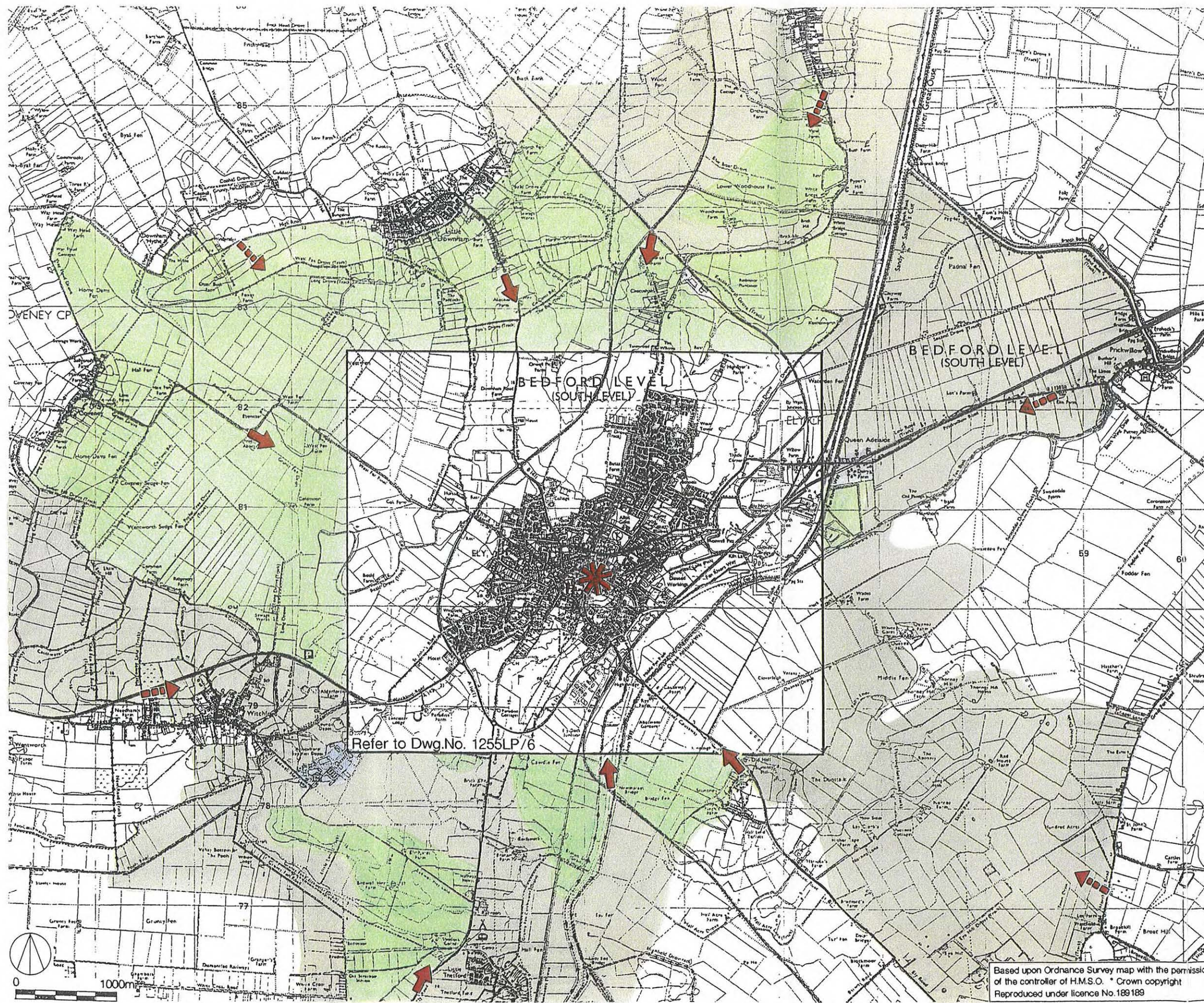

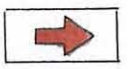
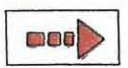
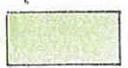

