



LAND NORTH OF
NEWMARKET ROAD,
ROYSTON

VISUAL IMPACT ADDENDUM

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1.0 Non-Technical Summary

- 1.1. ACD Environmental has been commissioned by Vistry Homes to undertake a Visual Impact Addendum to the Landscape and Visual Impact Assessment (LVIA) produced by The Landscape Partnership in September 2014 for the landform change at Land North of Newmarket Road, Royston ('the site').
- 1.2. The purpose of this addendum is to assess the visual effects of the landform changes on site to what was previously approved by the Local Planning Authority. This addendum report should be read in conjunction with the LVIA undertaken by The Landscape Practise in September 2014.
- 1.3. In compiling this baseline information for this report, ACD has undertaken a desktop study including reviews of aerial photography and web searches. ACD then undertook a field assessment which includes a photographic survey of the landscape, using photography from several representative viewpoints.
- 1.4. The viewpoints were selected to represent locations from the originally approved LVIA, September 2014. Some viewpoint locations and outlooks have been updated inline with onsite observations and to represent views of the grassland area within the overall site.
- 1.5. Twelve of the previous viewpoints were assessed as being considered relevant and an additional six views were taken from within the site for general context. These have not been assessed as these were not part of the original assessment. Of the twelve views assessed seven views have been assessed to have a minor visual impact as the landform is currently on site at the new levels and exposed chalk surface is visible. Once the levels have been regraded, topsoiled and seeded the residual visual impact would not remain for any of the views on site.
- 1.6. The site benefits from mature vegetation along the eastern and southern boundaries which provide a backdrop to the landform. At the increased height levels the vegetated backdrop is still visible and forms the skyline to views from the north and west. Glimpsed views through mature vegetation from Newmarket Road to the south

have increased mounding levels visible however these sit within context of the local landscape and appear as natural landform features.

2.0 Introduction, Purpose, and Methodology

Introduction

- 2.1. ACD Environmental has been commissioned by Vistry Homes to undertake a Visual Impact Addendum to the Landscape and Visual Impact Assessment (LVIA) produced by The Landscape Partnership in September 2014 for the landform change at Land North of Newmarket Road, Royston ('the site').
- 2.2. The approved LVIA considered the landscape and visual effects on the receiving landscape for the residential development on site and considered the effects of the proposed development on the landscape character, site features, local and wider landscape and visual changes.
- 2.3. This addendum report outlines and assesses the change to the grassland landform to previously approved drawings including the varied increase in height to the open space grasslands by up to 4m. This is outlined in the appendices of this report and shown in **Figures 4-7**.
- 2.4. The purpose of this addendum is to assess the visual effects of the landform changes on site to what was previously approved by the Local Planning Authority. This addendum report should be read in conjunction with the LVIA undertaken by The Landscape Practise in September 2014.
- 2.5. The site is located to the north of Newmarket Road and lies on the eastern edge of Royston. An ordnance survey plan showing the site location is included in the appendices of this report and is shown in **Figure 1**. An aerial photograph of the site is included in the appendices of this report and is shown in **Figure 2**.
- 2.6. Although it may be appreciated that landscape changes may also occur, due to the nature of retaining the landscape features, chalkland grassland and mature trees, only visual effects are being re-assessed within this addendum.

- 2.7. At the time of visiting the site and undertaking the photographic survey, the landform on site represents the general landform levels that are proposed within this application. There are some smaller mounds visible on site, however these are temporary topsoil storage mounds and will be redistributed as required.
- 2.8. The current open space is shown as a chalky substrate but the proposed landscape finish of meadow grassland has not been undertaken. Once the temporary topsoil mounds have been moved and re-distributed, the open space will be smoothed and re-graded and the landscape finish will be installed with a chalk grassland meadow mix and once established, the current stark white chalky surface will not be visible in lieu of meadow grassland.
- 2.9. The proposed meadow grass finish is the same meadow grass finish as previously approved.

Purpose

- 2.10. LVIA's can be defined as a mechanism by which the landscape can be assessed against its capacity to accommodate change.
- This addendum aims to provide an assessment of the potential visual effects of a landscape change upon the receiving landscape, in line with current legislation and guidance.
- 2.11. In compiling this baseline information for this report, ACD has undertaken the following:
- A desktop study of relevant background documents, maps, and databases. The desktop study included reviews of aerial photography and web searches.
 - A field assessment includes a photographic survey of the landscape, using photography from several representative viewpoints. The field assessment was undertaken by a qualified landscape architect; and
 - Providing the baseline conditions concerning receptors visual amenity.

Methodology

2.12. This proposal is not subject to an Environmental Impact Assessment (EIA). However, this LVIA has been undertaken following 'Guidelines for Landscape and Visual Impact Assessment' (Third Edition), published by the Landscape Institute and the IEMA (2013) (GLVIA) as this document is relevant to non-EIA schemes. Reference was also made to 'An Approach to Landscape Character Assessment' (Second Edition), published by Natural England (2018) and photography has been undertaken in line with 'Visual Representation of Development Proposals, TDN06/19', published by The Landscape Institute (2019).

2.13. Potential receptors were identified within the study area and the assessment identifies the sensitivity of receptors, the magnitude of change, and the level of effect. The methodology of assessment is included in **Appendix A**.

Study Area

2.14. The study area was set to the area originally laid out within the LVIA produced by the Landscape Partnership in September 2014. This is approximately a radius of 2.5km from the centre of the site (N52°03'07, W00°00'17) on the basis that, at this distance, this form of development, when seen by the human eye, would be hardly discernible or not legible.

3.0 Baseline Conditions: Visual

Introduction

- 3.1. Viewpoints have been selected to represent views taken within the LVIA, 2014. Some viewpoint locations and outlooks have been updated inline with onsite observations and to represent the grassland area within the overall site. Viewpoints are included within **Appendix B** of this report and locations are shown in **Figure 3**, within the report appendices.
- 3.2. This section identifies those visual receptors that have the potential to view the site, their distribution, character, and sensitivity to change.
- 3.3. The photographic study to support the application was undertaken in March 2025. Viewpoints at varying close distances from the site were selected to represent the typical views of the site. **Figure 3** shows the location of these viewpoints. In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected thereby adding to the overall impact upon receptors in those locations.
- 3.4. The following viewpoints in **Table 1** were selected as being representative of the potential visual issues associated with the proposed development.

Table 1: Viewpoint Details

No	Location	Distance (km) and direction of view	Northing	Westing	Rationale for selection
A	Open Space off Redwing Rise	0.30km, S	52°03'27	00°00'28	View from within open space
B	Informal path along the A505	0.20km, S	52°03'24	00°00'23	View from informal path
C	Informal path along the A505	0.15km, S	52°03'23	00°00'22	View from informal path
D	Informal path along the A505	0.02km, W	52°03'15	00°00'16	View from informal path
E	Desborow Lane	Within the site, SE	52°03'08	00°00'19	View from within the site along Desborow Lane
G	Newmarket Road	0.00km, N	52°02'56	00°00'08	View from Icknield Way, long distance walking path along Newmarket Lane along the southern boundary
H	Entrance to open space accessed from Newman Avenue	0.13km, E	51°02'57	00°00'25	View open space to the west of the site
J	Newmarket Road	0.28km, E	52°02'56	00°00'33	View from Icknield Way, long distance walking path along Newmarket Road
K	Newman Avenue	0.26km, E	52°02'59	00°00'34	View from close range residential development along Newman Avenue
L	Field Crescent	0.21km, E	52°03'04	00°00'34	View from close range residential development along Newman Avenue
M	Entrance to public byway along the A10	1.80km, S	52°04'16	00°00'11	Long distance view from a public byway
N	Old North Road	1.73km, SE	52°03'45	00°01'48	Long distance view from Old North Road

3.5. An additional six photographs were taken from locations within the site boundary to represent updated views from the approved LVIA undertaken by The Landscape Practise in September 2014. Photographs for views Q, R, S, V, X and Y are included within **Appendix B** of this report and located on **Figure 3**.

- 3.6. During consultation on the landform changes with the Local planning Authority, it was requested that views from Old North Road were undertaken. This can be seen in Viewpoint N within this report.

Visual Receptors

Public Rights of Way Users

- 3.7. Users of PRowS, bridleways and long distance walking paths are considered to have a high sensitivity and so the visual assessment included a comprehensive analysis of the visual effects of this user group.
- 3.8. An informal pathway is located along the edge of the grassland and north along the A505, views have been taken from these paths to represent any potential changes. A Long Distance Walking Path is located to the south of the grassland along Newmarket Road and public byways located to the north of the site. Views have been taken to represent views from these locations.

Residential Properties and Users

- 3.9. Views from private residential properties, although likely to have a high sensitivity to any changes in a view, are not protected by planning regulations, policies, or guidance. There are several residential properties located close to the site, including those within the site which have been recently developed accessed off the A505 and those within the adjacent developments to the west located along Newman Avenue, Field Crescent and Ridgeways. The nearest properties within the site and along Newman Avenue are facing the grassland, so it is likely that a change will be appreciated from properties that are close to the site, through which views may be possible.

Road Users

- 3.10. Road users are less sensitive than residential receptors or users of PRow due to the speed at which they experience and perceive the landscape, however, road users are notable receptors. The various residential roads which are found to the

west of the site are the nearest notable receptors of this type, including Newman Avenue, Field Crescent, Ridgeways. Newmarket Road and A505 are larger roads to the south and east of the site.

4.0 Proposals and Mitigation

The Proposed Development

4.1. The development proposals are laid out in the engineering and landscape proposals. The landform proposals are shown in **Figures 4-7**.

4.2. The proposals include the following:

- Re-grading of the chalkland grassland of varied heights up to 4m, topsoiling and seeding.
- Proposed retaining wall along the north west edge of the grassland to the residential development, steps, mounding and landscaping.

Landscape Mitigation

4.3. The conclusions of the addendum assessment include a degree of mitigation already as to avoid or reduce the potential effects. These include:

- Smooth regrading of the landform into the proposed levels.
- Spreading of topsoil and grass seeding

4.4. In adopting the above measures, the proposals will reduce the magnitude of landscape and visual effects on the identified receptors.

