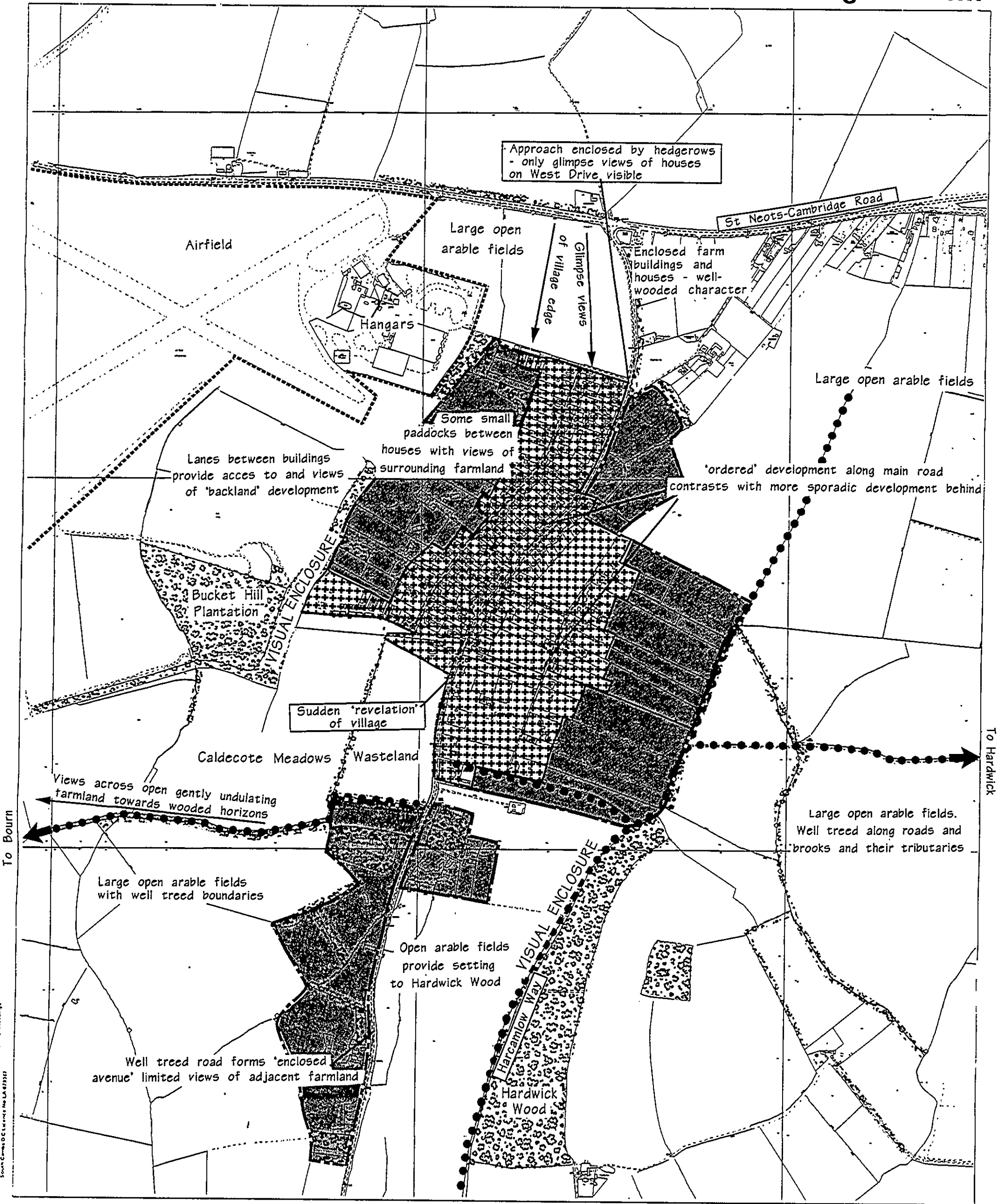
ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within sufficient boundary	Limited	<ul style="list-style-type: none"> • Retain form and density of linear development along grid-iron pattern. • Retain long gardens of detached properties. • Long gardens and agricultural land between Highfield Road and East Drive is a rural and characteristic of the village.
• Edge 1	Limited	<ul style="list-style-type: none"> • Harsh but well-defined edge, with arable field up to village edge.
• Edge 2-4	Limited	<ul style="list-style-type: none"> • Long narrow plots of farmland and rough grazing, together with some rural buildings and trees form transition between housing and open land beyond.
• Edge 5	Limited	<ul style="list-style-type: none"> • Enclosed rough grassland abuts village edge forming rural setting. • Housing allocation west of Highfields, south of the school.
• Edge 6	Limited	<ul style="list-style-type: none"> • See comments "within settlement boundary" • Housing allocation between Highfields and East Drive.
• Edge 7	Limited	<ul style="list-style-type: none"> • Long narrow gardens and farmland including clumps of trees form transition between properties along East Drive and open fields.
• Edge 8	Limited	<ul style="list-style-type: none"> • Highfields Road and dense trees along boundary form strong village edge to linear development.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT OF HIGHFIELDS CALDECOTE

Not required, as Highfields Caldecote only has limited environmental capacity for development both within the village and on all of its edges.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR HIGHFIELDS CALDECOTE

1. Environmental capacity based on character assessment - Limited, only being capable of absorbing very low levels of change, of limited type. Such development to be very sympathetic to existing village character.
2. CONCLUSION - LIMITED ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT



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- KEY
- Footpath
 - Enclosed farmland
 - Village
 - Woodland/hedgerow
 - Open farmland

Scale: Not to Scale



Highfields Caldecote

Village Character - Settlement

1. Houses form hard edge along West Drive, but only glimpse views owing to dense trees along approach road. Arable field provides buffer between edge of settlement and A45

2. Roofs of aircraft hangars are very evident in views from the north of the village

3. Long narrow plots of farmland/rough grazing scattered with groups of buildings and some substantial areas of trees, provide a transition between the housing and openness of adjacent arable land

4. The northern arm of Bucket Hill plantation forms a visual enclosure along this boundary

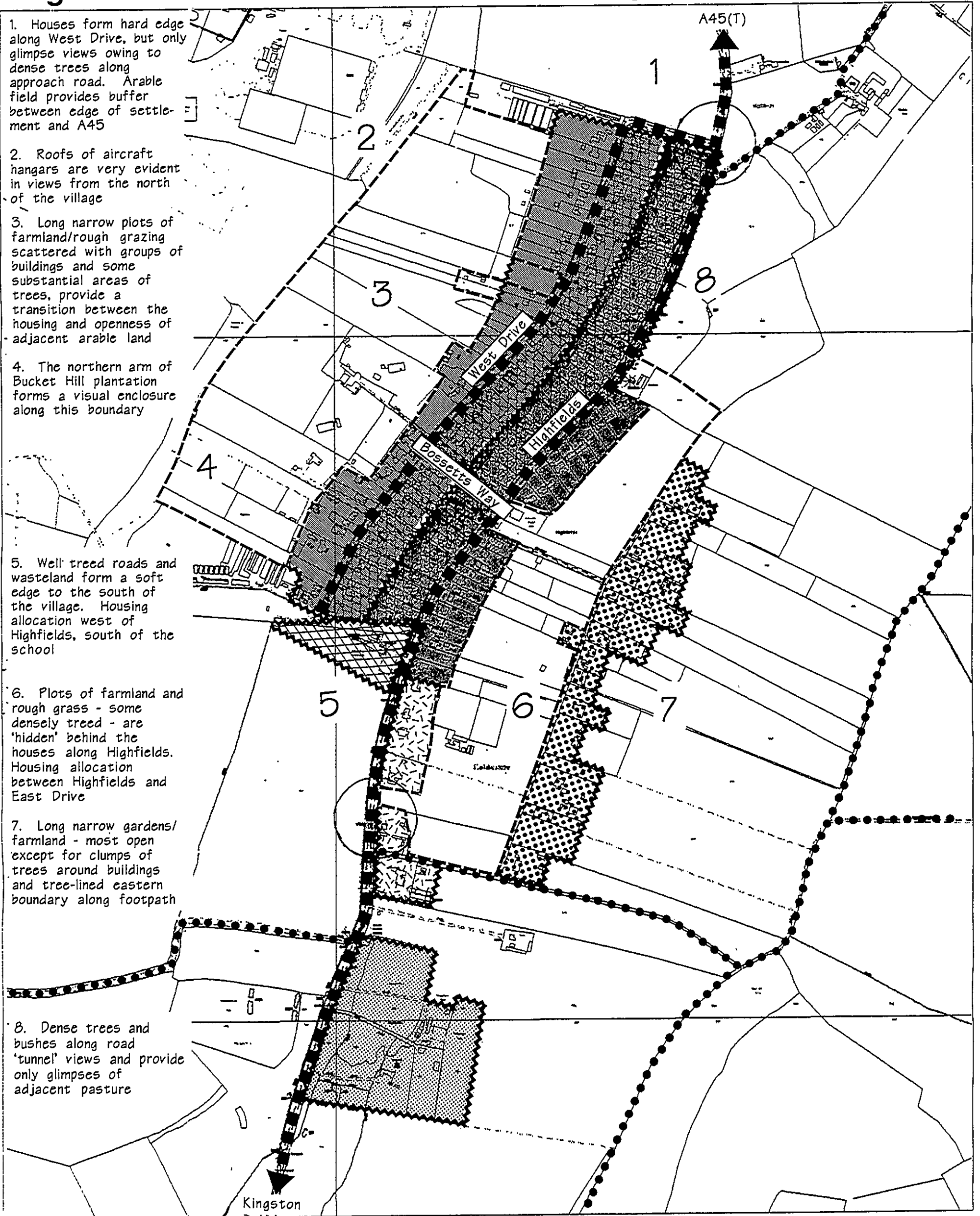
5. Well treed roads and wasteland form a soft edge to the south of the village. Housing allocation west of Highfields, south of the school

6. Plots of farmland and rough grass - some densely treed - are 'hidden' behind the houses along Highfields. Housing allocation between Highfields and East Drive

7. Long narrow gardens/farmland - most open except for clumps of trees around buildings and tree-lined eastern boundary along footpath

8. Dense trees and bushes along road 'tunnel' views and provide only glimpses of adjacent pasture

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KEY

- | | | | |
|--|--|--|---|
| | Key roads | | School and associated playing fields |
| | Footpath linkages | | Farm buildings hidden in dense trees |
| | Line of enclosed farmland | | Mix of modern houses and isolated paddocks |
| | Village gateway | | Modern detached buildings in sizeable plots |
| | Irregularly situated ranch-like houses | | Network of tracks linking Highfields and West Drive |
| | Strong linear character modern homes and bungalows | | Transitional boundary between zones |



Scale: Not to Scale



SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - PAPWORTH EVERARD

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Papworth Everard is a village situated in the western claylands of South Cambridgeshire west of Cambridge. Since the establishment in the 1920's of a TB Hospital at Papworth Hall, the village has provided homes and employment for a large number of disabled people. It is designated a Rural Growth Settlement in the Local Plan 1993. The Local Plan allocates substantial housing allocations on the settlement's western and eastern edges. This development was requested by the local community in order to develop a better social mix in the village. It also allows for groups of housing and infilling where development can be accommodated without adverse impact on local amenity. Groups are defined as development of up to 8 units within the village framework. This adopted plan and the 1997 Local Plan (Consultation Draft) include four housing allocations. These are 10 acres (4 hectares) south east of the village; 20 acres (8 hectares) north west of the village; 30 acres (12.1 hectares) south west of the village; and 8 acres (3.2 hectares) north east of the village. The population has only increased very gradually over the last 45 years, with new development taking place in the central part of this essentially linear village.

History

The settlement developed along the steep sided valley by a spring. The main road through the village follows a roman road. In 1815 the open fields were enclosed. Papworth Hall became a TB hospital in 1924, leading to the development of the Papworth Village Settlement designed for TB patients and their families.

Landscape Setting of the Village

The village lies on a north facing slope between the 30 metre and 50 metre contours. There are two small valley systems running northwards, one through the centre of the village, and the other parallel and to the west, outside of the settlement boundary.

The village is set in a landscape of wide views over undulating arable land. Clumps of trees are a common feature within this open landscape. To the north of the village the presence of more tree clumps and hedges creates a more intimate entrance.

Between the village and St Ives Road the land slopes towards the village, in contrast to the wide views across gradual slopes west of St Ives Road. Set among this open landscape are two distinctive landscape features, Papworth Wood to the east of the village and the trees and hedgerows around Fir Tree Farm and Papworth House to the west.

The village edge as seen from the northern approaches is typically screened by tree belts, with the arable fields beyond. In particular, the views from the B1040 are of trees and hedges, with glimpses of the houses along Ridgeway. The approach along St Ives Road presents wide views of the western village edge, currently a linear view of houses interspersed with trees and hedgerows. A new edge is being created as a result of housing and a new road currently under construction.

The approach from the south, along Ermine Street, provides wide views across large arable fields either side of the road. The land falls down towards the village, which is well hidden on this approach, and creates a well defined entrance to this linear settlement.

Settlement Pattern of the Village

The village has a predominantly linear shape, without a clear historic core. The earliest buildings were at the western end of Church Lane, around St Peter's Church, now mainly outside the settlement. There are four main approaches, with St Ives Road and the B1040 meeting Ermine Street at the northern tip of the village. There is only one southern approach, along Ermine Street.

There are a number of identifiable character zones within Papworth Everard. The village is dominated by developments related to Papworth Hospital, the majority of which were constructed in the 1920's. These comprise hospital buildings in the grounds of Papworth Hall, and houses identified as 'Papworth Village Settlement' along Ermine Street. These mainly semi-detached houses, with mature hedges and trees set back from the main road, give the village much of its present linear character.

The substantial industrial and warehouse buildings along Ermine Street dominate the centre of the village, and accentuate the congested nature of this part of the settlement. In contrast, north of Chequers Lane, the playing fields provide a substantial open lung which in turn is enclosed by housing on its eastern and northern boundaries.

Behind the clear linear character of the housing fronting Ermine Street lie further zones of housing. The north of the village contains mainly semi-detached houses with mature hedges and trees with a pocket of new higher density housing. A large area of new high density housing has been recently completed east of the employment area, which contrasts with the older low density developments.

The newer housing west of Ermine Street is mainly of a more open character, with fewer hedges to enclose the properties. This is particularly apparent along Church Lane, where the nursing home and residential apartments are set in landscaped grounds, as the road leads to St Peter's Church, the oldest part of this relatively 'new' village.

Buildings and Spaces in the Village

The semi-detached houses along the well tree'd Ermine Street and elsewhere in the village provide an important link to which the remaining groups of buildings relate. The employment area dominates the centre of the village, with the hospital complex in the grounds of Papworth Hall, approached from Ermine Street, providing a marked contrast, with the mature landscape grounds.

The large playing field is a central feature in the northern part of the village, in contrast to more continuous housing in the rest of the settlement.

Roads and Routes

Due to the linear character of the village, the predominant street pattern comprises cul-de-sacs off Ermine Street. There are also footpath links to the surrounding countryside from Church Lane in the west and from Wood Lane and Chequers Lane in the east. The northern approach road (Ermine Street) is characterised by dense hedgerows. The other approach roads are more open with views of the surrounding countryside.

Change in Village Character

Papworth Everard grew significantly in the 1920's with the development of Papworth Hospital and associated residential accommodation mainly along Ermine Street. Also employment and playing fields were provided as part of the Papworth Village Settlement. The village has experienced some post-war expansion with new housing east of the employment area, and housing under construction west of Ermine Street. Generally, the expansion of Papworth Everard has maintained its key attributes - the

strong linear form of the village with mature hedges and trees along Ermine Street; the links to Ermine Street of the housing, open spaces, employment and hospital buildings. However, the development proposed in the current Local Plan will substantially change the character of Papworth Everard.

Key Attributes

- Linear form, along the old Roman Road/Ermine Street.
- Landmark buildings/parish church.
- Long views across undulating countryside.
- Papworth Wood to east of village.
- Parkland grounds of Papworth Hall.
- Tranquil rural setting of parish church and Fir Tree Farm, with enclosed farmland, clumps of trees and hedgerows.
- Large playing fields within village framework.
- Groups of mature trees contributing to street scene.

ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Moderate	<ul style="list-style-type: none"> • Opportunities for new housing and facilities with redevelopment of part of the hospital complex, and also if opportunities arise in employment area. • Retain setting of Papworth Hall. • Retain form and density of linear housing, especially along Ermine Street. • Protect open spaces, especially the recreation ground. • Housing allocation north west of village.
• Edge 1	Moderate	<ul style="list-style-type: none"> • Development taking place between village and the proposed bypass. New village edge being created by bypass.
• Edges 2-4	Limited	<ul style="list-style-type: none"> • Mainly harsh but well defined village edge, with linear and estate housing abutting open arable fields. • Housing allocation north east of village.
• Edges 5-7	Limited	<ul style="list-style-type: none"> • Papworth Wood and parkland grounds of Papworth Hall enclose village, and form soft edge.
• Edge 8	Limited	<ul style="list-style-type: none"> • Retain linear approach to village. • Open fields abut village boundary. • Housing allocation south east of village.
• Edges 9-10	Moderate	<ul style="list-style-type: none"> • Bypass will define new western village edge. Currently open fields to edge. • Opportunities for development adjacent to existing hospital buildings. • Protect linear form of development along approach road. • Views from southern approach to church. • Enclosed fields, hedgerows and tree groups around church. • Housing allocation south west of village.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT OF PAPWORTH EVERARD

1.

ENVIRONMENTAL AND PLANNING CONSTRAINTS AND DESIGNATIONS	
CONSTRAINTS/DESIGNATIONS	VILLAGE/EDGE
• Listed Buildings	<ul style="list-style-type: none"> • Within the village/Edges 7 & 11 - 2 Grade II* - 4 Grade II
• Conservation Areas	<ul style="list-style-type: none"> • Within the village. • Edges 10 and 11.
• Site of Special Scientific Interest (Papworth Wood)	<ul style="list-style-type: none"> • Edge 6

• Area of Best Landscape	• Edges 1 - 11
• High Quality Agricultural Land	• Edges 1-10

2. Existing Community Balance

• Employment (based on 1991 Census)

Economically active in Papworth Everard (A)	820
Employment in Papworth Everard (B)	1610
Ratio B:A	1:4
% resident economically active working locally	54%
Updated ratio of jobs to economically active (1997)	1:3

This ratio of jobs to economically active is sustainable, with 54% of economically active working locally. The highest of any village in the district owing to the specific provision of employment for the high proportion of disabled people living in Papworth Everard.

• Schools

A 120 place 4 class new primary school opened in 1996. Secondary education is at Swavesey Village College, about six miles east of Papworth Everard.

• Shops

Moderate facilities, with one large general shop and post office, one other shop and a public house.

3. Existing Infrastructure

There is no railway station in the village, but there is a regular bus service. Any substantial development will require major extensions to both the treatment works and the sewerage system at the village sewage treatment works. Also, the Environment Agency will need surface water details for any development.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT

Environmental Planning Constraints

- Assessing the environmental planning constraints and designations of the areas identified with moderate capacity from the character assessment (within the settlement and Edges 1, 9 and 10), there are no designated constraints within those parts of the village referred to (existing hospital buildings). Edge 1 is already being developed, and Edges 9-10 are in an Area of Best Landscape, and is also high quality agricultural land. The northern part of Edge 10 is within a Conservation Area.

Socio-economic Sustainability Considerations

These considerations within Papworth Everard are:

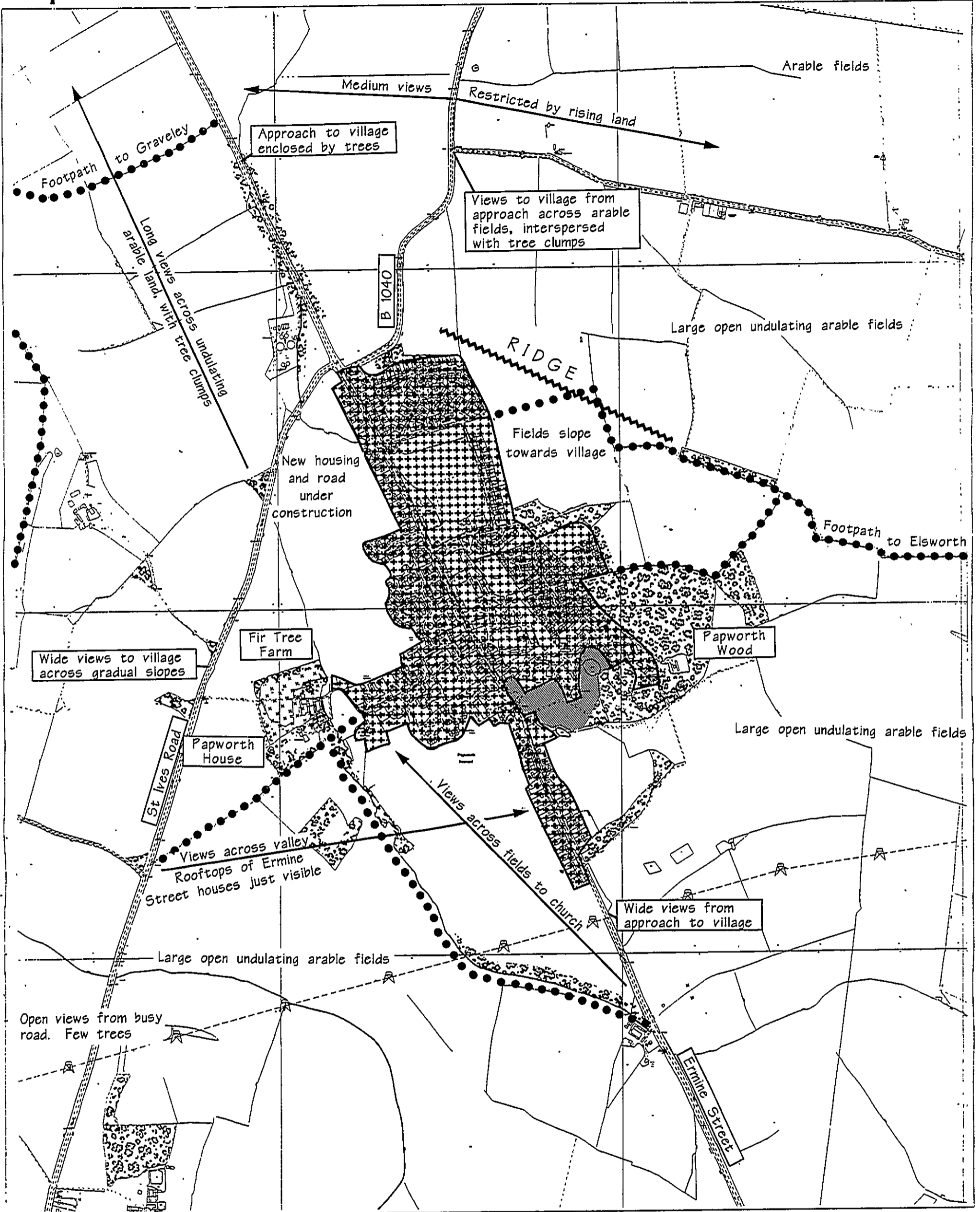
- high ratio of local employment to resident economically active working locally.
- new primary school, but secondary school six miles away at Swavesey.
- few local shops or other facilities.

- no railway station, but regular bus service.
- existing sewerage works will need upgrading with any new development. Also surface water is an issue to resolve.

In summary, we consider that Papworth Everard has a **MEDIUM** overall sustainability ranking.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR PAPWORTH EVERARD

1. Environmental capacity based on character assessment. - Moderate, with some opportunity within the village and on part of the south-western edge of the village for sympathetic development in keeping with the village, and related to the proposed bypass.
2. Environmental and planning constraints and designations. - The designation of Area of Best Landscape and the high agricultural quality of the land to the south west of the village places some development constraints. There are no constraints to development within the settlement as identified.
3. Socio-economic sustainability considerations. - Sustainable employment base, new primary school and public transport. Medium on sustainability ranking.
4. CONCLUSION - MODERATE ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT, ALLOWING FOR SYMPATHETIC DEVELOPMENT WITHIN THE SETTLEMENT AND ALSO ON PARTS OF THE SOUTH-WESTERN EDGE OF THE VILLAGE. HOWEVER, THIS SOUTH-WESTERN EDGE IS AN AREA OF HIGH QUALITY AGRICULTURAL LAND, AND IS ALSO IN AN AREA OF BEST LANDSCAPE. THIS VILLAGE HAS A MEDIUM SUSTAINABILITY RANKING.

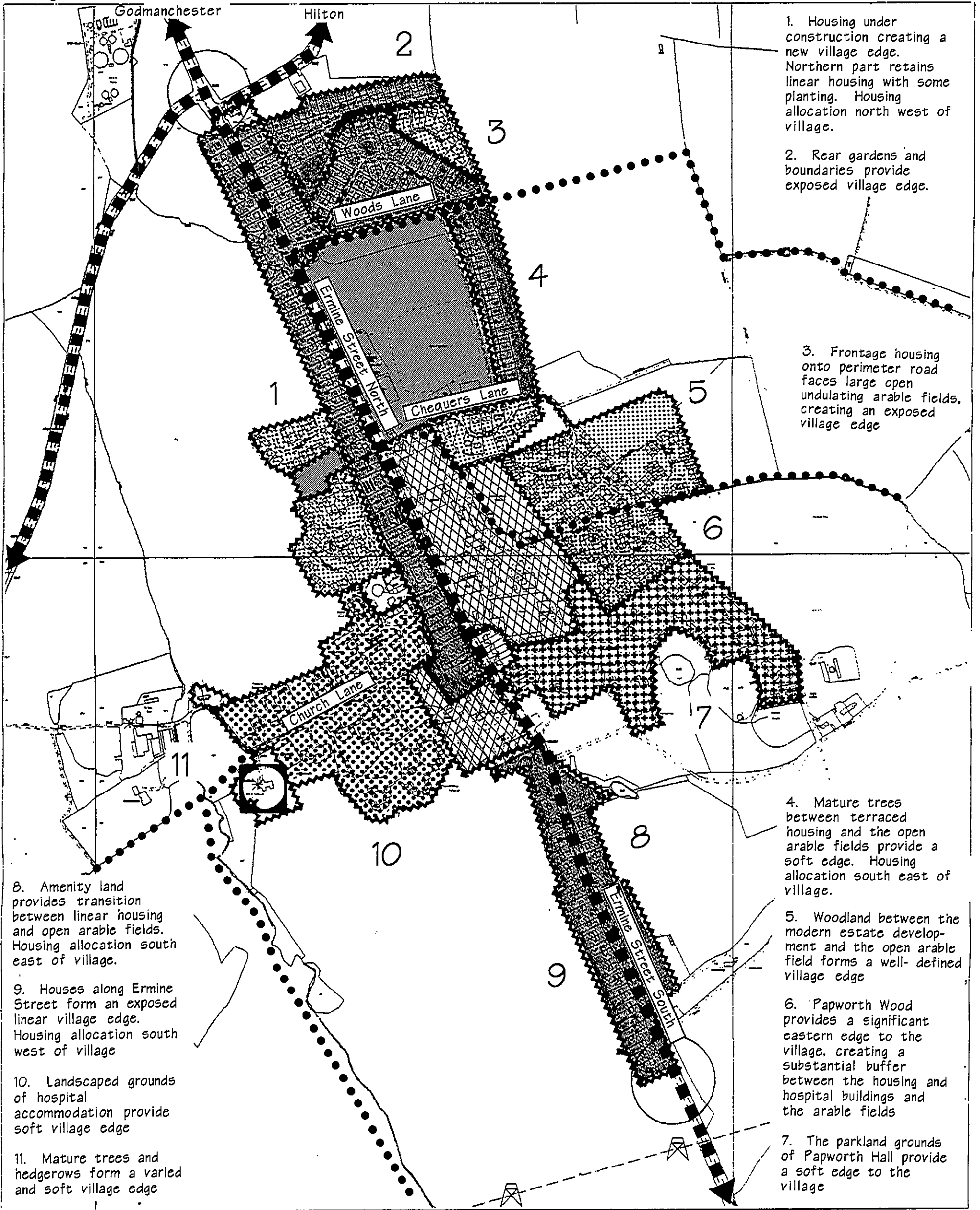


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- KEY**
- Footpath
 - Village
 - Wooded area/hedgerow
 - Enclosed parkland
 - Enclosed farmland
 - Open farmland

Scale: Not to Scale





1. Housing under construction creating a new village edge. Northern part retains linear housing with some planting. Housing allocation north west of village.

2. Rear gardens and boundaries provide exposed village edge.

3. Frontage housing onto perimeter road faces large open undulating arable fields, creating an exposed village edge

4. Mature trees between terraced housing and the open arable fields provide a soft edge. Housing allocation south east of village.

5. Woodland between the modern estate development and the open arable field forms a well-defined village edge

6. Papworth Wood provides a significant eastern edge to the village, creating a substantial buffer between the housing and hospital buildings and the arable fields

7. The parkland grounds of Papworth Hall provide a soft edge to the village

8. Amenity land provides transition between linear housing and open arable fields. Housing allocation south east of village.

9. Houses along Ermine Street form an exposed linear village edge. Housing allocation south west of village

10. Landscaped grounds of hospital accommodation provide soft village edge

11. Mature trees and hedgerows form a varied and soft village edge

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KEY

- | | | | |
|--|--------------------------------|--|---------------------------------------|
| | Village gateway | | Modern estate development |
| | Footpath linkages | | Hospital buildings |
| | Key roads | | Hospital accommodation (houses/flats) |
| | Landmark building | | Interwar housing |
| | Open space | | Transitional boundary between zones |
| | Industrial/warehouse buildings | | |

Scale: Not to Scale



DETAILED VILLAGE CAPACITY ASSESSMENTS AND CHARACTER MAPS:

Chalklands Villages

SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - BALSHAM

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Balsham is located ten miles south-east of Cambridge, in the southern Chalklands of South Cambridgeshire. It is designated as a Limited Rural Growth village in the Local Plan 1993 where development of up to 200 dwellings in housing estates, housing groups and infilling, may be permitted if suitable sites exist. The population has more than doubled over the past 45 years to around 1,500, mainly through estate development off the main route through the village.

History

The village is a linear settlement, with the High Street running from West Wickham Road at the eastern end to the small green at the junction with Linton Road in the west. The historic core lies in the centre of Balsham, with Holy Trinity Church, manor house and small green.

The church dates from the 13th century, and many of the cottages and farmhouses from the 16th century. These were built in long closes either side of the High Street. Most of these were built of timber frame, plastered, with thatch or plain tiled roofs. In the 19th century, a number of smaller houses and cottages were built, many of gault brick and knapped flint.

In the 20th century it was only post war that any substantial development took place. The post-war housing estates were constructed from the 1950's to the present day.

Landscape Setting of the Village

Balsham is sited on a ridge which runs east-west rising to the eastern edge of the village. The landscape setting is one of rolling countryside, with several ridges giving views into the village across arable fields and hedgerows. This landscape opens up to the south-west, where the fields are longer, the hedgerows fewer, and the views more distant.

To the south, the water tower on the edge of Balsham Wood, and the wood itself, are prominent in the landscape.

To the north-west and north of the village, the landscape setting is strongly undulating with large arable fields with good hedgerow structure and medium distant views to the horizon.

Balsham itself is set in a wooded landscape, with parts of the village visible from the approaches encompassed with trees and hedgerows. The church tower is visible from the northern approach, again set amongst a well treed edge. Around the village are a number of enclosed fields and paddocks which also contribute towards this wooded setting.

Settlement Pattern of the Village

The village has a distinctive linear pattern stretching east-west along High Street and West Wickham Road. A major part of the village comprises the historic core, which includes not only the High Street, but the church, village green, rectory and Sutton Hall, which are set back to the north of the High Street, off Church Lane. This part of the village is very rural, with mature trees and hedgerows as well as the green combing to create an intimate village feel, very different from the surrounding countryside.

Linear development is a characteristic of the village, particularly in the western part, where the properties are low density, mainly detached, with large gardens and paddocks, with mature hedgerows and trees. The only exceptions in the eastern part are the Rookery and May's Avenue housing estates, located behind the frontage housing, into the enclosed fields behind.

South and east of the historic core there are more of the post-war developments, with the primary school and a number of small cul-de-sac developments, again mainly behind the frontage development, with defined boundaries.

Along the approach roads to the north, west and east, the linear housing extends beyond the settlement boundaries, in the form of scattered houses and farm buildings.

Buildings and Spaces in the Village

Despite the estate development within the village, Balsham retains its linear structure. However, the buildings and spaces in the western part have retained their rural character, being mainly detached houses along the High Street.

The historic core contains most of the listed buildings, along Church Lane and part of the High Street. The most important spaces within the village are also in the historic core, with the village green, and the school playing fields. Also the recreation ground is immediately north of the church. The rest of the village has a structure of small estates off the linear roads with allotments framing the south-eastern boundaries and continuing almost up to West Wickham Road. The large parkland grounds south of the central part of Balsham also help to 'frame' the village.

Roads and Routes

The approach roads all lead into the High Street, emphasising the linear character of the village. Also, the church is a focus for a number of footpaths within, and to the surroundings of Balsham.

Despite the estate developments, the character of the main route through the village is substantially retained, with mature hedgerows, trees, lengths of walling and many older buildings directly behind the roadside footpaths.

Change in Village Character

Balsham, although being subject to several housing estates being built in the 20th century, retains one of its key attributes, that of a linear village. Most of the developments have also kept the frontage buildings. Other key attributes are the tranquillity of Church Lane and the historic core itself. Also, the wooded enclosed characteristic of much of Balsham from many of the approaches is to a great extent achieved by the retention of the enclosed fields, paddocks and large gardens between the village and the surrounding open countryside.

Key Attributes

- Strong linear form
- Historic core
- Tranquillity of parts of the historic core.
- Wooded enclosed nature of the village from approaches
- Enclosed pasture, allotments and long back gardens in parts of the village forming transition between village and open fields.
- Parkland setting south of village
- Open spaces in the village and on the edge (village green and recreation ground)
- View of church tower from approach
- Long distance views across the landscape
- Groups of mature trees on the village edge and part of street scene in village
- Retention of existing village scale

ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • The few open spaces are required to retain character. • Retain current density and form of linear development • Protect areas of tranquillity and character of historic core • Retain buildings and setting such as the church, Sutton Hall and Balsham Place
• Edges 1-2	Limited	<ul style="list-style-type: none"> • Retain the linear density and character along approaches • Enclosed farmland, groups of trees and hedgerows form soft edge and transition from village to larger fields
• Edges 3-4	Limited	<ul style="list-style-type: none"> • Small fields, recreation ground form soft edge and transition area. Also enclose the historic core • Well-defined boundary of existing housing (The Rookery).
• Edges 5-6	Limited	<ul style="list-style-type: none"> • Small fields and hedgerows combine with undulating fields to enclose village
• Edge 7	Limited	<ul style="list-style-type: none"> • Long partially wooded clearly defined village boundary with open fields, beyond • Allotments adjoining edge contribute to setting, and reflect sense of community
• Edges 8-9	Limited	<ul style="list-style-type: none"> • Parkland setting combining with enclosed small fields and long gardens form transition between village and open farmland.
• Edge 10	Limited	<ul style="list-style-type: none"> • Retain the linear density and character along approaches.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT OF BALSHAM

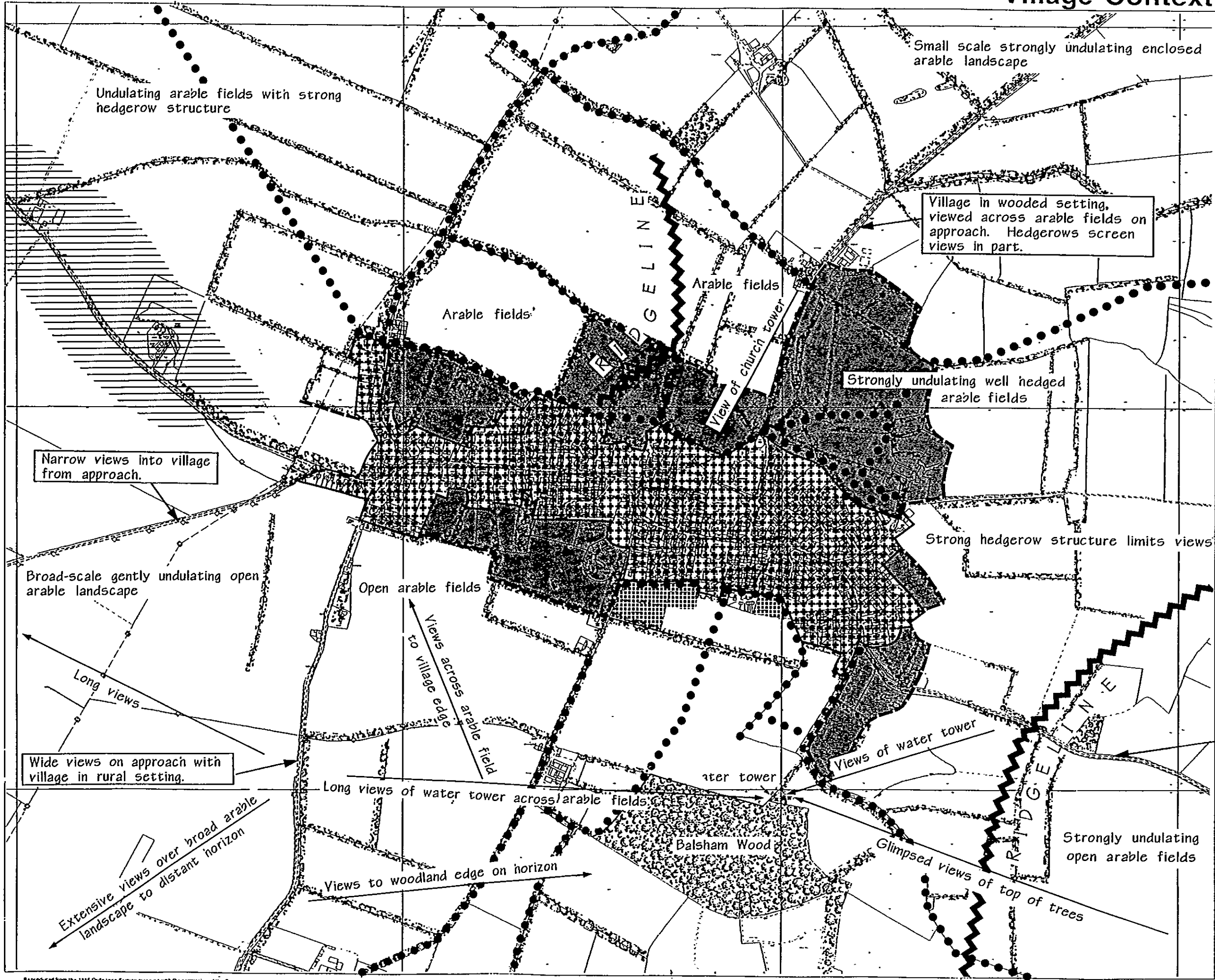
Not required, as Balsham only has limited environmental capacity for development both within the village and on all of its edges.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR BALSHAM

1. Environmental capacity based on character assessment - Limited, only being capable of absorbing very low levels of change, of limited type. Such development to be very sympathetic to existing village character
2. CONCLUSION - LIMITED ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT

Balsham

Village Context



- KEY
- Footpath
 - ▣▣▣ Village
 - ▨▨▨ Enclosed pasture
 - ▭▭▭ Valley
 - ▩▩▩ Wooded area/hedgerow
 - ▧▧▧ Allotments

N
Not to Scale

Undulating arable fields with strong hedgerow structure

Small scale strongly undulating enclosed arable landscape

Village in wooded setting, viewed across arable fields on approach. Hedgerows screen views in part.