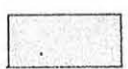


Ely Environmental Capacity Study  
Capacity Assessment – Wider Context



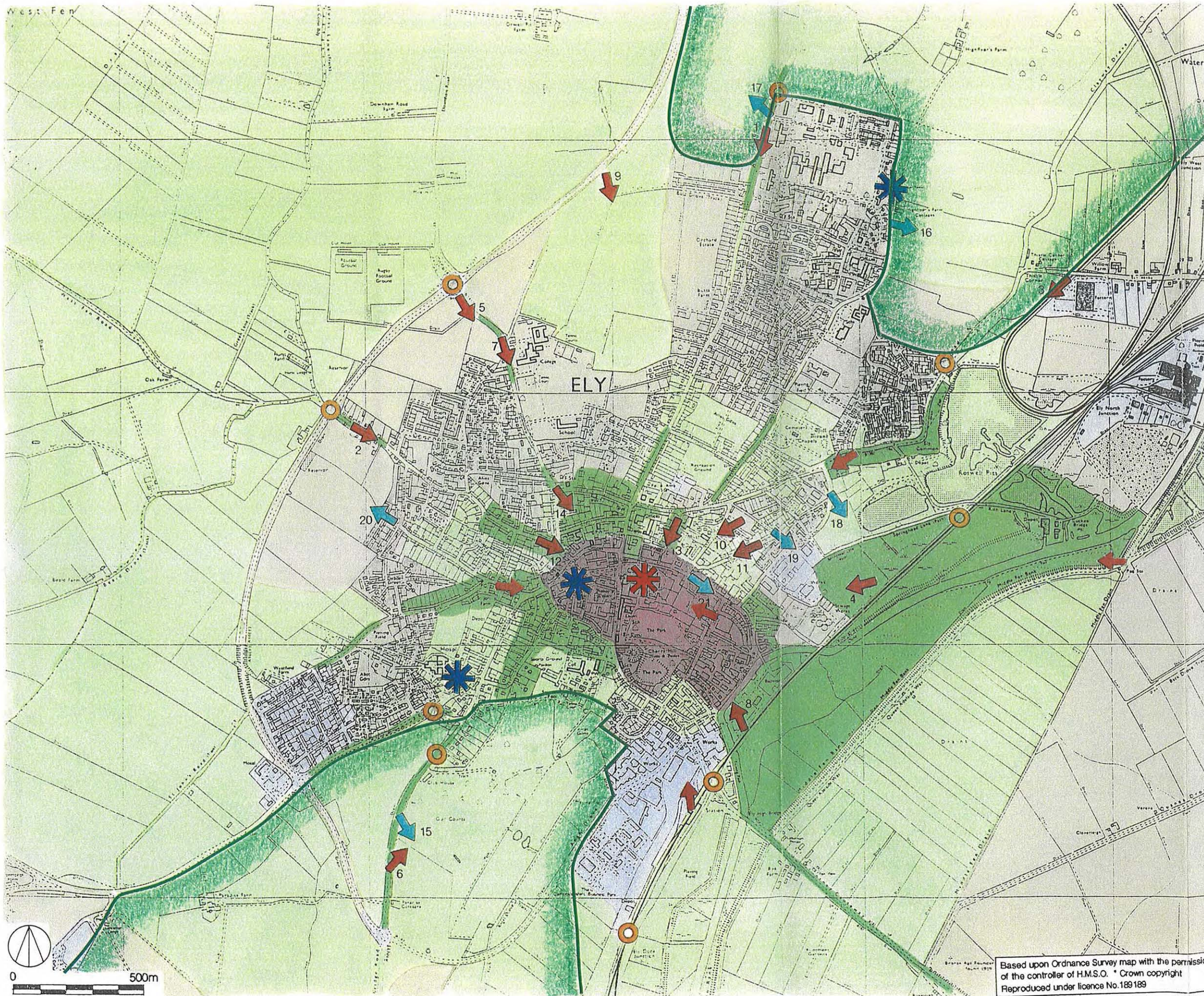
-  Ely Cathedral Landmark
-  Quintessential views
-  Longer distant views
-  Supportive townscape / landscape
-  Connective townscape / landscape
-  Visually detracting townscape / landscape