4.5. The visual assessment has been undertaken to assess the visual effects of the proposed landform changes on the chalkland grassland on site.

4.6. After 10-15 years the above mitigation measures will have weathered, and planting will have become established to further reduce the visual impact.

5.0 Assessment of Effects

Introduction

- 5.1. Predicted effects on receptors are assessed at operation. The assessment of visual effects considers the site from what was previously approved by the Local Planning Authority compared to the proposed open space levels and judges the type and level of effects of this change.
- 5.2. The landscape strategy is to include smooth re-grading of the landform in line with proposed sections and topsoiling and reseedling. The strategy would help to visually blend the proposals into the receiving landscape and soften the look of the landform over time. The assessment of effects is outlined in **Appendix B**.
- 5.3. It is considered that there is the potential for effects on the following receptors:

Landscape

- Landscape elements such as the trees, hedgerows, and agricultural landscape; and

Visual

- Public Rights of Way and users of recreational facilities in the local area.
 - Roads adjacent to and surrounding the site; and
 - Residential receptors adjacent to site boundaries.
- 5.4. The sensitivity of the visual receptors in the viewpoints is outlined in **Table A** within **Appendix A** of this report.

Visual Impacts

- 5.5. Visual impact assessment considers the sensitivity to change of visual receptors within the study area, and the magnitude of change associated with the introduction of the proposed development into the existing visual context.
- 5.6. A summary of the visual effects at each viewpoint location is shown in **Table 2**.

Table 2: Summary and comparison of Overall Residual Visual Effects

	Viewpoints	Receptor Type	Receptor Sensitivity	Magnitude of Change	Overall Visual Effects	Magnitude of Change	Overall Visual Effects
				Operational Stage		Residual Stage	
A	Open Space of Redwing Close	Users of open space	High	Very Small	Minor	Negligible	Negligible
B	Informal path along the A505	Users of path and road	High	Negligible	Negligible	Negligible	Negligible
C	Informal path along the A505	Users of path and road	High	Negligible	Negligible	Negligible	Negligible
D	Informal path along the A505	Users of path and road	High	Negligible	Negligible	Negligible	Negligible
E	Desborow Lane	Road users and residents	High	Very Small	Minor	Negligible	Negligible
G	Newmarket Road	Road users and users of LDWP	High	Very Small	Minor	Negligible	Negligible
H	Entrance to open space accessed from Newman Avenue	Users of open space	High	Very Small	Minor	Negligible	Negligible
J	Newmarket Road	Road users and users of LDWP	High	Negligible	Negligible	Negligible	Negligible
K	Newman Road	Road users and residents	High	Very Small	Minor	Negligible	Negligible
L	Field Crescent	Road users and residents	High	Very Small	Minor	Negligible	Negligible

	Viewpoints	Receptor Type	Receptor Sensitivity	Magnitude of Change	Overall Visual Effects	Magnitude of Change	Overall Visual Effects
M	Entrance to public byway along the A10	Road users and users of byway	High	Negligible	Negligible	Negligible	Negligible
N	Old North Road	Road users	Medium	Very Small	Minor	Negligible	Negligible

Residential Receptors

- 5.7. Residential receptors are considered high, even though in planning terms there is no right to view from a residential property. This report does not specifically assess any viewpoints from within private residential ownership as access to private property could not be ascertained during the fieldwork. During the fieldwork, the publicly accessible spaces within residential areas (public highway and open spaces) were visited, but due to a combination of existing vegetation, topography, and existing built form, it is likely views from the existing properties will be limited to those in proximity to the site and that are located adjacent to natural gaps within the vegetation structure and built form.
- 5.8. Viewpoint E is located within the site along Desborow Lane and the grassland is clearly visible as exposed chalk surface. Once construction on site is completed and the gap within the built form filled in limited views of the grassland could be appreciated.
- 5.9. Viewpoint K and L are located along residential streets to the west of the site. Due to the open nature of the streets and elevated landform beyond, views are appreciated of the grassland. Where the landform is increased in height, this is below the tree skyline forming the horizon and once regrading, topsoiling and seeding has occurred the grassland will sit within the context of the local landscape.

Users of Long-Distance Walking Path

- 5.10. Users of Long-Distance Walking Paths would be considered high, in that receptor's attention is often focused on the landscape through which they are travelling. The landscape associated with Long Distance Walking Paths is considered an important component of their overall experience.
- 5.11. Viewpoints G and J are representative of views from the Icknield Way. Viewpoint J is located to the west of the site and due to the distance from the site no view is appreciated. Viewpoint G is located at a gap in the vegetation and the grassland is

visible within the view. Due to a landscape mounding feature being visible through the trees, which sits inline with adjacent landform features within the local landscape. After regarding and seeding no visual effects would be appreciated.

Users of Open Space

5.12. Users of Open Space are considered high, in that receptor's attention is often focused on the landscape. These spaces are used for recreational purposes and the landscape is considered an important part of this.

5.13. Viewpoints A and H are both taken from open spaces within the landscape. Viewpoint A is located within the open space associated with Ridgeway Rise estate. There are small glimpses of the grassland from this location amongst the wooded backdrop. Once regarding, topsoil and seeding has occurred the grassland will sit within the local context of the elevated landform to the east of the site.

5.14. Viewpoint H is located at the entrance to the open space accessed off Newman Avenue. There are clear and open views from this location of the grassland. The grassland is bound by the mature trees and vegetation to the site boundary and once mitigation measures are in place the landform will sit within the local context of elevated grassland. Whilst some landform changes will be appreciated the overall skyline and tree lined horizon will not be affected. Once the grassland has regrown there will be negligible changes within the overall view.

Users of Paths and public Byways

5.15. Users of Public Rights of Way are also considered high, in that receptor's attention is often focused on the landscape through which they are travelling. Receptors often use Public Rights of Way for recreational purposes and the landscape is considered an important component of their overall experience. The following Byway and informal paths have been assessed as follows:

5.16. Viewpoint M is taken from the entrance to the public byway located off A10. The grassland is barely visible from this location. Once reseeded there would be no change in the overall view.

5.17. Viewpoints B, C and D are taken from the informal path that runs from the roundabout at the site entrance north to Ridgeway Close open space. Viewpoint B and C are at such a distance and there is mature interceding vegetation that no view of the grassland is visible.

5.18. Viewpoint D is located closer to the grassland. Glimpses of the grassland are possible through the mature trees and vegetation that are located between the observer and the grassland. Once mitigation measures are in place there will be no legible view of the grassland.

Road Users

5.19. Road users are typically less sensitive than users of Public Rights of Way or residential receptors due to the speed through which they travel through the landscape. Road users' attention may also not be focused on the landscape.

5.20. Viewpoint N represents road users from Old North Road and provides an open and partially elevated view over Royston and across the landscape. The grassland is visible from this location, once regrading, topsoil and seeding has occurred the landform will sit within the context of the elevated landform lying to the east of the site.

6.0 Conclusions and Discussions

- 6.1. ACD Environmental has been commissioned by Vistry Homes to undertake a visual impact addendum to the Landscape and Visual Impact Assessment (LVIA) produced by The Landscape Partnership in September 2014 for the landform change at Land North of Newmarket Road, Royston ('the site') to accompany the planning application for the site.
- 6.2. This addendum report outlines the change to the grassland landform to previously approved drawings including the varied increase in height to the open space grasslands by up to 4m. This is outlined in the appendices of this report and shown in **Figures 4-7**.
- 6.3. The purpose of this addendum is to assess the visual effects of the landform changes on site. This addendum report should be read in conjunction with the LVIA undertaken by The Landscape Practise in September 2014.
- 6.4. In compiling this baseline information for this report, ACD has undertaken a desktop study including reviews of aerial photography and web searches, ACD then undertook field assessments which include a photographic survey of the landscape and using photography from several representative viewpoints.
- 6.5. There were twelve viewpoints assessed, representing viewpoints from the originally approved assessment and an additional six views taken from within the site for general context. Of the twelve views assessed seven views have been assessed to have a minor visual impact as the landform is currently on site at the new levels and exposed chalk surface is visible. Once the levels have been re-graded, topsoiled and seeded the residual visual impact would not remain for any of the views on site.
- 6.6. When assessing the visual changes between that which has been approved to the proposed landform, it may be considered there are opportunities for visual changes from close range views. However, when viewed from long range locations, proposed changes to the site, sit within the local context of adjacent landform.

6.7. The site benefits from mature vegetation along the eastern and southern boundaries which provide a backdrop to the landform. At the increased height levels the vegetated backdrop is still visible and forms the skyline to views from the north and west. Glimpsed views through mature vegetation from Newmarket Road to the south have increased mounding levels visible however these sit within context of the local landscape and appear as natural landform features.

7.0 Appendices

Appendix A – Methodology

Appendix B- Visual Effects

Appendix C- Glossary of Terms

Appendix D - Sources of information

Figure 1- Ordnance Survey Map

Figure 2- Aerial Photography

Figure 3- Viewpoint Locations

Figure 4- Soil Distribution Proposals

Figure 5- Soil Distribution Proposal Sections Sheet 1

Figure 6- Soil Distribution Proposal Sections Sheet 2

Figure 7- Soil Distribution Proposal Sections Sheet 3

Appendix A- Methodology

Visual Receptor Sensitivity

- 7.1. The locations from which the proposed development will be visible are known as visual receptors. The assessment of visual sensitivity considers both the category of visual receptor and the nature of their existing view. It takes account of the location of the receptor or viewpoint; the expectations, occupation, or activity of the people present; the quality of the existing visual context; and the importance or value likely to be attributed by them to the available view. It is therefore the case that not all receptors within a given category are deemed to display equal sensitivity.
- 7.2. Following the GLVIA, for the visual assessment, the visual receptors have been graded according to their sensitivity to change against criteria set out in the table below.

Table A: *Visual Receptor sensitivity*

Receptor Sensitivity	Description
High	Occupiers of residential properties. Users of outdoor recreational facilities, including public rights of way, whose attention or interest may be focused on the landscape Communities where the development results in changes in the landscape setting or valued views enjoyed by the community.
Medium	People travelling through or past the affected landscape in cars, on trains, or other transport routes where higher speeds are involved and view sporadic and short-lived. People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest.
Low	People at their place of work, Industrial facilities.