Arable fields

Arable fields

Strongly undulating well hedged arable fields

Narrow views into village from approach.

Broad-scale gently undulating open arable landscape

Open arable fields

Strong hedgerow structure limits views

Long views

Wide views on approach with village in rural setting.

Views across arable field to village edge

Long views of water tower across arable fields

water tower

Views of water tower

Views down into village across mature hedgerows - Balsham enclosed by woodland edge.

Extensive views over broad arable landscape to distant horizon

Views to woodland edge on horizon

Balsham Wood

Glimpsed views of top of trees

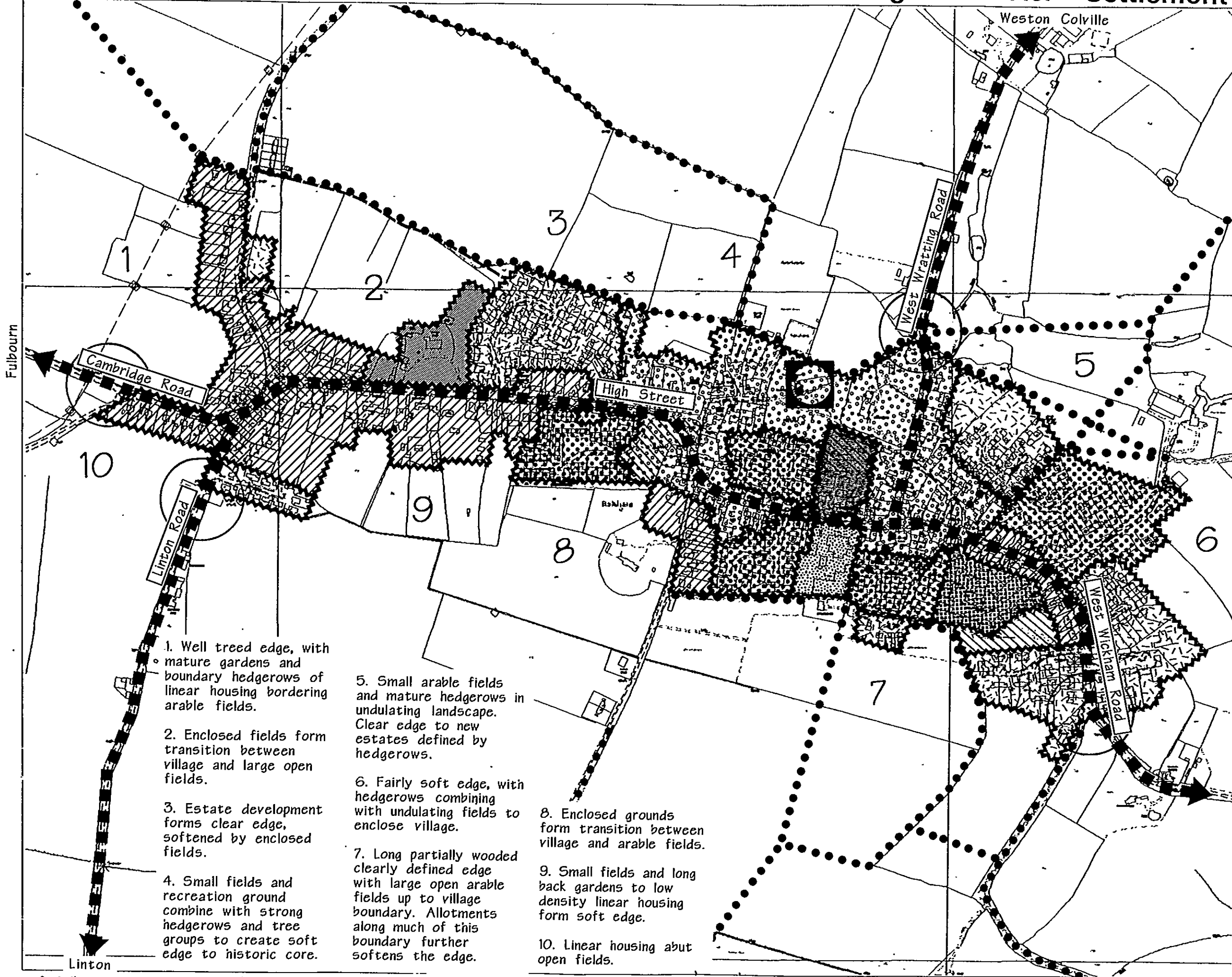
Strongly undulating open arable fields

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Balsham

Village Character - Settlement



- KEY**
- Key roads
 - Footpath linkages
 - Landmark building
 - Village gateway
 - Historic core
 - Industrial use
 - Primary school
 - Manor house in large grounds
 - Modern bungalows
 - Modern estate development
 - Mixed linear development
 - Open space
 - Modern detached houses
 - Line of enclosed farmland
 - Transitional boundary between zones
 - N
- Not to Scale

1. Well treed edge, with mature gardens and boundary hedgerows of linear housing bordering arable fields.

2. Enclosed fields form transition between village and large open fields.

3. Estate development forms clear edge, softened by enclosed fields.

4. Small fields and recreation ground combine with strong hedgerows and tree groups to create soft edge to historic core.

5. Small arable fields and mature hedgerows in undulating landscape. Clear edge to new estates defined by hedgerows.

6. Fairly soft edge, with hedgerows combining with undulating fields to enclose village.

7. Long partially wooded clearly defined edge with large open arable fields up to village boundary. Allotments along much of this boundary further softens the edge.

8. Enclosed grounds form transition between village and arable fields.

9. Small fields and long back gardens to low density linear housing form soft edge.

10. Linear housing about open fields.

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SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - BASSINGBOURN-CUM-KNEESWORTH

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

The separate parishes of Bassingbourn and Kneesworth were amalgamated to form one parish in 1966. The villages are some 13 miles south-west of Cambridge in the southern chalklands and are linked by a mile long stretch of road called The Causeway. Bassingbourn-cum-Kneesworth is identified as a Limited Rural Growth Settlement in the 1993 Local Plan, where development of up to 200 dwellings in housing estates, groups of houses and infilling may be permitted. This adopted plan and the 1997 Local Plan (Consultation Draft) include two housing allocations. These are 8.5 acres (3.4 hectares) north of High Street, and 2.1 acres (0.8 hectares) south of Park View. The past 45 years has resulted in the growth of the village from about 1000 people to over 3,500.

History

Bassingbourn grew up along one of the many grassy tracks that made up the ancient trade routes of Icknield Way where it crossed a tributary of the River Cam. Others of the tracks, including one known as Ashwell Street, run to the south of the village, parallel to that followed by the High Street and The Causeway.

The parish church and Manor Farm form the centre of the medieval village focused on the large market held in a field to the north. There were several medieval manors in Bassingbourn and the hamlets of North End, South End, Church End and Shadbury End. The Royal Manor was the Manor of Richmond, with the moated manor house sited north west of the church. Castle Manor also had a moated site, in North End. Another moated site lay at Kneesworth where North Farm is now.

Bassingbourn was famous for its cherries, with Cherry Orchard still a field name. The hill above The Causeway was once covered in cherry orchards. In the mid nineteenth century the discovery of coprolite in the Fen Road area led to increase in industrialisation and in population. At one stage there were 17 pubs. Pits formed by the extraction lie around the village, and damage from the grubbing is visible in the remains of the Castle. By the early 1900s the village was well developed along the High Street at both North End and South End, and along Spring Lane. By 1911 the coprolite industry had gone and many workers moved to Royston. Bassingbourn Barracks lie to the north of the village, to the west of the A1198.

Landscape Setting of the Village

The broad landscape setting of the village is of large arable fields. Northwards, the landscape character changes towards the more wooded area associated with the River Cam or Rhee. South of the village the arable landscape is very flat and open, leading to distinctive rising ground in the distance around Royston Heath, a low chalkland scarp. From the eastern approach, the land rises and forms a large farmed plateau, providing a slightly elevated view to the village edge.

The village itself lies along an east-west road which leads to Litlington in the west and Meldreth in the east. At the eastern end the settlement pattern is linear, along The Causeway and Old North Road. In contrast, the western end forms a more substantial part, with more in-depth development, together with enclosed fields, playing fields, woodland and a school complex in the south east extremity of the settlement.

The church within Bassingbourn forms a prominent landmark, which can be glimpsed from the western and southern approaches, and also from within the village. The approaches themselves are mainly along winding roads, with a well-wooded rural edge. The houses are glimpsed through strong woodland belts and mature hedgerows. The approach along the Old North Road is different being very straight with mature hedgerows alongside, providing only glimpses of rooftops until reaching the village itself.

Much of the village experiences through traffic, especially along the Old North Road and to a lesser extent along The Causeway and High Street. However, the historic core, along North End, is tranquil.

Settlement Pattern of the Village

The High Street and The Causeway provide the village axis, with the High Street containing a wide variety of housing styles fronting directly onto the road, together with shops and other services, creating a village heart. This heart extends to the junction with North End, where the village green with memorial and mature trees and hedgerows lining the road towards the village church create an intimate focus for the community.

Other rural lanes within the village include South End and Spring Lane, with their grass verges, houses in large grounds, and substantial hedgerows to the south. Between these lanes lies a mix of playing fields, paddocks and some infill housing estates, with the rural character of the village being substantially retained. However, many of the housing estates themselves do not reflect the rural village character, providing more of a suburban scene, particularly in the northern part of Bassingbourn.

In contrast to the intimate lanes of Bassingbourn, The Causeway and Old North Road have a typical linear character, with the majority of the housing being set back from the road, creating a bleak open character to this part of the village. This is reinforced by the exposed southern boundary to The Causeway, providing long distant views over open arable fields. Only at the junction of The Causeway with Old North Road are the buildings more varied, both in age, design and positioning.

Buildings and Spaces in the Village

The historic core of Bassingbourn contains a number of buildings of interest, ranging from the old farms to the varied housing along the High Street. The village green at the junction of High Street with North End is an important open space for the village, with the wide grass verge and mature trees continuing along North End to the church of St Peter and St Paul.

The main open spaces are south of this junction, and include the recreation ground and the playing fields of Bassingbourn Village College and the County Primary School. These open spaces do little to provide lungs for the village, being mainly to the rear of properties with little road frontage. However, the linear nature of the settlement compensates for this, with many of the houses having long-distant views over open countryside.

Roads and Routes

Due to the linear nature of much of the village, most of the village links are along roads rather than separate footpath routes. There are, however, footpath linkages in Bassingbourn, across playing fields and through enclosed fields, particularly linking Spring Lane with South End.

Change in Village Character

Over the years, there has been continuing infilling along the main roads of the village, together with some estate development, not only off roads such as The Causeway, but on fields and paddocks within Bassingbourn. The low density open character of the village, however, remains, which is a key attribute which would be threatened by continued infilling. The mature trees and hedgerows in the village, particularly in the historic core, are another key attribute. The wealth of woodland and hedgerows along many of the village edges further emphasise the village's rural character.

Key Attributes

- Strong linear form of much of the village
- Low density open character of the villages
- Open spaces forming part of the village form, including fields, paddocks, playing fields and school grounds
- Historic core, incorporating adjoining small fields
- Countryside frontages to parts of the key roads within the village
- Views of the church both from within, and on the approaches to the village
- Tranquility of the historic core
- Long views across open fields from the approach roads and from the key roads within the village
- Enclosed fields and paddocks forming transition between village and open countryside
- Wooded grounds of Kneesworth House Hospital, small arable fields and hedges form soft eastern edge
- Fields separate village from Bassingbourn Barracks
- Isolated linear housing along north western approach road
- Mature tree groups within the historic core

ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • The low density character of the built up part of the village especially in the historic core. • The open spaces are an integral part of the villages character. These include the paddocks and fields fronting The Causeway. • Retain tranquility and setting of the historic core. • Retain linear form. • Maintain the wide variety of house styles and spaces between buildings • Housing allocation south of Park View.
• Edges 1-2	Limited	<ul style="list-style-type: none"> • Well defined edge, abutting open fields. • Housing fronting onto farmland • Views from village across fields to buildings in the countryside.
• Edge 3	Limited	<ul style="list-style-type: none"> • Trees and hedgerows, together with public footpath form clear edge. • Open fields up to the village edge.
• Edge 4	Limited	<ul style="list-style-type: none"> • Enclosed fields form a rural setting for the church and historic core. • Fields form transition from village to open fields beyond.
• Edges 5-9	Limited	<ul style="list-style-type: none"> • Combination of enclosed fields, long back gardens and well defined edges to built development retain the predominantly linear character of The Causeway, despite some current development in-depth. • Housing allocation north of High Street.
• Edges 10-11	Limited	<ul style="list-style-type: none"> • Enclosed fields, parkland, mature trees and hedgerows create soft village edge and rural setting.
• Edges 12-16	Limited	<ul style="list-style-type: none"> • Predominantly open farmland up to the linear form of Kneesworth, also links with farmland to the north to separate Kneesworth from Bassingbourn. • Well defined if harsh edges to new housing development.
• Edges 17-20	Limited	<ul style="list-style-type: none"> • Enclosed fields bordered by trees and hedgerows together with playing fields and school grounds create an open character for the village. • Footpath linkages benefit from the open character.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT OF BASSINGBOURN-CUM-KNEESWORTH

Not required, as Bassingbourn-Cum-Kneesworth only has limited environmental capacity for development both within the villages and on all of its edges.

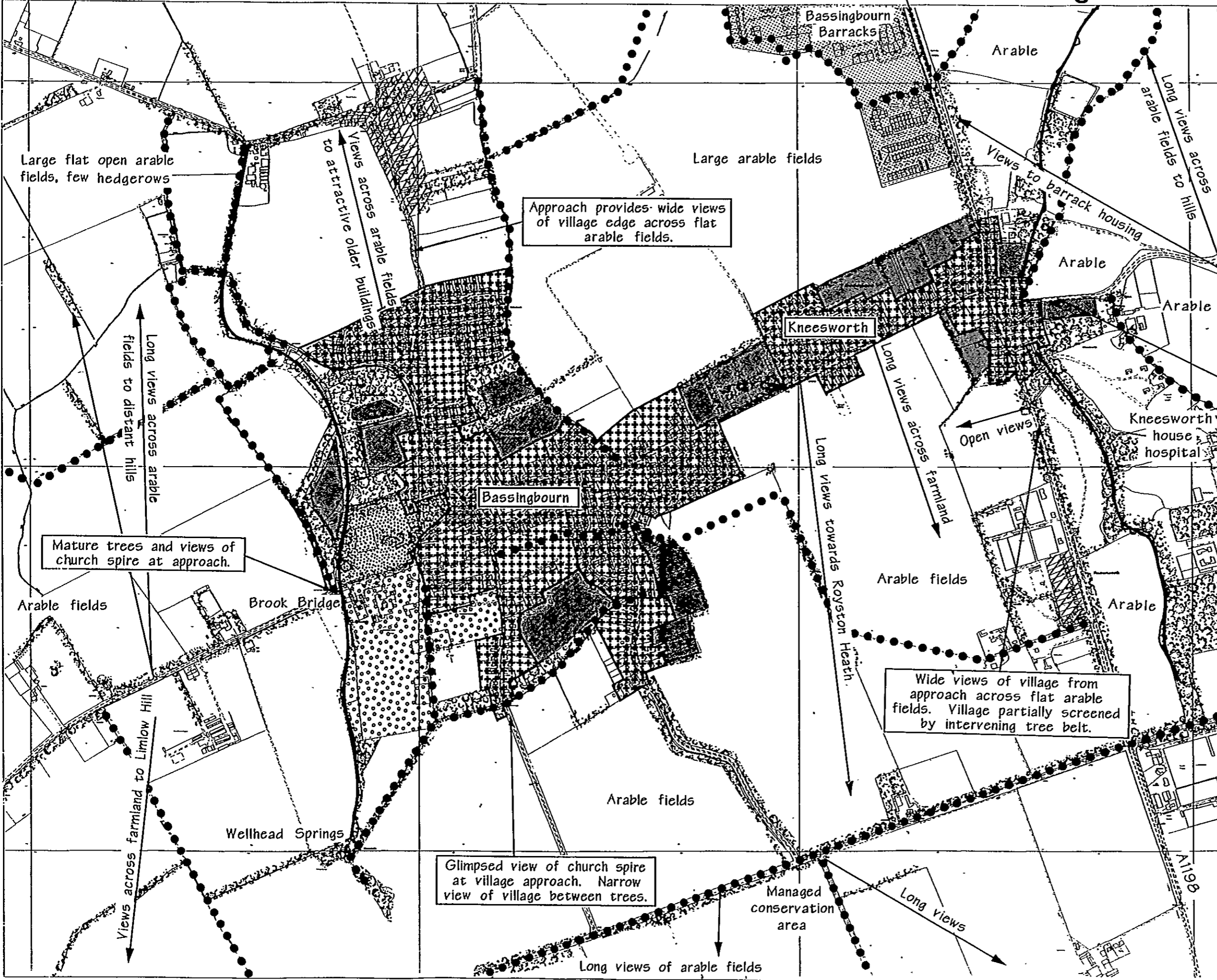
STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR BASSINGBOURN-CUM-KNEESWORTH

1. Environmental capacity based on character assessment - Limited, only being capable of absorbing very low levels of change of limited type. Such development to be very sympathetic to existing village character.
2. **CONCLUSION** - **LIMITED ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT**

Bassingbourn-cum-Kneesworth

Narrow views from approach to village. Mature hedgerows either side of fast straight road.

Village Context



- KEY
- Village
 - Barracks
 - Parkland
 - Linear housing in countryside
 - School/playing fields
 - Enclosed farmland/paddocks/grassland
 - Watercourse
 - Wooded area/hedgerow
 - Footpath linkages

Slightly elevated glimpsed views of village from approach across open fields. Village bordered with substantial tree belts.



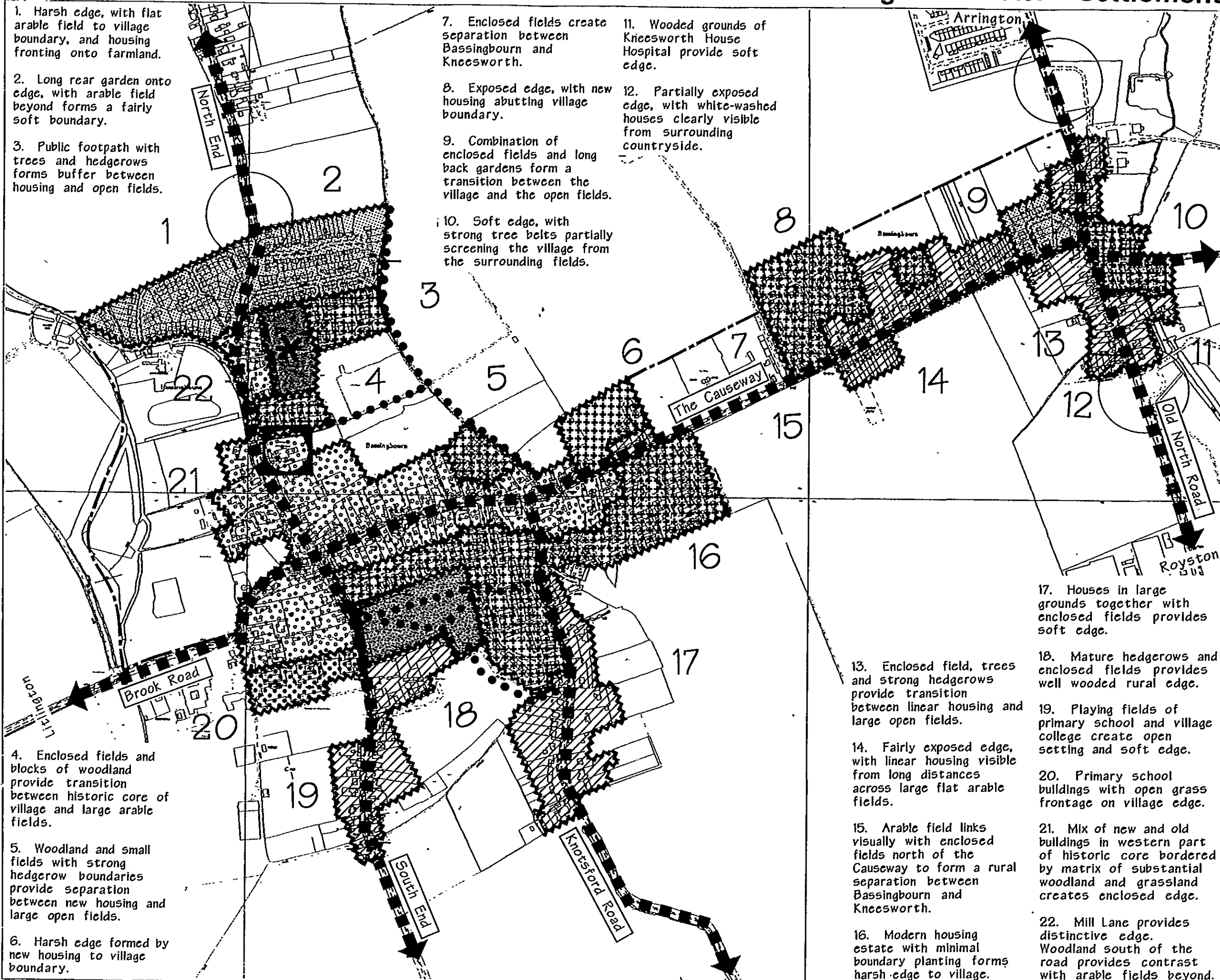
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Bassingbourn -cum- Kneesworth

Village Character - Settlement



- 1. Harsh edge, with flat arable field to village boundary, and housing fronting onto farmland.
- 2. Long rear garden onto edge, with arable field beyond forms a fairly soft boundary.
- 3. Public footpath with trees and hedgerows forms buffer between housing and open fields.

- 4. Enclosed fields and blocks of woodland provide transition between historic core of village and large arable fields.
- 5. Woodland and small fields with strong hedgerow boundaries provide separation between new housing and large open fields.
- 6. Harsh edge formed by new housing to village boundary.
- 7. Enclosed fields create separation between Bassingbourn and Kneesworth.
- 8. Exposed edge, with new housing abutting village boundary.
- 9. Combination of enclosed fields and long back gardens form a transition between the village and the open fields.
- 10. Soft edge, with strong tree belts partially screening the village from the surrounding fields.
- 11. Wooded grounds of Kneesworth House Hospital provide soft edge.
- 12. Partially exposed edge, with white-washed houses clearly visible from surrounding countryside.

- 13. Enclosed field, trees and strong hedgerows provide transition between linear housing and large open fields.
- 14. Fairly exposed edge, with linear housing visible from long distances across large flat arable fields.
- 15. Arable field links visually with enclosed fields north of the Causeway to form a rural separation between Bassingbourn and Kneesworth.
- 16. Modern housing estate with minimal boundary planting forms harsh edge to village.
- 17. Houses in large grounds together with enclosed fields provides soft edge.
- 18. Mature hedgerows and enclosed fields provides well wooded rural edge.
- 19. Playing fields of primary school and village college create open setting and soft edge.
- 20. Primary school buildings with open grass frontage on village edge.
- 21. Mix of new and old buildings in western part of historic core bordered by matrix of substantial woodland and grassland creates enclosed edge.
- 22. Mill Lane provides distinctive edge. Woodland south of the road provides contrast with arable fields beyond.

KEY

	Transitional boundary between zones
	Enclosed farmland/paddocks/long rear gardens
	Historic core
	Post-war housing
	Modern estate development
	Open space
	Playing field
	Village college
	Linear development
	Key roads
	Footpath linkages
	Village gateway
	Landmark building
	Housing allocation



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SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - DUXFORD

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Duxford lies south of Cambridge, between the M11 and the Cambridge/Liverpool Street railway line. It is in the Chalklands region of South Cambridgeshire. It is identified as a Group Village in the Local Plan 1993, where development of groups of up to eight dwellings, and infilling may be appropriate on suitable sites within the defined settlement framework. The population has doubled over the past 45 years to around 1840, with most development being in the form of estate housing to the north and south of the village. The southern edge is dominated by the Ciba Polymers chemical complex.

History

The basic layout of the village along two parallel routes of Icknield Way is probably Saxon in origin, with two original settlements along St Peter's Street and St John's Street, each leading to a ford across the Cam. Both of these streets are in the heart of the present village, and both in the historic core.

Each settlement had a church and manor house. The village green, on the corner of Green Street, was probably a later planned addition, together with houses built around it. Of the two medieval churches, St John's is now a redundant church. The manor house, farmhouses and cottages date from the 15th to 17th centuries and are timber framed and plastered, with straw and plain tiled roofs. Brick or flint buildings were introduced from the 18th century. The two original settlements grew together into a single village. There was also a Saxon settlement north of the village, around Coldham's Moat. This went out of use in the Middle Ages.

There were four manors closely associated with the village in their moated sites west of the river and Templars Farm.

In the 20th century, during the First World War, an airfield was opened at Duxford, and was also used in the 2nd World War. In 1972 it became part of the Imperial War Museum.

Landscape Setting

Duxford is set within low-lying land adjacent to the gentle river valley of the River Granta. The immediate broadscale open landscape of large geometric fields is contained to the north by the busy A505 road and to the west and south by the M11 motorway, beyond which rises a broad landscape of rolling arable fields around Pepperton Hill. To the east along the River Granta the landscape becomes smaller and more intimate in scale as small paddocks and hedgerow trees become more frequent. The enclosed nature of this area provides a sense of remoteness and tranquillity within the wider context of modern agriculture, roads, railways and airfields.

Approaching views to the village are of a settlement defined by post-war development and a varied tree'd appearance to its edge which frames views of St John's Church from the north. Irregular lines of trees and mechanically trimmed hedges along the approach roads provide frequent views of arable farmland and the village edge. Long views to prominent beech copses on the extensive skyline to the south and west are a particularly distinctive feature. The rural character of the setting is emphasised by the seasonal variation in the colour, textures and patterns of horticultural and cereal crops. These in turn provide contrast to the green, semi-natural appearance of the riverside pastureland to the east of the village.

In addition to the proximity of major road corridors and the busy Cambridge to London railway line, the monumental aircraft hangars at Duxford Airfield to the west and the substantial chemical complex to the south are notable built features. Whereas the historical hangars can be considered to be sympathetic to the large scale open character of their setting, the chemical complex dwarfs the adjacent village and detracts somewhat from the character of its small-scale riverside location.

Noise pollution from motorway traffic and airplanes detract from the tranquility of much of the landscape and give the area a busy character.

Settlement Pattern of the Village

Despite rapid modern residential growth and the proximity of the chemical complex, Duxford retains a distinctive historic core which forms the focal point for roads into the village. The original settlement is centred on the historical north-east, south-west street pattern linked to the ancient Icknield Way running from Chapel Street, via St Peter's Street towards Ickleton Road. This pattern changed in response to the increasing importance of Cambridge with settlement becoming increasingly orientated along the north-south axis of routes connecting Duxford with the city.

Agricultural land surrounding the historic core has been replaced by housing estates which form a compact edge to the north and west of the village. On the southern edge, post-war housing sits cheek-by-jowl with the industrial buildings and associated structures of the chemical works which dominates this area. Apart from frontage development along Hunts Road/Ickleton Road and Moorfield Road, much of the modern housing is based around cul-de-sac layouts. The single access to this type of settlement provides a distinctive contrast to the traditional linear settlement pattern of the historic core.

Buildings and Spaces in the Village

Approaching Duxford by road gives little indication of the historic character of the buildings and open spaces within the village core. The uniform appearance of modern development is soon displaced, however, by the juxtaposition of attractive historic buildings - public house, row of cottages, prominent church - and open space and footpaths between buildings. Timber framed houses with thatch or plain tiled roofs dating from the 15th, 16th and 17th centuries stand next to later brick or knapped flint buildings and modern infill housing. The assemblage of buildings of different ages, sometimes connected by narrow thoroughfares such as Green Street or related to nearby open areas - some hidden - create a series of contrasting views characterised by a strong historical dimension.

Manor houses, both existing and remnant moated sites, water mills and old farmsteads and literary associations with the river further reinforce the historic character and feel of the village core. Despite these associations, there are poor visual and physical connections between the village and its riverside setting.

The vivid sense of place and strong historical identity of the village core is diluted at its edges by modern development. Much of the housing lacks diversity in style, form or layout; uniform appearance and high-density layouts are commonly the key characteristics of such development in contrast to the mixed styles, scales and strong relationship of built form and open space seen in the historic core. Some new development of prestigious detached houses as infill is evident within the village. These are, however, overshadowed by the often characterless estate development of regimental semi-detached bungalows/'chalets' and two-storey houses in uniform red brick.

Roads and Routes

As a result of the complex development of Duxford, the village has a combination of historic roads such as St John's Street, Green Street and St Peter's Street, and a number of cul-de-sacs serving the housing estates. There are a number of footpath linkages between the estates and the historic core of the village.

Change in Village Character

Duxford has grown significantly this century, resulting in village expansion to the north and south. Therefore the character of the village has changed, particularly the rural setting of the historic core. Nevertheless, several key attributes remain. These include the enclosed riverside meadows of the River Granta to the east of Duxford, and the historic core also remains intact, with its historic buildings, churches and village green. The linear form of many of the historic streets still remains. Also, the open spaces to the west of the historic core, providing links with surrounding countryside.

Key Attributes

- historic core, contained by the parallel ancient St Peter's and St John's Streets
- important open areas within the conservation area, contributing to the rural character of this part of the village
- Variety of older buildings in the historic core
- Views of St. Johns church from northern approach road
- Enclosed riverside meadows of River Granta
- Linear form of many of the historic streets
- The village green on Green Street
- Long views from village across open fields
- Groups of mature trees contributing to the street scene
- Tranquility of the older parts of the village
- Separation between Duxford and Hinxton
- Separation between Duxford and housing along the A505 north of the village
- Views from historic core east across river meadows

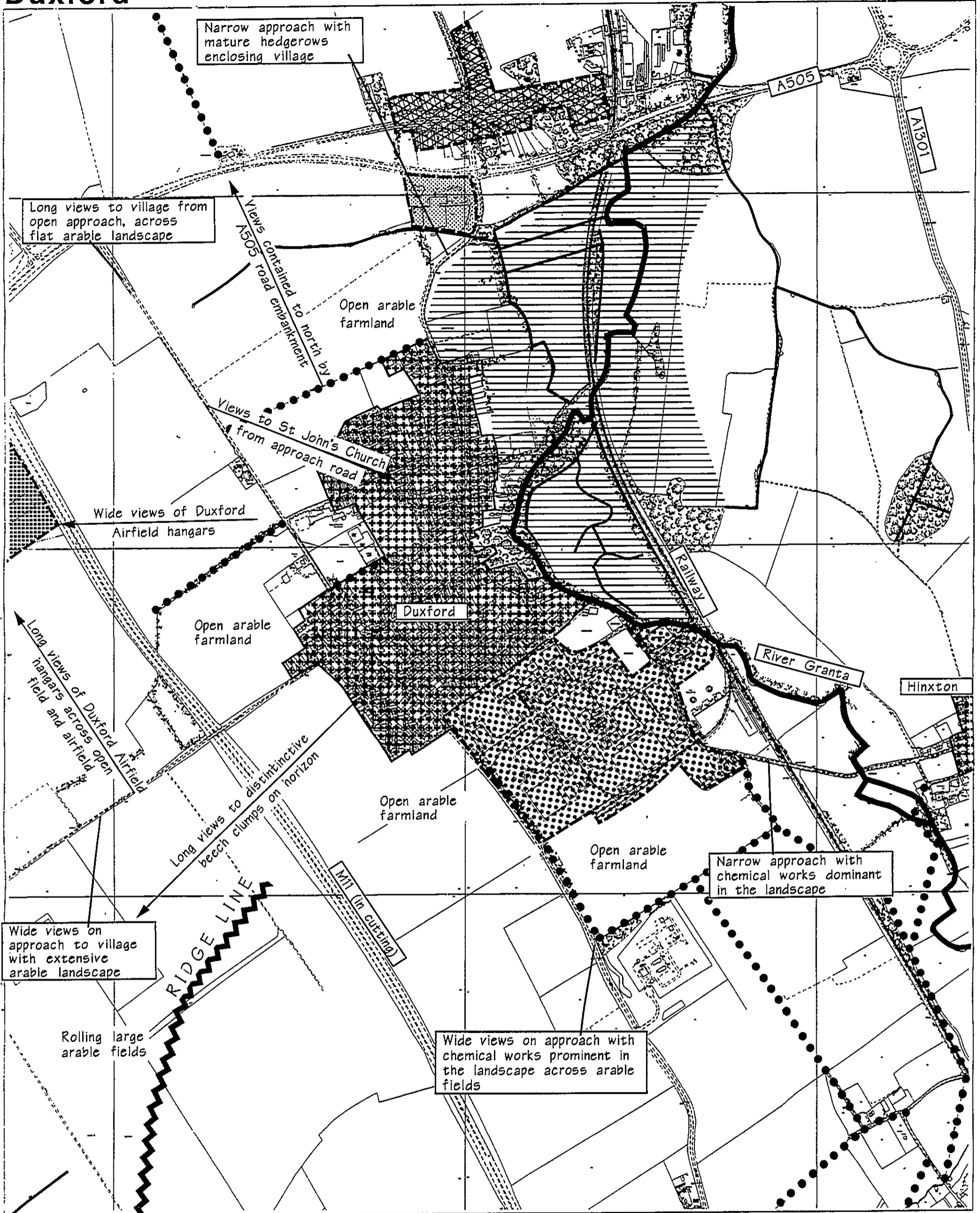
ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • The open spaces are required to retain character. They bring the countryside into the heart of the village. • Retain current density and form of linear development. • Retain character of historic core. • Newer estate housing has used up much of the open spaces in the village
• Edges 1-3	Limited	<ul style="list-style-type: none"> • Meadows of the River Cam/Granta up to the village boundary provide soft rural edge. • Protect setting of historic core.
• Edge 4	Limited	<ul style="list-style-type: none"> • Separation between Duxford and Hinxton.
• Edges 5-8	Limited	<ul style="list-style-type: none"> • Fairly harsh but well defined village edges abutting open countryside. • Views across the open countryside.
• Edge 9	Limited	<ul style="list-style-type: none"> • Playing fields continue with open land within the village to bring countryside into the village heart.
• Edge 10	Limited	<ul style="list-style-type: none"> • Fairly harsh but well defined edge adjacent to open fields. • Separation between Duxford and housing along the A505.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT OF DUXFORD

Not required, as Duxford only has limited environmental capacity for development both within the village and on all of its edges.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR DUXFORD

1. Environmental capacity based on character assessment Limited, only being capable of absorbing very low levels of change, of limited type. Such development to be very sympathetic to existing village character.
2. CONCLUSION **LIMITED ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT.**



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KEY	
	Footpath
	Village
	Wooded area/hedgerow
	Enclosed riverside meadows and arable land
	Linear housing in countryside
	Airfield hangars
	Works
	Chemical works
	Open arable farmland
	River
	Stream/drain

Not to Scale



Duxford

Village Character - Settlement

Whittlesford

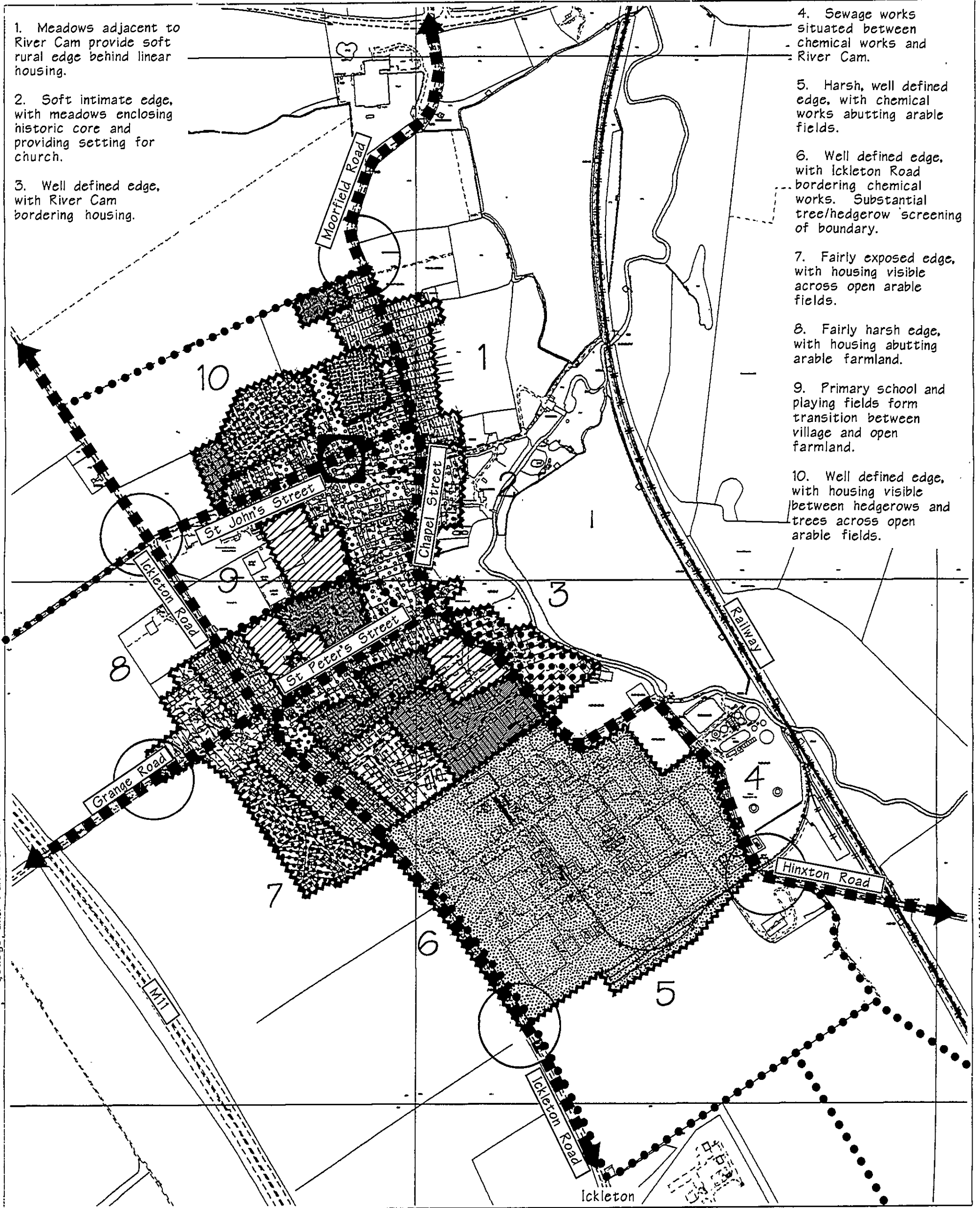
1. Meadows adjacent to River Cam provide soft rural edge behind linear housing.
2. Soft intimate edge, with meadows enclosing historic core and providing setting for church.
3. Well defined edge, with River Cam bordering housing.