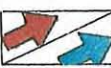
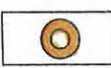






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LANDSCAPE DESIGN ASSOCIATES

Ely Environmental Capacity Study  
Capacity Assessment – City and Gateways



-  Ely Cathedral Landmark
-  Other Landmarks
-  Quintessential views to Cathedral / views to wider fen setting
-  Gateways
-  Visually cohesive historic core
-  Distinctive townscape / landscape
-  Supportive townscape / landscape
-  Connective townscape / landscape
-  Visually detracting townscape / landscape
-  Green Wedges

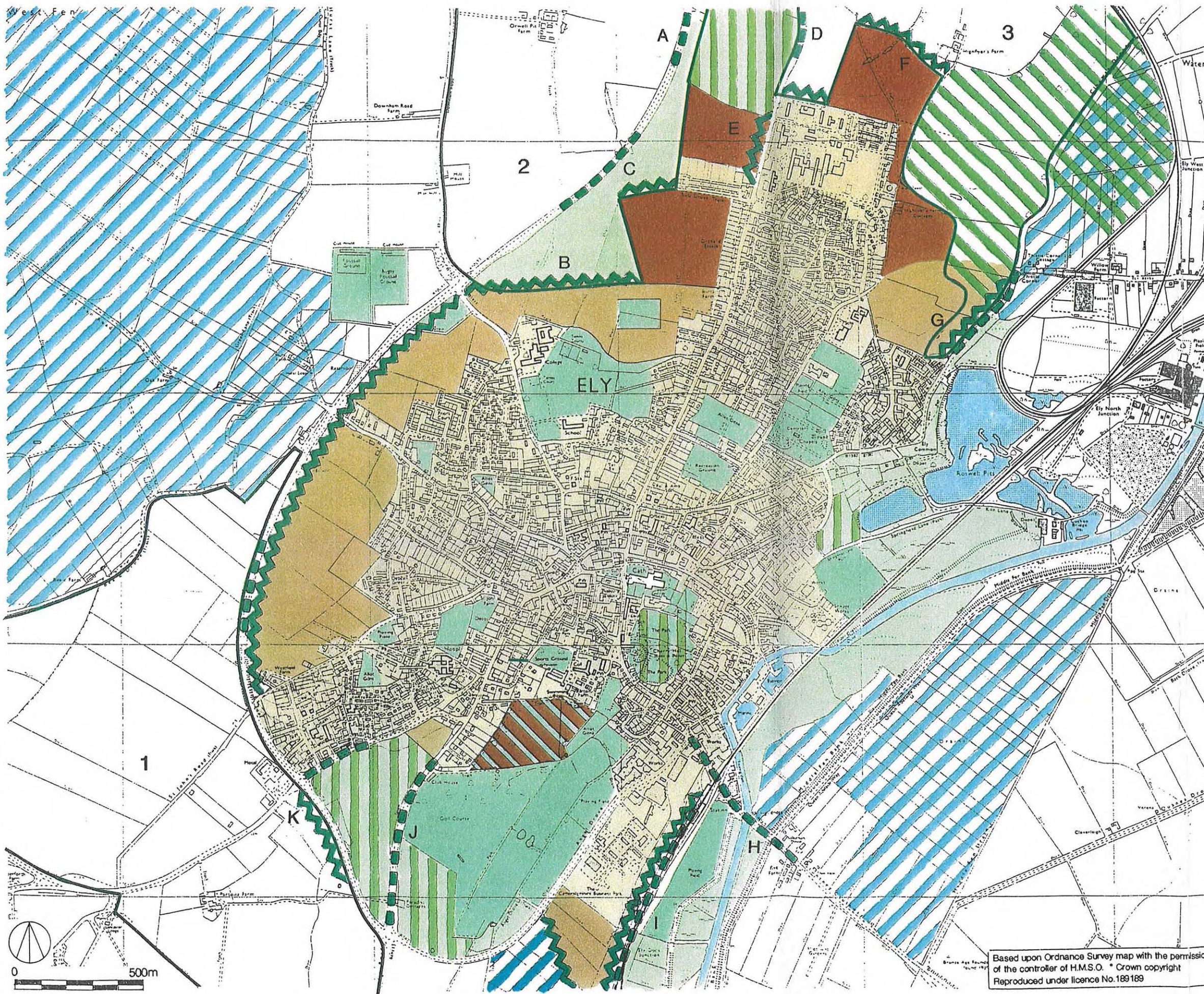
Note:- Where quintessential views / views to wider fen setting are associated with a number, refer to photograph panels C – F