- 7.3. The number of people likely to be present and the duration of time that a view is likely to be experienced may also influence the visual sensitivity of a particular location.
- 7.4. It is sometimes the case that different categories of visual receptors might be present at a selected representative viewpoint (e.g., a selected location may include both residential properties and workplaces suggesting different levels of

sensitivity). In such cases, the primary receptor category is identified (usually the more sensitive).

Visual Magnitude of Change

- 7.5. The visibility of the proposals and the magnitude of their change upon a view and the effect of visual effect are dependent on the range of factors already outlined, together with, the angle of the sun, the time of year, and weather conditions. Of equal importance will be whether the site is seen completely, or in part; whether the site appears on the skyline; whether it is viewed with a backcloth of land or vegetation; or with a complex foreground; and whether the site forms part of an expansive landscape or is visible within a restricted view. The aspect of dwellings and whether the view is from the main window or a secondary window, which may be used less frequently, is also a consideration. From highways, the direction and speed of travel are also a consideration. In the assessment magnitude of change is ranked as per the following table.

Table B: Definition of Magnitude of Visual Impact

Magnitude	Examples
Very Large	The development would result in a dramatic change in the existing view and/or would cause a dramatic change in the quality and/or character of the view. The development would appear large scale and/or form the dominant elements within the overall view and/or maybe in full view the observer or receptor. Commanding, controlling the view.
Large	The development would result in a prominent change in the existing view and/or would cause a prominent change in the quality and /or character of the view. The development would form prominent elements within the overall view and/or maybe easily noticed by the observer or receptor. Standing out, striking, sharp, unmistakable, easily seen.
Medium	The development would result in a noticeable change in the existing view and/or would cause a noticeable change in the quality and/or character of the view. The development would form a conspicuous element within the overall view and/or maybe readily noticed by the observer or receptor. Noticeable, distinct, catching the eye or attention, clearly visible, well defined.
Small	The development would result in a perceptible change in the existing view, and/or without affecting the overall quality and/or character of the view. The development would form an apparent small element in the wider landscape that may be missed by the observer or receptor. Visible, evident, obvious.
Very Small	The development would result in a barely perceptible change in the existing view, and/or without affecting the overall quality and/or would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor. Lacking sharpness of definition, not obvious, indistinct, not clear, obscure, blurred, and indefinite.
Negligible	Only a small part of the development would be discernible and/or it is at such a distance that no change to the existing view can be appreciated. Weak, not legible, near the limit of acuity of the human eye.

Overall Visual Effect

7.6. The overall visual effects are determined by the assessment of receptor sensitivity set against the magnitude of change, as indicated by the matrix in Table I.

Table C: Overall Visual Effects

Magnitude	Sensitivity		
	High	Medium	Low
Very large	Major	Major	Major/moderate
Large	Major	Major/moderate	Moderate
Medium	Major/moderate	Moderate	Moderate/minor
Small	Moderate	Moderate/minor	Minor
Very Small	Minor	Minor	Negligible
Negligible	Negligible	Negligible	Negligible

Visual Assessment Parameters

7.7. To evaluate what the visual impact of the development will be and, if appropriate, what can be done, to ameliorate the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed. The assessment of visual impact from any one location considers the:

- Sensitivity of the views and viewers (visual receptor) affected.
- Nature, scale or magnitude, and duration of the change.
- The extent of the proposed development that will be visible.
- Degree of visual intrusion or obstruction that will occur.
- Distance of the view; and
- Change in character or quality of the view compared to the existing.

7.8. A range of fixed visual receptors was initially considered, with emphasis placed on the identification and selection of locations with a clear relationship to the proposed scheme where potential visual implications were deemed to be greatest. The key visual receptors normally include statutory and non-statutory designated or protected areas, cultural heritage resources, residential properties

and farmsteads, recreational/tourist resources, panoramic hilltop views, focused or directed views, and cumulative views. Viewpoints were selected to be representative of these visual receptor types.

7.9. These preliminary viewpoint's locations were assessed in terms of visibility during field investigation resulting in some preliminary viewpoints either being repositioned to locations offering improved visual representation or discounted as not offering any views. Also, field investigation identified several other closer viewpoints.

7.10. For the field assessment, a Canon EOS 700D camera with an 18-55mm lens was used, set at 35mm focal length. This is in line with best practice as shown in the 'Visual Representation of Development Proposals- Technical Guidance Note 06/19' issued by the Landscape Institute (2019).

7.11. Field investigation from the preliminary viewpoints was used to assess the actual visibility of the proposed development within the study area, considering the visual barrier effect of vegetation and buildings.

Site Appraisal/ Photographic Studies

7.12. The photographic study was undertaken in March 2025. Viewpoints at varying close distances from the site were selected to represent the typical views of the site. **Figure 3** shows the location of these viewpoints. In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected thereby adding to the overall impact upon receptors in those locations.

7.13. The locations from which the proposed development will be visible are known as visual receptors. Following the "Guidelines for Landscape & Visual Impact Assessment 3rd Edition", for the visual assessment, the visual receptors have been graded according to their sensitivity to change.

7.14. From the results of the initial desk study, site appraisal, and fieldwork the proposed development will be visible from a limited number of locations, at varying but close distances, and from both public and private areas.

7.15. To evaluate what the visual impact of the development will be and, if appropriate, what can be done to ameliorate the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed. Each assessment of visual impact has therefore been made taking into consideration the character and quality of the existing view.

Limitations of Assessment

7.16. The fieldwork and photographic appraisal were undertaken during March 2025 at a time when views benefit from vegetation in leaf fall and provide potential for greatest visibility, however, in the summer months, the existing vegetation will form stronger visual barriers. Photographs at the end of each viewpoint indicate the general outlook for receptors.

7.17. In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected, thereby adding to the overall impact upon receptors in those locations.

APPENDIX B- Visual Assessment

Viewpoint A: View from Open Space off Redwing Rise



VpA	Panoramic view	(Distance 0.30km looking south)
Baseline Description	This is a view from an open space adjacent to Redwing Rise. The open space is visible in the foreground of the view as amenity grassland with block planting of mature shrubs and trees. Redwing Rise housing is visible to the west of the observer. King James Academy playing fields lie beyond the open space and are bound by metal railings. The housing within the site is visible beyond the playing fields and forms the backdrop of the built form. The horizon is bound by mature trees on elevated landform. Glimpsed views of the grassland within the site is visible beyond the built form. Agricultural landscape is visible to the east of the site on elevated landform beyond the mature vegetation within the view.	
Predicted change	From this viewpoint, the change in the grassland sits within the context of the grassland to the east of the site.	
Type of effect	The change in landform height is comparable to the adjacent landscape levels that already exists in the local landscape.	
Magnitude of Change	The landform changes are not obvious to the observer.	
Assessment	Sensitivity	Users of the open space - High
	Magnitude	Very Small
Overall Visual Effects		Minor

Viewpoint B: View from informal path along the A505



VpB	Panoramic view (Distance 0.20km looking south)	
Baseline Description	This is a view from the verge adjacent to the informal path which travels along the A505. The path runs from the roundabout at the site entrance to the open space off Redwing Rise in the north. The path is informal trodden grassland within a wide vegetated verge. On the eastern edge of the A505 there is limited verge or access. The floodlights associated with the King James Academy playing fields are visible above the mature vegetation. The horizon is bound by mature trees above elevated agricultural landform. The A505 is visible to the east of the observer.	
Predicted change	From this viewpoint, the grassland within the site is set beyond the mature vegetation within the view.	
Type of effect	The introduction of the landform changes is comparable to the elevated landform within the view	
Magnitude of Change	The landform changes result in no change in the existing view.	
Assessment	Sensitivity	Path and road users - High
	Magnitude	Negligible
Overall Visual Effects		Negligible

Viewpoint C: View from informal path along the A505



VpC	Panoramic view (Distance 0.15km looking south)	
Baseline Description	This is a view from the informal path which travels along the A505. The path runs from the roundabout at the site entrance to the open space off Redwing Rise in the north. The path is an informal trodden soil route within a wide vegetated verge. On the eastern edge of the A505 there is limited verge or access. The floodlights and metal fencing associated with the King James Academy playing fields are visible beyond the mature vegetation. The view is close range due to the mature vegetation surrounding the observer.	
Predicted change	From this viewpoint, the grassland is be set beyond the mature vegetation.	
Type of effect	The introduction of the landform changes are not visible from this location.	
Magnitude of Change	The landform changes result in no change in the existing view.	
Assessment	Sensitivity	Path and road users - High
	Magnitude	Negligible
Overall Visual Effects		Negligible

Viewpoint D: View from informal path along the A505



VpD	Panoramic view	(Distance 0.02km looking west)
Baseline Description	This is a view from the informal path which travels along the A505. The path runs from the roundabout at the site entrance to the open space off Redwing Rise in the north. The path is informal trodden grassland within a wide vegetated verge. On the eastern edge of the A505 there is limited verge or access. The housing within the site is visible from this location beyond the mature vegetation along the site's eastern boundary. The A505 is visible and is a busy road, street lights are visible and road signage. The elevated landform to the east of the site bounds the horizon and mature trees lie beyond. The site grassland lies beyond the mature vegetation within the view.	
Predicted change	From this viewpoint, the grassland is set beyond the mature vegetation within the view. Glimpses of the grassland are possible through the vegetation. In the summer months when vegetation is in full leaf, views of the grassland would be restricted.	
Type of effect	The introduction of the landform changes sit inline with elevated landform within the view.	
Magnitude of Change	The landform changes result in no change in the existing view.	
Assessment	Sensitivity	Path and road users - High
	Magnitude	Negligible
Overall Visual Effects		Negligible