4. Sewage works situated between chemical works and River Cam.
5. Harsh, well defined edge, with chemical works abutting arable fields.
6. Well defined edge, with Ickleton Road bordering chemical works. Substantial tree/hedgerow screening of boundary.
7. Fairly exposed edge, with housing visible across open arable fields.
8. Fairly harsh edge, with housing abutting arable farmland.
9. Primary school and playing fields form transition between village and open farmland.
10. Well defined edge, with housing visible between hedgerows and trees across open arable fields.

Whittlesford and A505/M11

College and Duxford Farms

Hinnton



KEY

- | | | | | | |
|--|--|--|--------------------------------------|--|-------------------|
| | Key roads | | Modern estate development | | Historic core |
| | Footpath linkages | | Post-war housing | | Open space |
| | Transitional boundary between zones | | Chemical works | | Village gateway |
| | Single-storey housing | | Mixed housing and infill development | | Landmark building |
| | Groups of modern houses in 'close' development | | Linear development | | |
| | Post-war bungalows and semi-detached houses | | Modern chalet bungalows | | |

Not to Scale



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SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - FOWLMERE

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Fowlmere is situated in the southern Chalklands region of South Cambridgeshire, nine miles south-west of Cambridge. It is designated as a Group Village in the Local Plan 1993 where group development and infilling may be appropriate on suitable sites within the village framework. The population of the village has increased by about 50% over the past 45 years to around 1,170, with most of the development in small housing estates and groups.

History

Fowlmere's original form was the result of its growth along the Icknield Way, the major route being Ashwell Street, which in the village is the High Street, with St Mary's Church alongside. The other track, south of the High Street and parallel to it is the present Chapel Lane, now subject of new development.

In the Middle Ages, the growth of Fowlmere resulted from the development of the main London to Cambridge Road which cuts obliquely across the parish and was channelled along the High Street. It became a major stage coach route in the 18th century, with the resultant construction of inns, some of which still survive.

Fowlmere possessed large areas of common land, and Thriplow Heath to the east of the village, was widely used for grazing sheep. The Great Moor (mere) to the west was a stretch of open water and marshy moorland, home for abundant wildfowl and other wildlife. It was drained in the middle of the 19th century, following the Fowlmere enclosure. Much of this area is now a nature reserve.

Within the village are two moats - 'Round Moat' and 'Crows Parlour', both Scheduled Ancient Monuments, constructed by the stream which flows through the village. There are also a number of Listed buildings in Fowlmere along the High Street or Chapel Lane.

Landscape Setting of the Village

The village has evolved by the side of a stream which crosses a belt of open chalkland. Fowlmere itself is identifiable in the landscape by its trees which screen most of the built up area from views from its approaches.

The gradual rolling chalk landscape setting of the village has particular characteristics. To the south west there is a dominant domed landform with large fields and few hedgerows. This open, mainly hedge-free landscape continues around the village with occasional tree belts and plantations, such as New Ditch Plantation to the east, near to Thriplow.

To the west is the former Great Moor, now comprising reed beds, former watercress beds, and a nature reserve. In this area there is also an increase in trees and hedgerows, providing a link to the north-western edge of Fowlmere.

There are a number of enclosed fields and paddocks around the edge of the village, forming a transition between Fowlmere and the open chalkland landscape, and further emphasising its wooded setting. The stream running through the village also has trees along its route with the wooded areas extending into the two identified moats.

Thriplow village is very close to the eastern border of Fowlmere. However, New Ditch Plantation forms a partial separation, together with the large open fields.

The approaches only have glimpses of the village but have wide views to the surrounding fields. There are also views of the tower of St Mary's Church from the northern and southern approaches.

Settlement Pattern of the Village

The pattern of the village is focused on the High Street which bisects the settlement. It is winding and closely bordered by buildings and their gardens. This is the village conservation area and contains many Listed buildings, interspersed by newer detached properties.

Long Lane, London Road and Thriplow Road lead out from the village, and are bordered by linear development, giving a country lane character to the settlement. To the rear of these approach roads, and also off Chapel Lane, a historic route parallel to and south of the High Street, there have been a number of housing groups and small estates. The Round Moat has now been almost surrounded by such development. Despite this infilling and broadening of the original village, there still remains linear development backing to open fields, particularly in the south-east of Fowlmere.

Buildings and Spaces in the Village

The historic core of the village is around the High Street. It includes the street itself and the associated open spaces around St Mary's Church and the large grounds and mature tree'd boundaries of The Green and The Manor House.

The inns, houses, farmhouses and cottages reflect the former prosperity of the village. Much rebuilding was carried out in the 18th and 19th centuries, often incorporating existing buildings. There are a number of thatched cottages, as well as buildings with slate roofs and white rendered works.

The village contains many mature trees, and a number of the streets have grass verges, giving a rural feel to the settlement. Many of the houses having long gardens, and the recreation ground, allotments and the moats combining to give a spaciousness to Fowlmere. Exceptions to this are the post-war housing estates especially in the south-east near the Round Moat, which are of a higher density.

Roads and Routes

The approach roads are often characterised by hedgerows as they enter the village, presenting mainly narrow road views into Fowlmere. The historic routes through the village are retained, as is the relatively low density of development fronting these routes.

There are a number of footpath linkages between parts of the village, especially south of the church across the public open space. Other linkages are along the existing roads, especially focusing along the High Street.

Change in Village Character

Fowlmere has not grown extensively, although the post-war housing estates have changed the character of parts of the village, especially the area between Chapel Lane and the Round Moat. Many key attributes remain including the historic core, with the High Street itself and the large grounds of the Manor House and The Green of particular note. The wooded enclosed setting of Fowlmere is important, as are the two moated sites within the village. The enclosed fields and paddocks, especially between the village and the stream, and the associated linear housing are particular characteristics.

Key Attributes

- Historic core incorporating Listed buildings along the High Street, and open spaces
- Buildings in large grounds, including the Manor House and The Green
- Linear development along the approach roads, and within the village
- Wooded enclosed setting of the village viewed from approach roads, contrasting with open fields
- View of tower of St. Marys Church from approaches
- Enclosed fields and paddocks forming transition between village and open countryside
- Stream to east of village
- Tree groups within village, especially on the two moats, Road Moat and Crows Parlour
- Countryside frontages to village streets, such as London Road
- Separation between Fowlmere and Thriplow

ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • Retain character of the historic core, by retaining present densities and frontages • Retain greens and large houses in mature grounds • Protect groups of trees within the village, especially in the vicinity of Round Moat and Crows Parlour • Retain views of church within the village • Variety of existing buildings particularly in the historic core
• Edges 1-3	Limited	<ul style="list-style-type: none"> • Enclosed fields, woodland, hedgerows and farm buildings form transition between village and open fields • Stream and its setting • Protect setting of historic core
• Edge 4	Limited	<ul style="list-style-type: none"> • Industrial buildings abut open fields
• Edges 5-8	Limited	<ul style="list-style-type: none"> • Clearly defined village edges to open fields • Separation of Fowlmere with Thriplow
• Edges 9-10	Limited	<ul style="list-style-type: none"> • Enclosed fields and groups of trees form transition between village and open fields • Well-wooded edge to housing
• Edge 11	Limited	<ul style="list-style-type: none"> • Existing caravan site and rural buildings and paddocks separated from the village • Retain linear character
• Edge 12	Limited	<ul style="list-style-type: none"> • Important countryside frontage with views from London Road • Retain linear form
• Edges 13-16	Limited	<ul style="list-style-type: none"> • Soft village edge, with recreation ground, parkland grounds of the Manor House, together with enclosed fields. Open fields beyond. • Rural setting for the historic core.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT OF FOWLMERE

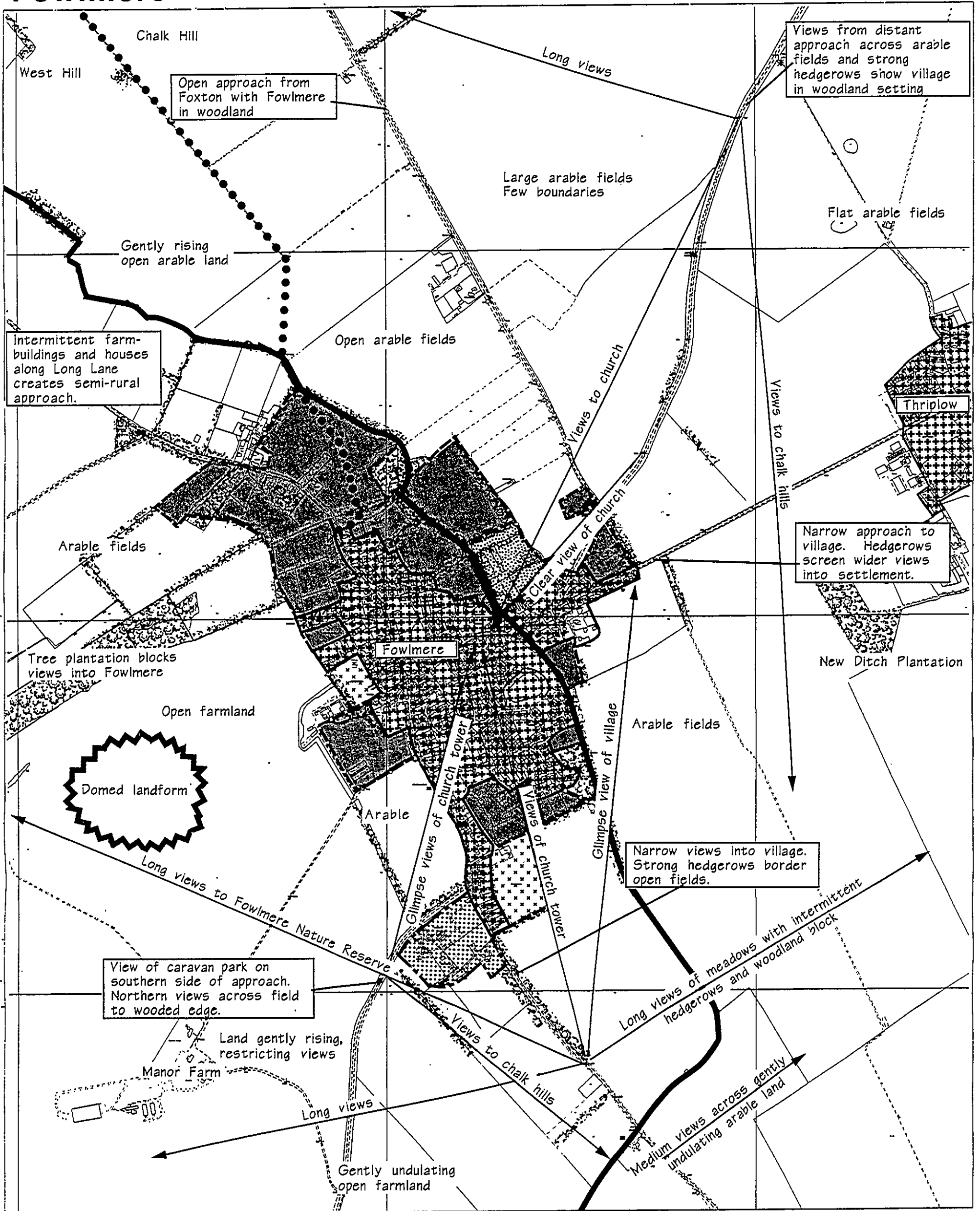
Not required, as Fowlmere only has limited environmental capacity for development both within the village and on all of its edges.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR FOWLMERE

1. Environmental capacity based on character assessment - Limited, only being capable of absorbing very low levels of change, of limited type. Such development to be very sympathetic to existing village character.
2. CONCLUSION - LIMITED ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT

Fowlmere

Village Context



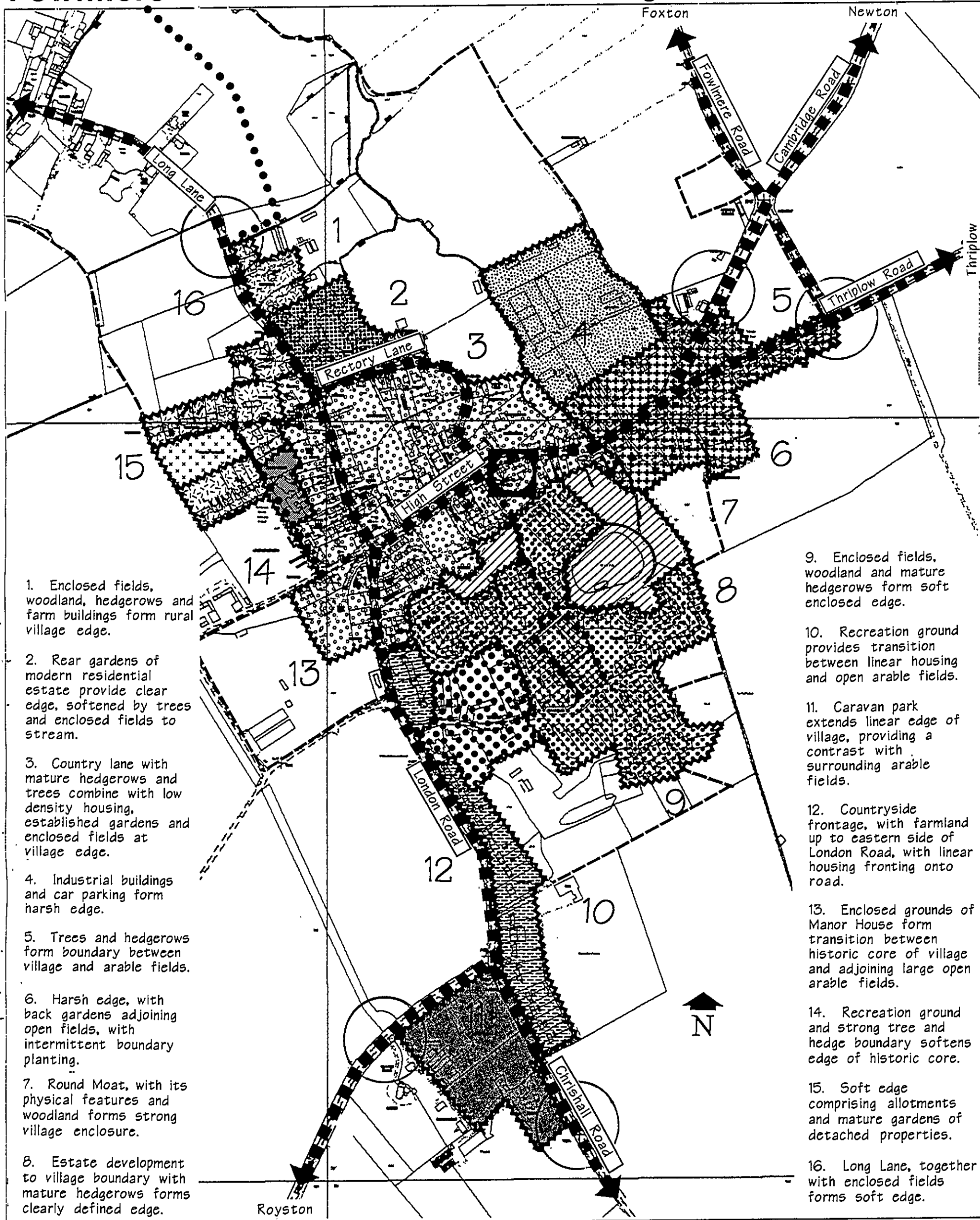
KEY	
	Footpath
	Village
	Enclosed paddocks and fields
	Caravan park
	Open farmland
	Recreation ground
	Industrial use
	Domed farmland
	Stream
	Wooded area/hedgerow

Not to Scale



Fowlmere

Village Character - Settlement



- 1. Enclosed fields, woodland, hedgerows and farm buildings form rural village edge.
- 2. Rear gardens of modern residential estate provide clear edge, softened by trees and enclosed fields to stream.
- 3. Country lane with mature hedgerows and trees combine with low density housing, established gardens and enclosed fields at village edge.
- 4. Industrial buildings and car parking form harsh edge.
- 5. Trees and hedgerows form boundary between village and arable fields.
- 6. Harsh edge, with back gardens adjoining open fields, with intermittent boundary planting.
- 7. Round Moat, with its physical features and woodland forms strong village enclosure.
- 8. Estate development to village boundary with mature hedgerows forms clearly defined edge.

- 9. Enclosed fields, woodland and mature hedgerows form soft enclosed edge.
- 10. Recreation ground provides transition between linear housing and open arable fields.
- 11. Caravan park extends linear edge of village, providing a contrast with surrounding arable fields.
- 12. Countryside frontage, with farmland up to eastern side of London Road, with linear housing fronting onto road.
- 13. Enclosed grounds of Manor House form transition between historic core of village and adjoining large open arable fields.
- 14. Recreation ground and strong tree and hedge boundary softens edge of historic core.
- 15. Soft edge comprising allotments and mature gardens of detached properties.
- 16. Long Lane, together with enclosed fields forms soft edge.

KEY			
	Key roads		Historic core
	Footpath linkages		Mixed housing
	Line of enclosed farmland		Caravan park
	Village gateway		Older and modern detached houses
	Landmark building		Modern detached housing
	Transitional boundary between zones		Mixed modern housing
			Historic buildings in large grounds
			Allotments
			Industrial estate
			Open space
			Linear development
			Primary school

Not to Scale



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SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - FOXTON

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Foxton is a small village south-west of Cambridge. It lies on the edge of the chalk hills which run across the southern part. It is identified as a Group Village in the Local Plan 1993. Residential development is currently restricted to groups of not more than eight dwellings or infilling. The past 45 years has seen the population double in size to just over 1,100 with development concentrated in the 1950's/60's estates and adjacent 1970's private housing schemes which flank the Fowlmere Road as it climbs southwards out of the village.

History

The village street of Foxton follows part of the stream that linked Hoffer and Shepreth Brooks. This is now covered over. There is considerable evidence of Iron Age occupation in the valley, much of which developed into roman settlements. Roman sites are also prolific and there are several pagan Saxon cemeteries. A notable area for this is in the vicinity of the station.

The medieval village was laid out in a grid pattern, with two east-west streets, crossed by three north-south lanes. The High Street was part of the Icknield Way. The south arm of the cross-roads extending from Station Road is now a hollow-way with house platforms surviving as earthworks. Along the line of the street that ran parallel to the High Street soil marks show the sites of the old houses.

There were three manors in Foxton. The main manor house of Foxton Bury is a fine building opposite the 12th century church. Held by the nuns of Chatteris Abbey from before the Conquest until Dissolution it was rebuilt in the 16th century. Mortimer's Manor, now Mortimer's Farm, was in a double ditched enclosure, now damaged. The present house is 19th century. Along the High Street many timber-frames, plaster and thatch houses and cottages date from the 15th to the 17th centuries.

The open fields were enclosed in 1830. After enclosure the land on the hollow-way was allotted to William Hurrell, a major landowner. A surviving farmhouse down the land had been demolished in 1825. By 1887 the Hurrell's had created parkland around Foxton House to the west. Part of the park bank still survives in pasture.

Landscape Setting of the Village

The landscape setting is dominated by rolling chalk hills and expansive arable fields to the south. The village occupies low lying land set within this broad chalkland landscape, with the River Cam to the north and Hoffer Brook to the east. To the north east the land rises to Rowley's Hill and to the south, West Hill and Chalk Hill provide a more immediate backdrop. In this landscape setting, isolated trees provide distinctive features, with distant views of tree belts and the occasional line of poplar trees adding further points of interest. Approaches to the village are generally open with few hedgerows or fencing dividing the road and the adjacent arable fields.

The crest of West Hill is well-wooded. Recent tree planting on the hill slopes adds to this woodland character. The hill provides views across the surrounding landscape, including Foxton itself.

The church within Foxton forms a prominent landmark in the local landscape to the south of the village, with the castellated tower rising above its wooded setting. Overall, the village has a tranquil and pleasant countryside setting, harmed only by the traffic noise from the A10 to the north and west.

There are three road approaches to the village edge. From the west, the edge is well screened by tree belts and hedgerows, with enclosed fields marking the transition from Foxton to the open arable fields. Approaching the village from Fowlmere in the south east, the edge is defined by large farm buildings and barns clearly visible across the open and treeless village edge landscape. Approaching the village from the north, off the A10, the busy road and rail junction contrasts with the more peaceful character of Station Road.

Settlement Pattern of the Village

The linear character of the village is very strong with the High Street being the main road. There are a number of identifiable character zones within Foxton, with the High Street forming one continuous 'zone' for the whole length of the village.

Within the High Street zone is the historic core, which comprises houses of individual character, many with gravel drives and large gardens. The remainder of the High Street comprises a mix of properties, creating an overall character of houses of different scales and heights, which blend successfully.

There are a number of focal points within this character zone, including the village green and memorial and St Lawrence church. The presence of mature trees, hedgerows, open grassed frontage to some of the houses, and the glimpses of paddocks between some of the dwellings all contribute to the rural village character of this part of Foxton.

The cul-de-sac developments in the village are south of the High Street, each with their own particular character. In the south-western part of Foxton, they comprise detached dwellings of brick and some weather boarding, with the estate edge providing occasional glimpses of open countryside beyond. Caxton Lane, in contrast, is a narrow road, with a predominance of bungalows, backing onto open countryside.

In the south eastern part of the village, the cul-de-sacs comprise a mix of semi-detached and terraced houses, very different in character to most of Foxton, reflecting more of a suburban form of development. However, between these houses and the church and High Street are playing fields, containing groups of mature trees, creating a parkland character. It provides an important setting for the church.

Station Road, in the north of the village, has linear housing with little cul-de-sac development. As it joins the High Street, the character changes to one of a small village centre, with a pub and a shop that includes a post office, and a green with a few trees, and a Memorial. Also from that junction there are views along the High Street, and views out again to the open countryside to the slight hills in the background.

Buildings and Spaces in the Village

The linear nature of the village provides a variety of building heights and densities, with historic houses interspersed with newer development. The church and recreation ground provide a welcome open lung within Foxton, and within the developed frontage of Shepreth Road/High Street/Fowlmere Road, open grassed areas, hedgerows and trees create a traditional village character throughout the settlement.

Some of the older cul-de-sacs, such as Caxton Lane and Mortimers Lane, provide intimate roads within the village. These are in contrast to the substantial estate development in the eastern part of Foxton.

Roads and Routes

Due to the linear nature of the village, most of the village links are along roads rather than separate footpath routes. There is one footpath which links the northern part of Station Road with the High Street, across arable fields.

The roads in Foxton, with grass verges and footpaths in the older parts, are mainly rural in character. The footpath links along the roads in the newer estate developments are more urban and harsh in character.

Change in Village Character

The village of Foxton is still characterised by strong linear development, despite considerable post-war estate development in the eastern part. The High Street retains its historic character, and there are still several places where the countryside can be seen from the main roads through the village. This post war housing therefore does not destroy the historic rural feel of this linear village, which is one of its key attributes. The enclosed fields, particularly in the western part of Foxton Lane have also been retained. These too provide a link with the past and contribute towards the village's character.

Key Attributes

- Strong linear form of the settlement
- Tranquil countryside character
- Historic core with detached houses in sizeable gardens
- Views of the countryside from parts of the High Street
- Enclosed fields and paddocks forming transition between village and surrounding fields
- Views of tower of church in the local landscape
- Clearly defined village edges
- Chalk hills to the south of the village
- Countryside and open spaces up to the main street, such as the recreation ground and fields
- Village green at road junction in centre of village
- Groups of mature trees contributing to the street scene

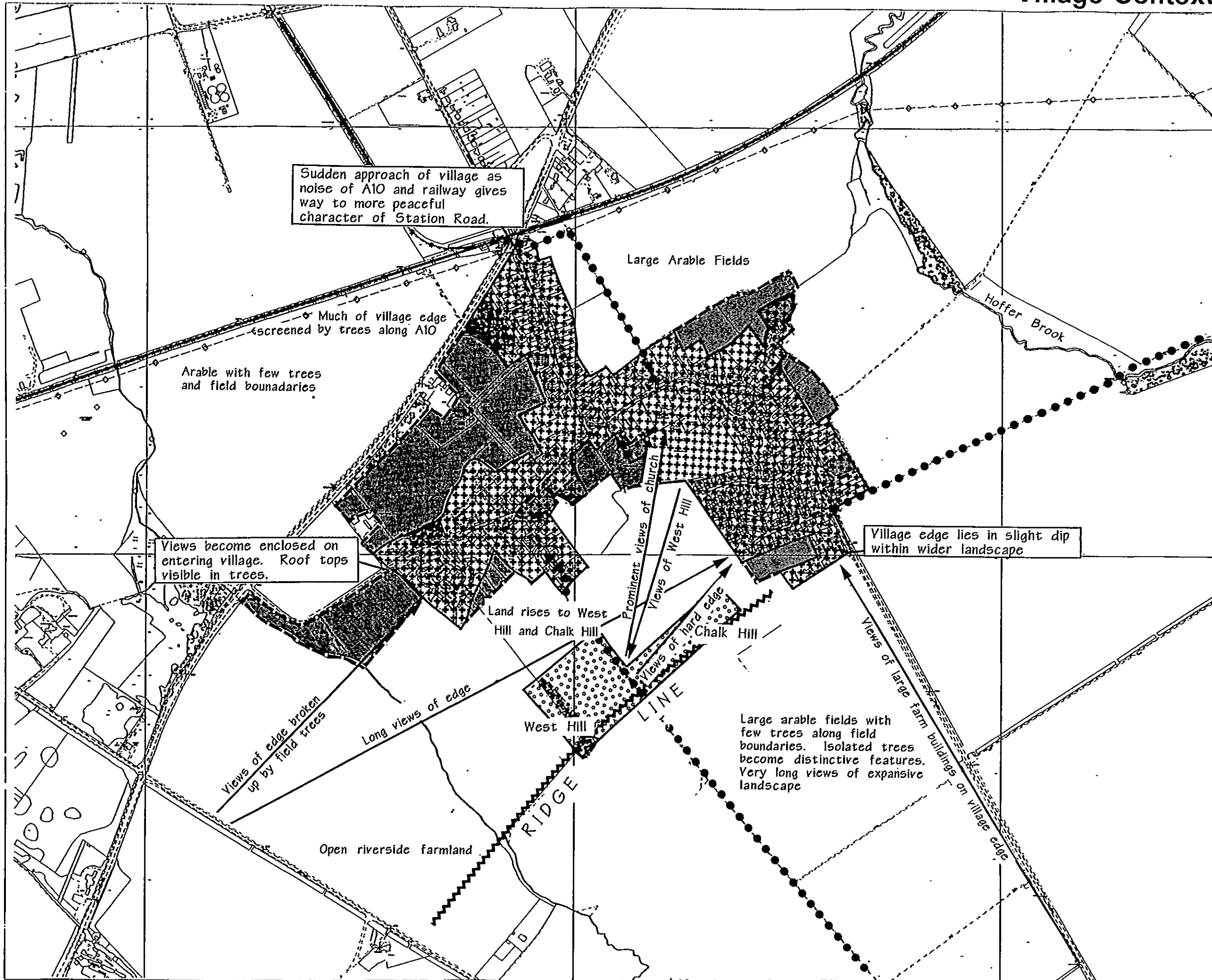
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • Retain linear character of the village streets. • The few open spaces are required to retain character. • Retain the current identity and form of development. • Retain rural character of main street. • Retain tree groups in street scene.
• Edges 1-2	Limited	<ul style="list-style-type: none"> • Retain linear character and density of housing and long back gardens.
• Edges 3-6	Limited	<ul style="list-style-type: none"> • Retain linear character and density of housing and long back gardens • Enclosed fields together with the moated site at Mortimers Farm. Farm buildings provide buffer between village and surrounding fields.
• Edge 7	Limited	<ul style="list-style-type: none"> • Well-defined edge to housing estate. • Need to limit continuing development in depth in this predominantly linear village.
• Edge 8	Limited	<ul style="list-style-type: none"> • Recreation ground links countryside with village. • Views out from village to West Hill. • Views of church from countryside.
• Edges 9-10	Limited	<ul style="list-style-type: none"> • Soft edge formed by small fields, tree groups and farm buildings retain linear form and enclose historic core.
• Edges 11-13	Limited	<ul style="list-style-type: none"> • Enclosed fields form transition between village and open fields. • Strong edges with mature trees and hedges. • Limit continuing development in depth of this predominantly linear village.
• Edges 14-16	Limited	<ul style="list-style-type: none"> • Enclosed fields, strong hedgerows and tree groups and some agricultural buildings retain the linear form of the village, and provide rural setting.
• Edge 17	Limited	<ul style="list-style-type: none"> • Railway and Royston Road form northern boundary to village.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT OF FOXTON

Not required, as Foxton only has limited environmental capacity for development both within the village and on all of its edges.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR FOXTON

1. Environmental capacity based on character assessment - Limited, only being capable of absorbing very low levels of change, of limited type. Such development to be very sympathetic to existing village character
2. CONCLUSION - **LIMITED ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT**



- KEY
- Footpath
 - Village
 - Enclosed/smaller scale landscape
 - Community woodland planted in 94/95
 - Wooded area
 - Open farmland



Scale: Not to Scale

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Foxton

Village Character - Settlement

Harston

1. Long rear gardens abut arable fields. Houses quite visible owing to little tree cover. This entire edge can be seen from public footpath running from station to village.

2. Area of rough grass forms transition between settlement and large treeless arable fields. Buildings are conspicuous along this stretch.

3. The moated site at Mortimers Farm provides an attractive extensive buffer between the settlement and green arable fields. This area is likely to screen views of housing from railway.

4. Areas of rough grass, pasture and hedgerow trees provide more intimate landscape between housing and expansive riverside farmland. Some corrugated farm buildings and houses are conspicuous along this edge.

5. Well treed hedge screens views of homes and forms soft buffer between houses and green farmland.

6. Group of farm buildings and adjacent housing, nestled in slight hollow are apparent in green, quite treeless landscape.

7. Hard edge - houses similar in style and very conspicuous: in contrast to adjacent parkland where boundaries are well treed and views of church possible.

8. Playing fields provide transition from village to countryside softening this edge of the village. Also provides important setting for church.

9. Irregularly situated isolated housing and farm buildings in treed pasture/rough grass provide a soft edge. Views from High Street of West Hill and Chalk Hill possible. Undulating chalk hills form backdrop

10. Groups of orange tile roofs and the odd white-painted gable end visible amongst trees providing a soft, quite attractive edge.

11. The treed/hedged boundary forms a well defined edge between the bungalows and adjacent flat open arable fields. Colour of building materials blends well with surrounding countryside.

12. Areas of pasture and rough grass provide a more intimate transition between the housing estate and farmland. Also provides an attractive setting for edge of conservation area.

13. Housing softened by well treed edge.









14. Buildings heavily enclosed by trees. Settlement edge is screened from Royston Road by dense tree belt. Group of farm buildings at edge of village reinforces rural character.

15. Patchwork of arable pasture provides a smallscale landscape between Royston Road and edge of Foxton Village

16. Enclosed landscape and tree groups screen views of settlement edge.

17. Edge dominated by busy road/rail junction generally unaware of settlement edge.

KEY

-  Footpath linkages
-  Key roads
-  Line of enclosed landscape
-  Modern estate development
-  Strong linear character along central 'main' street
-  Low density bungalows/large housing
-  Linear character - interwar housing/post-war bungalow
-  Historic core
-  High density post-war estate
-  Private accommodation for the elderly
-  Playing fields/amenity open space
-  Predominately post-war housing set back from road
-  Distinctive farm buildings
-  Old and new housing, overall attractive older character
-  Village gateway
-  Boundary of historic core
-  Transitional boundary between zones
-  Landmark building



Scale: Not to Scale

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SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - FULBOURN

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Fulbourn is located in the chalklands just to the south of the Fens, four miles to the east of the centre of Cambridge. It is one of the 'inner necklace' villages around the city, and is off the main road network in the triangle formed by the A11, A1307 and the A14(T). It is identified as a Limited Rural Growth Village in the Local Plan 1993, where development of up to 200 dwellings in housing estates, small housing estates, groups, and infilling is permissible, providing suitable sites exist. The population has increased by over 300% over the last 45 years to around 4,800, with most of the recent development in the form of housing estates, both in the village itself, and on the edge of Cambridge from which the village is separated by the grounds of the Fulbourn and Ida Darwin Hospitals.

History

The original settlement was focused on the main street which winds its way through the present village, initially along High Street, Manor Walk and Home End. There are three village greens at junctions with roads leading into the village from the south, and lanes out to the fen and marsh.

There were two manors, each with a medieval church, one of which remains. This is the 13th century St Vigor's Church, adjacent to Fulbourn Manor. Along the original street there are a number of 14th century medieval farmhouses and other cottages and farmhouses of the 16th and 17th century. These are timber framed, plastered, with thatched or plain tiled roofs. A further historic feature is the 19th century block of almshouses along Church Lane, close to St Vigor's Church. Linear development continued during the 19th and early part of the 20th century along the original streets, creating a broad mix of building forms and age.

To the west of Fulbourn is Fulbourn Hospital. Built in the 19th century, this good example of Victorian hospital architecture in a parkland setting is currently used as a psychiatric hospital. Further hospital buildings have been built in the 1960's, either side of these buildings, the Kent House and the Ida Darwin Hospital.

Landscape Setting of the Village

The landscape setting of Fulbourn is one of contrasts. To the north the land falls gradually from the village towards the Fen Edge leading to Fulbourn and Little Wilbraham Fens. To the south and west of the village the land rises to the prominent 'dome' of Lime Pit Hill, which forms part of the Gog Magog hill group. To the east the landscape is more enclosed, with substantial woodland and enclosed fields.

Much of the landscape comprises large arable fields with few hedgerows. There are therefore long views both from the village itself and from the approaches across the surrounding countryside. In particular, there are distant views from the southern approaches to Lime Pit Hill. In the west, the landscape setting is of a gradually rolling landscape, with views to Fulbourn Hospital, which is a prominent feature. In the north there are distant views across open arable fields, and to the large group of farm buildings in the north east.

A number of village approaches become more enclosed near to Fulbourn, with mature hedges and trees bordering the roads. However, there are numerous opportunities along these approaches to view the surrounding open landscape. The village edges on the east and north are enclosed, forming a soft rural edge to the historic core. In contrast, the southern and western edges are well defined but harsh with

housing estates abutting large open arable fields. The only exception to this is where the village merges into the Fulbourn Hospital complex to the west.

Settlement Pattern of the Village

Fulbourn contains a complex road network, with the historic core of the main settlement around the church now extended westwards towards Cambridge. Linear development extends northwards from the historic core to the former station on the Cambridge/Newmarket railway in the northern edge. This entrance to the village is now of an industrial nature, either side of the road.

A feature of the village is that the roads along the historic core continue winding through the settlement from the south east to the north west. This linear pattern is low density, with the listed buildings interspersed with newer properties.

A number of housing estates have been built between the village roads. Development has generally spread southwards and eastwards from the historic core which still retains its rural setting to the north and east. Some of these are substantial, particularly the terraced estate north of Cambridge Road, south of Dunmore Way. Low density detached housing is a newer feature on the southern and eastern edges of Fulbourn.

There are a few open areas in the village, with the recreation ground located on the south eastern edge. The small but significant greens at the road junctions along the historic core, are a feature of Fulbourn.

Buildings and Spaces in the Village

The historic core, being along the original roads through the present village, has a substantial number of listed and Victorian buildings, many of which are grouped around the road junctions and greens. The northernmost group is focused on the High Street, with St Vigor's Church dominant, and the almshouses to the north off Church Lane.

A second group are located around Ludlow Green, with a backcloth of the substantial wall of Fulbourn Manor bordering Manor Walk. A third group are clustered around the green at the junction of Doggets Lane and Home End, with a mix of thatch and Victorian yellow brick and slate roofs.

In the north of the village, the tranquil wooded character of Cow Lane incorporates the old pumping station, now offices, set in landscaped grounds.

Roads and Routes

The majority of Fulbourn comprises a network of estate roads and cul-de-sacs, with the exception being the main historic route through the village. Therefore most of the footpath linkages within the settlement are along these roads.

The location of the Fulbourn hospital complex to the west of the village generates substantial traffic, which either percolates through Fulbourn or onto the surrounding road network, especially Cambridge Road.

Change in Village Character

Fulbourn has grown substantially during this century, especially over the last 45 years. The linear nature of the original settlement remains largely intact in the north and east of the village, but the overall form of the village has changed with the large number of housing estates built to the south and east of the historic core. The village is still, however, contained within the existing infrastructure of the

roads and railway, even through there are some open and harsh village edges. The enclosed fields and paddocks to the north and east provide an important rural setting for the historic linear village and a transition between village and the countryside. The open setting of the hospital complex incorporating the Victorian buildings, is a key attribute.