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LANDSCAPE DESIGN ASSOCIATES

**Ely Environmental Capacity Study**  
A Vision for Ely

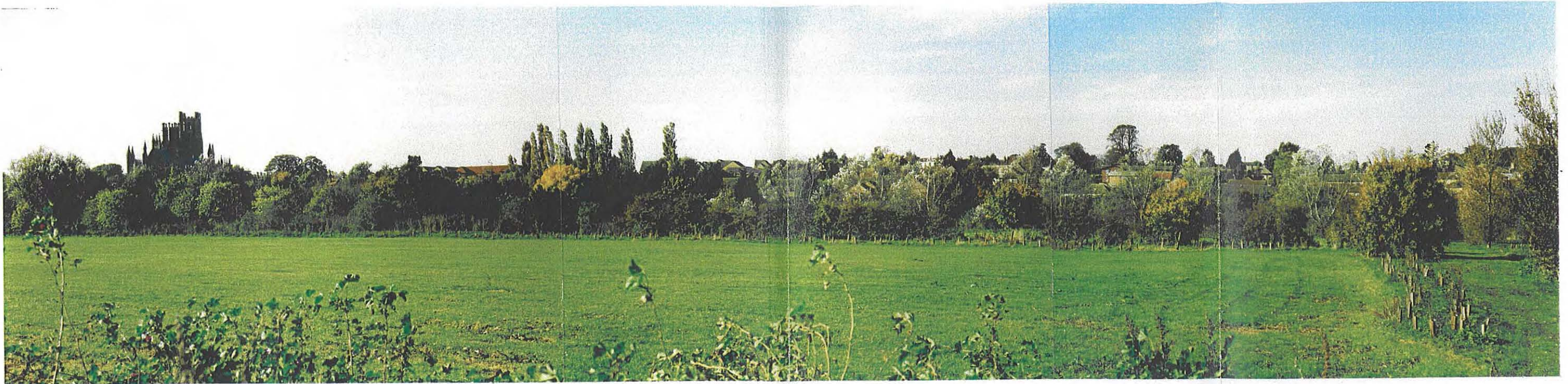


-  Land in existing agricultural use / wetland to be retained as immediate setting to the City
-  Existing open space, recreation allotments to be retained
-  Existing waterbodies
-  Areas with important views to the wider landscape - to be retained
-  Proposed areas of search for wetland and fen recreation
-  Proposed wetland and habitat creation with potential use for waste water treatment
-  Proposed area of landscape enhancement (refer to section 8.2.2 of report)
-  Proposed country park
-  Proposed approach road / railway enhancement
-  Areas where enhancements to the built edge are required (committed and proposed)
-  Existing development
-  Development - allocated and under construction
-  Areas identified as having landscape capacity for future development (Note: These areas require further study to assess their suitability in terms of drainage, access etc)
-  Possible development on existing golf course subject to detailed feasibility study