Viewpoint E: View from Desborow Lane



VpE	Middle-distance elevated panoramic view (Within the site looking south east)	
Baseline Description	This is a view from within the site along Desborow Lane. The site is under construction and construction spoil, noise and traffic was visible on site. The grassland slopes are visible from this location through the construction area. Within the view, there will be further built form once the site is completed. The horizon is formed by mature trees atop the elevated landform. Current soil piles are visible across the open space grassland. Sales signage associated with the housing is visible across the landscape.	
Predicted change	From this viewpoint, the landform changes are visible, however due to the lower level of the observer, once development in this area is completed limited views of the grassland would be visible. From this location the grassland sits below the existing skyline and the new levels do not foreshorten views of the trees and woodland beyond. The grassland has currently been re-modelled and recent landform changes are visible as exposed white chalk surface. These areas will be topsoiled and reseeded.	
Type of effect	The introduction of the landform changes are comparable to those within the local landscape.	
Magnitude of Change	Once construction is completed on site, the landform changes would result in no obvious changes in the existing view.	
Assessment	Sensitivity	Residents and road users - High
	Magnitude	Very small
Overall Visual Effects		Minor

Viewpoint G: View from Newmarket Road



VpG	Panoramic view (Distance 0.00km looking north)	
Baseline Description	This is a view from Newmarket Road. The wooded southern edge to the site is visible beyond Newmarket Road and an informal path travels within this woodland strip. The grassland within the site is visible beyond this woodland strip. A metal gate restricts vehicular access into the wooded area from Newmarket Road. The Icknield Way travels along this road in an east to west direction.	
Predicted change	From this viewpoint, the grassland is visible within the site. The grassland has currently been re-modelled with recent landform changes visible as exposed white chalk surface.	
Type of effect	The introduction of the increased landform levels has foreshortened views of the skyline beyond, however sits inline with natural elevated landform and grassland features within the local landscape.	
Magnitude of Change	The landform change has resulted in a barely perceptible change in the existing view without affecting the overall quality of the view	
Assessment	Sensitivity	Road users and users of LDWP - High
	Magnitude	Very Small
Overall Visual Effects		Minor

Viewpoint H: View from entrance to open space accessed from Newman Avenue



VpH	Panoramic view (Distance 0.13km looking east)	
Baseline Description	This is a view from the entrance to the open space accessed from Newman Avenue. The open space is visible within the foreground of the view bound by mature vegetation and mature trees are located within the amenity grassland. The landform falls away from the observer towards a mature tree line and skatepark. Residential properties to the north of the observer are visible along Ridgeways. The site lies beyond the tree line and residential development within the site is visible. The grassland within the site is visible between the mature tree line bounding the site and mature trees on the skyline. Man made features including electricity post and wires and signal towers are visible on the horizon.	
Predicted change	From this viewpoint, the grassland is visible above the mature vegetation bounding the site and residential properties. The grassland has currently been re-modelled with recent landform changes visible as exposed white chalk surface.	
Type of effect	The increase in landform levels sits to the foreground of the mature trees and vegetation on the skyline. Once topsoil and re-seeding has taken place the grassland will be inline with the grassland in the foreground of the view.	
Magnitude of Change	The landform change has resulted in a barely perceptible change in the existing view that may not be obvious to the observer.	
Assessment	Sensitivity	Open space users - High
	Magnitude	Very Small
Overall Visual Effects		Minor

Viewpoint J: View from Newmarket Road



VpJ	Panoramic view (Distance 0.28km looking east)	
Baseline Description	This is a view from Newmarket Road to the west of the site looking east. Newmarket Road is a commanding feature in the view and bound by mature trees and vegetation to the north and south of the road. A pedestrian footpath is located along the road and a long distance walking path travels along the footpath. Manmade elements of height are visible as bollards and street lighting. The Icknield Way travels along this road in an east to west direction.	
Predicted change	From this viewpoint, the grassland is beyond the mature trees and vegetation that bounds Newmarket Road	
Type of effect	The introduction of the landform changes are not visible from this location	
Magnitude of Change	The landform change has resulted in no change in the existing view and is not visible to the observer.	
Assessment	Sensitivity	Road users and users of LDWP - High
	Magnitude	Negligible
Overall Visual Effects		Negligible

Viewpoint K: View from Newman Avenue



VpK	Panoramic view (Distance 0.26km looking east)	
Baseline Description	This is a view from Newman Avenue. Newman Avenues travels in an east to west direction and the site is visible forming the backdrop of the view. Terraced housing along Newman Avenue is visible, bound to the front by parking bays, low brick walls, wooden fencing and landscaping. Street lighting is located along the road. The residential development within the site is visible to the rear of Newman Avenue. Beyond the grassland landform the horizon is bound by mature trees and vegetation.	
Predicted change	From this viewpoint, the grassland is visible beyond the residential development. The landform sits below the existing vegetation bounding the eastern edge of the site. Once the grassland has received topsoil and re-seeding the landform will sit within the surrounding site context.	
Type of effect	The increase in landform levels sits to the foreground of the mature trees and vegetation on the skyline. There may be increased glimpses of the grassland from second floor residential properties.	
Magnitude of Change	The landform change has resulted in a barely perceptible change in the existing view that may not be obvious to the observer.	
Assessment	Sensitivity	Residents - High
	Magnitude	Very Small
Overall Visual Effects		Minor

Viewpoint L: View from Field Crescent



VpL	Panoramic view (Distance 0.21km looking east)	
Baseline Description	This is a view from Field Crescent. Semi-detached housing is visible along the road, bound by car parking, brick walls, wooden fencing and landscaping. Residential development is visible to the rear of Field Crescent backing onto the site. Development within the site is visible to the rear of these properties. The grassland is visible beyond the development and forms a backdrop to the view. Mature trees and vegetation are interspersed atop of the landform forming the backdrop. Within the view man-made elements of height are visible, including street lighting and telephone lines.	
Predicted change	From this viewpoint, the grassland is visible beyond the residential development. The landform sits below the existing vegetation bounding the eastern edge of the site. Once the grassland has received topsoil and re-seeding the landform will sit within the surrounding site context.	
Type of effect	The increase in landform levels sits to the foreground of the mature trees and vegetation on the skyline. There may be increased glimpses of the grassland from second floor residential properties.	
Magnitude of Change	The landform change has resulted in a barely perceptible change in the existing view that may not be obvious to the observer.	
Assessment	Sensitivity	Residents - High
	Magnitude	Very Small
Overall Visual Effects		Minor

Viewpoint M: View from entrance to public byway along the A10



VpM	Panoramic view (Distance 1.80km looking south)	
Baseline Description	This is a view from entrance to the public byway off the A10. The A10 is a commanding feature in the view and noise and road movement was obvious on site. Bound by a grass verge and a shrub boundary to the agricultural fields beyond. The backdrop is formed by rising landform of agricultural fields and interspersed trees and vegetation on top. Electricity poles are visible within the foreground.	
Predicted change	From this viewpoint, the grassland within the site is located within a mature vegetated and tree lined area lying in the background of the view. While the soil is exposed, and construction activities are onsite there is the possibility of glimpsed views through the vegetation.	
Type of effect	The grassland landform sits inline with existing landform within the local landscape.	
Magnitude of Change	The landform results in no change in the existing view and is not legible to the observer.	
Assessment	Sensitivity	Users of byway and road - High
	Magnitude	Negligible
Overall Visual Effects		Negligible

Viewpoint N: View from Old North Road



VpN	Panoramic view	(Distance 1.73km looking south east)
Baseline Description	This is a view from a grass verge along Old North Road. The grass verge is visible in the foreground bound by agricultural landscape. A neatly maintained bounds the field to meet the A 505. Street lighting is visible along the A505. Landform rises in the background and mature trees and vegetation form the skyline. Interspersed development is located throughout the landscape amongst mature trees and vegetation. The site is clearly visible within the view and forms an exposed soil ridge. The roofs of the residential housing on site are visible to the base of the grassland slope. Residential development within Royston is visible to the south east.	
Predicted change	From this viewpoint, the landform is visible between the housing roofs and mature vegetation on the skyline. Once the grassland has received topsoil and re-seeding, the grass will sit within the context of the local landform lying to the east.	
Type of effect	The landform lies within the context of adjacent elevated landform within the local landscape.	
Magnitude of Change	The landform change has resulted in a barely perceptible change in the existing view that may not be obvious to the observer	
Assessment	Sensitivity	Road users - Medium
	Magnitude	Very Small
Overall Visual Effects		Minor

Viewpoint Q: View from Hammond Close



Viewpoint R: View from Hammond Close



Viewpoint S: View from open space accessed from Hammond Close



Viewpoint V: View from informal path along the eastern site boundary



Note that the bumps and current landform shown in Viewpoint V are temporary and will be smoothed out and graded prior to landscape works.

Viewpoint X: View from informal path off Royston Skatepark



Viewpoint Y: View from informal path within the woods on site



APPENDIX E - Glossary of terms

Analysis (landscape)	The process of breaking the landscape down into its component parts to understand how it is made up.
AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
Assessment (landscape)	An umbrella term for description, classification, and analysis of the landscape.
Biodiversity	The concept of variety in all species of plants and animals through which nature finds its balance.
Classification	A process of sorting the landscape into different types using selected criteria, but without attaching relative values to the different kinds of landscape.
Compensation	The measures taken to offset or compensate for residual adverse effects that cannot be mitigated, or for which mitigation cannot eliminate adverse effects.
Constraints map	Map showing the location of important resources and receptors that may form constraints to development.
Countryside	The rural environment and its associated communities (including the coast)
Cumulative Effects	The summation of effects that result from changes caused by development in conjunctions with other past, present, or reasonably foreseeable actions.
Diversity	Where a variety of qualities or characteristics occurs.
Element	A component part of the landscape (for example, roads, hedges, woods)
Enhancement	Landscape improvement through restoration, reconstruction, or creation.
Environment	Our physical surroundings including air, water, and land.

Environmental appraisal	A generic term for the evaluation of the environmental implications of proposals (used by the UK Government in respect of policies and plans).
Environmental Impact Assessment (EIA)	The evaluation of the effects on the environment of particular development proposals
Field pattern	The pattern of hedges and walls that define fields in farmed landscapes.
Geographical Information System (GIS)	Computerised database of geographical information that can easily be updated and manipulated.
Heritage	Historical or cultural associations.
Indirect impacts	Impacts on the environment, which are not a direct result of the development but are often produced away from it or as a result of a complex pathway. Sometimes referred to as secondary impacts.
Landcover	Combinations of land use and vegetation that cover the land surface.
Landform	Combinations of slope and elevation of the land conditioned by knowledge and identity with a place.
Landscape capacity	The degree to which a particular landscape character type or area can accommodate change without unacceptable adverse effects on its character. Capacity is likely to vary according to the type and nature of the change being proposed.
Landscape character	The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use, and human settlement. It creates a particular sense of place in different areas of the landscape.
Landscape character type	A landscape type will have broadly similar patterns of geology, landform, soils, vegetation, land use, settlement, and field pattern discernible in maps and field survey records.