Key Attributes

- Historic core along original roads through the north and east of the village
- Groups of historic buildings around village greens at road junctions
- Tranquility of some of the streets in the historic core, such as Cow Lane
- Views out from the village edge to open gradually rolling landscape
- Enclosed fields and parkland setting of the village, mainly on the eastern edges
- Linear form along some of the approach roads, and also within the village structure
- Fulbourn hospital complex in landscape west of village
- Wide views of village across open fields from southern and western approaches
- Railway across the north of village
- Groups of mature trees contributing to street scene, such as in the historic core

ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • The few open spaces are required to retain character. • Retain density and form of historic cores. • Retain current density and form of linear development along approaches and also within the village itself. • Housing estates within village provide little scope for additional development.
• Edge 1	Limited	<ul style="list-style-type: none"> • North of the railway and separated from village.
• Edges 2-3	Limited	<ul style="list-style-type: none"> • Parts of this edge form enclosed setting for historic core. Remainder well related to village, with railway forming northern boundary. • Some existing village edge commercial activity.
• Edges 4-5	Limited	<ul style="list-style-type: none"> • Retain linear form of village. • Well defined hedgerow and tree edge forms clear edge to historic core and protects setting.
• Edges 6-7	Limited	<ul style="list-style-type: none"> • North of the railway and separated from the village. • Abut large open fields with long views to fenland edge.
• Edge 8	Limited	<ul style="list-style-type: none"> • Retain linear density and character. • Clear village edge, abutting open fields.
• Edges 9-12	Limited	<ul style="list-style-type: none"> • Wooded parkland of Fulbourn Manor, enclosed fields and paddocks, groups of trees and village recreation ground forms transition between village and open countryside. • Historic character of Manor Walk forms enclosure to historic core.
• Edges 13-15	Limited	<ul style="list-style-type: none"> • Open landscape of arable fields and few hedgerows up to harsh but well defined village edge.
• Edge 16	Limited	<ul style="list-style-type: none"> • Hospital and parkland setting abuts village edge.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT OF FULBOURN







Not required, as Fulbourn only has limited environmental capacity for development both within the village and on all of its edges.

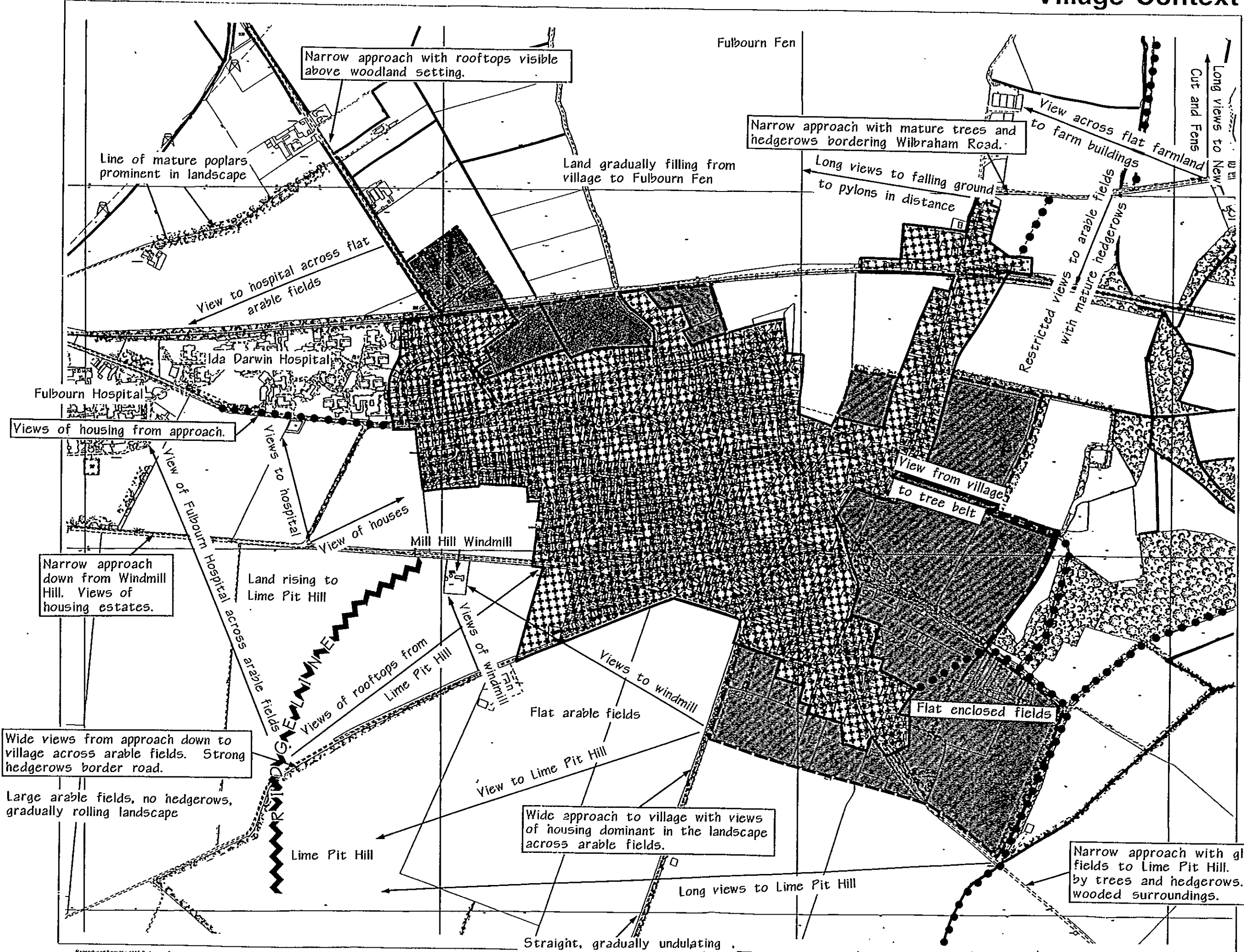
STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR FULBOURN

1. Environmental capacity based on character assessment Limited, only being capable of absorbing very low levels of change, of limited type. Such development to be very sympathetic to existing village character.
2. CONCLUSION **LIMITED ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT.**

Fulbourn

Village Context

- KEY
-  Village
 -  Enclosed farmland
 -  Drains
 -  Wooded area/hedgerow
 -  Footpath
 -  Open farmland



Narrow approach with rooftops visible above woodland setting.

Fulbourn Fen

Narrow approach with mature trees and hedgerows bordering Wilbraham Road.

View across flat farmland to farm buildings

Long views to New Cut and Fens

Land gradually filling from village to Fulbourn Fen

Long views to falling ground to pylons in distance

Restricted views to arable fields with mature hedgerows

View to hospital across flat arable fields

Views of housing from approach.

View of Fulbourn Hospital across arable fields

Views to hospital

View of houses

Mill Hill Windmill

View from village to tree belt

Narrow approach down from Windmill Hill. Views of housing estates.

Land rising to Lime Pit Hill

Views of rooftops from Lime Pit Hill

Views of windmill

Views to windmill

Flat arable fields

Flat enclosed fields

Wide views from approach down to village across arable fields. Strong hedgerows border road.

Large arable fields, no hedgerows, gradually rolling landscape

Lime Pit Hill

Wide approach to village with views of housing dominant in the landscape across arable fields.

View to Lime Pit Hill

Long views to Lime Pit Hill

Narrow approach with glimpses across fields to Lime Pit Hill. Road bordered by trees and hedgerows. Village set in wooded surroundings.

Straight, gradually undulating track rising to village bordered by new tree planting



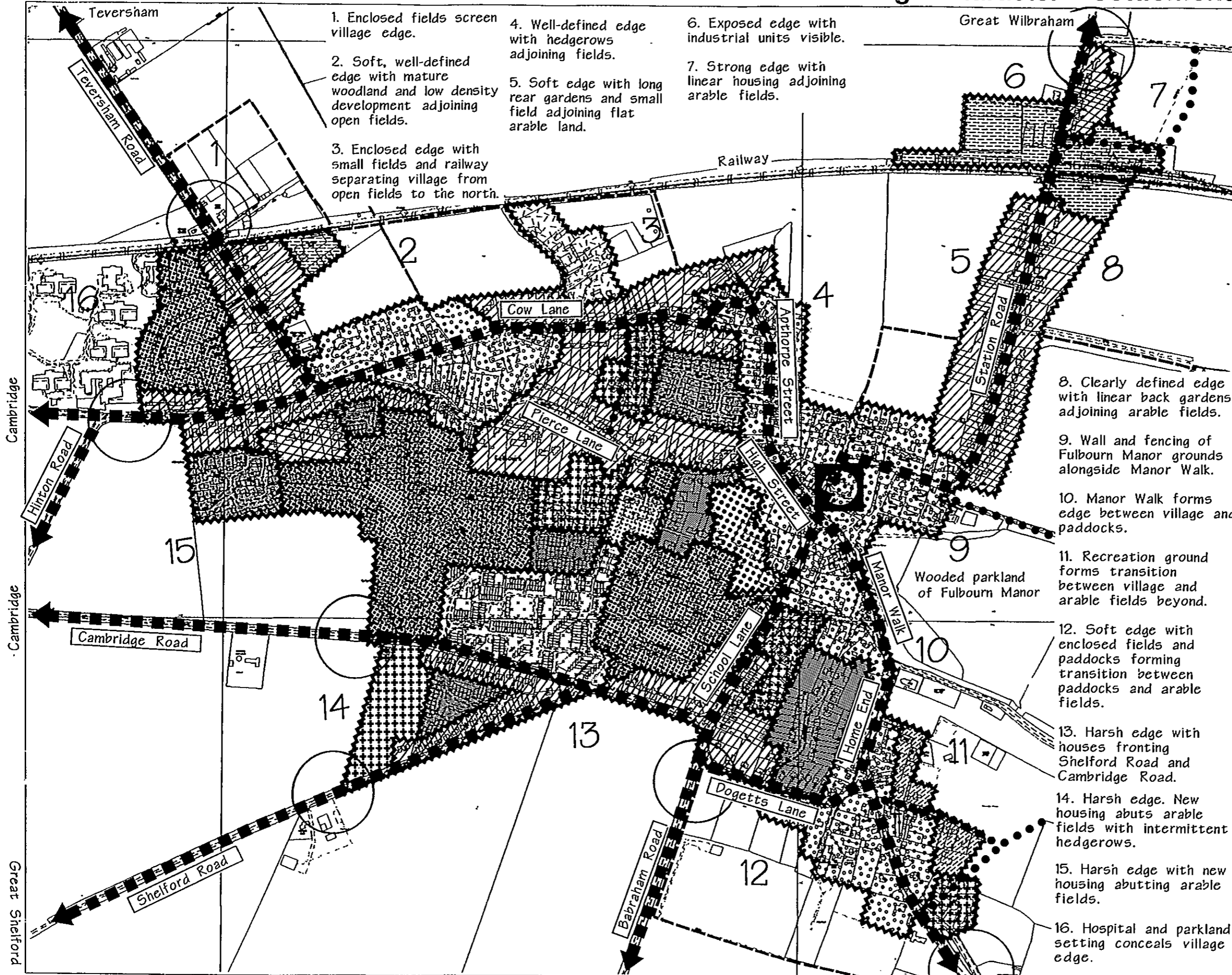
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Fulbourn

Village Character - Settlement



- 1. Enclosed fields screen village edge.
- 2. Soft, well-defined edge with mature woodland and low density development adjoining open fields.
- 3. Enclosed edge with small fields and railway separating village from open fields to the north.
- 4. Well-defined edge with hedgerows adjoining fields.
- 5. Soft edge with long rear gardens and small field adjoining flat arable land.
- 6. Exposed edge with industrial units visible.
- 7. Strong edge with linear housing adjoining arable fields.

- 8. Clearly defined edge with linear back gardens adjoining arable fields.
- 9. Wall and fencing of Fulbourn Manor grounds alongside Manor Walk.
- 10. Manor Walk forms edge between village and paddocks.
- 11. Recreation ground forms transition between village and arable fields beyond.
- 12. Soft edge with enclosed fields and paddocks forming transition between paddocks and arable fields.
- 13. Harsh edge with houses fronting Shelford Road and Cambridge Road.
- 14. Harsh edge. New housing abuts arable fields with intermittent hedgerows.
- 15. Harsh edge with new housing abutting arable fields.
- 16. Hospital and parkland setting conceals village edge.

KEY

- Transitional boundary between zones
- Historic core
- Linear housing
- Junior School
- Community and health centre
- Modern detached housing
- Mixed housing
- Post-war mixed housing
- Older detached housing
- Modern system-built housing
- Car breakers
- Industrial/Storage
- Modern mixed housing
- Modern bungalows
- Village gateway
- Landmark building
- Line of enclosed farmland
- Footpath linkages
- Key roads

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SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - GREAT AND LITTLE ABINGTON

STAGE 1 - ENVIRONMENTAL CHARACTER ASSESSMENT

Context

Great and Little Abington are two villages separated only by the River Granta. They are about 8 miles south-east of Cambridge in the chalkland region of South Cambridgeshire. These are defined as Group villages in the Local Plan 1993 where groups of eight dwellings together with infilling may be permitted if appropriate sites exist. The population in 1996 was 1,340.

History

Little Abington lies on the north bank of the River Granta, and Great Abington lies to the south. Both villages originated around medieval manors, and the two manors of Great and Little Abington were united in 1900. Abington Hall, now occupied by The Welding Institute, was probably the site of the manor house.

There are two churches, one either side of the river Granta, both constructed in the 13th century. Within the village, there are a number of small cottages and farmhouses dated from the 15th century. The earlier buildings are of timber frame and thatch, and the later buildings of brick and simulated stone render and slate roofs. The grounds of Abington Hall were landscaped by Humphrey Repton in the early 19th century.

The church of St Marys at Great Abington is to the west of the village, and the water meadows and deserted village site are of historic interest.

In the 20th century, both villages expanded along the routes through the settlements, both between the wars and also post war. The A1307 now forms a partial eastern bypass to the villages. The Welding Institute is a major employer, with 450 staff employed in the research organisation, supporting 2,000 companies world-wide.

Landscape Setting of the Village

Both villages are on the banks of the River Granta, and they both have a linear form. They are set in the chalkland landscape of South Cambridgeshire, with rolling hills framing the settlements. In particular, north of Little Abington, the land rises to chalk hills, with strongly undulating arable fields. Similarly, south-east of Great Abington, the land again rises to rolling hills.

The landscape setting south of the villages is of a particular character, originally comprised of small holdings set up by the Land Settlement Association. It now includes a mix of horticultural enterprises with glasshouses and also grazing, which is now a major land use in this area. It still retains its agricultural character.

Along the valley of the River Granta, on approaching the villages, there are flat, enclosed arable fields between the A11(T), Cambridge Road, and the dismantled railway. These fields abuts the western edges of the villages. By the river itself, the land is more wooded and enclosed, incorporating the landscaped grounds of Abington Hall, and enclosed fields, pastures, woods and long back gardens as the river passes between the villages. Also in the area, the cricket ground and recreation ground combine to form a rural gap between the two settlements.

The views of the villages from the approaches are mainly screened, both by hedgerows alongside the woods, and also due to the mature trees and hedgerows around the settlement. A particular feature is the tree lined 'avenue' along Cambridge Road in front of the large houses with mature trees.

The Welding Institute is a feature in the landscape to the west of the villages, with a substantial group of buildings and associated car parking enclosed with mature trees, especially on its northern boundary.

Settlement Pattern of the Village

The historic core of both villages focuses on the High Street which links the settlements. This historic route retains its historic character, with most of the Listed buildings fronting onto this road. Development along this route is varied, with groups of older buildings fronting the road, including thatched and tiled houses, interspersed by a mixture of open and wooded frontages providing a strong rural feeling in this part of the village. Both villages are therefore linear in character, much of it being of low density, with numerous detached houses in large grounds.

20th century estate development has created development in depth to both villages, with Great Abington in particular expanding east of the High Street. Little Abington has also experienced estate development, especially on its western edge, creating a harsh yet well defined western boundary. Open spaces are still retained, however, and the linear character of most of the roads remains intact.

Buildings and Spaces in the Village

In the historic core, the linear form is a characteristic of both villages, separated by the open spaces of the cricket ground and primary school grounds and the open land north of the High Street in Little Abington all by the River Granta.

The two churches also contribute to the historic character, with St Marys Church in Little Abington being within the settlement, and Great Abington's church being outside, within the water meadows of the River Granta.

The two villages form almost a complete crescent around the enclosed rural setting of the River Granta, creating an intimate and rural village setting.

Roads and Routes

The villages are characterised by the High Street, which winds through both settlements. The eastern 'bypass' now takes much of the traffic away from the villages' historic cores, increasing the feeling of tranquillity.

Within the 'crescent' of the villages, there are several footpath linkages, including one which crosses the River Granta to the west of the recreation ground, and almost linking the two churches. Other linkages are along the High Street and between Church Lane and Cambridge Road.

Change in Village Character

These villages have retained much of their historic character, despite the addition of estate developments this century. Key attributes include the land enclosed in the crescent formed by the High Street of both villages, incorporating the River Granta and its banks, enclosed fields, the Welding Institute and grounds, small arable fields, recreation grounds and woodland. Also, the cricket ground forms an important 'gap' between the two villages. Further key attributes are the large number of large detached properties in mature grounds, and also the historic core, incorporating two conservation areas.

Key Attributes

- River Granta river corridor between Little Abington and Great Abington
- Intimate landscape within the 'crescent' west and east of the village, incorporating the river, tree groups, enclosed fields and the parkland grounds of the Welding Institute and Abington Lodge
- Wooded setting of the villages
- Historic cores of the villages, including Listed buildings, open spaces, views to surrounding countryside and important tree groups
- Groups of mature trees contributing to the street scene
- Large detached houses in substantial gardens
- Tree-lined roads, such as Cambridge Road north of Little Abington
- Strong linear form
- Open spaces within the villages
- Fields abutting well defined village edges

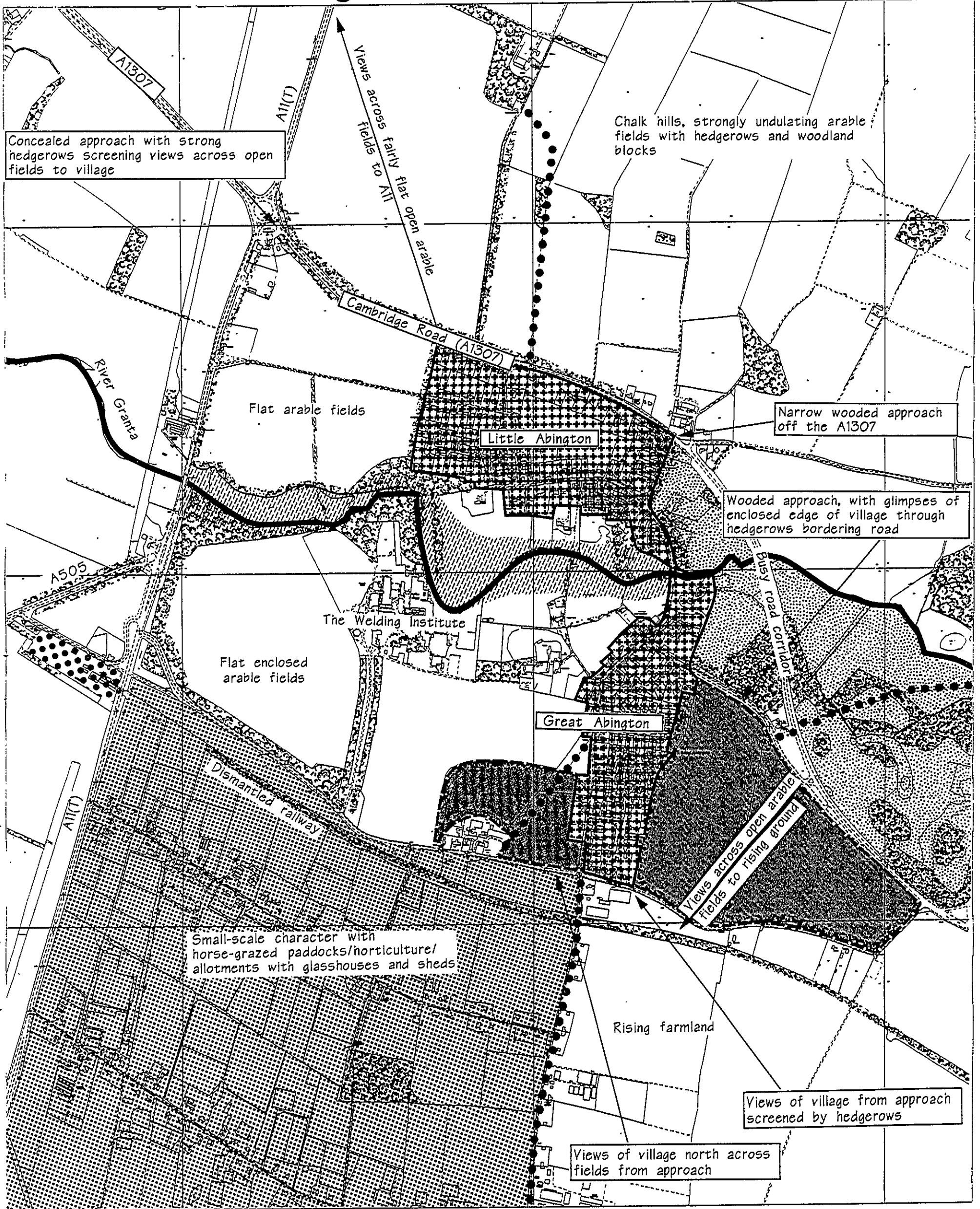
ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • Retain current density and form of linear development. • Protect historic cores, including the groupings of buildings, open spaces such as the cricket ground and houses in large grounds. • Retain important tree groups. • Retain the open spaces especially in the centre of Little Abington. • Retain scale of existing villages.
• Edge 1	Limited	<ul style="list-style-type: none"> • Defined by Cambridge Road and avenues of trees along roadside. Open fields beyond.
• Edges 2-3	Limited	<ul style="list-style-type: none"> • Parkland setting, including grounds of Abington Lodge. • Strong wooded edge/countryside frontage.
• Edges 4-7	Limited	<ul style="list-style-type: none"> • Fields abut village edge, with well defined boundaries. • Some enclosed fields form transition between village and larger more open fields.
• Edge 8	Limited	<ul style="list-style-type: none"> • Setting of River Granta, with large groups of trees, small fields, and grounds of the Welding Institute. • Soft rural edge to villages, providing setting for historic cores. • Low density character of most houses in village edge.
• Edge 9	Limited	<ul style="list-style-type: none"> • Well defined edge, with harsh but open fields abutting houses.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT OF GREAT AND LITTLE ABINGTON

Not required, as Great and Little Abington have limited environmental capacity for development both within the village and on all of its edges.










STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR GREAT AND LITTLE ABINGTON

1. Environmental capacity based on character assessment - Limited, only housing capable of absorbing very low levels of change, of limited type. Such development to be very sympathetic to existing village character.
2. CONCLUSION - LIMITED ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT



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KEY

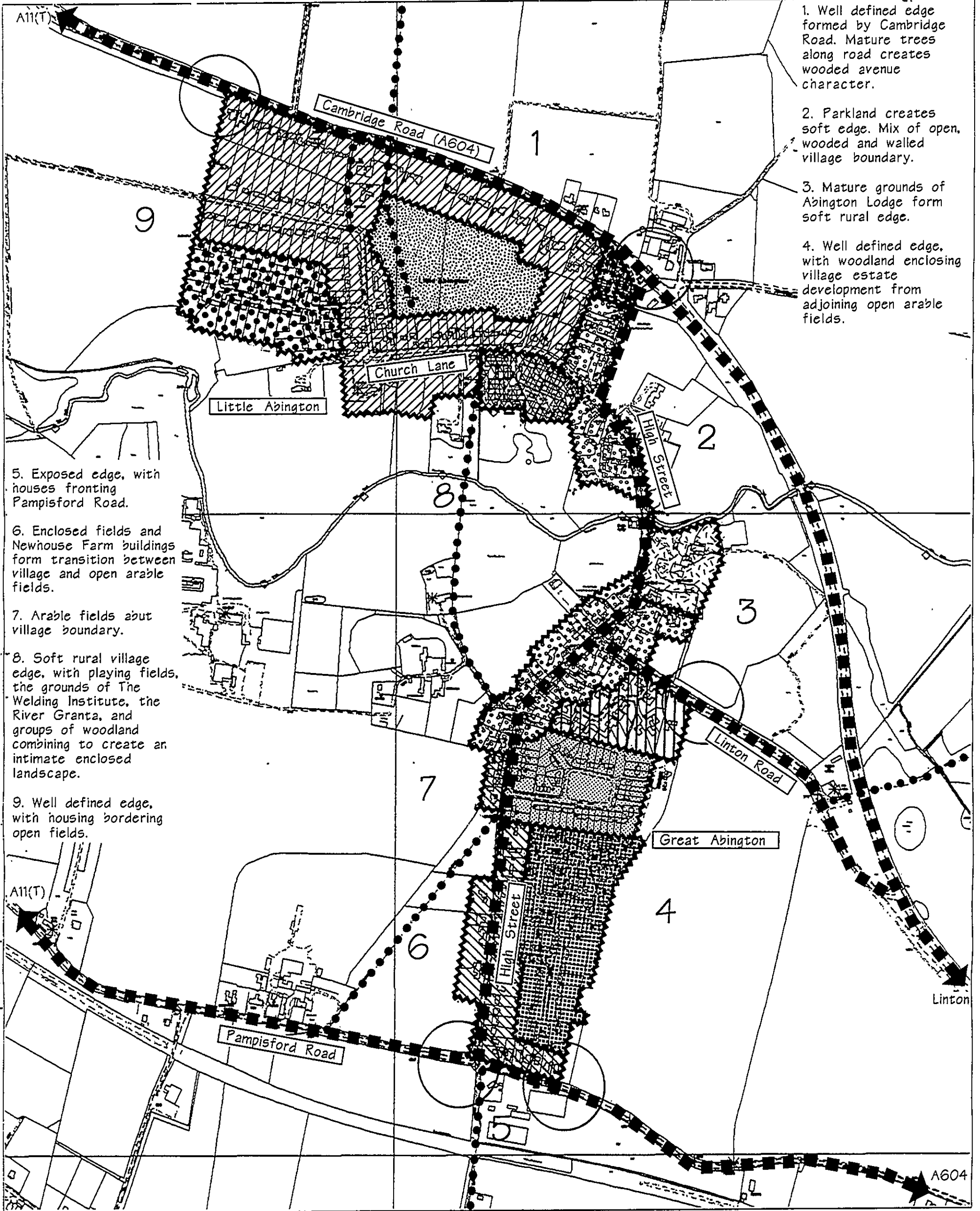
-  Village
-  Employment area under construction
-  Enclosed farmland
-  Treed river corridor
-  Mixed allotments, paddocks, horticulture
-  Open farmland
-  Parkland
-  Hedgerow/wooded area
-  Footpaths

Not to Scale



Great and Little Abington

Village Character - Settlement



- 1. Well defined edge formed by Cambridge Road. Mature trees along road creates wooded avenue character.
- 2. Parkland creates soft edge. Mix of open, wooded and walled village boundary.
- 3. Mature grounds of Abington Lodge form soft rural edge.
- 4. Well defined edge, with woodland enclosing village estate development from adjoining open arable fields.

- 5. Exposed edge, with houses fronting Pampisford Road.
- 6. Enclosed fields and Newhouse Farm buildings form transition between village and open arable fields.
- 7. Arable fields about village boundary.
- 8. Soft rural village edge, with playing fields, the grounds of The Welding Institute, the River Granta, and groups of woodland combining to create an intimate enclosed landscape.
- 9. Well defined edge, with housing bordering open fields.

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KEY		
	Transitional boundary between zones	
	Historic core	
	Modern mews housing	
	Linear development	
	Post-war housing	
	Mixed estate development	
	Modern bungalows	
	Pasture enclosed by woodland	
	Manor house in large walled gardens	
	Mixed bungalows and two storey houses	
	Post-war bungalows	
	Footpath linkages	

Not to Scale



SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - GREAT SHELFORD AND STAPLEFORD

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

The built up areas of Great Shelford and Stapleford are physically joined, and are located four miles south of Cambridge, in the chalklands. They are designated together as one Limited Growth Settlement in the Local Plan 1993, where development of up to 200 dwellings in the form of housing estates, groups and infilling may be permitted if suitable sites exist. Substantial estate development has taken place over the past 45 years, and the combined current populations of Great Shelford and Stapleford is about 5,700.

History

The two settlements have different origins. Great Shelford originated on the east of the River Cam, as evidenced by the 15th century St Mary's Church, rectory and Ely Manor House grouped around the river. A second settlement grew around Granham's Manor and De Freville Farm, in the northern part of the historic core. Between these two settlements was an area watered by a small stream, with damp meadows and pasture. A third manor faced High Green, near to Graham's Manor. After enclosure this green was used for housing, and the village started to take on its present form, still based on the early road network.

Stapleford developed from the south west, with a ford across the Granta, and with the main village street running nearly parallel to the river. There are two greens, Church Green to the north, and the village green. To the east of the green was Stapleford Manor, now identified by Bury Farm.

The arrival of the railway in the 19th century increased the popularity of the villages for commuters to Cambridge. This resulted in considerable ribbon development in the 19th and early 20th centuries in Great Shelford, especially along the High Street, Woollards Lane, Turnwells Lane and High Green. Also, development along Cambridge Road and Hinton Way extended the village outwards. Although to a lesser extent, Stapleford also grew, with infilling along the approach roads. Since the second world war, both villages have had substantial estate development within the network of roads.

Landscape Setting of the Village

Great Shelford and Stapleford are within the chalkland region of South Cambridgeshire. The predominant landscape is therefore of rolling hills and long views across arable fields. However, the more local landscape setting of the villages are contrasting. To the west of Great Shelford the gentle river valley of the River Granta comprises low lying riverside farmland with meadows, woodland, enclosed fields and bankside vegetation. As a result, the views are more localised.

To the north east and east the landscape is very different, with the undulating chalkland landscape rising to a ridge which includes White Hill, Clarkes Hill and Fox Hill. In this setting there are long views across broad scale rolling chalk hills, dissected by busy roads.

These very different landscapes form particular edges to the villages. The historic core of Great Shelford has on its western boundary a soft edge formed by the small scale landscape of the River Granta. Further south, the edge continues with the leafy enclosed character of the River Granta. Along the eastern boundaries the rolling chalk hills rise from the village edges, with clear defined boundaries formed mainly by the mature back gardens of the linear developments which dominate this part of the

settlement, especially the historic core of Stapleford. The linear development along Cambridge Road has its transitional areas of enclosed fields and paddocks, again softening the village edge. Returning to the historical origins of these villages, the immediate setting includes Little Shelford in the south west with its Minister Church and Little Shelford manor house, and Graham Manor in the north east, both along the original routes.

The A1301 Cambridge Road runs the full length of the village, and this historic route generates substantial traffic through the settlements, which spills over into the adjoining roads, including the historic core.

Settlement Pattern of the Village

Due to its historic origins, there has been a network of roads through these villages for many centuries, from which the settlement pattern has developed. Until this century, these two villages were separate, and they both have their historic cores. Great Shelford in particular incorporates the three original settlements, and the subsequent development between Stapleford's historic core is smaller, comprising linear low density properties along Church Street.

With the arrival of the railway, the settlement pattern extended outwards along the approach roads with linear development, much of it low density detached houses with long back gardens. These are still a characteristic of the remaining linear areas within the villages, and present roads lined with mature hedgerows and trees.

In the twentieth century the settlement pattern changed again, with the development of substantial housing estates, especially since the second world war. These have been built mainly east of the railway, and have filled in the network of roads. However, much of the linear development, including cul-de-sacs, such as Woodlands Road in Great Shelford, retain their low density with detached houses in substantial gardens, and this is a dominant characteristic of the villages.

Buildings and Spaces in the Village

Due to the continuing demands for housing within these villages, most of the open spaces have been replaced by housing and associated development, including the historic greens of Great Shelford. However, the historic cores and other parts of the villages such as the 19th and early 20th century linear development have retained their low density scales.

The Listed Buildings in the villages are mainly in Great Shelford, along Church Street and High Street. Several cottages survive, built traditionally of timber frame, plastered with thatch or plain tiles roofs.

Roads and Routes

The most dominant characteristic is the historic Cambridge Road, which passes through the villages, and within it the linear development either side. This development continues north out of the village into Cambridge itself, creating a suburban feel to the settlement when approached from the north.

Due to the network of roads within the villages, the footpath linkages are mainly along these roads, with few pedestrian only routes.

Change in Village Character

Great Shelford and Stapleford have experienced several changes to their character over the centuries, from being small settlements by the River Granta surrounded by fields and water meadows, through the linear growth with the coming of the railway and community to Cambridge, to the present day, with the continuing demands for housing estates. Despite these changes, certain key attributes remain. These include the historic cores of the two villages, the River Granta and its immediate enclosed landscape, and the many areas of low density linear development which give the villages a very mature and semi-rural character. The proximity of Little Shelford and the parkland of Granham Manor also need protecting.