Note: Letters A to K refer to key on opposite page

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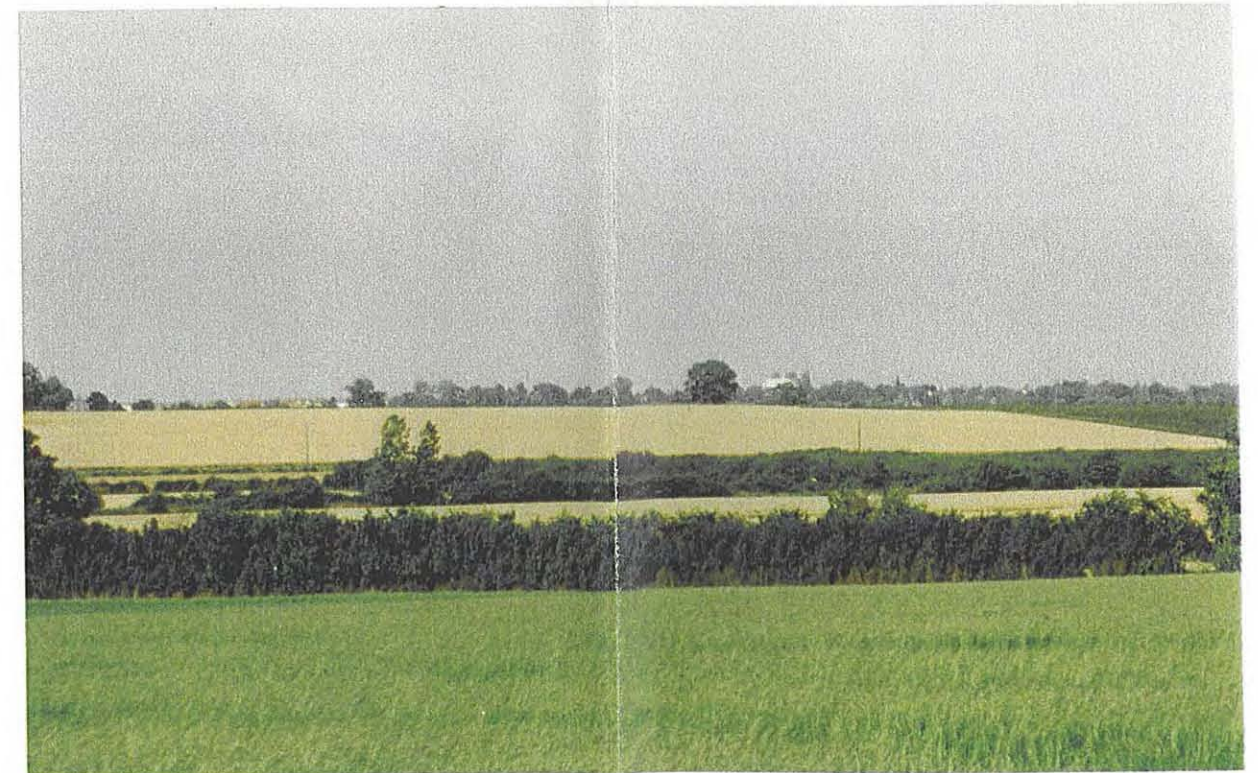