Landscape effects	Change in the elements, characteristics, character, and qualities of the landscape as a result of development. These effects can be positive or negative.
Landscape evaluation	The process of attaching value (non-monetary) to a particular landscape, usually by the application of previously agreed criteria, including consultation and third party documents, for a particular purpose (for example, designation or in the context of the assessment)
Landscape factor	A circumstance or influence contributing to the impression of a landscape (for example, scale, enclosure, elevation)
Landscape feature	A prominent eye-catching element, for example, a wooded hilltop or church spire.
Landscape quality (or condition)	is based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any one place.
Landscape resource	The combination of elements that contribute to landscape context, character, and value.
Landscape sensitivity	The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.
Land use	The primary use of the land, including both rural and urban activities.
Landscape value	The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations, or other conservation issues.
LCA	Landscape Character Area
Magnitude	A combination of the scale, extent, and duration of an effect.

Methodology	The specific approach and techniques used for a given study.
Mitigation	Measures, including any process, activity, or design to avoid, reduce, remedy, or compensate for adverse landscape and visual effects of a development project.
NCA	National Character Assessment
Perception (of landscape)	The psychology of seeing and possibly attaching value and/or meaning to landscape.
Precautionary principle	Principle applied to err on the side of caution where significant environmental damage may occur, but where knowledge on the matter is incomplete, or when the prediction of environmental effects is uncertain.
Preference	The liking by people for one particular landscape element, characteristic, or feature over another.
PRoW	Public Right of Way
Quality	See Landscape quality
Receptor	Physical landscape resource, special interest, or viewer group that will experience an effect.
Scenario	A picture of a possible future.
Scoping	The process of identifying the likely significant effects of the development of the environment.
Sense of place (genius loci)	The essential character and spirit of an area; <i>genius loci</i> literally means 'spirit of the place'.
Sensitive/sensitivity	See landscape sensitivity
Sieve mapping	Technique for mapping environmental constraints, working from a series of overlays, sieving out less important factors.
Sustainability	The principle that the environment should be protected in such a condition and to such a degree that ensures new development meets the needs of the present without

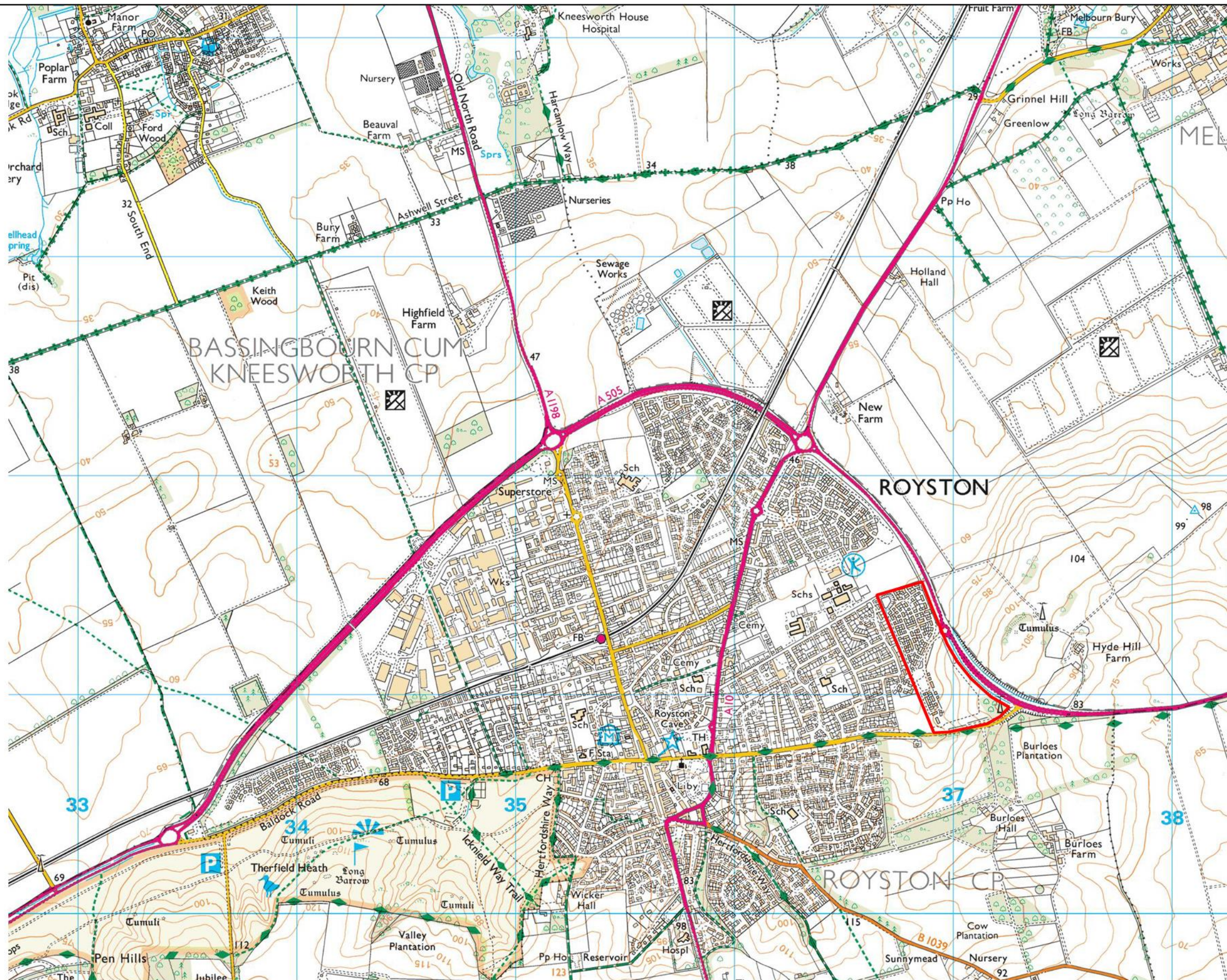
compromising the ability of future generations to meet their own needs.

Technique	Specific working process
Threshold	A specified level in grading effects, for example, of magnitude, sensitivity, or significance.
Visual amenity	The value of a particular area or view in terms of what is seen.
Visual effect	Change in the appearance of the landscape as a result of development. This can be positive (i.e. beneficial or an improvement) or negative (i.e. adverse or a detraction)
Visual envelope	Extent of potential visibility to or from a specific area or feature.
Visualisation	Computer simulation, photomontage, or other techniques to illustrate the appearance of the development.
Worst-case situation	Principle applied where the environmental effects may vary, for example, seasonally to ensure the most severe potential effect is assessed.
Zone of theoretical visibility (ZTV)	Area within which a proposed development may have an influence or effect on visual amenity.

APPENDIX F - Sources of Information

7.18. The following sources of information were obtained or consulted during the assessment:

- Guidelines for Landscape and Visual Impact Assessment, Landscape Institute (2013).
- Technical Advice Note 06/19: Visual Representation of Development Proposals, Landscape Institute (2019).
- National Planning Policy Framework (2019).
- Consultations with the client regarding the development proposals.
- Aerial photography.
- Ordnance Survey Mapping at 1:10,000, 1:25,000 and 1:50,000 scale.
- Site visits and fieldwork to confirm data derived from available mapping and to identify and assess potential impacts.



LEGEND



Site boundary



For ordnance survey map legend, refer to:
<https://www.ordnancesurvey.co.uk/docs/legends/25k-raster-legend.pdf>