Key Attributes

- Strong linear form along approach roads and also within the villages
- Historic cores of the two villages
- River Granta and its immediate enclosed landscape
- Low density linear housing within the village
- Views across open fields from parts of the villages
- Separation from Cambridge by open fields
- Clear village edges abut arable landscape
- Low density housing with mature gardens, such as Woodlands Road in Great Shelford
- Groups of farm buildings near to village, such as Granhams Farm
- Scale of street frontage in historic cores
- Groups of trees contributing to street scene

ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • The few open spaces are required to retain character. • Retain current density and form of linear development along approach roads and also within the village. • Protect the historic core, including the mix of frontage housing and long back gardens. • Retain large houses and grounds such as Woodlands Road and Coppice Avenue.
• Edge 1	Limited	<ul style="list-style-type: none"> • Small scale and enclosed landscape along River Granta. • Protect setting of historic core, including open spaces up to village edge. • Separation between Great Shelford and Little Shelford.
• Edges 2	Limited	<ul style="list-style-type: none"> • Enclosed fields and River Granta form transition between village and open fields beyond. • Well defined edge of mainly linear housing.
• Edges 3	Limited	<ul style="list-style-type: none"> • Rolling chalk hills to village boundary. • Long views from village across arable fields. • Protect setting of landmark building/church. • Retain setting of historic core and linear form of development.
• Edge 4	Limited	<ul style="list-style-type: none"> • Separation between village and Cambridge. • Open farmland together with farm buildings provide rural setting to village. • Retain linear form of village approach. • Enclosed fields, long back gardens and stream form transition between linear development and open fields.
• Edge 5	Limited	<ul style="list-style-type: none"> • Open fields and some transitional fields provide rural edge. • Views across open fields. • Retain linear character of approach.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT OF GREAT SHELFORD AND STAPLEFORD

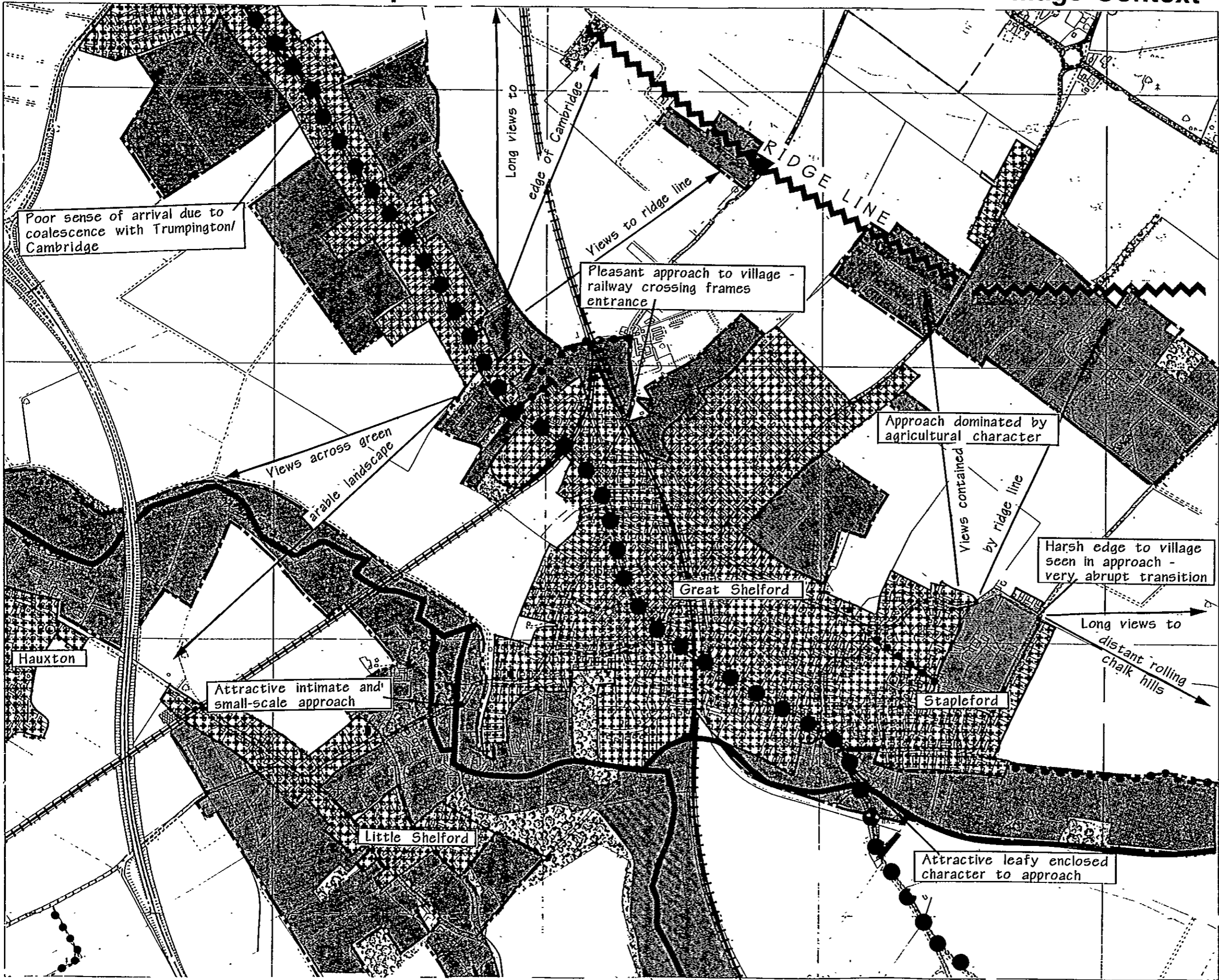
Not required, as Great Shelford and Stapleford only have limited environmental capacity for development both within the villages and on all of their edges

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR GREAT SHELFORD AND STAPLEFORD

1. Environmental capacity based on character assessment - Limited, only being capable of absorbing very low levels of change, of limited type. Such development to be very sympathetic to existing village character
2. CONCLUSION - LIMITED ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT

Great Shelford and Stapleford

Village Context



- KEY
- Footpath
 - Village
 - Busy road corridor
 - Railway
 - Ridge line
 - Wooded area
 - Open arable farmland
 - Enclosed farmland



Not to Scale

Poor sense of arrival due to coalescence with Trumpington/Cambridge

Long views to edge of Cambridge

Pleasant approach to village - railway crossing frames entrance

RIDGE LINE

Approach dominated by agricultural character

Views across green arable landscape

Views contained by ridge line

Harsh edge to village seen in approach - very abrupt transition

Long views to distant rolling chalk hills

Hauxton

Attractive intimate and small-scale approach

Great Shelford

Stapleford

Little Shelford

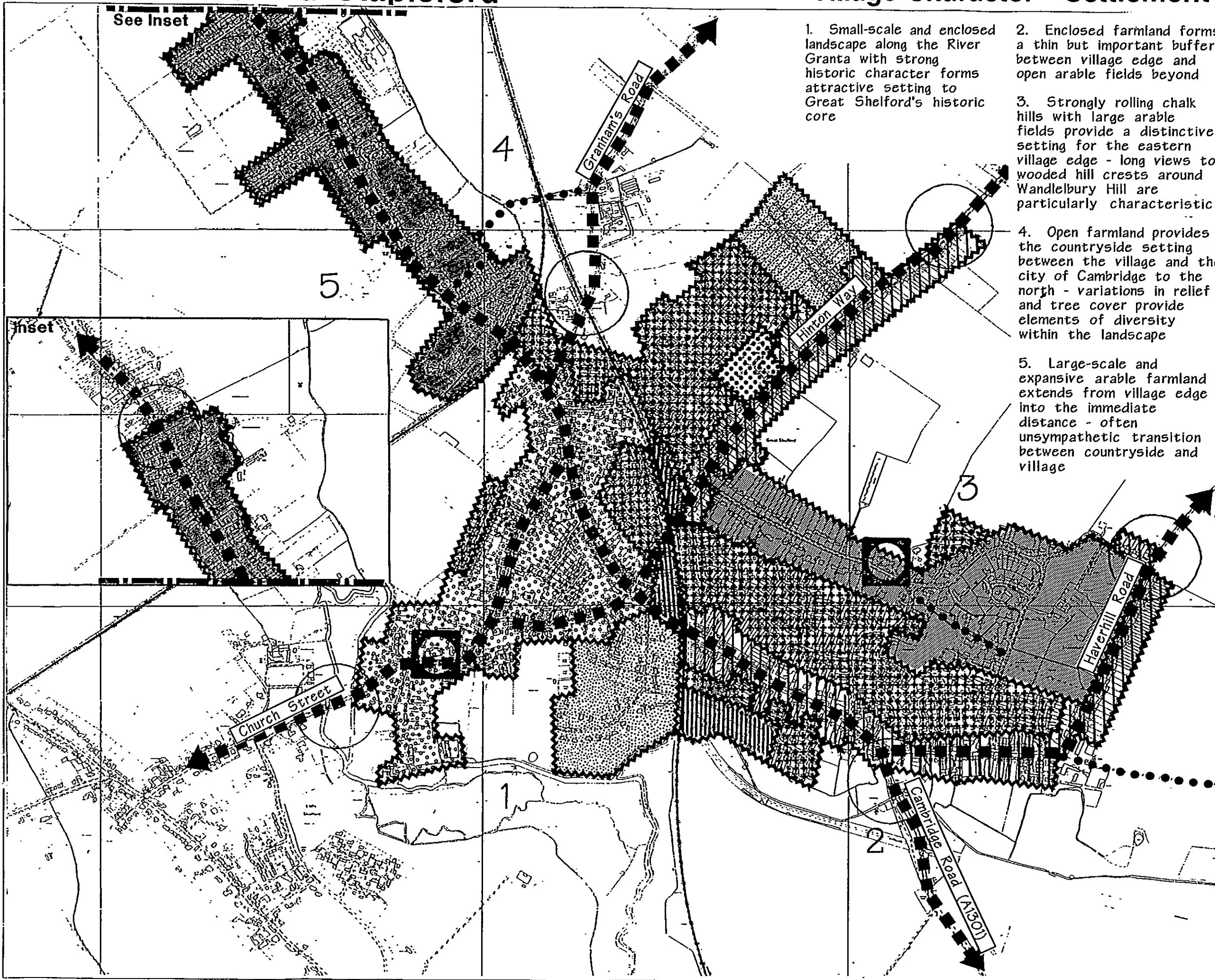
Attractive leafy enclosed character to approach

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Great Shelford and Stapleford

Village Character - Settlement



1. Small-scale and enclosed landscape along the River Granta with strong historic character forms attractive setting to Great Shelford's historic core
2. Enclosed farmland forms a thin but important buffer between village edge and open arable fields beyond
3. Strongly rolling chalk hills with large arable fields provide a distinctive setting for the eastern village edge - long views to wooded hill crests around Wandlebury Hill are particularly characteristic
4. Open farmland provides the countryside setting between the village and the city of Cambridge to the north - variations in relief and tree cover provide elements of diversity within the landscape
5. Large-scale and expansive arable farmland extends from village edge into the immediate distance - often unsympathetic transition between countryside and village

- KEY**
- Footpath linkages
 - Key roads
 - Post-war housing
 - Institutional landscape
 - Strong linear with recent infill behind
 - Well-wooded low density private housing
 - Historic core with modern infill development
 - Historic core with linear character
 - Strong linear character
 - Industrial/commercial use
 - Village gateway
 - Landmark building
 - Transitional boundary between zones

Not to Scale



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SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - HARSTON

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Harston lies five and a half miles south of Cambridge, and straddles the A10 Cambridge - Royston Road. It is designated as a Group Village in the Local Plan 1993, where groups of eight dwellings and infilling may be permitted on appropriate sites within the village framework. The population has increased over the last 45 years from just under 1,000 to approximately 1,600, mainly through estate development in the 1970's and 1980's.

History

The village of Harston developed at a crossing point of the Hoffer Brook to the western edge of the parish, with the oldest part, including the church, manor house and mill, on the western side. There are burial mounds on Rowley's Hill to the south and in the Hoffer valley. Bronze Age ring ditches were excavated in 1991 at Manor Farm on land near to the Brook. There are several Iron Age and Roman farm complexes to the north and at Manor Farm. A track that ran through the Roman site at Manor Farm was still in use and marked on the 1836 Ordnance Survey map.

The main manor was in the area of Harston Hall. It was sold by the Crown to a minister of Edward I, Sir Robert Tiptoft and was held by the family to 1600. The present building known as the Old Manor House may be on the approximate site of Shadworth's Manor House. Baggott Hall was also built on or near the original manor site.

The growing importance of the Royston to Cambridge Road in the Middle Ages, as Royston grew, shifted the village more onto the transport route. The road developed dog legs to cope with the shifts in direction. The Moor to the east of the village was recorded as a village green from the late 13th century. There were small greens also at each dog leg. Along the western side of The Moor cottages are set in narrow strips, and may be the result of 14th century encroachment. By the 15th century many tenements were described as 'ruinous'. Houses fronting onto the High Street had large gardens and orchards.

The road continued to attract travellers, with an increasing number of inns, and tradespeople and craftspeople multiplied. Population continued to increase along the main road. Two brickfields and extensive coprolite workings were active in the 19th century. Enclosure was violently opposed when it was suggested in 1796, but had largely taken place by 1800.

Landscape Setting of the Village

The landscape setting of Harston is primarily characterised by a mixture of large arable fields, very open long views, broken up by occasional treebelts between the fields. To the west of the village, these fields border the wooded banks of the River Cam or Rhee, with the land then rising to Money Hill, south of Haslingfield. Similarly, to the south-east the rolling chalkland rises to a ridgeline, leading to St Margaret's Mount, with the fields larger and more open, with fewer trees and hedges.

The immediate local landscape and setting provides a transition between this open landscape and the linear characteristic of the village. To the north and west the landscape becomes more enclosed, with mature hedgerows, substantial trees, and small fields and paddocks, giving a soft edge. To the east, between the railway and the village edge are small fields, many with mature hedgerow boundaries, and a substantial woodland.

The village edge is characterised by a combination of long gardens, paddocks, reinforced by strong hedgerows and mature trees, creating a wooded setting to the village. There are a number of views out to the countryside from High Street and Church Street, which is a characteristic of this linear village. The western edge south of All Saints Church, is more of a parkland setting, comprising the grounds of the Manor House.

North of Harston, east of Cambridge Road, comprises a different local landscape character, with substantial woodland and disused pits now ponds, forming a distinctive separation between the village and Hauxton.

Overall, the village sits well in the landscape. Many of the approaches are well-defined, providing a natural transition from countryside to village. This is particularly apparent in the approaches from Haslingfield, Royston and Hauxton, where the village gradually appears amidst mature woodland.

Settlement Pattern of the Village

The village has a distinctive linear shape, characterised by detached houses set well back from the Cambridge - Royston Road, with very long back gardens. This linear characteristic continues along London Road, north of the village. The hedges and trees fronting the High Street in many places are so mature that the houses are hidden from view from the road.

As well as this linear character, there are other identifiable character areas in the village. Church Street and the southern part of the High Street comprise the historic core. Again, of linear form, this part of the village contains a mix of old and newer buildings, with Church Street in particular having a tranquil character, being off the main Cambridge to Royston Road.

The newer housing areas in the village do not reflect the historic settlement pattern. Although two of the three estates front onto the main road network, they do not reflect the linear character, providing instead cul-de-sac development.

Buildings and Spaces in the Village

Having a linear character limits the opportunities for integrating open spaces within the village structure. However, there are two small greens along the Cambridge - Royston Road which delineate key road junctions to Newton and Haslingfield. The village recreation ground is east of the main road, adjacent to new housing.

A particular characteristic of this village is the number of spaces along the main road which provide open views to the surrounding countryside. In particular, the open space east of Home Farm not only provides open views of the countryside, but brings the wooded rural character of this part of the village edge into Harston itself.

Roads and Routes

The roads through the village are bordered by mature trees and hedgerows, providing a characteristic link through the whole settlement. There are no footpath linkages within the village, but a number provide access to the surrounding countryside.

Change in Village Character

The linear character of this village has been retained, despite the substantial newer development which extends the village form back from the main road into a series of cul-de-sacs. The wooded setting of much of Harston has also been retained, together with some of the open views from the main roads to the surrounding countryside. The large detached houses set back from the roads are a key characteristic of this village. Also, the long gardens and paddocks provide a transition between the settlement and the wider landscape setting of open fields. Lastly, that part of the historic core along Church Street provides an area of tranquillity in contrast to the busy Cambridge - Royston road through the village.

Key Attributes

- Strong linear form
- Historic core in rural setting, with village green at road junction
- Important countryside frontage along High Street with views out over open countryside
- Open spaces within the historic core
- Wooded banks of the River Cam or Rhee to the west of the village
- Enclosed fields and tree groups provide transition between village and open fields
- Well-defined village edge to rear of linear housing
- Woodland in vicinity of village
- Long garden of houses fronting High Street
- Groups of mature trees contribute to street scene
- Tranquil character of Church Street
- Large detached houses set back from road frontages
- Woodland to north of village

ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • The few open spaces, mainly in the historic core, are required to retain character. • Retain current density and form of linear development and avoid development in depth. • Protect setting within the village of buildings in the historic core. • Retain groups of mature trees. • Keep tranquil character of Church Street.
• Edges 1-3	Limited	<ul style="list-style-type: none"> • Protect the setting of the historic core. • Small enclosed fields, hedgerows and trees, provide strong rural setting. • Retain linear form. • Retain important countryside frontage. • Wooded banks of River Cam or Rhee. • Separation between Harston and Haslingfield.
• Edges 4-5	Limited	<ul style="list-style-type: none"> • Retain linear density and character, with detached houses and long back gardens. • Enclosed fields form transition between village and open fields.
• Edge 6	Limited	<ul style="list-style-type: none"> • Large area of woodland and lakes up to village boundary. • Separation between Harston and Hauxton.
• Edge 7-9	Limited	<ul style="list-style-type: none"> • Retain linear density and character, and long back gardens. • Clear village edge. Open fields beyond.
• Edge 10	Limited	<ul style="list-style-type: none"> • Harsh yet well-defined edge of estate development. • Restrict further development in depth in this linear village.
• Edges 11-12	Limited	<ul style="list-style-type: none"> • Retain linear character. • Important countryside frontage. • Some enclosed fields form transition between village and open fields.
• Edges 13-14	Limited	<ul style="list-style-type: none"> • Harsh yet well-defined edge of estate development. • Restrict further development in depth in this linear village.
• Edge 15-18	Limited	<ul style="list-style-type: none"> • Retain linear character and density. • Important countryside frontages. • Rural setting of historic core. • Grounds of the Manor House provide parkland setting. • Wooded banks of River Cam or Rhee.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT OF HARSTON

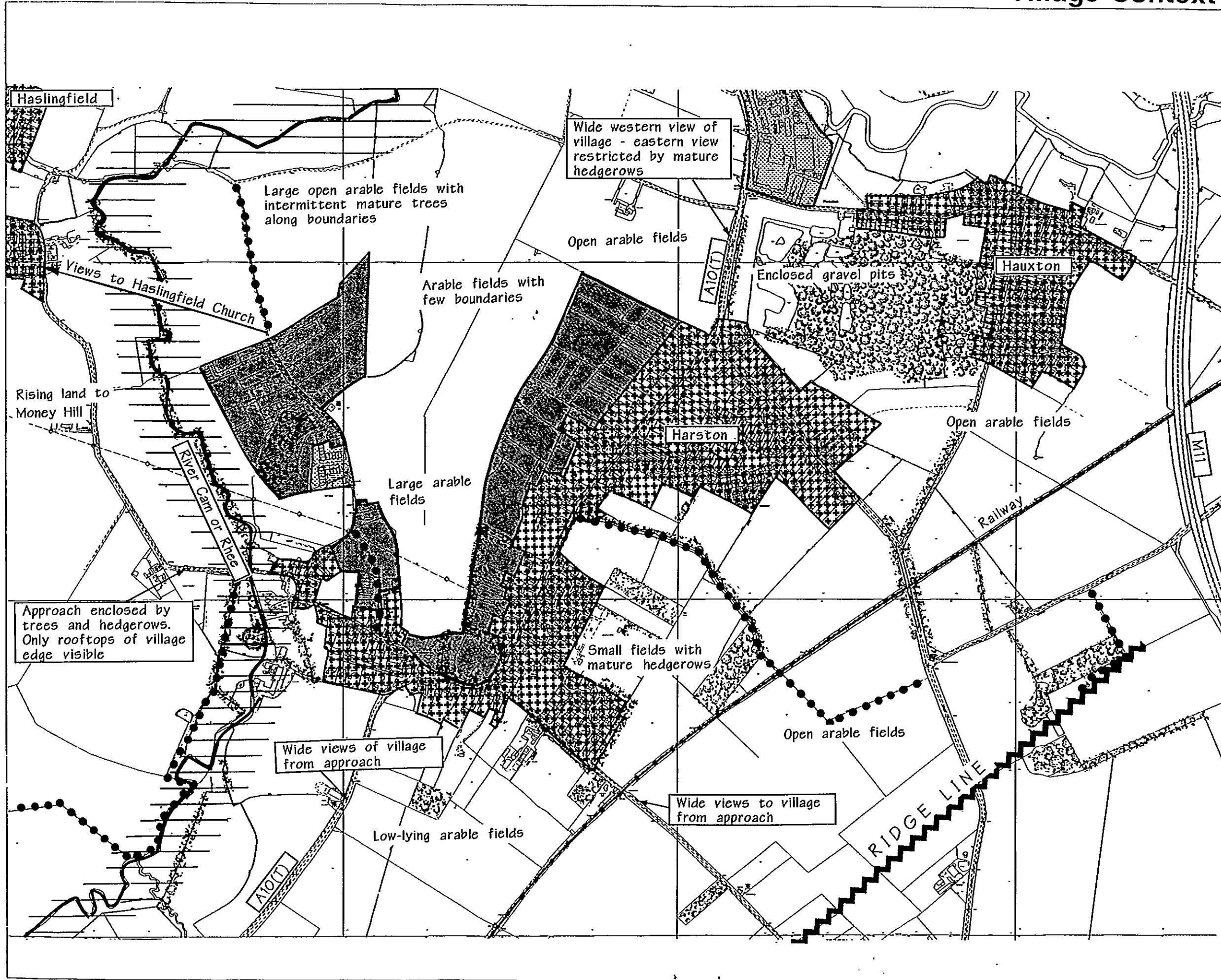
Not required, as Harston only has limited environmental capacity for development both within the village and on all of its edges.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR HARSTON

1. Environmental capacity based on character assessment - Limited, only being capable of absorbing very low levels of change, of limited type. Such development to be very sympathetic to existing village character.
2. CONCLUSION - LIMITED ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT

Harston

Village Context



- KEY
- Footpath
 - Village
 - Enclosed pasture and gardens
 - Industrial area
 - Wooded area/hedgerow
 - Well-wooded river valley
 - River
 - Open farmland



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Not to Scale

Harston

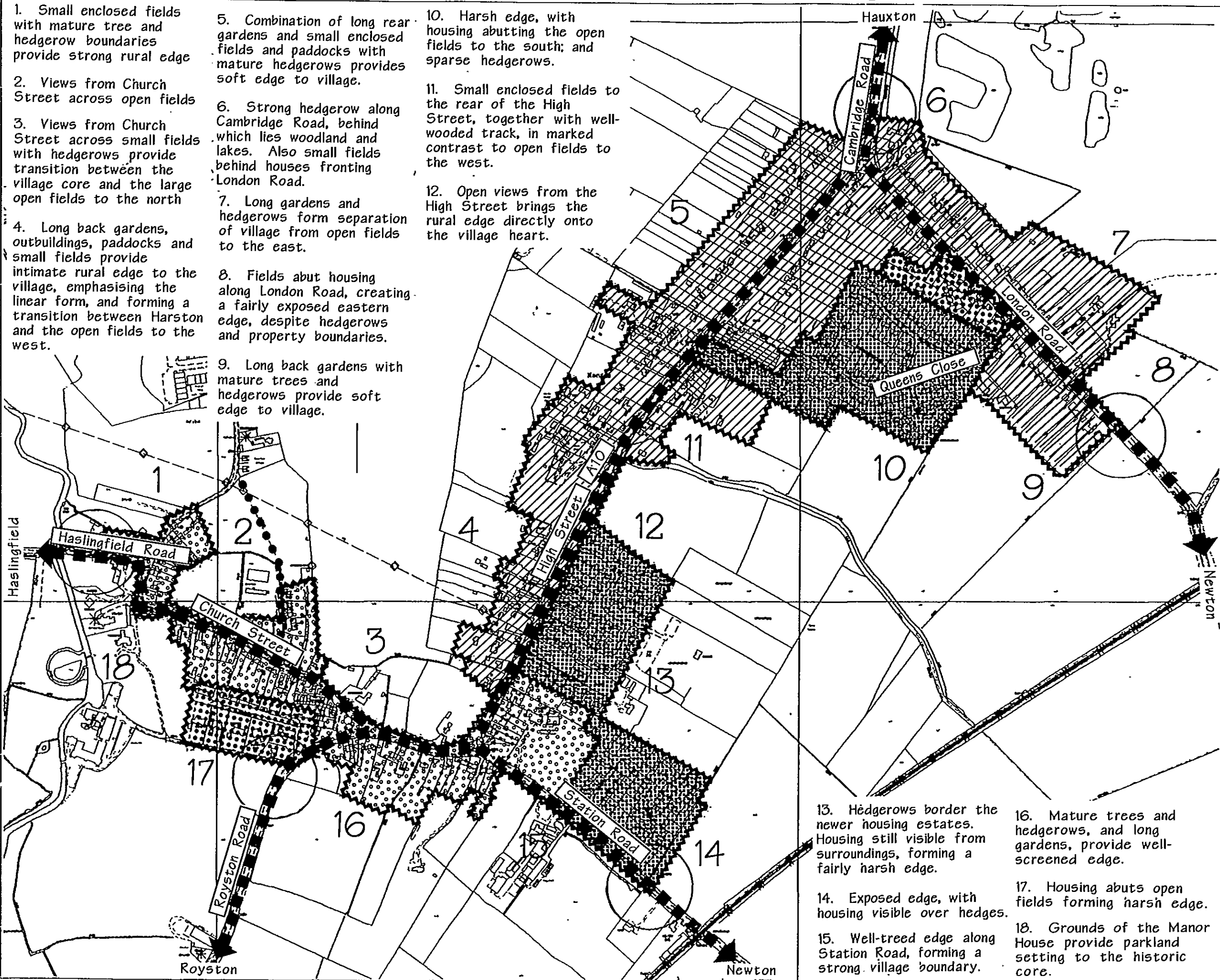
Village Character - Settlement

1. Small enclosed fields with mature tree and hedgerow boundaries provide strong rural edge
2. Views from Church Street across open fields
3. Views from Church Street across small fields with hedgerows provide transition between the village core and the large open fields to the north
4. Long back gardens, outbuildings, paddocks and small fields provide intimate rural edge to the village, emphasising the linear form, and forming a transition between Harston and the open fields to the west.

5. Combination of long rear gardens and small enclosed fields and paddocks with mature hedgerows provides soft edge to village.
6. Strong hedgerow along Cambridge Road, behind which lies woodland and lakes. Also small fields behind houses fronting London Road.
7. Long gardens and hedgerows form separation of village from open fields to the east.
8. Fields abut housing along London Road, creating a fairly exposed eastern edge, despite hedgerows and property boundaries.
9. Long back gardens with mature trees and hedgerows provide soft edge to village.

10. Harsh edge, with housing abutting the open fields to the south; and sparse hedgerows.
11. Small enclosed fields to the rear of the High Street, together with well-wooded track, in marked contrast to open fields to the west.
12. Open views from the High Street brings the rural edge directly onto the village heart.

13. Hedgerows border the newer housing estates. Housing still visible from surroundings, forming a fairly harsh edge.
14. Exposed edge, with housing visible over hedges.
15. Well-treed edge along Station Road, forming a strong village boundary.
16. Mature trees and hedgerows, and long gardens, provide well-screened edge.
17. Housing abuts open fields forming harsh edge.
18. Grounds of the Manor House provide parkland setting to the historic core.



KEY	
	Footpath linkages
	Key roads
	Historic core
	Post-war estate development
	Low density modern housing
	Linear development
	Village gateway

Not to Scale

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SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - HASLINGFIELD

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Haslingfield is a small village situated in the Chalkland region of South Cambridgeshire and is designated a Limited Rural Growth Settlement in the Local Plan 1993 where development up to 200 dwellings by areas of housing estates, small estates and groups of houses and infilling may be permitted where appropriate sites exist. The population has increased by more than a third over the past 45 years to around 1,500 with most development on plots in the north and east of the village.

History

Haslingfield as a place-name has early Saxon origins. The village lies near the river, on old branches of the Mare Way as it split into minor trackways to cross the Bourn Brook. On the ridge now followed by the Mare Way are Bronze Age burial mounds and there have been many prehistoric finds. In the valley Bronze Age timber causeways have been found. There is evidence for three Iron Age settlements in the vicinity and habitation continued into the Roman period. North of the modern village Anglo-Saxon cemeteries have been found.

The village became a centre for pilgrimage in the Middle Ages. Pilgrims came to visit the chapel of Our Lady of White Hill (now Chapel Hill). Haslingfield became an important social and cultural centre. With increased royal and university connections Haslingfield Hall was built by Sir Thomas Wendy on a grand scale in 1541. The approach is across a deep moat. The house was ruinous in the 18th century.

The layout of the village is approximately oval. There is an idea that it grew around a large green (known as the 'Great Green') but the likelihood is that the story was more complex, with the relationship with the east-west routeway on three tracks very important. Haslingfield is really an amalgamation of several hamlets; Frog End, River Lane, East End and Back Lane. At Back Lane are the remains of medieval house platforms and paddocks. Having been the largest village in the area at Domesday the population declined after 1279. Coprolite mining in the 19th century brought a short lived increase, but by the turn of the century it was down to 600. This erratic history is reflected in the housing layout of the older sections of the village today. Even so, the village is still rich in the quality of old houses. Dating from the 15th century the farmhouses and cottages are traditional timber-framed, with thatched or tiled roofs.

The open fields were enclosed in 1820 and the area became important for fruit. Chivers grow fruit for their jams on the slopes below Money Hill. The rest of the land is now used for grazing or arable use.

Landscape Setting of the Village

Haslingfield is situated below a prominent chalk escarpment which rises abruptly south of the village to 67 metres. Immediately to the east of the village is the River Rhee which forms the focus of the low-lying farmland between Haslingfield and nearby Harston and the A10 (T) road. Small-scale farmland enclosed by well tree'd hedgerows are a distinctive feature of much of the village edge, particularly along Barton Road to the north. These intimate village edge landscapes of pastures, hedges, woodland, old farm buildings and the occasional orchard and shelter belt planting are a pleasing contrast to the large open fields of cereals which characterise much of the wider countryside.

The Radio Telescopes of the Royal Greenwich Observatory are prominent vertical features given the absence of trees/woods in the landscape to the north-west of the village. The steep farmed slopes of Chapel Hill to the south physically enclose Haslingfield and provide wide views of the village and surrounding countryside from its crest.

The village edge as seen from the majority of its four approaches by road is compact and typically well screened by tree cover. In particular, the enclosed farmland along the west provides a soft green 'buffer' to the housing and farm buildings on the village edge and helps to integrate the built form into its landscape setting. Approaches from across the River Rhee from Harston and over Chapel Hill from Barrington to the south of Haslingfield, are defined by the sudden revelation of the village which is hidden for much of the approach by the chalk escarpment. The boundaries of Haslingfield are more exposed, particularly to the north, where arable fields abut the edge of the village.

Despite its location between two busy arterial road corridors into Cambridge (A603 and A10), and its close proximity to the M11 motorway, Haslingfield and its environs retain a largely tranquil rural character. In the wider landscape, features such as riverside meadows and disused chalk pits provide habitats of value for wildlife.

Settlement Pattern of the Village

The village has a distinctive oval shape with the historic core focused on an east-west axis along the High Street. There are five main approaches into the village which join key roads, High Street, Church Street and New Road which together provide a circular route through the village.

There are a number of identifiable character zones within Haslingfield. Although not very easily distinguishable, a core can be identified in the south-east of the village. This is an attractive area of the village where Church Street winds along irregular frontages of older buildings, some of historic interest. Within the core, the walled open space of the Manor Park, provides the setting for the Parish Church and Haslingfield Manor House. It is an important village amenity resource, providing a pleasant backdrop and focus for surrounding buildings.

Early 20th century linear housing extended the village northwards from the Manor Park along Barton Road and along Cantelupe Road, which, together with later development in the 1960's, engulfed existing farmsteads on the periphery of the village. These areas of linear development are characterised by long gardens which in many cases back onto enclosed paddocks and farmland. To the west of the village and to the north of Manor Park there is also low density development including bungalows and large houses set within large well treed gardens.

Open land behind further frontage development along New Road and other key roads was rapidly infilled by higher density small estate developments, concluding recently with the new estate on the old industrial site at Harston Road on the Eastern Counties Farmers site.

The older low-density housing with substantial gardens, the more recent high-density estate development and the attractive buildings of the historic core are all considered to provide a balanced mix of development in terms of scale, location and their relationship to one another. A notable feature of Haslingfield is the extensive provision of footpaths and green lanes within the village connecting spaces and buildings, often both visually and physically.

Buildings and spaces in the village

The historic core of the village is distinguished by the diverse mix of building styles bordering the High Street: 15th century timber framed, plastered cottages and farmhouses with thatched or plain tile roofs; red, yellow and white brick houses of the 17th, 18th and 19th centuries; and the 14th century Parish Church which dominates the centre of Haslingfield from its 12th century site adjacent to the main road. The well tree'd character of the village is a particularly distinctive feature. Later bungalow development set within substantial leafy gardens are linked by narrow lanes and paths to this central open space, creating a network of tranquil routeways between village core and peripheral mid-20th century housing development.

Roads and routes

Approach roads are often characterised by dense hedgerows, mature hedgerow trees and grassy verges, creating a pleasant green corridor seen by drivers on entering the village.

The village is well served by a network of footpaths linking Haslingfield with the surrounding countryside and neighbouring villages.

Change in Village Character

Haslingfield has grown significantly during this century with frontage development along key roads and infill development replacing orchards and arable fields. As expected, maps from the early 20th century show the main concentration of development along Church Street. Individual buildings were interspersed with orchards along Barton Road and Cantelupe Road and groups of farmhouses and associated barns were situated at the village edge. Generally, the expansion of Haslingfield during the last 30-40 years or so has not been at the expense of its key attributes - the low-intensity built character; the strong relationship between historic open spaces and buildings; and the generous network of footpath connections, both within the village and with the surrounding countryside.

Key Attributes

- Low density built character of the village
- Historic core with the narrow streets, scattered old buildings, The Manor in extensive grounds, and church
- Long views across open fields
- Chapel Hill rising from the south of the village
- Low lying farmland bordering the River Cam or Rhee east of the village
- 'Oval' shape of the village
- Linear housing along approaches
- Small-scale farmland enclosed by well treed hedgerows form transition between village and open fields to west of village
- Well wooded village edges
- Views over village from chalk escarpment
- Large gardens and detached houses
- Tranquility of village streets

ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • Retain current low density character, especially in western part of the village. • Protect historic core, including the open areas. • Retain linear development along approach roads.
• Edges 1-2	Limited	<ul style="list-style-type: none"> • Retain linear form of approaches. • Enclosed fields and woodland form transition between village and open fields beyond.
• Edges 3-5	Limited	<ul style="list-style-type: none"> • Enclosed fields on part of edge forms transition to open fields. • Countryside frontage in part with field abutting housing.
• Edge 6	Limited	<ul style="list-style-type: none"> • Retain linear form of approach. • Harsh yet well-defined edge.
• Edges 7-8	Limited	<ul style="list-style-type: none"> • Playing fields lead to riverside pastures of River Cam or Rhee. • Riverside footpaths from village to countryside.
• Edge 9	Limited	<ul style="list-style-type: none"> • Slopes of Money Hill abut village edge in south of village. • Tree lined road along village boundary.
• Edge 10	Limited	<ul style="list-style-type: none"> • Retain rural setting of historic core. • Soft rural edge formed by gardens, pasture and some woodland.
• Edge 11	Limited	<ul style="list-style-type: none"> • Small scale farmland, including farm buildings of Grove and Willow Farms, form enclosed edge, contrasting with large fields beyond.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT OF HASLINGFIELD

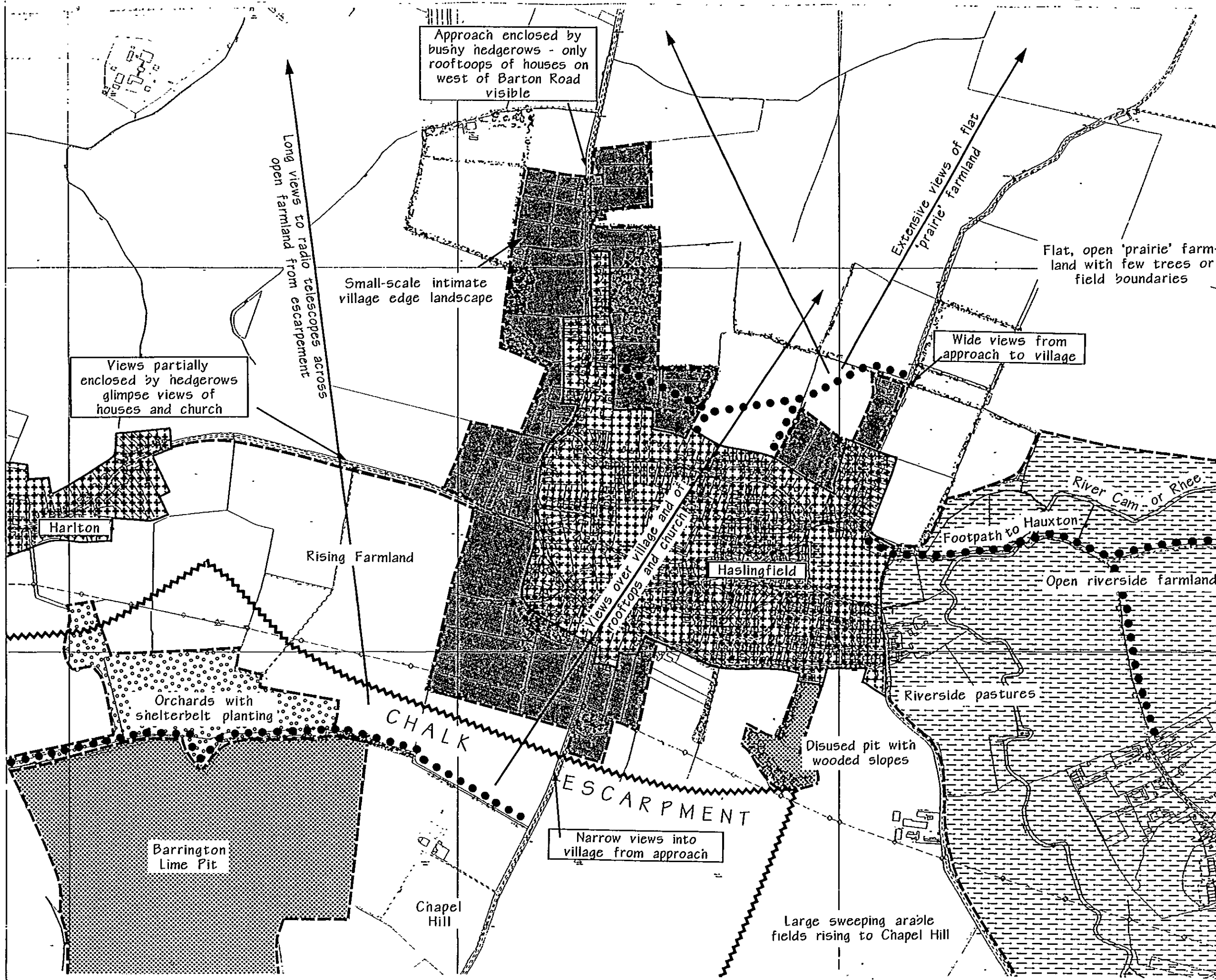
Not required, as Haslingfield only has limited environmental capacity for development both within the village and on all of its edges.










STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR HASLINGFIELD

1. Environmental capacity - Limited, only being capable of absorbing very low levels of change, of limited type. Such development to be very sympathetic to existing village character
2. CONCLUSION - LIMITED ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT

Haslingfield

Village Context



- KEY
-  Hedgerow
 -  Wooded area
 -  Footpath
 -  Enclosed farmland
 -  Riverside farmland
 -  Open farmland
 -  Village
 -  Pit
 -  Orchard landscape



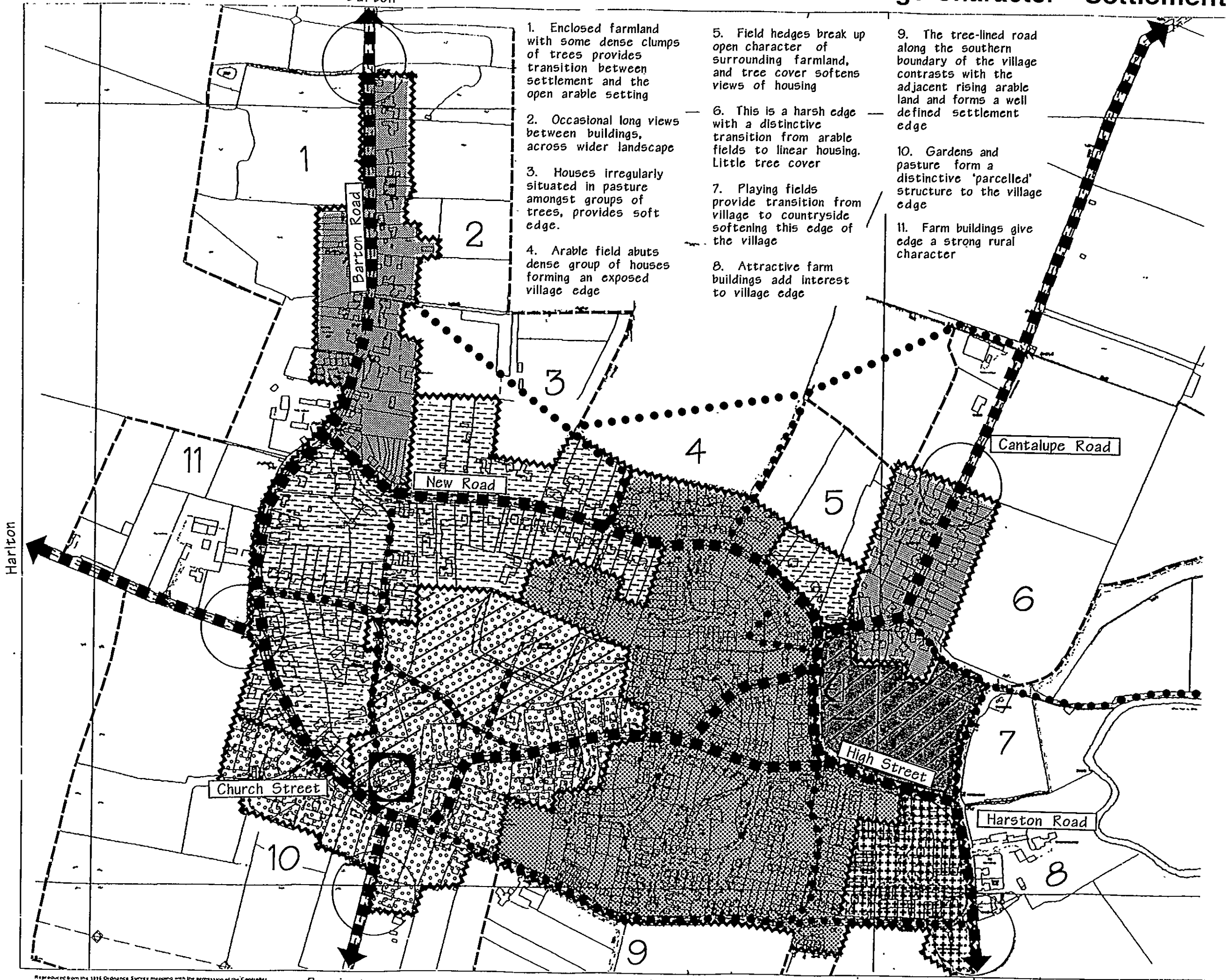
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Scale: Not to Scale

Haslingfield

Village Character - Settlement



1. Enclosed farmland with some dense clumps of trees provides transition between settlement and the open arable setting
2. Occasional long views across wider landscape
3. Houses irregularly situated in pasture amongst groups of trees, provides soft edge.
4. Arable field abuts dense group of houses forming an exposed village edge
5. Field hedges break up open character of surrounding farmland, and tree cover softens views of housing
6. This is a harsh edge with a distinctive transition from arable fields to linear housing. Little tree cover
7. Playing fields provide transition from village to countryside softening this edge of the village
8. Attractive farm buildings add interest to village edge
9. The tree-lined road along the southern boundary of the village contrasts with the adjacent rising arable land and forms a well defined settlement edge
10. Gardens and pasture form a distinctive 'parcelled' structure to the village edge
11. Farm buildings give edge a strong rural character

- KEY
- Footpath linkages
 - Key roads
 - Line of enclosed farmland
 - Mixed post-war estate development
 - Linear development
 - Playing fields
 - Historic core
 - Low density bungalows and large housing
 - Modern estate development
 - Open space
 - Landmark building
 - Village gateway
 - Transitional boundary between zones



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SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - LINTON

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Linton is situated in the chalklands region of South Cambridgeshire on the border with Essex. It lies in the valley of the River Granta, 11 miles south east of Cambridge and five miles west of Haverhill. It is designated as a Limited Rural Growth Village in the Local Plan 1993, where development of up to 200 dwellings in housing estates, small estates and groups, together with infilling may be permitted, where appropriate sites exist. The population has trebled over the past 45 years to around 4,000, with most of the development in the form of housing estates in the northern and eastern parts of the village.