Client: Vistry Homes

Scheme: Land North of Newmarket Road, Royston

Drawing: Ordnance Survey Plan

Figure No: 1

ACD Ref: LIN21280

Scale: NTS@A3

Drawn: AD

Checked: JS





LEGEND



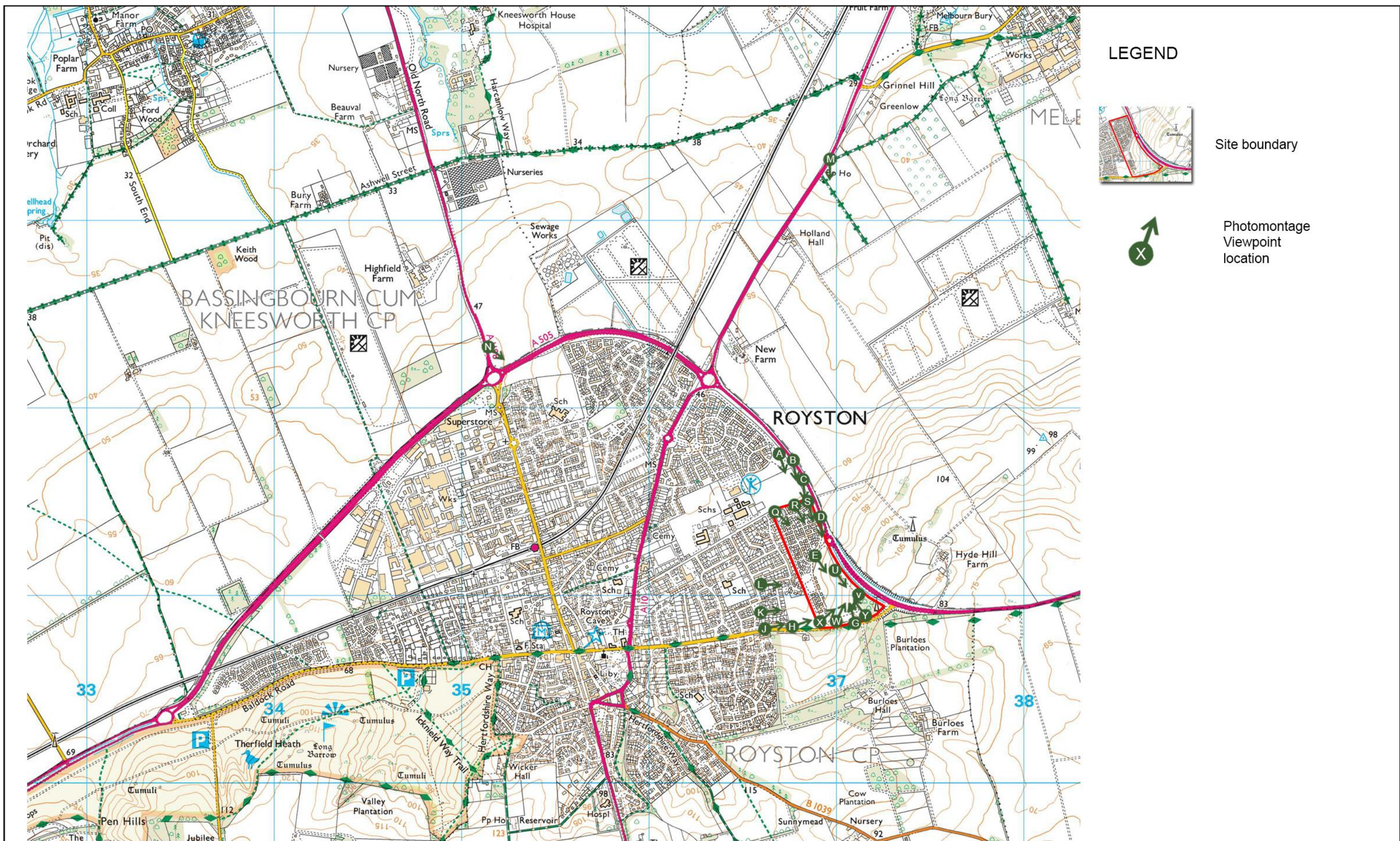
Site boundary



Image supplied by Google Maps
<https://maps.google.co.uk/>
 Accessed 20.03.25

Client: Vlstxy Homes		
Scheme: Land North of Newmarket Road, Royston		
Drawing: Aerial Photograph		Figure No: 2
ACD Ref: LIN21280		
Scale: NTS@A3	Drawn: AD	Checked: JS





LEGEND



Site boundary



Photomontage
Viewpoint
location



For ordnance survey map legend, refer to:
<https://www.ordnancesurvey.co.uk/docs/legends/25k-raster-legend.pdf>

Client: Vistry Homes

Scheme: Land North of Newmarket Road, Royston

Drawing: Viewpoint Location Plan

Figure No: 3

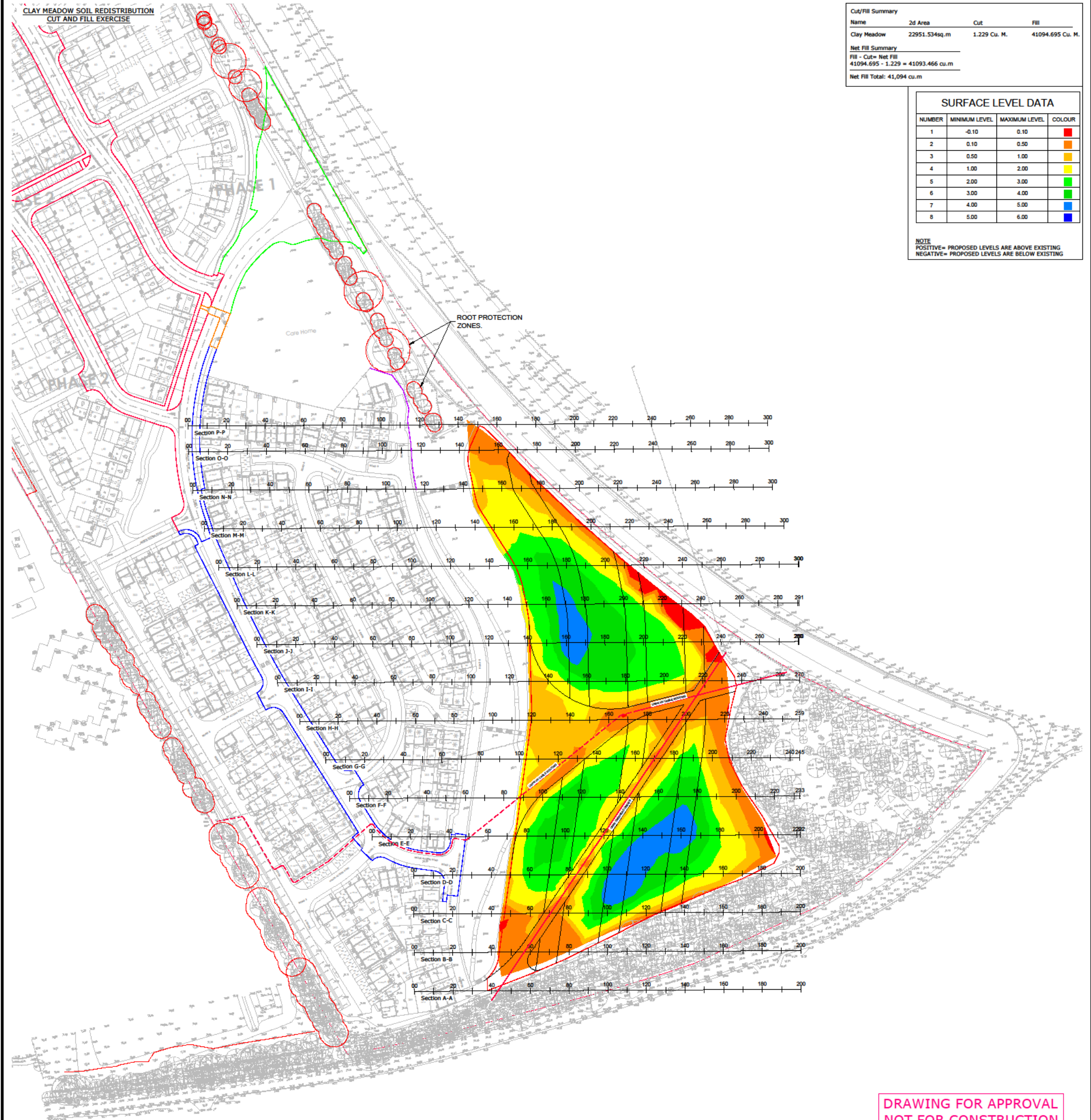
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Scale: NTS@A3

Drawn: AD

Checked: JS





Cut/Fill Summary			
Name	2d Area	Cut	Fill
Clay Meadow	22951.53sq.m	1.229 Cu. M.	41094.695 Cu. M.
Net Fill Summary			
Fill - Cut= Net Fill			
41094.695 - 1.229 = 41093.466 cu.m			
Net Fill Total: 41,094 cu.m			

SURFACE LEVEL DATA			
NUMBER	MINIMUM LEVEL	MAXIMUM LEVEL	COLOUR
1	-0.10	0.10	Red
2	0.10	0.50	Orange
3	0.50	1.00	Yellow
4	1.00	2.00	Light Green
5	2.00	3.00	Green
6	3.00	4.00	Dark Green
7	4.00	5.00	Blue
8	5.00	6.00	Dark Blue

NOTE
POSITIVE= PROPOSED LEVELS ARE ABOVE EXISTING
NEGATIVE= PROPOSED LEVELS ARE BELOW EXISTING

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6. WORKS ADJACENT TO AND WITHIN PUBLIC ADOPTED HIGHWAY. CONFLICT BETWEEN CONSTRUCTION WORKERS/ACTIVITIES AND MOVING VEHICLES.

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Rev				Date			Amendment Details			Dr'n			Chk'			App'		
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Client

VISTRY HOMES

Project Title

**NEWMARKET ROAD, ROYSTON
PHASE 3**

Drawing Title

**SOIL REDISTRIBUTION CUT &
FILL GA - OPTION 7**

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48 Felaw Street
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SWECO

Purpose Of Issue

PRELIMINARY

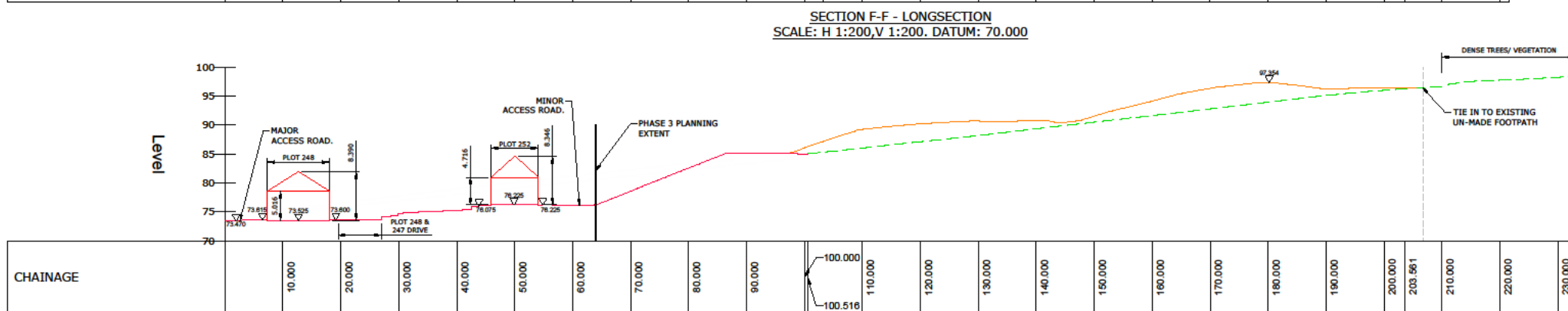
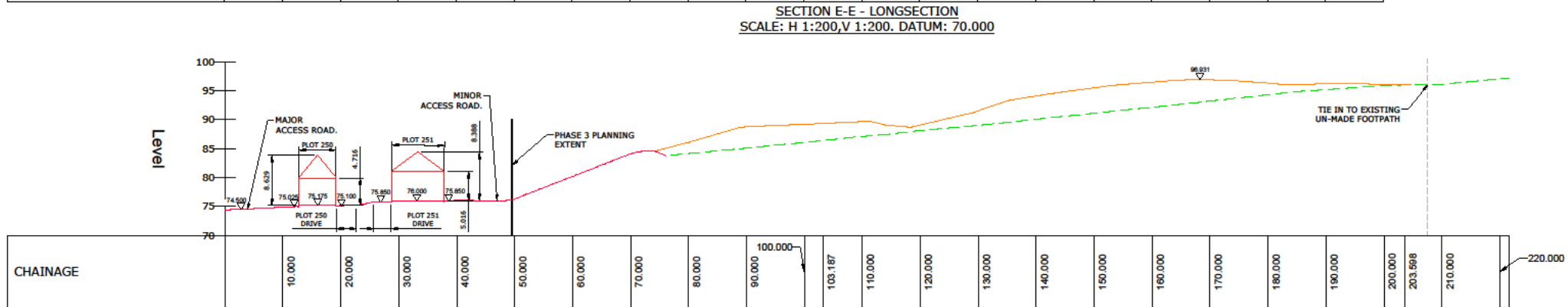
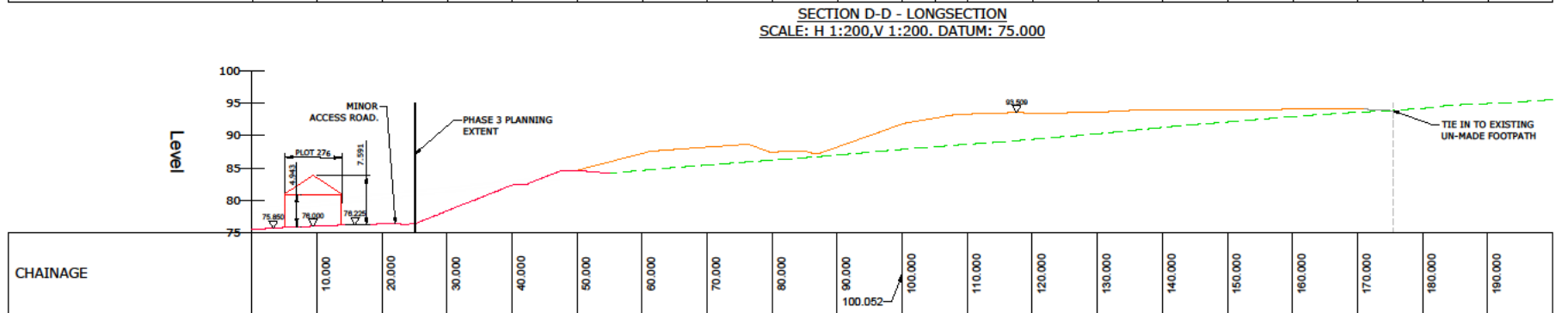
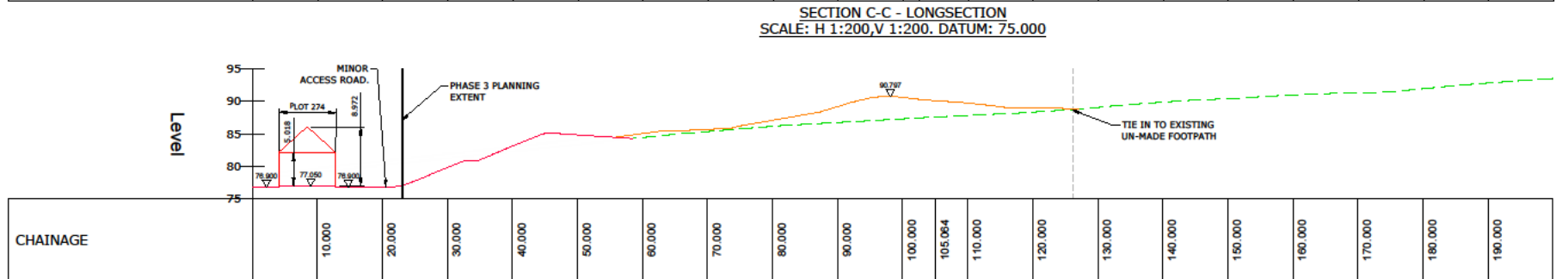
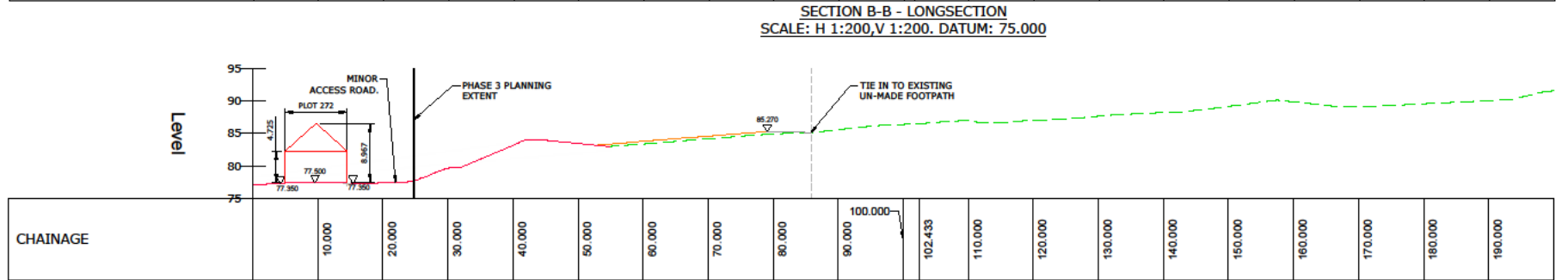
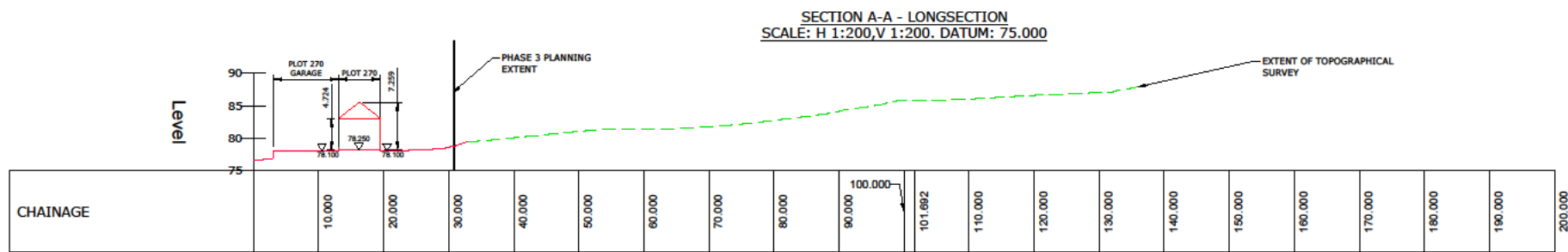
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TM	GJ	RS	TM

Sheet Size	Scale	SWECO Ref	Revision
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Drawing Number

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	EXISTING GROUND PROFILE OF COS
	AS-BUILT RE-GRADING/ STEPPED EMBANKMENT PROFILE