History

Linton has been a substantial settlement for many centuries, and formerly had a market and a fair. The 700 m long High Street, and lanes it serves, contain one Grade I, seven Grade II* and 113 Grade II Listed buildings. Many of the houses are timber framed, but have been altered by refronting or raising the roof in the 18th or 19th centuries.

The River Granta follows a winding course from south east to north west, dividing the village, with most of the settlement to the north and including the majority of the historic core and the parish church and watermill. Roads lead north and south from the High Street to Stone Lane and Back Road and to the river and Mill Lane.

Landscape Setting of the Village

Linton is set in a chalkland landscape. It lies in the valley of the River Granta, enclosed by rising arable land. Within this setting there are marked differences. To the north, the land rises steeply from the village edge to Rivey Hill, creating a dominant backcloth. To the south east, the large predominantly hedge-free arable fields are in an undulating landscape, rising to the southern ridgelines of the chalk hills including Haw's Hill, in the distance. The fields to the south are smaller, but have hedges, scattered trees, and some linear tree groupings along field edges.

The River Granta has its own water meadows and these, together with trees and hedgerows, form strong features in the landscape setting of Linton, both to the north west and south east of the village, but also between the southern edge of the historic core and the A1307.

From the approaches down into the village there are numerous views, not only into the village itself, but also across the village to the water tower and woods of Rivey Hill. The church tower of St Mary's and the watermill are features when viewing the village from the bypass. In the main, the approach views are wide. An exception is the southern approach from Hadstock which is enclosed, with hedgerows and trees along the roadside leading to Linton Zoo entrance and an industrial estate, a very different entrance to the other rural approaches.

The village edges too are contrasting. Part of the village edge is bounded by the water meadows of the River Granta, providing a soft enclosed feel to the village. The remaining edges are, in the main, well defined, with hedgerows delineating the boundaries of housing estates. To the west, the playing fields of the village college create a transition between Linton and the surrounding countryside.

Settlement Pattern of the Village.

The village originated from the linear development along the High Street and smaller roads leading off to the water meadows. There has also been linear development along the approach roads, some of which is retained.

The substantial growth of the village has been between these approach roads, with extensive housing estates, mainly on rising ground on the northern and eastern parts of Linton. West of the High Street the village has remained relatively untouched, with lower density housing along Joiners Road, together with the recreation ground and the village college and playing fields.

The A1307 has separated the southern part of the village, including part of the historic core, from the rest of Linton. This part also contains a combination of industrial and commercial uses, with bungalows in large mature grounds enclosing the historic core.

Buildings and Spaces in the Village

The most historic part of the village is the High Street, together with the back lanes leading to the parish church, the watermill and the water meadows. The High Street provides an almost continuous frontage of Listed buildings from the 16th to the 19th century. There are some fine brick houses which were built in the 17th and 18th centuries, including The Queen's House and Linton House.

The southern part of the historic core, south of the A1307, contains a mix of thatched and slate roofed properties, fronting onto 'The Grip'.

Elsewhere in the village, the estate developments reflect the styles of the 1950s to the present day, interspersed with linear housing along the approach roads.

Some of Linton's open spaces are on its edge, including the playing fields of the village college, and the water meadows south of the historic core. Within the village, the main open spaces are the recreation ground and the land west of Church Lane in the historic core and the primary school playing fields.

Roads and Routes

The approach roads generally have retained linear development along at least part of their length. In addition, particular to Linton is the approach along the A1307, where there are views into the historic centre of the village across the water meadows of the River Granta.

There are several footpath linkages within the village, as well as footpaths out to the surrounding countryside. One such linkage is part of the cemetery to Rivey Hill. The estate developments contain both separate linkages and combined footpaths and access roads.

Change in Village Character

As a result of post war developments, Linton has changed significantly, with the extensive estate developments. However, the historic core has been retained intact, save for the southern tip which has been severed by the A1307. The water meadows are also a key attribute, providing a soft village edge on its southern boundary. The low density of development within the historic core is also important, providing a contrast with the surrounding estates.

Key Attributes

- Historic core, with its linear High Street and side lanes, containing historic continuous street frontages, and its overall low density of development with long back gardens and open spaces.
- Rivey Hill slopes forming backcloth to the village.
- Distant views across open farmland.
- Long views across the village from surrounding hills.
- Enclosed fields, and also village college playing fields form transition between village and open fields beyond.
- Water meadows of River Granta on the edge of and within the village.
- Soft village edges with mature hedgerows and trees.
- Views of landmark buildings.
- Footpath linkages to open countryside.

ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • Protect historic core with almost continuous frontages. Retain existing density and scale. • The few remaining open spaces are required to retain character. • Retain linear form and density within village, separate from estate development.
• Edge 1 (part)	Limited	<ul style="list-style-type: none"> • River Granta water meadows, and associated trees and hedgerows provide soft edge.
• Edges 1-8	Limited	<ul style="list-style-type: none"> • Well defined northern and eastern village edges abutting open farmland, parts of which rise up to Rivey Wood. • Long views across farmland.
• Edges 9-12	Limited	<ul style="list-style-type: none"> • Mainly the water meadows and related small fields, hedgerows and trees of the River Granta. • A1307 encloses water meadow landscape. • Setting for historic core.
• Edge 13	Limited	<ul style="list-style-type: none"> • Enclosed fields form transition between southern part.
• Edge 14	Limited	<ul style="list-style-type: none"> • Grounds of Linton Zoo.
• Edges 15-16	Limited	<ul style="list-style-type: none"> • Harsh but well defined village edge. • Quarry sides form part of edge. • Open fields up to boundary.
• Edge 17	Limited	<ul style="list-style-type: none"> • Village college playing fields form transition between college buildings and surrounding countryside.
• Edge 18	Limited	<ul style="list-style-type: none"> • Granta river valley water meadows with trees and scrub creating soft village edge.

STAGE 2 - PLANNING & SOCIO-ECONOMIC CAPACITY ASSESSMENT OF LINTON

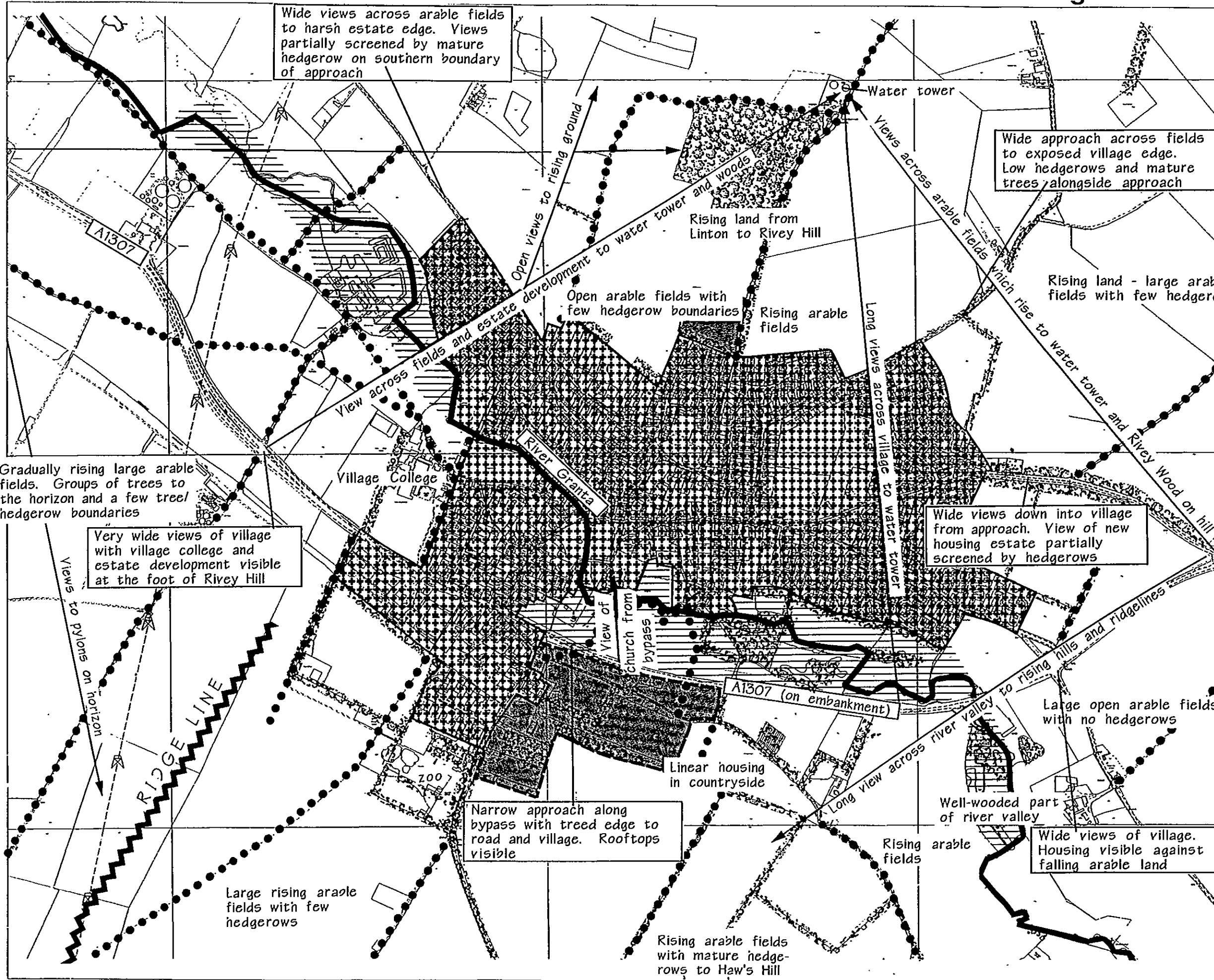
Not required as Linton village only has limited environmental capacity for development both within the village and on all of its edges.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR LINTON

1. Environmental capacity based on character assessment - Limited, only being capable of absorbing very low levels of change, of limited type. Such development to be very sympathetic to existing village character.
2. CONCLUSION - LIMITED ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT.

Linton

Village Context



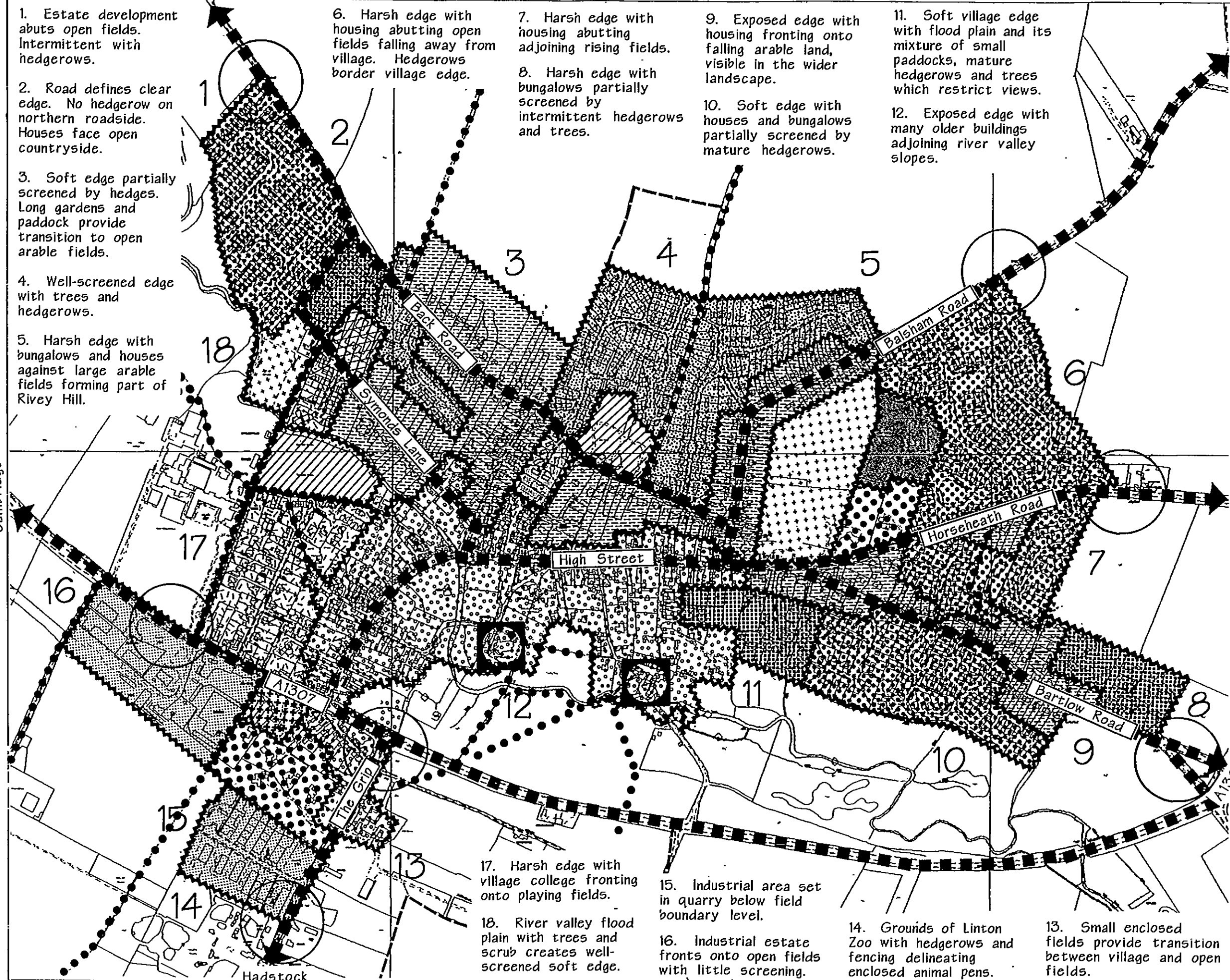
- KEY
- Footpath
 - Village
 - Enclosed farmland
 - River valley containing floodplain hedges and trees
 - Wooded area/hedgerow
 - Open arable farmland

Not to Scale



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1. Estate development abuts open fields. Intermittent with hedgerows.

2. Road defines clear edge. No hedgerow on northern roadside. Houses face open countryside.

3. Soft edge partially screened by hedges. Long gardens and paddock provide transition to open arable fields.

4. Well-screened edge with trees and hedgerows.

5. Harsh edge with bungalows and houses against large arable fields forming part of Rivey Hill.

6. Harsh edge with housing abutting open fields falling away from village. Hedgerows border village edge.

7. Harsh edge with housing abutting adjoining rising fields.

8. Harsh edge with bungalows partially screened by intermittent hedgerows and trees.

9. Exposed edge with housing fronting onto falling arable land, visible in the wider landscape.

10. Soft edge with houses and bungalows partially screened by mature hedgerows.

11. Soft village edge with flood plain and its mixture of small paddocks, mature hedgerows and trees which restrict views.

12. Exposed edge with many older buildings adjoining river valley slopes.

17. Harsh edge with village college fronting onto playing fields.

18. River valley flood plain with trees and scrub creates well-screened soft edge.

15. Industrial area set in quarry below field boundary level.

16. Industrial estate fronts onto open fields with little screening.

14. Grounds of Linton Zoo with hedgerows and fencing delineating enclosed animal pens.

13. Small enclosed fields provide transition between village and open fields.

- KEY
- Key roads
 - Footpath linkages
 - Line of enclosed farmland
 - Historic core
 - Mixed housing
 - Residential care
 - Modern estate development
 - Post-war bungalows and houses
 - Modern detached housing
 - Modern bungalows
 - Linear development
 - Large detached houses or bungalows
 - New detached housing
 - Interwar houses
 - Employment area
 - Open space
 - School
 - Transitional boundary between zones
 - Village gateway
 - Landmark building

Not to Scale



SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - MELBOURN

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Melbourn is located ten miles south of Cambridge, in the chalkland region of South Cambridgeshire and until recently straddled the A10 Cambridge-Royston Road. A bypass has now been built on the north west side of the village. Melbourn is designated a Limited Rural Growth Village in the Local Plan 1993, where development of up to 200 dwellings in the form of housing estates, groups and infilling may be permitted where appropriate sites exist. The population has nearly trebled over the past forty-five years to around 1,800, with most development taking place in the form of housing estates south of the historic core.

History

Melbourn is one of the largest villages in the District. After a period of rapid growth in the 14th century there were over 300 poll-tax payers. There were also particularly large increases in the 18th century.

The village now lies at the junction of an old north-south route, and the east-west Ashwell Street, now surviving as two routes, High Street and Back Lane. Originally, like so many other South Cambridgeshire villages Melbourn was made up of a group of separate hamlets. One was around Melbourn Bury to the west of the village; one centred at Lordship Farm, at the junction of High Street and The Moor; a third between High Street and Mill Stream (River Mel) - the northern part of the present village; and the fourth around the Water Lane - High Street junction.

The hamlets joined to become a long linear village along the High Street with a small green in the centre by the church, at the village crossroads.

Melbourn had several coaching inns in the 18th century, and there are numerous Listed buildings mainly along the High Street. The parish church of All Saints dates from the 13th century, and there are a number of early cottages and farmhouses. The early buildings are of timber frame, plastered, with thatched or plain tiled roofs. Brick, slate and pantiles were introduced in the 19th century.

The Moor area, in the north east, and infilling of the High Street with villas, was developed in the early part of this century. More intensive building arrived post-war with estate development.

Landscape Setting of the Village

The village is set on land gently sloping down from the chalk hills of Royston northwards to the valley of the River Cam or Rhee. The River Mel runs north-west of the village, separating it from neighbouring Meldreth. The setting of the southern and eastern parts of the village is therefore of rolling chalkland hills with few hedgerows, with a high point at Goffers Knoll about 2 kilometres south of the southern edge.

To the east and west of Melbourn the wider setting is also one of large arable fields, with long views. However, closer into the village there is a contrasting setting, with the enclosed riverside pasture and woodland of the River Mel, and the parkland of Melbourn Bury. The proximity of Meldreth immediately to the north also limits the views northwards out from Melbourn.

The historic core of the village is for the most part enclosed by the River Mel riverside landscape and the parkland, with a very soft wooded edge. This rural setting abuts the boundaries of many of the listed buildings along the northern side of the High Street. In contrast, the estates in the southern part of the village abut the rolling chalkland landscape, but they too have mature wooded and hedged boundaries, together with some orchards.

Melbourn provides a well-wooded enclosed edge to all of the approaches, even when some of the views are quite expansive across open arable fields, with few hedgerows, and in the case of the southern approach, are from elevated viewpoints from the ridgelines.

Settlement Pattern of the Village

The linear pattern of the historic core continues for almost the complete length of the village. It contains most of the village's 74 Listed buildings. This street has retained its rural character, with houses of varying ages set in mature grounds, with walls, hedgerows, and in some instances the dwellings themselves bordering the road. Many have substantial gardens. At the crossroads the All Saints Church is a landmark building.

North of this historic core is an area of mixed housing, focused on Dolphin Lane. This is an historic pattern, and a particular characteristic of this part of the village. It is a pleasant secluded lane.

In contrast, much of the development south of the historic core comprises estate development, mainly off Orchard Road, another historic route within the village. Some of the linear housing along this road remains. Many of the long gardens of properties between the High Street and Orchard Road have been replaced by cul-de-sac development. These estate developments are still continuing.

Buildings and Spaces in the Village

The historic core has an abundance of diverse house styles. The earlier buildings are traditionally built of timber frame and plastered, with thatched or plain tiled roofs. A characteristic of some of the thatched houses are the steep roofs with dormers. Also, there are groups of terraced houses in the historic core with certain lengths having a continuous frontage with varied elevations.

Dolphin Lane is also of particular significance, with the many older, though not listed buildings, along this winding rural lane.

The estate developments are typical of the changes in layout design over the last fifty or so years. Most of the open spaces in the village have been developed, although a few remain. The primary school playing field adjacent to the historic core is an important open area. The recreation ground, sports grounds, and village college playing fields are on the village edges, forming a transition between the settlement and the surrounding fields. A science park has been established along Cambridge Road.

Roads and Routes

As the village now has a bypass to the north west of the settlement, the traffic in Melbourn itself is much reduced, especially in the Conservation Area. There are two routes through the village, the High Street and Orchard Road.

Due to most of the village being of estate development, there are few pedestrian-only linkages. The historic linear form also accentuates the roads and footpaths as the main links in the village.

Change in Village Character

Melbourn has a distinctive form which has developed over centuries. The extensive estate development and the infilling of many of the long gardens off the High Street has changed the character, however, many key attributes remain. These include the historic core which remains intact, and the winding Dolphin Lane. The enclosed riverside pasture and woodland of the River Mel bordering the village is important, as is the parkland of Melbourn Bury and the enclosed fields in the north. It is also important to retain the wooded setting of the villages as seen from the approaches, and also the separation between Melbourn and Meldreth.

Key Attributes

- Extensive linear form of historic core, continuing for almost the full length of the village along High Street/Cambridge road.
- Enclosed riverside pasture and woodland along the valley of the River Cam or Rhee.
- Rising land to south of village, with long views across arable fields.
- Parkland landscape to south-west of village.
- Fields separating Melbourn and Meldreth.
- Enclosed fields forming transition between village and open fields beyond.

ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • Retain the current density within the village, especially in the older parts including the linear form of the historic core. • Protect the setting of the historic core within the village. • Retain long gardens in parts of the village. • Little opportunity for further development within housing estates.
• Edges 1-5	Limited	<ul style="list-style-type: none"> • Well defined edges, with estate development and industrial/commercial area abutting open fields. • Long views across open countryside. • Some enclosed orchards in the landscape add to rural setting.
• Edge 6	Limited	<ul style="list-style-type: none"> • Wooded gateway to village.
• Edges 7-8	Limited	<ul style="list-style-type: none"> • Enclosed parkland setting. • Soft rural edge formed by the pasture, woodland groups, the River Mel and playing fields. • Setting for historic core. • Fields separate Melbourn from Meldreth.
• Edge 9	Limited	<ul style="list-style-type: none"> • Enclosed fields form transition between linear entrance to village and surrounding open fields. • Well-wooded edge.
• Edge 10	Limited	<ul style="list-style-type: none"> • Well-defined village edge, with housing and employment areas abutting farmland.

STAGE 2 - PLANNING & SOCIO-ECONOMIC CAPACITY ASSESSMENT OF MELBOURN

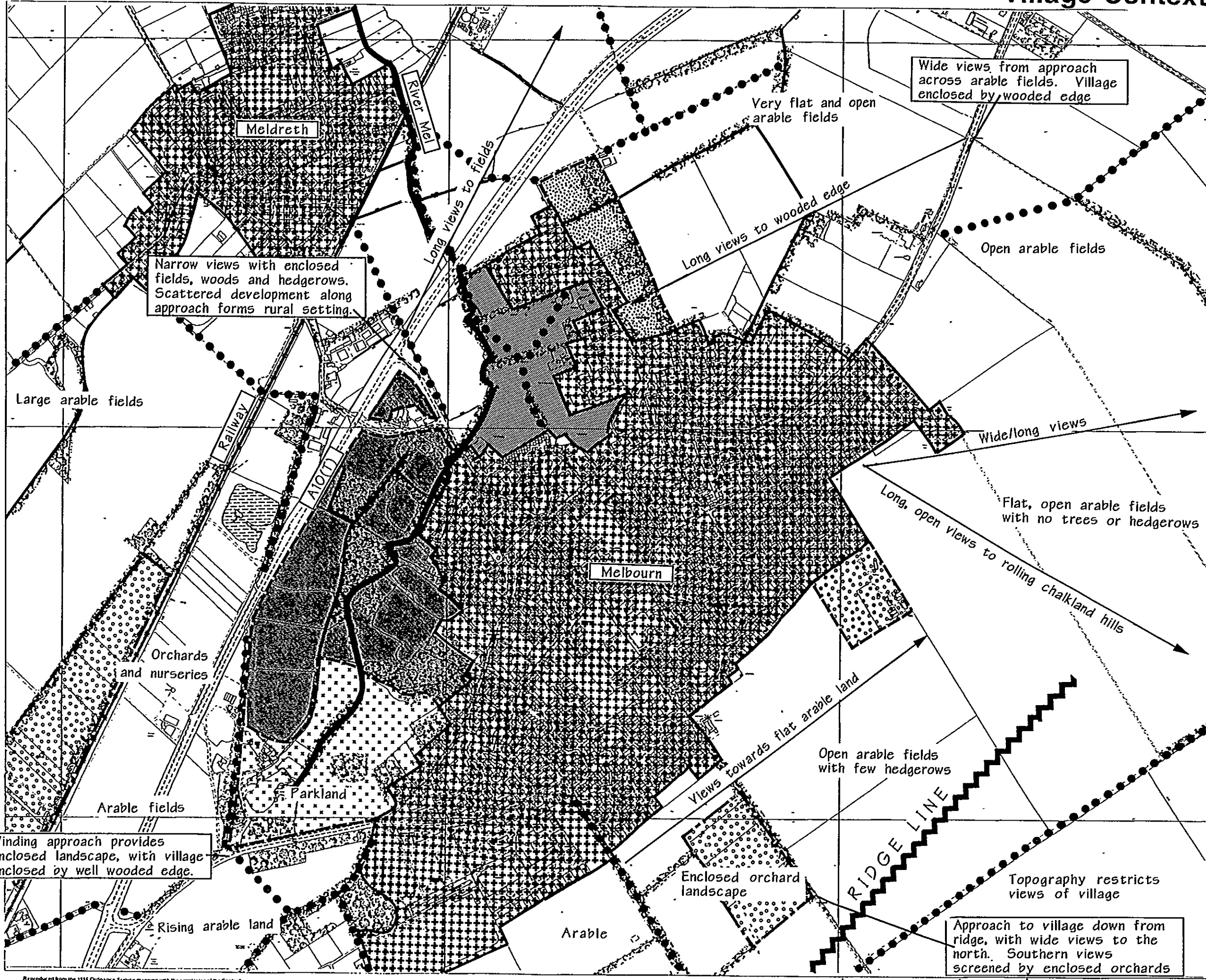
Not required, as Melbourn only has limited environmental capacity for development both within the village and on all of its edges.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR MELBOURN

1. Environmental capacity based on character assessment - Limited, only being capable of absorbing very low levels of change, of limited type. Such development to be very sympathetic to existing village character.
2. CONCLUSION - LIMITED ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT

Melbourn

Village Context



- KEY
- Footpath
 - Village
 - Enclosed farmland
 - Enclosed orchards
 - Enclosed riverside pasture and woodland
 - Parkland
 - Mainly playing fields
 - Wooded area/hedgerow
 - Lake
 - River
 - Stream/drain
 - Open farmland

Not to Scale



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Melbourn





















Village Character - Settlement

1. Harsh edge, with housing abutting open arable, and minimal hedgerow boundaries.
2. Enclosed orchards provide transition between village and large arable fields.
3. Well defined and partially screened edge.
4. Enclosed orchard, small fields and hedgerows create soft edge.
5. Harsh but well defined edge, with industrial units abutting farmland.
6. Well wooded edge, with trees alongside approach road and enclosing employment area.
7. Enclosed parkland setting, together with pasture, woodland groups and the River Mel, provides soft edge to historic core.

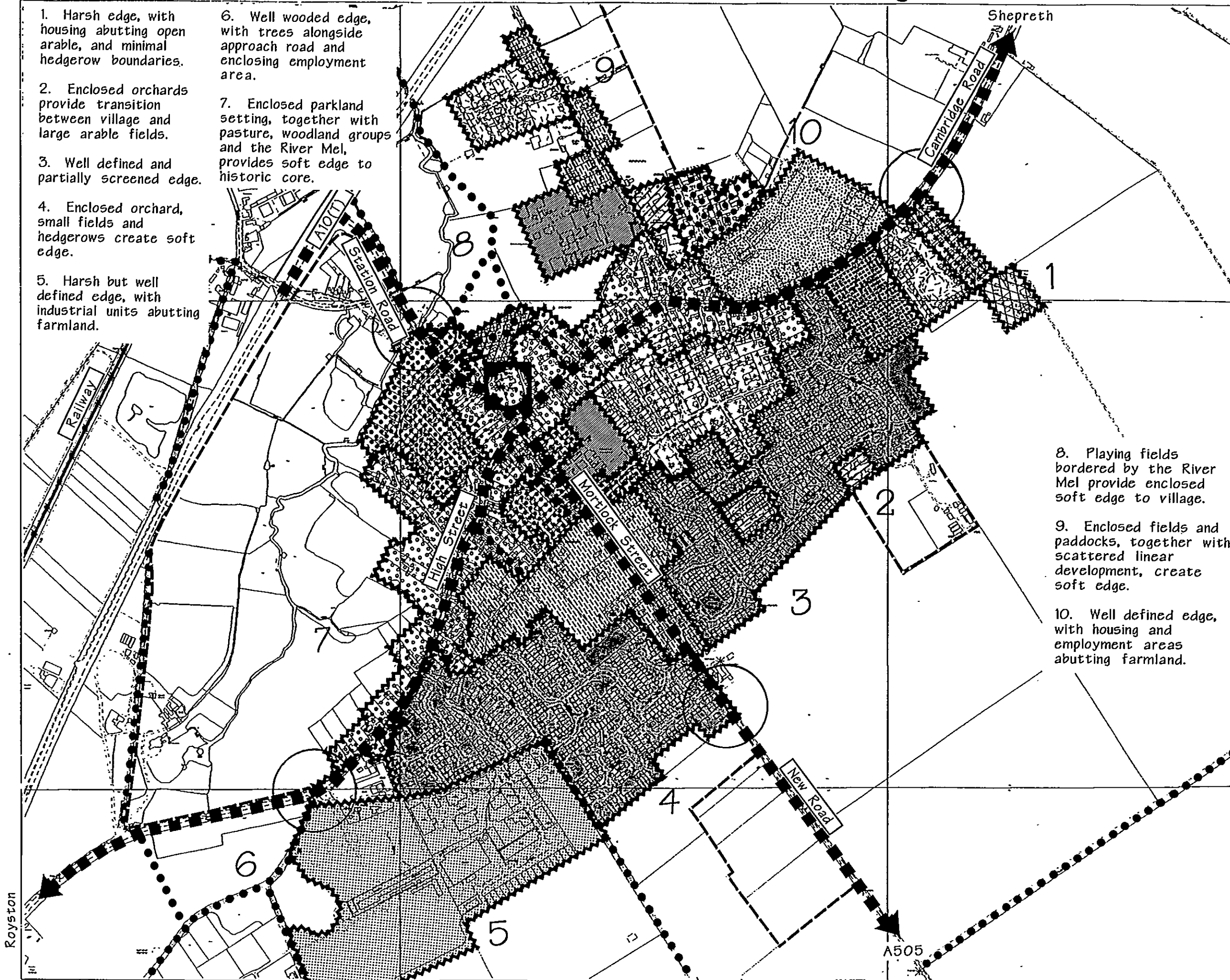
8. Playing fields bordered by the River Mel provide enclosed soft edge to village.

9. Enclosed fields and paddocks, together with scattered linear development, create soft edge.

10. Well defined edge, with housing and employment areas abutting farmland.

- KEY
-  Key roads
 -  Footpath linkages
 -  Village gateway
 -  Landmark building
 -  Transitional boundary between zones
 -  Line of enclosed farmland/parkland
 -  School/college
 -  Modern estate development
 -  Modern bungaglows
 -  Interwar housing
 -  Mixed residential, industrial and commercial
 -  Mixed housing development
 -  Historic core
 -  Post-war and modern housing development
 -  Modern detached housing
 -  Farm buildings
 -  Accommodation for elderly people
 -  Low density linear development
 -  Industrial and commercial use
 -  Science park

Not to Scale



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SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - MELDRETH

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Meldreth lies 10 miles west of Cambridge, in the chalkland region of South Cambridgeshire, in the valley of the River Mel. It is defined as a Group Village in the Local Plan 1993, where groups of up to eight dwellings and infill may be appropriate within the built-up framework of the village. The population has increased from 660 to nearly 1,800 by 1996, with most of the development taking place in the form of modern estate development.

History

The village in the 19th century was divided into five groups of buildings which now form a continuous settlement of over 3 km along the winding road between Shepreth and Melbourn. Two of these hamlets lie on twisting south-west to north-east roads, Perry Lane and North End, and the western of these includes the church and two manorial sites as well as a small green. The easternmost hamlet once had an elongated green, traces of which are still visible, known as North End Green. The remaining hamlets lay on routes running north from Melbourn.

Meldreth was a large village in the Middle Ages, then grew only slowly until the post-war housing estates were built. This development was rapid, with new public and private housing being developed just north of the London-Cambridge railway line. Development at the southern part of the village has thus been consolidated whereas in the north the village's linear character has been retained.

Landscape Setting of the Village

Meldreth is set in a very broadscale flat and open agricultural landscape, with land to the north-west sloping gradually away from the edge of the village to the River Cam or Rhee. As the village is approached, the woodland and tree cover increases, creating a contrast with the wider open landscape. The fields to the south of Meldreth are smaller, with strong hedgerow boundaries and the southern tip of the village approaches the large village of Melbourn, with only the railway, the A10(T) and a few fields separating the two.

The contrasting structure of Meldreth is very apparent in the wider landscape. The linear nature of the northern part, combined with the low density housing, large gardens and paddocks, farm buildings, woodland belts and hedgerows, together create a very rural character. The southern part, however, presents a much more developed form, with the substantial housing estates, although even here mature trees and hedgerows, together with small fields and paddocks around the eastern and western village edges, combine to emphasise the village's rural setting. The River Mel and the small fields, substantial tree belts and hedgerows on its banks form a well defined and continuous rural eastern edge to this southern part of Meldreth.

Due to the linear form of much of the village, the majority of the approaches have only narrow views into Meldreth, typically progressing from views of open fields to enclosed fields and paddocks and then into the village proper. The southern approach is an exception, dominated by the railway with its station and associated buildings.

Settlement Pattern of the Village

The settlement pattern is based on the five groups of buildings that historically formed the village, but this pattern has changed dramatically during this century. Although the northern part has retained its linear character, the southern part has experienced change. Prior to the post-war estate developments the housing mainly fronted onto the road network. The newer developments have changed this character, with their cul-de-sac layouts creating a more complex relationship between roads, houses, gardens and open spaces.

The historic core of Meldreth continues along the High Street for about half the length of the whole village. Much of this historic core retains its rural character, with detached properties set in large grounds, many of which front onto the road with walled gardens. This core has an established leafy character, with mature trees, hedgerows, wide grass verges and paths.

Adjacent to the High Street, the two schools and the playing fields provide breaks in the otherwise residential character of this part of the village. In the very southern part, the character changes again around the railway station, with the car parking area, railway operations and buildings.

Buildings and Spaces in the Village

As a result of the village's linear character, there are a number of views out from North End to the surrounding countryside. Many of the houses in the historic core are at a much lower density to the river developments, and back directly onto the surrounding countryside, comprising either large open fields or enclosed fields or paddocks.

There are a number of buildings of architectural and historic interest in the village, mainly located on the High Street and North End. These include the 12th century village church, Chiswick House and Sheene Manor.

Again, due to the linear form of Meldreth, there are few open areas within the village. The main open space in the southern part is the recreation ground, which provides an important 'lung' for the surrounding estate developments.

Roads and Routes

Despite the post-war development, the leafy rural character of most of the main routes through the village has been retained. There are few footpath linkages, even in the southern part, although there are some connections between the housing estates and the recreation ground, and a footpath linking Whitecroft Road and the High Street.

Change in Village Character

The key characteristic of the linear historic core of the village has been retained, despite the considerable growth of the settlement this century. The rural character of this road and its leafy feel, together with the enclosed fields and paddocks to the rear of the properties are integral to this village. A further critical asset is the strong wooded eastern edge provided by the River Mel.

Key Attributes

- Winding historic routes within the village.
- Strong linear form, despite post-war estate development.
- Historic core, with low density development and long back gardens.
- Soft eastern village edge formed by the setting of the River Mel, providing a rural setting for the historic core.
- Rural setting of small fields and hedgerows in south west.
- Long views across open arable land from village.
- Fields separate Meldreth from Melbourn.
- Views of church from surroundings.
- Linear development along approach roads.
- Fields abut historic core on western side of village.

ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • Protect setting within the village of buildings in the historic core. Retain existing densities. • Retain density and form of linear development, especially along approach roads. • Estate developments provide little scope for additional development. • Retain views out to open countryside.
• Edges 1-2	Limited	<ul style="list-style-type: none"> • Retain linear form of village. • Some enclosed fields form transition between village and open fields. • Well-defined village edge.
• Edges 3-5	Limited	<ul style="list-style-type: none"> • Banks of River Mel, together with woodland and small enclosed fields, form very soft rural edge. • Retain rural footpath linkage along banks of River Mel. • Retain linear form and rural setting of historic core.
• Edges 6	Limited	<ul style="list-style-type: none"> • Fields separate Meldreth from Melbourn. • Harsh but well defined edge formed by railway line.
• Edges 7-11	Limited	<ul style="list-style-type: none"> • Retain linear form of approaches to the village. • Enclosed fields form transition from village to open countryside. • Retain rural setting to historic core. • Strong village edges formed by mature hedgerows.
• Edge 12-15	Limited	<ul style="list-style-type: none"> • Retain strong linear form of the northern part of the village. • Protect rural setting of historic core. • Well defined village edge, with long back gardens abutting open countryside. • Some enclosed fields to north of village form transition to open countryside.

STAGE 2 - PLANNING & SOCIO-ECONOMIC CAPACITY ASSESSMENT OF MELDRETH

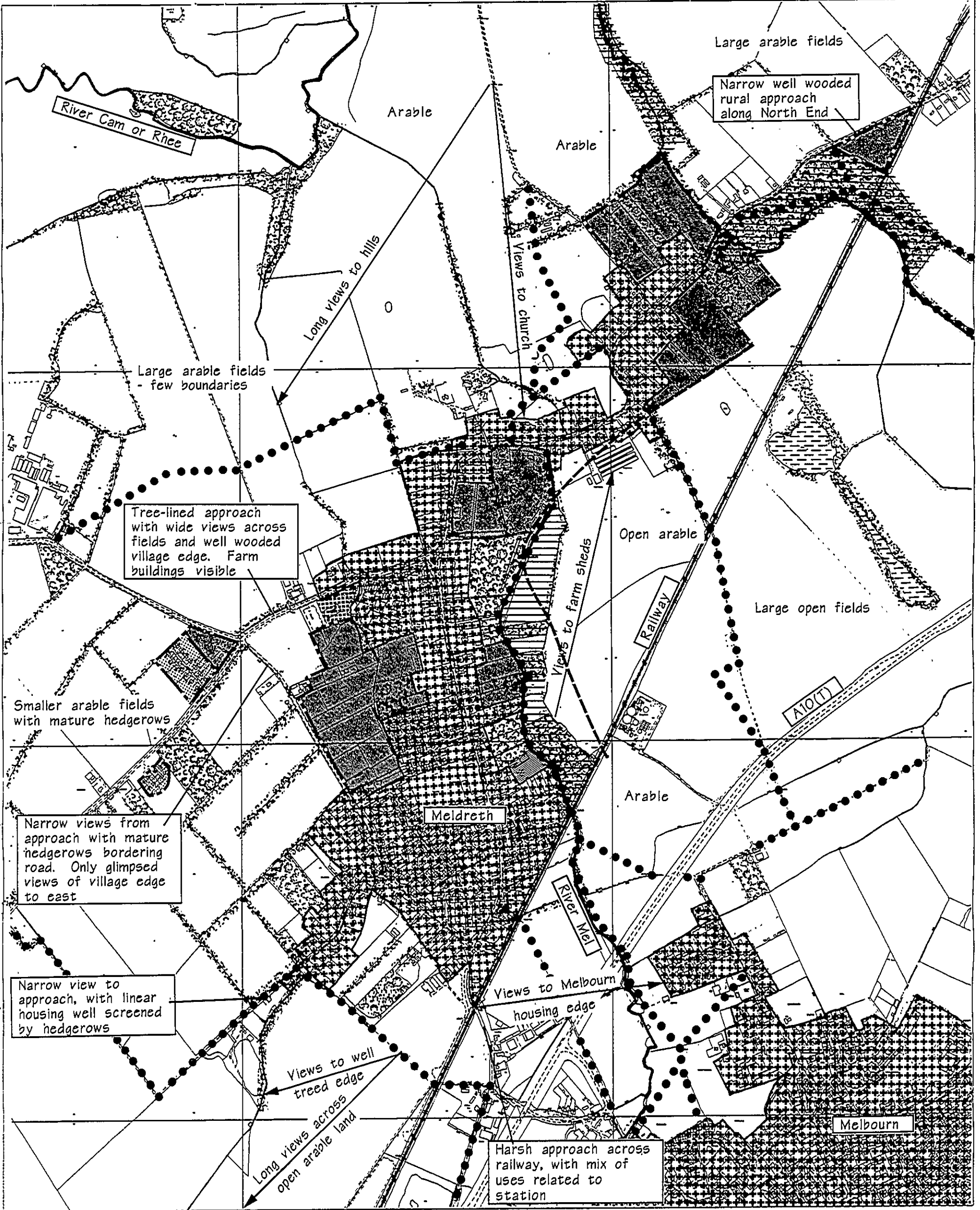
Not required, as Meldreth only has limited environmental capacity for development both within the village and on all of its edges.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR MELDRETH

1. Environmental capacity based on character assessment - Limited, only being capable of absorbing very low levels of change, of limited type. Such development to be very sympathetic to existing village character.
2. CONCLUSION - LIMITED ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT.

Meldreth

Village Context



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KEY			
	Footpath		Wooded area/hedgerow
	Stream/river		Wooded riverside area
	Village		Enclosed farmland/paddock
	School playing field		
	Indoor riding school		
	Housing in countryside		

Not to Scale



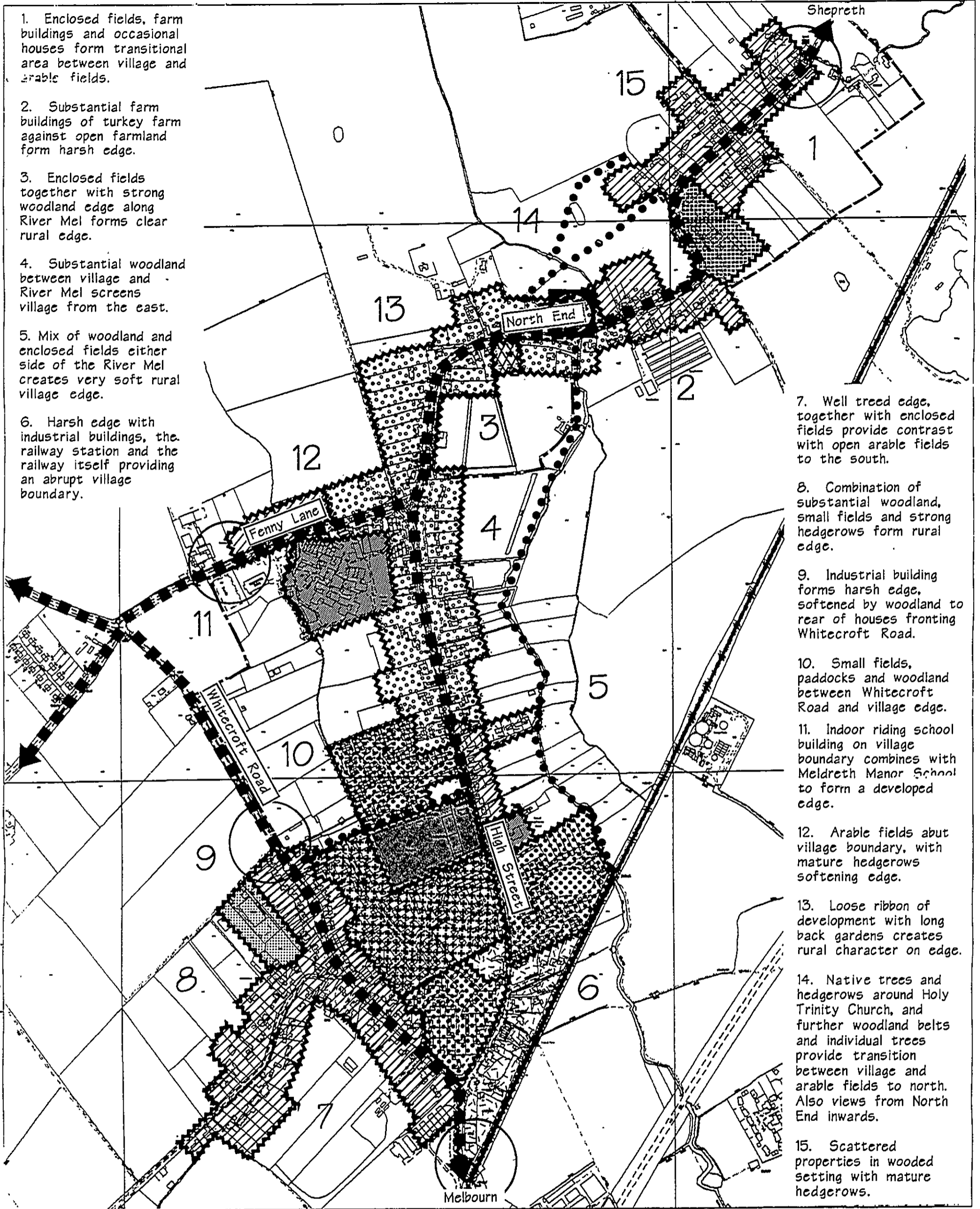
Meldreth

Village Character - Settlement

1. Enclosed fields, farm buildings and occasional houses form transitional area between village and arable fields.
2. Substantial farm buildings of turkey farm against open farmland form harsh edge.
3. Enclosed fields together with strong woodland edge along River Mel forms clear rural edge.
4. Substantial woodland between village and River Mel screens village from the east.
5. Mix of woodland and enclosed fields either side of the River Mel creates very soft rural village edge.
6. Harsh edge with industrial buildings, the railway station and the railway itself providing an abrupt village boundary.

7. Well treed edge, together with enclosed fields provide contrast with open arable fields to the south.
8. Combination of substantial woodland, small fields and strong hedgerows form rural edge.
9. Industrial building forms harsh edge, softened by woodland to rear of houses fronting Whitecroft Road.
10. Small fields, paddocks and woodland between Whitecroft Road and village edge.
11. Indoor riding school building on village boundary combines with Meldreth Manor School to form a developed edge.
12. Arable fields about village boundary, with mature hedgerows softening edge.
13. Loose ribbon of development with long back gardens creates rural character on edge.
14. Native trees and hedgerows around Holy Trinity Church, and further woodland belts and individual trees provide transition between village and arable fields to north. Also views from North End inwards.
15. Scattered properties in wooded setting with mature hedgerows.

Whaddon
Bassingbourn



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KEY

	Key roads		Mixed development		Industrial
	Footpath linkages		Playing field		Transitional boundary between zones
	Enclosed farmland		Linear development		Village gateway
	Historic core		School		Landmark building
	Modern estate development		Farm buildings		
	Bowling green		Post-war housing		

Not to Scale



SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - SAWSTON

STAGE 1 - ENVIRONMENTAL CAPACITY ASSESSMENT

Context

Sawston is a large village situated about 7 miles south of Cambridge in the Chalkland Region of South Cambridgeshire. Since 1968 it has been bypassed by the A1301 and is bordered to the west by the floodplain of the River Cam and the railway. It is identified as a Limited Rural Growth Village in the Local Plan 1993, where estate and group development of up to 200 dwellings, together with infilling may be permitted, if suitable sites exist. Sawston's population has more than trebled during the past 45 years to 7,260 in 1996.

History

The watercourses on the western side of Sawston have been important through history as a source for driving mill machinery in the local industries. The main part of the village and other roads may have been prehistoric routes.

The village focuses on the High Street, an important route to Cambridge, with numerous public houses remaining. The parish church dating from the 12th century lies south of Church Lane. Nearby is Sawston Hall, with its historic gardens and grounds. The expansion of the paper and leather industries in the last century, led to the compact development of houses and cottages in this historic area. The Spike was an isolated settlement to the south built for tannery workers.

Many of the timber-framed plastered buildings with thatched or tiled roofs have 15th century origins, with brick being introduced in the 18th century.

Sawston is home to the first Village College built in Cambridgeshire in 1930. Substantial housing development has taken place since the 1920's.

The open fields were enclosed by 1802 and are mainly arable.

Landscape Setting of the Village

Located in the chalklands, the village is set in a low lying area of a gently undulating landscape, bordered by the floodplain of the River Cam or Granta to the west. Much of the floodplain is used for pasture, with some strongly wooded areas and many enclosed fields and paddocks. This gives an intimate rural characteristic to the area. On the south eastern side of the village, Sawston Hall parkland and West Green plantation, provide a strongly wooded setting to the village, with some smaller enclosed fields. Further north the landscape opens up considerably, with only intermittent hedgerows between large flat arable fields. This setting has wide views to the village and across farmland, with less attractive industrial buildings visible on the northern edge. There are some areas of woodland in this otherwise open landscape, notably around the refuse area and by Nine Wells (spring).

Although the A1301 trunk road bypasses the village to the west, the High Street is still well used.

The northern approaches to the village from the A1301 and Babraham Road are quite wide, across open fields to occasionally harsh village edges. The approaches in the south are narrower, restricted by the more enclosed landscape.

Most of the edge of the village is screened or softened by woodland or enclosed landscapes. In some places, housing or industrial buildings are more exposed, particularly on the northern edge, and the western extremity.

Settlement Pattern of the Village

The original settlement centres on the High Street. A compact historic core remains, bordered to the east by Sawston Hall and its grounds. The linear housing along the main road is a distinctive feature of the village, whilst later development has taken place behind. Sawston retains an industrial characteristic, with the old tanneries and industrial areas on London Road and Babraham Road.

Development has taken place in Sawston throughout most of this century, expanding to form a block centred on the crossroads of Cambridge Road, New Road, Babraham Road and the High Street. In the 1920's and 1930's, new building consolidated the High Street. Extensive housing estates were built in the 1960's north of Babraham Road, between New Road and Mill Lane, along Common Lane and west of the main road between the Brook and the Spike. Estate development has continued until the 1990's.

Buildings and Spaces in the Village

The historic buildings along the High Street, and the proximity of Sawston Hall to the village centre are a distinctive feature of Sawston. The linear development along the main north-south road provides a degree of visual unity, with modern estates partially concealed behind frontages.

Substantial open space is a characteristic of the southern part of the village, with several recreational areas and allotments in particular by the tannery on London Road. The well wooded grounds of Sawston Hall and West Green Plantation, link the village with surrounding countryside.

Roads and Routes

The main north-south road is busy, in spite of the A1301 Sawston bypass. There is variety in the approaches to the village, with quite stark contrasts between housing estates and open farmland in the northern entrances. The approaches from the south tend to provide less obvious transitions from farmland to the village, due to the softening effect of woodland and enclosed fields. Footpaths provide links to the countryside, the river and neighbouring settlements, as well as linkages between the roads dissecting modern housing estates.

Change in Village Character

Sawston has undergone considerable change this century, from a linear form along the north-south road, to a much expanded village centred on the east-west road, as modern estate development has taken place. However, key attributes such as the compact historic core along the High Street, the linear housing, and the open spaces and greenery, have been retained. The proximity of the River Cam or River Granta and its river meadows, and the substantial areas of woodland in and around the village, are also important features.

Key Attributes

- Compact historic core along the High Street.
- River meadows of the river Cam or Granta.
- Parkland of Sawston Hall.
- Major woodland of West Green Plantation north of village.
- Enclosed fields between river meadows and village.
- Hedgerows and small fields form the setting of the southern part of the village.
- Fields separating Sawston from Pampisford, Whittlesford and Stapleford.
- Linear housing and long back gardens.
- Open spaces within village.

ENVIRONMENTAL CAPACITY ASSESSMENT		
AREA	CAPACITY	BASIS OF ASSESSMENT
• Within settlement boundary	Limited	<ul style="list-style-type: none"> • Retain form and density of historic core. • The few open spaces such as playing fields and allotments are required to retain character. • Retain linear development within village, including long back gardens.
• Edges 1-2	Limited	<ul style="list-style-type: none"> • Strong woodland edge, screening village from the immediate high ground viewpoint to the north. • Separation of Sawston from Stapleford.
• Edge 3-5	Limited	<ul style="list-style-type: none"> • Harsh but well defined edges, with large open fields abutting employment area and estate development.
• Edges 6-8	Limited	<ul style="list-style-type: none"> • Substantial wooded areas. • Sawston Hall Parkland and West Green Plantation abut village boundary. • Fields separate Sawston from Pampisford.
• Edges 9-10	Limited	<ul style="list-style-type: none"> • London Road and A1301 define boundary.
• Edges 11-16	Limited	<ul style="list-style-type: none"> • Water meadows and floodplain of River Cam and Rhee, and enclosed fields, hedgerows and groups of trees form a rural western edge. • Separation of Sawston from Whittlesford.
• Edge 17	Limited	<ul style="list-style-type: none"> • Village college and playing fields form transition between village and arable fields. • Separation of Sawston from Stapleford.

STAGE 2 - PLANNING AND SOCIO-ECONOMIC CAPACITY ASSESSMENT OF SAWSTON

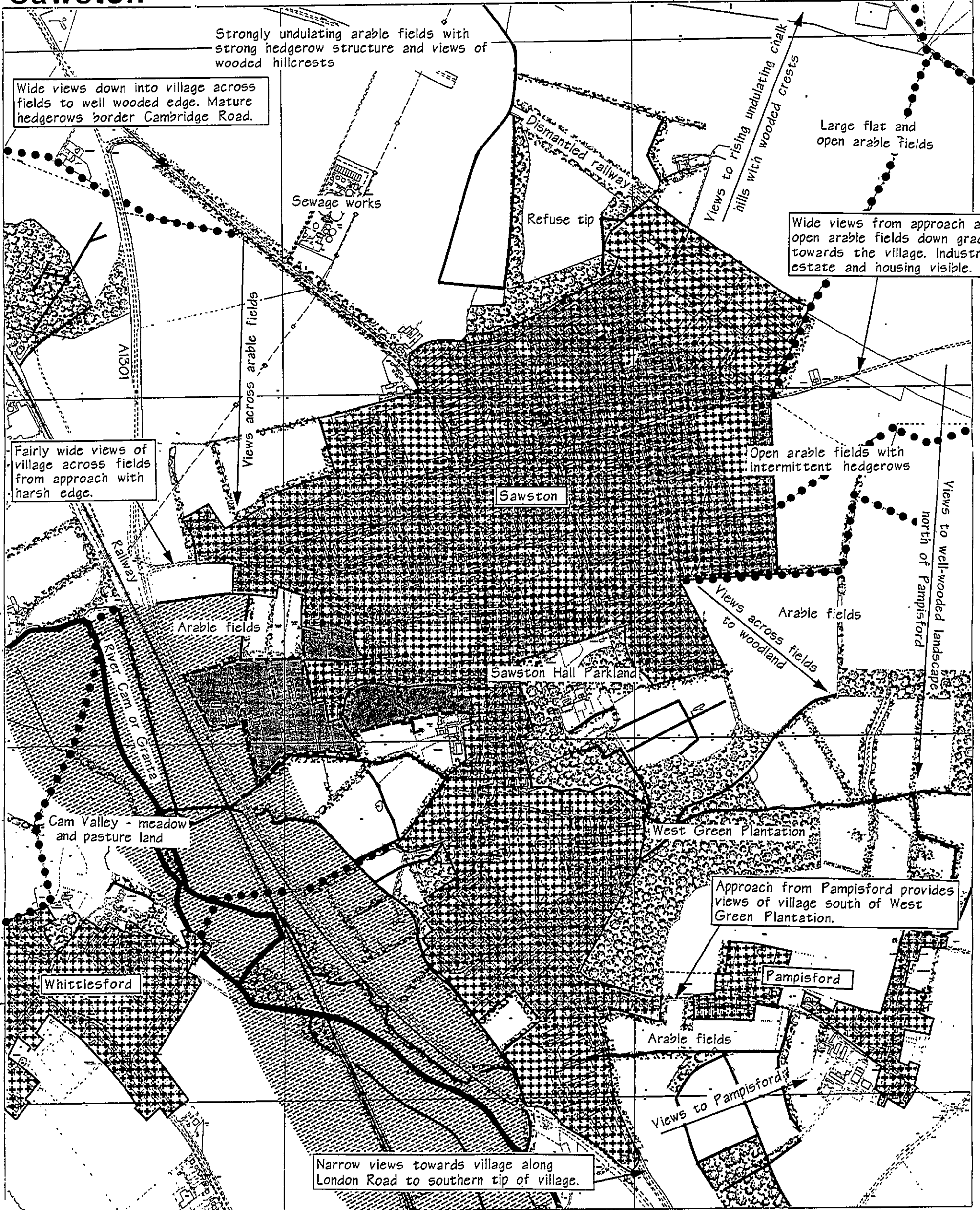
Not required, as Sawston only has limited environmental capacity for development both within the village and on all of its edges.

STAGE 3 - VILLAGE CAPACITY ASSESSMENT FOR SAWSTON

1. Environmental capacity based on character assessment - Limited, only being capable of absorbing very low levels of change, of limited type. Such development to be very sympathetic to existing village character.
2. CONCLUSION - LIMITED ENVIRONMENTAL CAPACITY BASED ON CHARACTER ASSESSMENT.

Sawston

Village Context



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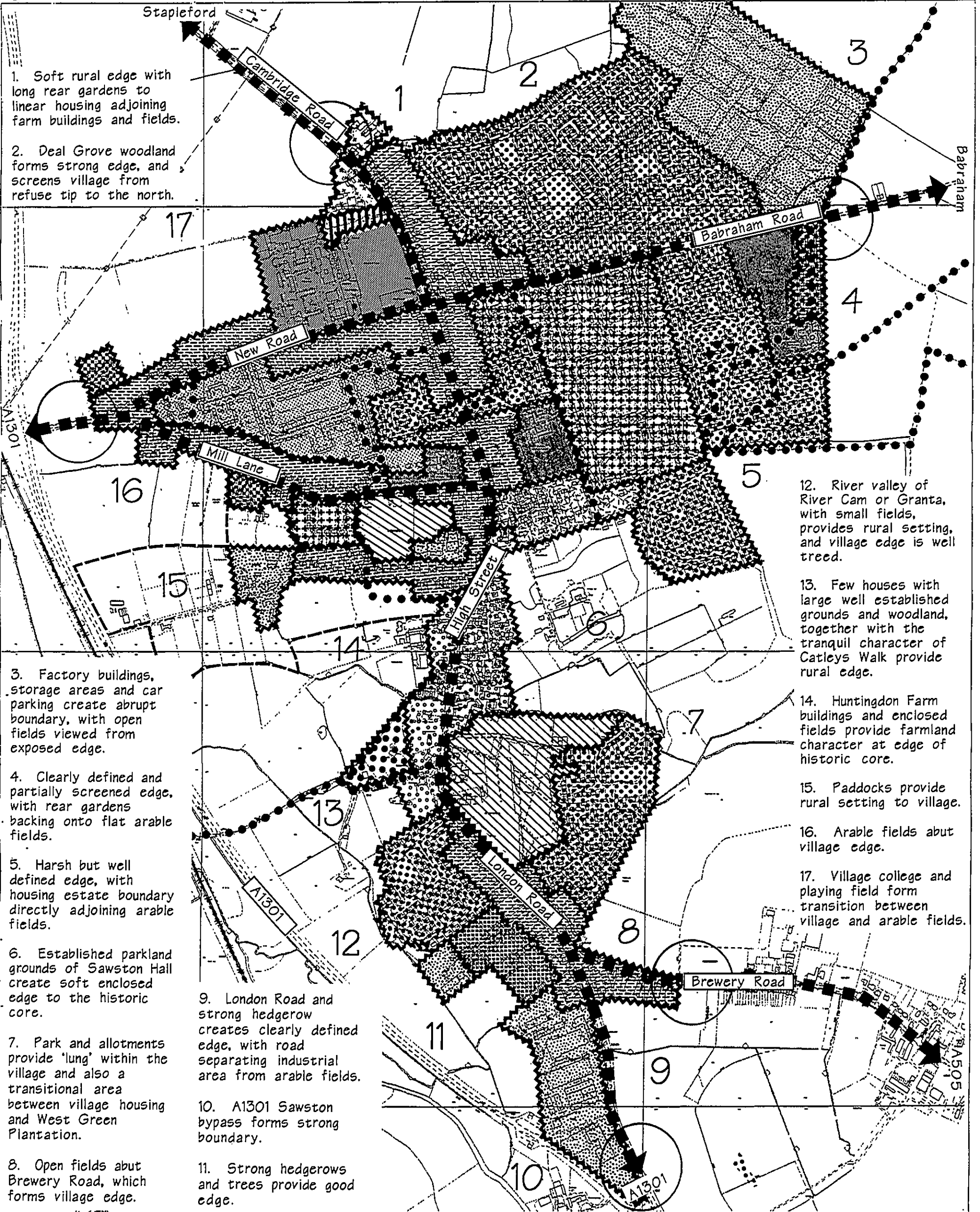
KEY

-  Village
-  Enclosed farmland
-  Stream/drain
-  Floodplain
-  Wooded area/hedgerow
-  Footpaths



Sawston

Village Character - Settlement



Key roads	Historic core	Village college and sports ground	Detached housing in large grounds
Footpath linkages	Linear development	Post war housing	Modern estate development
Line of enclosed farmland	Industrial use	Interwar housing	Mixed housing
Transitional boundary between zones	Open space	Cemetery and chapel	
Village gateway	Primary school and playing field	Modern cul-de-sac development	
Landmark building	Victorian terraced housing	Farm buildings	

Not to Scale



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VILLAGE OVERVIEW APPRAISALS AND MATRICES:

Fen Edge Villages

• Fen Ditton

This village lies on the B1047 close to the north-eastern edge of Cambridge. It is on the eastern bank of the River Cam and is bordered by the water meadows of the river. It is a linear village, with a 'cross-roads' form. The whole village is historic, with low density development, including historic farmhouses, interspersed with cottages. Fen Ditton Hall and grounds form the south-eastern edge, and the church is a landmark building. Enclosed fields form a transition between the village and the surrounding open fields.

• Horningsea

Lying on the east bank of the River Cam, this village is located astride the Fen Ditton to Waterbeach Road, four miles north-east of Cambridge. It is a historic linear village, with enclosed fields on its boundaries. The village church is a landmark building. There is some newer housing in depth, but the main village form is retained. There are important countryside frontages along the High Street, and a substantial wooded area.

• Landbeach

Located 5 miles north of Cambridge, to the west of the A10, this is a linear village. It is historic and is bordered by enclosed fields. It has important open spaces within the settlement, including playing fields and historic open areas. The houses are mainly low density, and the High Street has a mix of farmhouses and smaller cottages. Many of the properties have long back gardens. The setting of the northern part of the village is also historic with earthworks and a moat. There are important groups of trees within the settlement which contribute to the street scene.

• Rampton

This village lies 8 miles north-west of Cambridge, off the main road network. It is in low lying countryside, and has a linear form, with two almost parallel roads joining at the village green. This junction is the centre of the settlement and in medieval times there was a market. Enclosed fields border the village edges, forming a transition to the open fenland landscape. Many of the properties have long gardens and there are also some large residential dwellings in substantial gardens set back off the road frontage. There are also mature tree groups within the settlement. There are many older buildings along the village streets.

Western Clayland Villages

• Arrington

This village lies 10 miles south west of Cambridge located along Ermine Street. It has been part of the Wimpole Estate since the 17th century. To the west is the parkland of the Wimpole Estate, with mature woodland up to the village boundary. It is a linear village, with estate cottages lining the road, some with long back gardens. There is a winding lane leading off from Ermine Street to a further group of buildings, including the small village church in a wooded rural setting.

• Barton

Lying 3 miles west of Cambridge, this village is centred around the medieval church, with the village greens giving openness to the centre of the settlement. The village is essentially linear, with housing extending out along the approach roads. The characteristic remains, despite some post-war estate development in depth. The street scene includes a number of historic buildings, ranging from farmhouses to cottages. Due to the irregular shape of this linear village, open countryside penetrates right into the built-up area, giving a rural character. The recreation ground also accentuates the openness of the settlement.

• Bourn

This village lies 8 miles south west of Cambridge and 1 mile east of Ermine Street. It is located to the south of Bourn Brook and it has a historic core. The village still has a linear form, despite some housing development in depth. The historic core is low density, with a variety of detached properties, including farmhouses and barns. There is also a church with a significant tower. There are enclosed fields bordering the village, as well as school playing fields and the parkland setting of Bourn Hall bordering the southern edge.

• Boxworth

Located 8 miles west of Cambridge, this is a small linear settlement. It has a triangular village green at one end of the village, with a parkland setting at its eastern end, with woodland enclosing the village church, other historic buildings including Church Farm and the Rectory, and a second 'four-sided' green. The village is bordered by small fields with mature hedgerows, contrasting with the open fields beyond. There are also several substantial woodland groups bordering the settlement. Along the High Street, historic farmsteads and cottages combine with more modern development. There are many open spaces along the length of the village, providing views of the surrounding rural setting.

• Caxton

This village lies 10 miles west of Cambridge, on Ermine Street. It is a linear settlement, bisected by the Great North Road, and was an important posting stage between London and York. There is a significant historic core, with a mix of properties. The former inns were converted to farmhouses and the manor house in the 19th century. There are a number of tree groups within the village and on its edge, together with small fields which enclose the settlement in contrast to the surrounding rolling countryside. The church and Caxton Hall are to the west, off the rural St Peter's Street. There is some development in depth, but the linear form is retained.

• Conington

Close to the border with Huntingdonshire and located some 10 miles from Cambridge, this is a very small village. It comprises scattered dwellings along three country roads, with a pond and small green between the church and road junction. The village is to the south of Conington Hall, and the landscaped grounds about the northern boundary. The village is still mainly agricultural in character, with fields separating three lanes, and the houses themselves are scattered along these roads. The fields are fairly small, with mature hedgerows, in contrast with the larger fields of the wider landscape.

- **Coton**

Less than 1 mile west of Cambridge, this settlement is one of the inner necklace villages, just away from the M11 and the main road network. It has a linear form, together with a historic core which incorporates open spaces, and woodland, as well as a mix of buildings including cottage rows and farmhouses along the street frontage. The parish church is in this historic core, by the former village pond and small green. There has been development in depth in the western part of Coton, but the linear character overall is retained. The setting south of the historic core comprises the grounds of Coton Manor. Elsewhere, the open fields form important entrances to the village.

- **Croxton**

This is a very small village lying 14 miles west of Cambridge. It has a linear form, and is in a parkland setting, with the village street being the drive to Croxton Park and church. The village is essentially one street, created in the 19th century, with several barns associated with the manor house and another farmhouse converted to estate cottages. North of the village street is a cricket green. Mature groups of trees enclose the village street.

- **Croydon**

Lying 14 miles west of Cambridge, this is a small linear settlement. There is a parish church at one end of the village, and the houses are located along the village street in a loose-knit form, with views out to the surrounding countryside. A green between the church and the manor farm contrasts with the larger fields to the south and west.

- **Dry Drayton**

This village lies 5 miles west of Cambridge and just to the south of Bar Hill. It is located on a ridge, and along a minor road. Its linear form is retained, despite some development in depth in the form of housing estates. There are a number of important open frontages onto the village streets, and the open countryside comes into the heart of the village from the north. Within the settlement some of the properties are set in large gardens, especially along Scotland Road and in the mature woodland setting of Rectory Drive.

- **Elsworth**

Ten miles west of Cambridge, this village comprises several rural roads. It is bordered by enclosed fields which form a transition between the village and the open fields. Many of the field boundaries comprise mature trees and hedgerows. It has a substantial historic core comprising not only a wide mix of historic buildings, but also open spaces, including a recreation ground and small fields. The village also contains a number of narrow historic lanes. There are views out from the village to the surrounding countryside, including the rising land to the south.

- **Eltisley**

This village is 12 miles west of Cambridge, with the A428 bypass to the north. The heart of Eltisley is its triangular village green, bordered by the church, farmhouses and cottages. This forms a substantial part of the historic core. There are four approach roads, each containing linear development. The village is enclosed by small fields, with mature hedgerows, forming a transition to the open fields beyond. To the south is Eltisley Wood. Some of the village streets are narrow and winding, with linear housing interspersed with small fields. There is some housing development, but the original form of the village is retained.

- **Grantchester**

This is one of the "inner necklace" villages around Cambridge. It is in the valley of the River Cam, which is to the east of the village with its riverside meadows. This settlement has a strong linear form, despite some post-war housing in depth. It is enclosed by substantial groups of trees, and the historic core comprises most of the village. The frontage properties provide an almost continuous frontage at the village's heart, with a low density towards the edges. A particular feature is the open setting of the church and moated manor house. Also of significance, is the water mill and bridge over the River Cam and the footpath linkage to the High Street and riverside recreational walks.

- **Graveley**

This village is located 17 miles west of Cambridge, on the border with Huntingdonshire. It has a rectangular form, with buildings of low density along the street frontages. Mature hedgerows and trees separate many of the properties. There are small fields bordering the settlement, forming a transition between the village and the open fields beyond. The properties include farmhouses and small cottages and cottage rows. As a result of later infilling, the village has a compact form.

- **Great and Little Eversden**

Located 6 miles south-west of Cambridge, these two linear villages are set in the valley of the Bourn Brook. They originated as five separate farmsteads, some of the historic farmhouses and cottages remain and they still retain an open character. Both villages are enclosed with small fields and hedgerows, contrasting with the open fields beyond. Woodland and groups of trees further add to this sense of enclosure. Between the village dwelling groups are fields, including recreation ground, providing views out to the countryside. Both villages have parish churches, one of which is set between the two settlements, together with the buildings of Church Farm.

- **Hatley**

This settlement is located 12 miles south-west of Cambridge, and comprises a few estate cottages on the edge of Hatley Park. The grounds of Hatley Park and the adjacent Buff Wood form the southern setting for these hamlets called Hatley St George and East Hatley. North of these linear villages there is a more rolling open landscape, with small fields and long back gardens forming an area of transition. There is a village church at the western end of Hatley St George.

- **Kingston**

Located 7 miles south-west of Cambridge, this is a linear village in the valley of Bourn Brook, sited on the valley slopes between two streams. The historic core covers the northern part of the village, and incorporates the village green, the church, and many historic buildings, many in substantial gardens. Throughout the length of the village there are tree groups and hedgerows which contribute to the village's rural character. To the west, the fields of Manor House Farm bring the countryside into the heart of the village. Small fields, paddocks and woodland groups combine to form a fairly enclosed setting for the village.

- **Knapwell**

This is a small linear village along one long street, 7 miles north-west of Cambridge. It comprises frontage dwellings and has an agricultural and rural character. Between the dwellings are fields with views across the open landscape. To the east of the village is the brook, beyond which are substantial areas of woodland. The village has a parish church, east of the village street at the end of a country lane. The manor house is opposite the church, built on a mound.

- **Little Gransden**

This village lies on the border of Huntingdonshire, 12 miles to the west of Cambridge. It is a linear village, with Gransden Brook flowing alongside the single street, in a valley. The southern part of the settlement has dwellings scattered alongside the street, interspersed with small fields, hedgerows and woodland. In the northern part, the village widens with the main street dividing in two directions. This is the historic core, with the parish church, farmhouses and cottages. Again, the buildings are well spaced, in a wooded, undulating setting, with some open spaces. The fields to the north of the village form an important physical separation from Great Gransden.

- **Lolworth**

Located 7 miles north west of Cambridge, and just west of Bar Hill, Lolworth is a small linear village. It is set in an open rolling landscape, and the dwellings are fairly compact along the village street. They are mainly semi-detached and terraced. The village edges are well defined with mature hedgerows and groups of trees, and at the cross roads there is a village green. The village has a church located on the eastern edge, in a wooded setting. The Grange, set in grounds, forms the southern edge.

- **Longstowe**

This village lies 10 miles west of Cambridge, west of Ermine Street. It was originally a woodland settlement, and it still retains a scattered rural linear character. Even the main cluster of buildings is well spaced along the street, and there is some small development in depth. Mature woodland encloses the eastern edge, and the western edge is defined by the street itself, with views of farmland. To the north, the parkland grounds of Longstowe Hall provide a contrast with the farmland, with woodland, tree groups and a tree-lined drive, together with playing fields. The village church is away from the village, near the grounds of Longstowe Hall.

- **Madingley**

Located 3.5 miles north-west of Cambridge, Madingley comprises groups of properties within the parkland setting of Madingley Hall. Within this mature landscape, there is a mix of linear housing comprising semi-detached and detached properties south of the church, and two further groups. Each of these 'clusters' have their own wooded parkland setting. There are a number of 19th century estate cottages and farmhouses, as well as more recent low density housing.

- **Papworth St Agnes**

This village is located 12 miles north west of Cambridge, on the western fringes of the District. It lies at the end of a narrow lane off the Graveley-Hilton Road. This small settlement comprises a Manor House, estate cottages, rectory, together with some newer infill of individual detached houses and a small village green. The church is now redundant, and used for village activities. The setting of the village is of open countryside, with smaller fields, tree groups, the stream to the west and the grounds of the Manor House, which combine to form a transition from the village to the wider landscape.

- **Shingay-cum-Wendy**

The village of Wendy is located 11 miles south-west of Cambridge, on the southern bank of the River Cam. It is a small linear settlement, with a collection of houses fronting the road, together with a church. The village is framed by farms to the north and south, which, with the enclosed fields and farm complexes form a transition between the village and the surrounding countryside. The groups of trees along the line of the river to the north, further emphasise this transition. The frontages of this linear

settlement are not continuous, with a wooded rural frontage opposite the church. The settlement has an overall agricultural character.

- **Tadlow**

Located 13 miles south west of Cambridge, this is a small linear village between the River Cam and the B1042. It contains a continuous line of dwellings of mixed ages, including some new infill. To the north of this settlement is the church, separated from the settlement by the B1042. To the south is the River Cam and Bridge Farm. It has an open countryside setting, with fields abutting the rear gardens, with the exception of some enclosed fields along part of the street. The main tree groups are around the parish church and vicarage.