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Client

VISTRY HOMES

Project Title

NEWMARKET ROAD, ROYSTON

Drawing Title

SOIL REDISTRIBUTION CUT & FILL SECTIONS - OPTION 7
SHEET 1

Purpose Of Issue

PRELIMINARY

Status

-

Designed

TM

Drawn

GJ

Checked

RS

Approved

TM

Sheet Size

A1

Scale

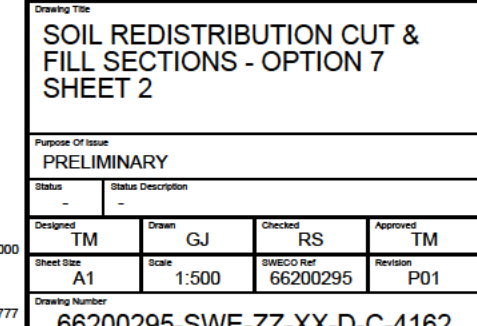
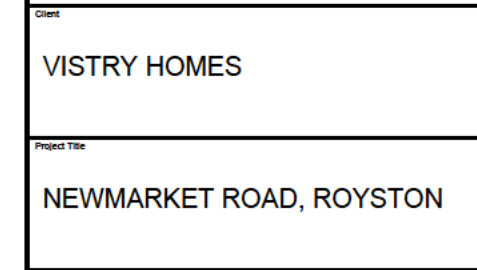
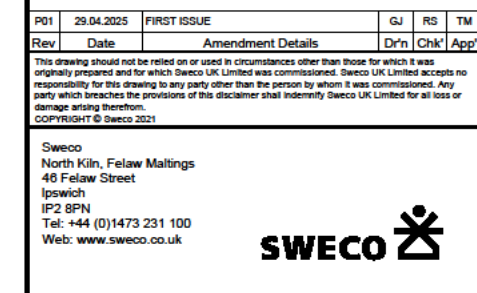
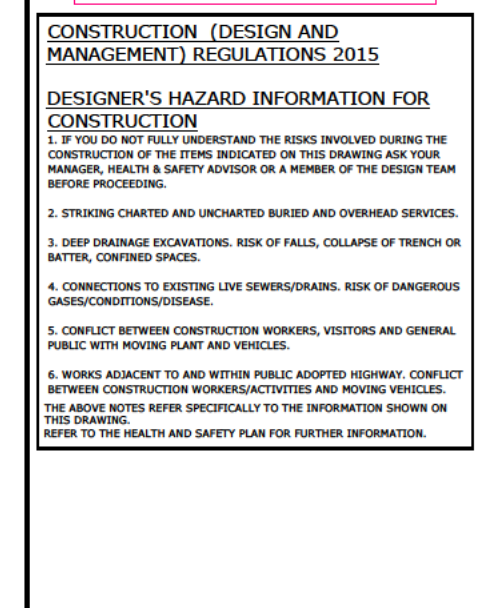
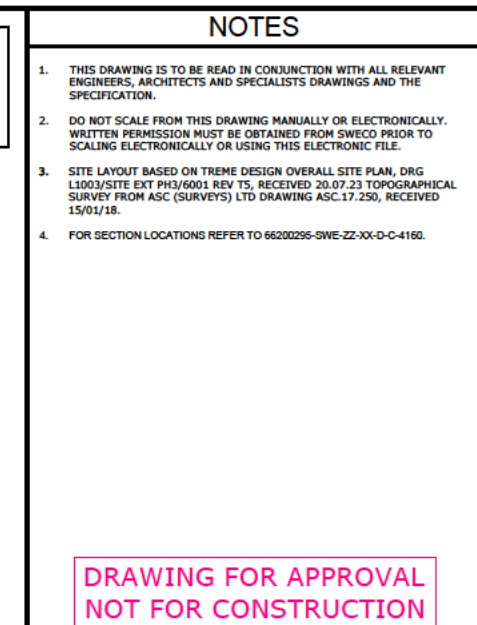
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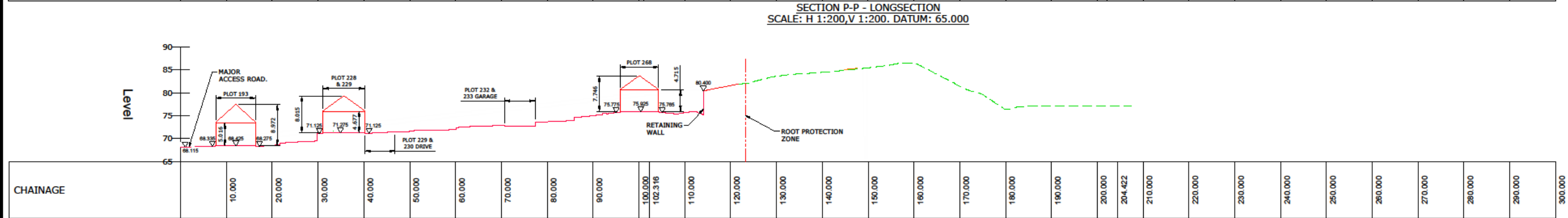
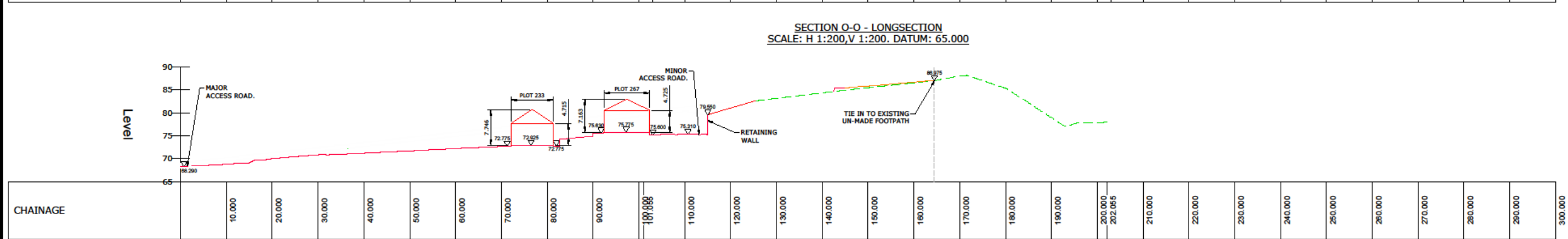
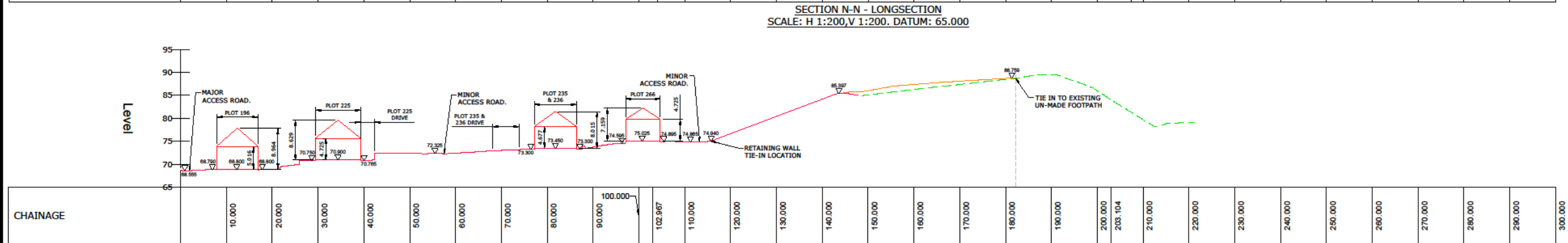
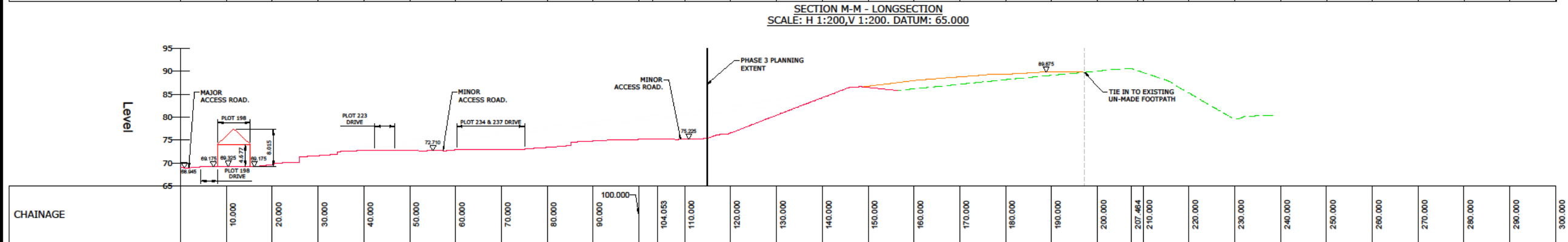
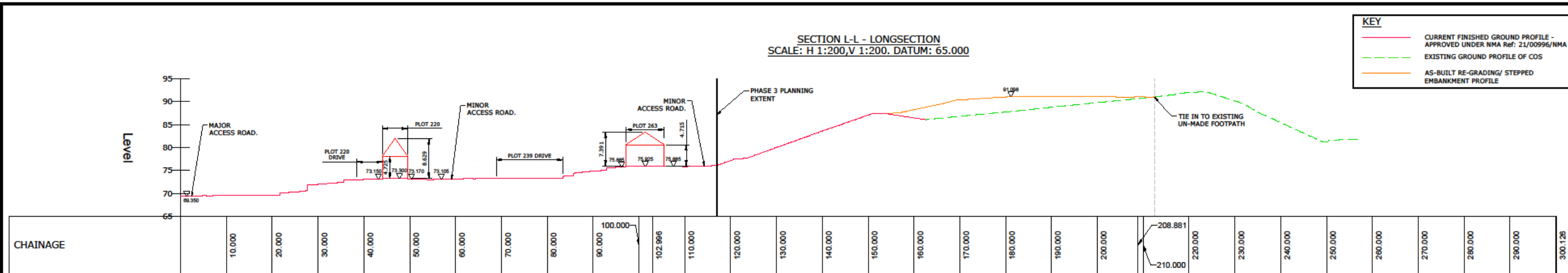
SWECO Ref

66200295

Drawing Number

66200295-SWE-ZZ-XX-D-C-4161





KEY

- CURRENT FINISHED GROUND PROFILE - APPROVED UNDER NMA Ref: 21/00996/NMA
- EXISTING GROUND PROFILE OF COS
- AS-BUILT RE-GRADING/ STEPPED EMBANKMENT PROFILE

NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS, ARCHITECTS AND SPECIALISTS DRAWINGS AND THE SPECIFICATION.
- DO NOT SCALE FROM THIS DRAWING MANUALLY OR ELECTRONICALLY. WRITTEN PERMISSION MUST BE OBTAINED FROM SWECO PRIOR TO SCALING ELECTRONICALLY OR USING THIS ELECTRONIC FILE.
- SITE LAYOUT BASED ON TREME DESIGN OVERALL SITE PLAN, DRG L1003/SITE EXT PH3/6001 REV T5, RECEIVED 20.07.23 TOPOGRAPHICAL SURVEY FROM ASC (SURVEYS) LTD DRAWING ASC.17.250, RECEIVED 15/01/18.
- FOR SECTION LOCATIONS REFER TO 66200295-SWE-ZZ-XX-D-C-4160.
- REFER TO DRAWING 66200295-SWE-ZZ-XX-D-C-4165 FOR RETAINING WALL SECTIONS.

**DRAWING FOR APPROVAL
NOT FOR CONSTRUCTION**

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015

DESIGNER'S HAZARD INFORMATION FOR CONSTRUCTION

- IF YOU DO NOT FULLY UNDERSTAND THE RISKS INVOLVED DURING THE CONSTRUCTION OF THE ITEMS INDICATED ON THIS DRAWING ASK YOUR MANAGER, HEALTH & SAFETY ADVISOR OR A MEMBER OF THE DESIGN TEAM BEFORE PROCEEDING.
 - STRIKING CHARTED AND UNCHARTED BURIED AND OVERHEAD SERVICES.
 - DEEP DRAINAGE EXCAVATIONS. RISK OF FALLS, COLLAPSE OF TRENCH OR BATTER, CONFINED SPACES.
 - CONNECTIONS TO EXISTING LIVE SEWERS/DRAINS. RISK OF DANGEROUS GASES/CONDITIONS/DISEASE.
 - CONFLICT BETWEEN CONSTRUCTION WORKERS, VISITORS AND GENERAL PUBLIC WITH MOVING PLANT AND VEHICLES.
 - WORKS ADJACENT TO AND WITHIN PUBLIC ADOPTED HIGHWAY. CONFLICT BETWEEN CONSTRUCTION WORKERS/ACTIVITIES AND MOVING VEHICLES.
- THE ABOVE NOTES REFER SPECIFICALLY TO THE INFORMATION SHOWN ON THIS DRAWING.
REFER TO THE HEALTH AND SAFETY PLAN FOR FURTHER INFORMATION.

Rev	Date	Amendment Details	Drn	Chk	App
P01	29.04.2025	FIRST ISSUE			

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Client
VISTRY HOMES

Project Title
NEWMARKET ROAD, ROYSTON

Drawing Title
**SOIL REDISTRIBUTION CUT & FILL SECTIONS - OPTION 7
SHEET 3**

Purpose Of Issue			
PRELIMINARY			
Status	Status Description		
-	-		
Designed	Drawn	Checked	Approved
TM	GJ	RS	TM
Sheet Size	Scale	SWECO Ref	Revision
A1	1:500	66200295	P01
Drawing Number			
66200295-SWE-ZZ-XX-D-C-4163			



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