- **Toft**

This village lies 6 miles west of Cambridge. It has linear development along two parallel streets, joining in the north to form one linear street. There is a continuous frontage along these routes, with important countryside frontages in the south-west. The village church is located to the south-east, enclosed by tree groups, and separated from the settlement by fields. There are a number of enclosed fields bordering the village, forming a transition to the open fields beyond. Bourn Brook runs along the southern edge of the village. There are historic buildings along these streets, interspersed with more recent dwellings. There is some development in depth, but the linear character is retained.

- **Wimpole**

This village is located 8 miles south-west of Cambridge, on the A603. It is a small linear village, comprising a continuous frontage of dwellings, with a wooded area at its western approach. The village is in a countryside setting, with the grounds of Wimpole Park to the north and west. The houses along the northern edge have fairly long back gardens, softening the village edge. The dwellings are a mix of estate cottages and some newer infill houses.

Chalklands

- **Abington Pigotts**

Located 13 miles south-west of Cambridge, this linear village is off the main road network. It comprises a continuous frontage in a countryside setting. The northern edges of the village are well wooded with some enclosed fields. The southern edge abuts open fields. The whole of the village has an historic character, including thatched and clay tiled buildings, interspersed with some more recent infill, and to the north is a further historic building group comprising the parish church and Manor Farm, in a wooded setting.

- **Babraham**

This village is 6 miles south-east of Cambridge, on the banks of the River Granta. It has a linear form, south of Babraham Hall, which has a substantial complex of buildings, occupied by the Institute of Animal Physiology. Despite some development in depth, this village retains its linear character, with its northern edge enclosed by the mature trees lining the High Street. The wooded setting of the River Granta forms the western gateway. The southern edge has a rural setting, with Home Farm and outbuildings together with some enclosed fields, framing the village. The High Street contains a number of historic buildings, including cottages, farmhouses and a row of cottages in the centre.

- **Barrington**

Lying 7 miles south-west of Cambridge, this village has one of the largest village greens in the country. This huge oval open space is in the centre of this linear settlement, with continuous frontage housing, with many of the properties with substantial gardens. Part of this green was built on in the 17th century. The River Cam flows to the south of the village, forming a soft wooded setting. Also between the river and the village are enclosed fields and paddocks with mature hedgerows. The northern edge abuts open fields, but again has well defined hedgerow boundaries. There is some newer housing in depth at the eastern end of the village, but the predominant linear form is retained. The dwellings range from brick farmhouses to timber framed and thatched cottages. The village church is at the eastern end, in a wooded setting.

- **Great and Little Chishill**

This village lies 14 miles south of Cambridge, on the southern boundary of the county. The village is centred on a crossroads, with the church on a prominent knoll at the junction. Development has taken place over the centuries in a linear form along the approach roads, now forming an almost continuous frontage. The village has a rural setting, in rolling landscape. There are numerous historic buildings within the settlement, including farmhouses and cottages. There has been some development in depth, but the strong linear form is retained. Small fields separate this village from Heydon to the north.

- **Great Wilbraham**

This village lies 7 miles east of Cambridge. It is set in a rural landscape, with open fields becoming smaller and more enclosed nearer to the village edge. To the north-east is the parkland setting of Wilbraham Temple, whilst fields and New Cut to the north separate the village from Little Wilbraham. The southern part of the village is linear leading to two roads around a large oval village green. This northern part is the historic core, with a mix of historic buildings. The village church is on the northern edge of this green, enclosed with tree groups. Many of the properties along the High Street have long gardens. There are smaller village greens at two of the road junctions in the settlement.

- **Guilden Morden**

Located 15 miles south-west of Cambridge, this is a predominantly linear village widening to the north to two roads which enclose open land, including a village green. It is a scattered village, retaining this historic settlement pattern along the majority of its length. There is some newer development in depth to the north, but the main village form is retained. There is a substantial number of historic buildings along the length of the winding High Street, and in parts there are important countryside frontages.

- **Harlton**

This is a small village, 5 miles south-west of Cambridge. It has a linear form, with the land rising to the south to a chalk escarpment. It is set in a landscape of large arable fields, small enclosed fields, and long gardens forming a soft edge to the village. There is an historic core in the centre, with a church and village green, framed in a wooded setting. There are numerous historic buildings in Harlton, mainly detached with their own gardens, with mature hedgerows and trees. These are interspersed with newer houses, forming an almost continuous row of dwellings. Limes Farm, Rectory Farm and Manor Farm introduce a farming element into the historic village character.

- **Heathfield**

Located 9 miles south of Cambridge, by the M11 and opposite the Duxford Imperial War Museum, this village was once Ministry of Defence land and property, known as Duxford Camp. The houses are now mainly in private ownership. The village in two separate residential areas, comprises mainly terraced and semi-detached housing, laid out in the form of crescents and closes, with open spaces between. North of the village are arable fields, whilst to the south are the large hangars and associated airfield buildings of the aerodrome.

- **Heydon**

This is a linear village, 13 miles south of Cambridge. It lies along a ridge, and there are views of the surrounding open farmland. To the east are substantial groups of trees. At the heart of the village, at the meeting of three streets, is a triangular green. North of the green is the well wooded parkland setting of Heydon House. South of the green, there are substantial tree groups enclosing the church and rectory. There is almost continuous frontage along the village street, with views out over farmland. To the north, the properties are of lower density, still maintaining the linear form.

- **Hildersham**

Located 9 miles south-east of Cambridge, this is a linear village in two parts, separated by the River Granta. A bridge links the two parts. The water meadows form the setting for the village. To the west of the village is the parkland setting of Hildersham Hall, and the remaining edges are mainly well wooded. Both parts of the village have village greens, and the church is offset from the linear form, again enclosed with tree groups. Despite development in depth, the linear character is retained. There are numerous historic buildings interspersed with newer infill. The parkland of Hildersham Hall separates the village from Great Abingdon.

- **Hauxton**

Lying 3 miles south of Cambridge, and just west of the M11, this village is originally of a linear form, which has been significantly developed in depth by post-war housing estates. Despite this, many key attributes remain. These include the substantial woodland on its western edge which separates the village from Harston, and the many mature trees and hedgerows both around and within the village. North of the village is the River Granta. There are a number of interesting historic buildings, including the parish church and the watermill. There are also some important open spaces adjacent to the village streets.

- **Hinxton**

This village is 9 miles south-east of Cambridge. It has a linear form, and lies alongside the River Granta. It is off the main routes, and much of it is enclosed with small fields and mature hedgerows, particularly in the south-east. The High Street leads southwards to Hinxton Hall, whose parkland grounds form the southern edge of the village. To the north and east of Hinxton are open fields which come up to the village edge. The High Street is historic, with farmhouses and cottages, interspersed with countryside frontages. The village church is offset to the east of the High Street, in a partly wooded setting. The river separates the village from Duxford to the west, and Ickleton to the south.

- **Ickleton**

Lying 11 miles south of Cambridge, this is a linear village which widens out in the east to a more complex form, on the banks of the River Granta. Ickleton, with winding streets, has a wooded setting, especially to the north. The southern edge is more open with arable fields and the village playing fields.

There are important open spaces, both on the edge and within the village, including a village green by the church. The street pattern is historic, particularly the two roads crossing the River Granta, once part of the Icknield Way. Many of the historic buildings are substantial, reflecting the former wealth of the village.

- **Litlington**

This village is located 14 miles south-west of Cambridge. It has a predominantly linear form, with the northern part broadening with a more complex structure. The setting is one of large arable fields in a rolling landscape, with many of the village's edges abutting these fields. In the linear part of the village the properties have long back gardens and small paddocks, softening the edge. The northern and more historic part of the village has a number of open spaces, particularly within the heart of this part of Litlington. There are several small lines with intimate historic streetscape. Despite some newer housing estates on the northern and eastern edges, the village retains its rural and historic character.

- **Little Shelford**

This is one of the 'necklace' villages around Cambridge, lying 4 miles south of the city. It is in the valley of the River Cam, and off the main road network. It has a rectangular form of loose structure, with important open spaces within the village. The eastern edge is a mix of woodland, small fields, and the village playing fields. In contrast, the western edge abuts arable fields. There are numerous historic buildings in the village, mainly along the High Street and Church Street, including farmhouses and cottages. The valley of the River Cam separates Little Shelford from Great Shelford. The linear developments along the northern approach have long back gardens, softening the edge with the arable fields.

- **Little Wilbraham**

Lying 8 miles east of Cambridge, this small linear village is set in an open arable farmland landscape. In places, the open fields abut the village edge, but in other parts there are enclosed fields or long back gardens which form a transition. To the south of the village is New Cut, and this, together with fields separate this village from Great Wilbraham. To the north the landscape becomes characteristic of Fen Edge. The parish church is a landmark in the eastern part of the village, and the High Street contains many historic buildings, interspersed with newer infill. Along the High Street there are breaks in the frontages, bringing the countryside into the village.

- **Newton**

This village is 5 miles south of Cambridge, at the junction of five roads. There is a village green at the meeting of these roads, and linear housing along the approaches. Newton Hall provides an extensive parkland setting east of this small settlement. Elsewhere, open fields abut the village edges. The parish church is on the boundary with Newton Hall, in a wooded setting. There are also tree groups at the road junctions. Some of the linear houses have long back gardens, which soften the village edge. Recent housing is creating a nucleated settlement, but its small-scale character is retained.

- **Orwell**

Lying 8 miles south west of Cambridge, this is a village built up along the High Street in a linear form, and then extended south. It has an historic street pattern, south of the High Street, with a green which has since been infilled with housing. Despite this, the historic form of the village is retained. To the north of the High Street is the chalk ridge of Toot Hill, which overshadows the village. Behind the frontage housing of the High Street are long back gardens and paddocks which have historic origins. Most of the village is bordered by open fields, with some small fields on the edge forming a transition.

- **Pampisford**

This is a small linear village east of Sawston, 7 miles south of Cambridge. It is to the west of Pampisford Hall and most of the buildings relate to that estate. There are several historic buildings in the village, with thatch, plain tiled or slated roofs. The 'dog leg' form of the village abuts farmland, which comes up to the edge in many places. The southern edge is bordered by the agricultural buildings of Rectory Farm. On the northern edge Manor and College Farm form soft edges, with their wooded grounds. The fields to the east separate Pampisford from Sawston.

- **Shepreth**

Lying 8 miles south-west of Cambridge, this is a village with a very open structure, being at the junction of four approach roads and with the main Cambridge-Royston railway in the northern setting. It has a large historic core, with numerous Listed buildings. Its origins were four manors, and the loose knit historic form is retained with many fields and woods between the approach roads, and the village houses also in a wooded setting. The south eastern edge has a parkland character, and the remaining edges comprise small enclosed fields, forming a transition to the open fields beyond. The fields to the west separate Shepreth from Meldreth.

- **Six Mile Bottom**

This is a very small village 7 miles east of Cambridge. It was originally centred around a coaching inn. Most of the village is associated with the Newmarket racehorse industry. Therefore, parts of village setting comprise hedged paddocks. Also to the north are the grounds of The Hall and The Lodge. The Cambridge-Newmarket railway runs through the village, south of which are large open fields. The houses in the village all focus on the crossroads.

- **Steeple Morden**

Lying 15 miles south-west of Cambridge, this is a village with a long linear main street. Two further streets join at right angles. At the centre of this village is the parish church, in a rural setting. This part is the historic core, with several historic buildings. The eastern edge of Steeple Morden abut open fields, which lead down to a stream, whereas in contrast, the western edge has more of a parkland setting, with several large properties in extensive grounds. The overall character of Steeple Morden is of a linear village with important open spaces, in a wooded setting.

- **Stow-cum-Quy**

This is a small linear village 5 miles east of Cambridge. It is a fairly loose-knit village with a number of historic buildings, including estate cottages, interspersed with newer houses. The western edge is bordered by parkland of Quy Hall, whereas the remaining edges abut open farmland. There has been some development in depth in the form of small cul-de-sacs, but the linear character remains intact. There are also some important open frontages along the two main streets with views of the surrounding countryside.

- **Teversham**

Lying 3 miles east of Cambridge, this village is bordered by arable fields, with Cambridge Airport immediately to the west. This linear village has now been developed in depth, with several housing estates on its western side. The majority of the village edges abut open fields, but Manor Farm to the south and Allen's Farm to the north, provide a softer more enclosed boundary, with smaller fields and mature hedgerows. The landscape to the east is flat, comprising Teversham Fen. The parish church is

at the northern end of the village in a wooded setting. The fields to the west separate Teversham from Cambridge.

- **Thriplow**

This is a village set in rolling landscape, 8 miles south of Cambridge. It has an almost grid-iron historic street pattern. It contains numerous Listed buildings, many of which are farmhouses and farm cottages. The whole village has a rural character, with linear development along the streets and small enclosed fields, groups of trees and playing fields within the grid pattern, clearly a key attribute. Outside of the village there are large arable fields, with few hedgerows. Although there has been some development in depth, the historic village form is retained. Fields to the west separate Thriplow from Fowlmere.

- **Whaddon**

Lying 12 miles south-east of Cambridge, this is a small split linear village. It comprises almost continuous frontage dwellings in two groups along a winding road, east of the Old North Road. They comprise a mix of historic and newer properties. The parish church is between these two groups, bordered by fields and enclosed by hedgerows and trees. This village is set in an undulating landscape of arable fields, some of which abut the village edge. There are some small fields and paddocks to the rear of some of the properties in the eastern group, providing some transition. The fields to the west separate Whaddon from Bassingbourn Barracks.

- **Whittlesford**

This village lies 7 miles south of Cambridge, and borders the River Cam. It is a linear village, which broadens out in parts to form a more complex street pattern. The village setting on its northern and eastern edge is of large groups of woodland interspersed with fields. To the south there is a more open landscape, with large arable fields. The village has well defined boundaries, and within the settlement there are areas of open space as well as low density housing, which forms part of its character. The majority of the historic buildings are along the two main streets, many of which are substantial, reflecting the former wealth of the village.

South East Clay Hills Villages

- **Bartlow**

This is a small village 12 miles east of Cambridge. It is at a crossroads and is a small compact settlement, set in the wooded valley of the River Granta, with the Bartlow Hills to the south. Also to the south are disused railway tracks. This village is in a wooded setting, with Bartlow Park to the east, and further groups of trees on the village's southern and western edges. There are also small enclosed fields around the village edge, forming a transition between the open arable fields beyond. The parish church lies to the south, with most of the dwellings along the road frontage, in a continuous linear group.

- **Carlton**

Lying 14 miles south-west of Cambridge, this village comprises two linear groups of dwellings, set on slopes of the rolling landscape. The majority of the village edges abut open fields, although to the south the parish church is framed with woodland groups, to the south of which are more enclosed fields with hedge and woodland boundaries. There are views of the surrounding fields from the village, and there is a mix of mainly detached historic buildings and newer infill properties.

- **Castle Camps**

This village lies 15 miles south-east of Cambridge and has a strong linear form, comprising two streets. The historic core comprises most of the village with continuous frontages containing a mix of dwellings, from several groups of terraced cottages, to more substantial farmhouses. Castle Camps itself is a motte and bailey castle to the south-west of the village, where the parish church is sited. This linear settlement is bordered by open arable fields, with a number of properties having long back gardens, forming a softer edge. There are some enclosed fields to the south-west, framing the settlement.

- **Horseheath**

Lying 14 miles south-east of Cambridge, this village is set in undulating countryside, bordered by large arable fields. It is bypassed to the south. The eastern and southern edges have enclosed fields and tree groups, which form a transition between the village and the larger fields beyond. There is linear development along the three approach roads, containing a mix of historic dwellings and more recent infilling. There are small cul-de-sacs off these linear routes. There are important open spaces within the village.

- **Streetly End**

This village lies 14 miles south east of Cambridge and is set in undulating countryside. It is a very small linear village, bordered by open arable fields, with a substantial woodland, Hare Wood, on rising ground to the east. Some of the frontage housing has long rear gardens, softening the village edge. The fields to the south separate Streetly End from Horseheath.

- **Shudy Camps**

Lying 12 miles south-east of Cambridge, this is a linear village. The eastern approach road is well wooded, forming the edge of Shudy Camps Park. The village itself is scattered, with fairly long stretches of open field frontages between the groups of dwellings. The historic buildings are interspersed with more recent infilling. The village has an agricultural character, with a number of farms forming part of the village. These include Lordship Farm, Carter's Farm, Street Farm and Lower Farm. The parish church is a focal point at the southern road junction within the village, in a wooded setting. The disused railway line borders the north-western edge of Shudy Camps. There are important spaces within the village, both open and wooded, mainly in the southern part.

- **West Wickham**

Lying 12 miles south east of Cambridge, this is a strong linear village set in rolling landscape. The arable fields come up to the village edge to the south, whereas in contrast, there are enclosed fields to the north, forming a transition between the village and the open fields. This is particularly apparent at the historic western end, where mature hedgerows and trees enclose the parish church and some larger properties. The street contains numerous historic buildings, interspersed with more modern infill. There are also important open frontages along the main street.

- **West Wrattling**

This village is 12 miles south-east of Cambridge, has a linear form and is set in a wooded undulating landscape. The parkland setting of West Wrattling Park forms its eastern edge, and West Wrattling Hall Park its northern setting. There are also enclosed fields along the length of the village, providing a soft edge. There are numerous Listed buildings along the main street, interspersed with infilling, combining

to form an unbroken frontage. The parish church is set back within West Wrating Hall park. Fields to the north separate the village from Weston Colville.

- **Weston Colville**

This is a small linear village, lying 10 miles south-east of Cambridge. It comprises two groups of linear development, with the western of the two containing the parish church in a wooded setting. The undulating landscape surrounding this village contains substantial woodland, including Great Coven's Wood to the east, Hill Crofts to the south, and Spring and Stokenhill Plantations, to the west. The linear development is fairly enclosed, with strong woodland groups and hedgerows. There is an important wooded frontage to the linear route between the two groups. The fields to the east separate Weston Colville from Weston Green.

- **Weston Green**

Located 10 miles south-east of Cambridge, this is a linear village, set in open farmland. There are small enclosed fields and paddocks, as well as the village recreation ground on the edges, enclosing the settlement. The dwellings are fairly compact, many with large mature gardens. There are important countryside frontages along the main street, with a combination of woodland and fields. There has been some recent development in depth, but the linear form is retained.

Matrices

- The following matrices provide a rapid overview and appraisal of the critical environmental characteristics both within and on the edge/outside of the villages summarised above.
- A black circle entered into the matrix indicates those critical characteristics which apply to a specific village.
- The key findings of this overview are set out in the main Technical Report of the study under separate cover.

SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - VILLAGE OVERVIEW - FEN EDGE

CRITICAL ENVIRONMENTAL CHARACTERISTICS - VILLAGE SETTING/EDGE

	FEN DITTON	HORNINGSEA	LANDBEACH	RAMPTON
Strong sense of arrival at gateways	●	●	●	●
Views of landmark buildings into the village	●	●	●	●
Recreational footpaths on the village edge	●	●	○	●
Long distance views across the landscape	●	●	●	●
Areas of parkland landscape	●	○	○	○
Enclosed fields, paddocks and long back gardens forming 'transition' between village and open fields	●	●	●	●
Spaces between villages to give sense of separation	●	○	●	●
Strong linear form of the settlement in setting	●	●	●	●
Clear village edges, such as woodland belts and ridgelines	●	●	●	●
Groups of mature trees on village edge/in landscape	●	●	●	●
Retention of the existing village scale	●	●	●	●
Diffuse boundary edges	●	●	●	●
Isolated housing in the countryside forming part of village setting	●	○	○	○
Long gardens into the village edge/setting	○	●	●	●
Areas of parkland	●	○	○	○
River/stream and setting	●	●	○	●
Narrow/irregular/small scale roads in vicinity of village	●	○	○	●
Characteristic skyline	●	●	●	●
Railway features	○	○	○	○

SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - VILLAGE OVERVIEW - FEN EDGE

CRITICAL ENVIRONMENTAL CHARACTERISTICS - WITHIN VILLAGE

	FEN DITTON	HORNINGSEA	LANDBEA CH	RAMPTON
Views of landmark buildings within the village	●	●	●	●
Recreational footpaths within the village	○	○	○	○
Footpath linkages	○	○	○	●
Borders between properties and streets (walls or hedges)	●	●	●	●
Views out to surrounding countryside	●	●	●	●
Historic core	●	●	●	●
Parkland landscape	●	○	○	○
Village greens and ponds	○	○	○	●
Open spaces, including land enclosed by linear housing, playing fields, and school grounds	○	○	●	●
Areas of particular character, such as low density housing with large mature gardens	●	●	●	●
Areas of tranquillity, such as places away from key routes	●	●	●	●
Strong linear form	●	●	●	●
Groups of mature trees contributing to street scene	●	●	●	●
Variety of existing buildings - style, layout, size, height, scale and building materials	●	●	●	●
Long gardens	●	●	●	●
Small dwellings which contribute to the street scene	●	●	●	●
River/stream through the village	○	○	○	○
Narrow/irregular/small scale roads or lanes	●	●	○	●

SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - VILLAGE OVERVIEW - FEN EDGE

CRITICAL ENVIRONMENTAL CHARACTERISTICS - WITHIN VILLAGE

	FEN DITTON	HORNINGSEA	LANDBEACH	RAMPTON
New building design relating to village character	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Small group development, in scale and phased	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Sense of community	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Historic or village scale street frontage	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Archaeological site of importance	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>

SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - VILLAGE OVERVIEW - WESTERN CLAYLANDS

CRITICAL ENVIRONMENTAL CHARACTERISTICS - VILLAGE SETTING/EDGE

	ARRINGTON	BARTON	BOURN	BOXWORTH	CAXTON	CONINGTON	COTON	CROXTON	CROYDON	DRY DRAYTON	ELSWORTH	ELTISLEY	GRANTCHESTER	GRAVELEY	GT & LITTLE EVERS DEN	HATLEY	KINGSTON	KNAPWELL	LITTLE GRANS DEN	LOLWORTH	LONGSTOWE	MADINGLEY	PAPWORTH ST AGNES	SHINGAY-CUM-WENDY	TADLOW	TOFT	WIMPOLE
Strong sense of arrival at gateways	●	●	●	●	●	○	●	●	●	●	●	●	●	○	○	○	●	○	●	●	●	○	●	●	●	●	●
Views of landmark buildings into the village	○	●	●	●	○	●	●	○	●	●	●	●	●	●	●	●	●	○	●	●	○	○	●	●	○	○	○
Recreational footpaths on the village edge	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	○	○
Long distance views across the landscape	●	●	●	●	●	●	●	○	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●	○
Areas of parkland landscape	●	○	●	●	●	●	●	●	○	○	○	○	●	○	○	●	○	○	○	○	○	○	●	○	○	○	○
Enclosed fields, paddocks and long back gardens forming 'transition' between village and open fields	●	●	●	●	●	●	●	○	●	●	●	●	●	●	●	●	●	●	○	○	○	○	●	○	○	○	○
Spaces between villages to give sense of separation	○	○	●	○	●	○	○	○	○	●	○	○	●	○	●	○	○	○	○	○	○	○	○	○	○	○	○
Strong linear form of the settlement in setting	●	●	●	●	●	●	●	●	●	●	○	○	●	○	●	●	●	●	●	●	●	○	●	●	●	●	●
Clear village edges, such as woodland belts and ridgelines	●	●	●	●	●	○	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	○	○	●	●	●	●
Groups of mature trees on village edge/in landscape	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	○	●	●	●	●
Retention of the existing village scale	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	○	●	●	●	●
Diffuse boundary edges	●	●	●	●	●	●	●	○	●	●	●	●	●	●	●	●	●	●	●	●	●	○	○	○	○	○	○
Isolated housing in the countryside forming part of village setting	○	○	●	○	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Long gardens into the village edge/setting	●	○	○	○	●	○	●	○	○	●	●	●	○	○	●	●	○	○	○	○	○	○	○	○	○	○	○
Areas of parkland	●	○	●	●	●	●	●	●	○	○	○	○	●	○	○	●	○	○	○	○	○	○	○	○	○	○	○
River/stream and setting	○	○	●	○	●	○	●	○	○	○	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Narrow/irregular/small scale roads in vicinity of village	●	●	●	●	●	●	●	○	●	●	●	●	●	●	●	●	●	●	●	●	●	○	○	○	○	○	○
Characteristic skyline	●	●	●	●	●	○	●	○	○	●	●	●	●	○	●	○	●	○	○	○	○	○	○	○	○	○	○
Railway features	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	●	○	○	○	○	○	○	○	○	○	○

SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - VILLAGE OVERVIEW - WESTERN CLAYLANDS

CRITICAL ENVIRONMENTAL CHARACTERISTICS - WITHIN VILLAGE

	ARRINGTON	BARTON	BOURN	BOXWORTH	CAXTON	CONINGTON	COTON	CROXTON	CROYDON	DRY DRAYTON	ELSWORTH	ELTISLEY	GRANTCHESTER	GRAVELEY	GT & LITTLE EVERS DEN	HATLEY	KINGSTON	KNAPWELL	LITTLE GRANS DEN	LOLWORTH	LONGSTOWE	MADINGLEY	PAPWORTH ST AGNES	SHINGAY-CUM-WENDY	TADLOW	TOFT	WIMPOLE
Views of landmark buildings within the village	○	●	●	●	○	●	●	○	●	●	●	●	●	●	●	●	●	○	●	●	○	●	●	●	○	○	○
Recreational footpaths within the village	○	●	●	○	●	○	○	○	●	●	●	●	●	○	●	●	○	○	●	●	○	●	○	●	●	○	○
Footpath linkages	●	●	●	●	●	●	●	○	●	●	●	●	●	●	●	●	○	○	●	●	●	●	●	●	●	●	○
Borders between properties and streets (walls or hedges)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Views out to surrounding countryside	●	●	●	●	●	●	●	○	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Historic core	●	●	●	○	●	○	●	○	○	○	●	●	●	○	○	○	●	●	●	○	○	○	●	●	○	○	○
Parkland landscape	●	○	●	●	●	●	●	●	○	○	○	○	●	○	○	●	○	○	○	○	○	○	●	●	○	○	○
Village greens and ponds	○	●	○	●	○	●	●	○	●	○	●	●	●	○	○	●	●	○	○	○	○	○	○	○	○	○	○
Open spaces, including land enclosed by linear housing, playing fields, and school grounds	○	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	○	○	○
Areas of particular character, such as low density housing with large mature gardens	●	●	●	●	●	●	●	○	○	●	●	●	●	○	●	○	●	○	●	●	●	●	●	○	○	○	○
Areas of tranquillity, such as places away from key routes	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○
Strong linear form	●	●	●	●	●	●	●	●	●	●	○	○	●	○	●	●	●	●	●	●	●	○	●	●	●	●	●
Groups of mature trees contributing to street scene	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●
Variety of existing buildings - style, layout, size, height, scale and building materials	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●	●	●	●	●	●	●	●
Long gardens	●	●	○	○	●	○	●	○	○	●	●	●	●	○	●	●	○	○	○	○	○	○	○	○	○	○	○
Small dwellings which contribute to the street scene	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●	●	●	●	●	●	●	●
River/stream through the village	○	○	●	○	●	○	●	○	○	○	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Narrow/irregular/small scale roads or lanes	●	●	●	●	●	●	●	○	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●	●	○

SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - VILLAGE OVERVIEW - WESTERN CLAYLANDS

CRITICAL ENVIRONMENTAL CHARACTERISTICS - WITHIN VILLAGE

	ARRINGTON	BARTON	BOURN	BOXWORTH	CAXTON	CONINGTON	COTON	CROXTON	CROYDON	DRY DRAYTON	ELSWORTH	ELTISLEY	GRANTCHESTER	GRAVELEY	GT & LITTLE EVERSDEN	HATLEY	KINGSTON	KNAPWELL	LITTLE GRANSDEN	LOLWORTH	LONGSTOWE	MADINGLEY	PAPWORTH ST AGNES	SHINGAY-CUM-WENDY	TADLOW	TOFT	WIMPOLE	
New building design relating to village character	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Small group development, in scale and phased	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Sense of community	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Historic or village scale street frontage	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Archaeological site of importance	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - VILLAGE OVERVIEW - CHALKLANDS

CRITICAL ENVIRONMENTAL CHARACTERISTICS - VILLAGE SETTING/EDGE

	ABINGTON PIGOTTS	BABRAHAM	BARRINGTON	GT & LITTLE CHISHILL	GT WILBRAHAM	GUILDEN MORDEN	HARLTON	HEATHFIELD	HEYDON	HILDERSHAM	HAUXTON	HINXTON	ICKLETON	LITLINGTON	LITTLE SHELFORD	LITTLE WILBRAHAM	NEWTON	ORWELL	PAMPISFORD	SHEPRETH	SIX MILE BOTTOM	STEEPLE MORDEN	STOW-CUM-QUY	TEVERSHAM	THRIFLOW	WHADDON	WHITTLESFORD
Strong sense of arrival at gateways	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●	●	●
Views of landmark buildings into the village	○	○	●	●	●	●	●	○	●	●	●	●	●	●	●	●	○	●	●	●	○	●	○	●	●	●	●
Recreational footpaths on the village edge	●	●	●	●	●	●	●	○	●	●	●	●	●	●	○	●	●	●	○	●	●	●	○	○	●	●	●
Long distance views across the landscape	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Areas of parkland landscape	○	●	○	○	●	○	○	○	●	●	○	●	○	○	○	○	●	○	●	●	●	●	●	○	●	○	○
Enclosed fields, paddocks and long back gardens forming 'transition' between village and open fields	●	●	●	●	●	●	●	○	●	●	●	●	●	●	●	●	○	●	○	●	●	●	○	●	●	●	●
Spaces between villages to give sense of separation	○	○	○	●	●	○	●	○	○	●	○	●	●	○	●	●	○	○	●	○	○	○	○	●	○	●	●
Strong linear form of the settlement in setting	●	●	●	●	●	●	●	○	●	●	●	●	○	●	●	●	○	●	●	○	○	○	○	●	●	●	●
Clear village edges, such as woodland belts and ridgelines	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●	●	●	●
Groups of mature trees on village edge/in landscape	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Retention of the existing village scale	●	●	●	●	●	●	●	○	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Diffuse boundary edges	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Isolated housing in the countryside forming part of village setting	●	○	○	○	○	○	○	○	○	○	○	○	○	●	○	○	○	○	○	○	○	○	○	○	○	○	○
Long gardens into the village edge/setting	○	○	●	●	●	○	●	○	○	●	○	○	○	●	●	●	●	●	○	●	●	○	○	●	○	○	○
Areas of parkland	○	●	○	○	●	○	○	○	●	●	○	●	○	○	○	○	●	○	●	●	●	●	●	○	●	○	○
River/stream and setting	○	●	●	○	●	○	○	○	○	●	●	●	●	○	●	●	○	○	○	○	○	○	○	○	○	○	○
Narrow/irregular/small scale roads in vicinity of village	●	●	●	●	●	●	●	○	●	●	●	●	○	●	●	●	●	●	●	●	○	○	○	○	○	○	○
Characteristic skyline	○	○	●	●	●	●	●	○	●	●	○	●	●	●	●	●	○	○	○	○	○	○	○	○	○	○	○
Railway features	○	○	○	○	●	○	○	○	○	○	○	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○

SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - VILLAGE OVERVIEW - CHALKLANDS

CRITICAL ENVIRONMENTAL CHARACTERISTICS - WITHIN VILLAGE

	ABINGTON PIGOTTS	BABRAHAM	BARRINGTON	GT & LITTLE CHISHILL	GT WILBRAHAM	GUILDEN MORDEN	HARLTON	HEATHFIELD	HEYDON	HILDERSHAM	HAUNTON	HINXTON	ICKLETON	LITLINGTON	LITTLE SHELFORD	LITTLE WILBRAHAM	NEWTON	ORWELL	PAMPISFORD	SHEPRETH	SIX MILE BOTTOM	STEEPLE MORDEN	STOW-CUM-QUY	TEVERSHAM	THRIELOW	WHADDON	WHITTLESFORD
Views of landmark buildings within the village	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Recreational footpaths within the village	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Footpath linkages	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Borders between properties and streets (walls or hedges)	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Views out to surrounding countryside	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Historic core	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Parkland landscape	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Village greens and ponds	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Open spaces, including land enclosed by linear housing, playing fields, and school grounds	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Areas of particular character, such as low density housing with large mature gardens	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Areas of tranquillity, such as places away from key routes	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Strong linear form	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Groups of mature trees contributing to street scene	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Variety of existing buildings - style, layout, size, height, scale and building materials	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Long gardens	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small dwellings which contribute to the street scene	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
River/stream through the village	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Narrow/irregular/small scale roads or lanes	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>

SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - VILLAGE OVERVIEW - CHALKLANDS

CRITICAL ENVIRONMENTAL CHARACTERISTICS - WITHIN VILLAGE

	ABINGTON PIGOTTS	BABRAHAM	BARRINGTON	GT & LITTLE CHISHILL	GT WILBRAHAM	GUILDEN MORDEN	HARLTON	HEATHFIELD	HEYDON	HILDERSHAM	HAUXTON	HINXTON	ICKLETON	LITLINGTON	LITTLE SHELFORD	LITTLE WILBRAHAM	NEWTON	ORWELL	PAMPISFORD	SHEPRETH	SIX MILE BOTTOM	STEEPLE MORDEN	STOW-CUM-QUY	TEVERSHAM	THRIFLOW	WHADDON	WHITTLESFORD
New building design relating to village character	●	●	○	●	●	●	●	○	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●	●	●
Small group development, in scale and phased	○	●	○	●	●	●	●	●	○	●	●	○	●	●	●	○	●	●	●	●	○	●	●	●	●	○	●
Sense of community	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Historic or village scale street frontage	●	●	●	●	●	●	●	○	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●	●	●
Archaeological site of importance	●	○	●	●	●	●	●	○	●	●	●	●	●	●	●	●	○	●	●	●	○	●	●	●	●	●	●

SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - VILLAGE OVERVIEW - SOUTH EAST CLAY HILLS

CRITICAL ENVIRONMENTAL CHARACTERISTICS - VILLAGE SETTING/EDGE

	BARTLOW	CARLTON	CASTLE CAMPS	HORSEHEATH	STREETLY END	SHUDY CAMPS	WEST WICKHAM	WEST WRATTING	WESTON COLVILLE	WESTON GREEN
Strong sense of arrival at gateways	●	●	●	●	●	●	●	●	●	●
Views of landmark buildings into the village	●	●	○	●	○	●	●	●	●	●
Recreational footpaths on the village edge	●	●	●	●	●	●	●	●	●	●
Long distance views across the landscape	●	●	●	●	●	●	●	●	●	●
Areas of parkland landscape	●	○	○	●	○	●	○	●	○	○
Enclosed fields, paddocks and long back gardens forming 'transition' between village and open fields	●	●	●	●	○	●	●	●	●	●
Spaces between villages to give sense of separation	○	○	○	○	●	○	○	●	○	○
Strong linear form of the settlement in setting	●	●	●	●	●	●	●	●	●	●
Clear village edges, such as woodland belts and ridgelines	●	●	●	●	●	●	●	●	●	●
Groups of mature trees on village edge/in landscape	●	●	●	●	●	●	●	●	●	●
Retention of the existing village scale	●	●	●	●	●	●	●	●	●	●
Diffuse boundary edges	●	●	●	●	●	●	●	●	●	●
Isolated housing in the countryside forming part of village setting	○	○	○	●	○	●	○	○	○	○
Long gardens into the village edge/setting	○	○	●	●	●	●	●	●	●	●
Areas of parkland	●	○	○	●	○	●	○	●	○	○
River/stream and setting	●	○	○	○	○	○	○	○	○	○
Narrow/irregular/small scale roads in vicinity of village	●	○	●	●	○	●	●	●	●	●
Characteristic skyline	●	●	●	●	●	●	●	●	●	●
Railway features	●	○	○	○	○	●	○	○	○	○

SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - VILLAGE OVERVIEW - SOUTH EAST CLAY HILLS

CRITICAL ENVIRONMENTAL CHARACTERISTICS - WITHIN VILLAGE

	BARTLOW	CARLTON	CASTLE CAMPS	HORSEHEATH	STREETLY END	SHUDY CAMPS	WEST WICKHAM	WEST WRATTING	WESTON COLVILLE	WESTON GREEN
Views of landmark buildings within the village	●	●	○	●	○	●	●	●	●	●
Recreational footpaths within the village	●	○	●	●	○	●	●	●	●	●
Footpath linkages	○	○	●	●	●	●	●	●	●	●
Borders between properties and streets (walls or hedges)	●	●	●	●	●	●	●	●	●	●
Views out to surrounding countryside	●	●	●	●	●	●	●	●	●	●
Historic core	○	○	●	●	○	○	●	●	●	○
Parkland landscape	●	○	○	○	○	●	○	●	○	○
Village greens and ponds	○	○	○	○	○	●	○	○	○	○
Open spaces, including land enclosed by linear housing, playing fields, and school grounds	●	●	●	●	●	○	●	●	●	●
Areas of particular character, such as low density housing with large mature gardens	○	○	●	●	●	○	●	●	●	●
Areas of tranquillity, such as places away from key routes	●	●	●	●	●	○	●	●	●	●
Strong linear form	●	●	●	●	●	●	●	●	●	●
Groups of mature trees contributing to street scene	●	●	●	●	●	●	●	●	●	●
Variety of existing buildings - style, layout, size, height, scale and building materials	●	●	●	●	●	●	●	●	●	●
Long gardens	○	○	●	●	●	●	●	●	●	●
Small dwellings which contribute to the street scene	●	●	●	●	●	●	●	●	●	●
River/stream through the village	○	○	○	○	○	○	○	○	○	○
Narrow/irregular/small scale roads or lanes	●	○	●	●	●	●	●	●	●	●

SOUTH CAMBRIDGESHIRE VILLAGE CAPACITY STUDY - VILLAGE OVERVIEW - SOUTH EAST CLAY HILLS

CRITICAL ENVIRONMENTAL CHARACTERISTICS - WITHIN VILLAGE

	BARTLOW	CARLTON	CASTLE CAMPS	HORSEHEATH	STREETLY END	SHUDY CAMPS	WEST WICKHAM	WEST WRATTING	WESTON COLVILLE	WESTON GREEN
New building design relating to village character	●	●	●	●	●	●	●	●	●	●
Small group development, in scale and phased	○	○	●	●	○	●	○	●	○	●
Sense of community	●	●	●	●	●	●	●	●	●	●
Historic or village scale street frontage	●	●	●	●	●	●	●	●	●	●
Archaeological site of importance	●	○	●	●	○	●	●	●	●	●