Ely Island Character Area



Fenland Character Area



Transitional Island Character Area

Photograph Panel A

Landscape Character



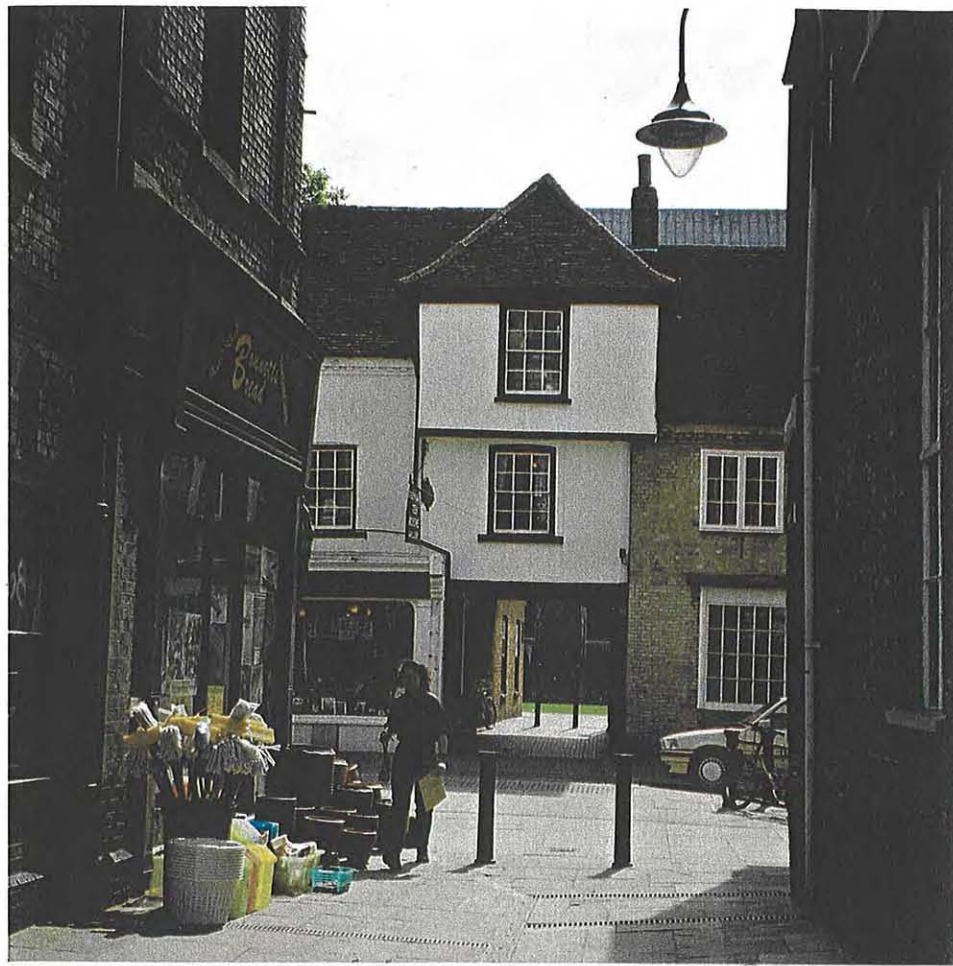
LANDSCAPE DESIGN ASSOCIATES

CHKD. AF APP. RT DATE April 2000

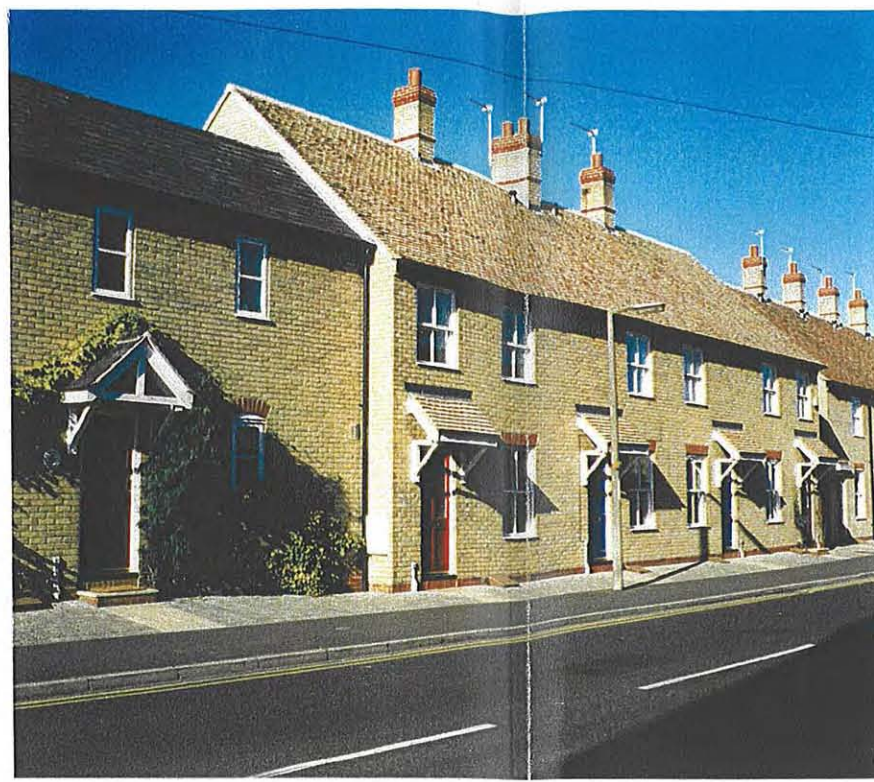
DWG. No. 1255LP

Ely Environmental Capacity Study

Peterborough  
Tel: 01733 310471  
Oxford  
Tel: 01865 887050



Narrow streets and shops within the city centre



Modern development within the historic core



Historic streets and buildings



Green space within the historic core



Urban fringe development

Photograph Panel B

Townscape Character

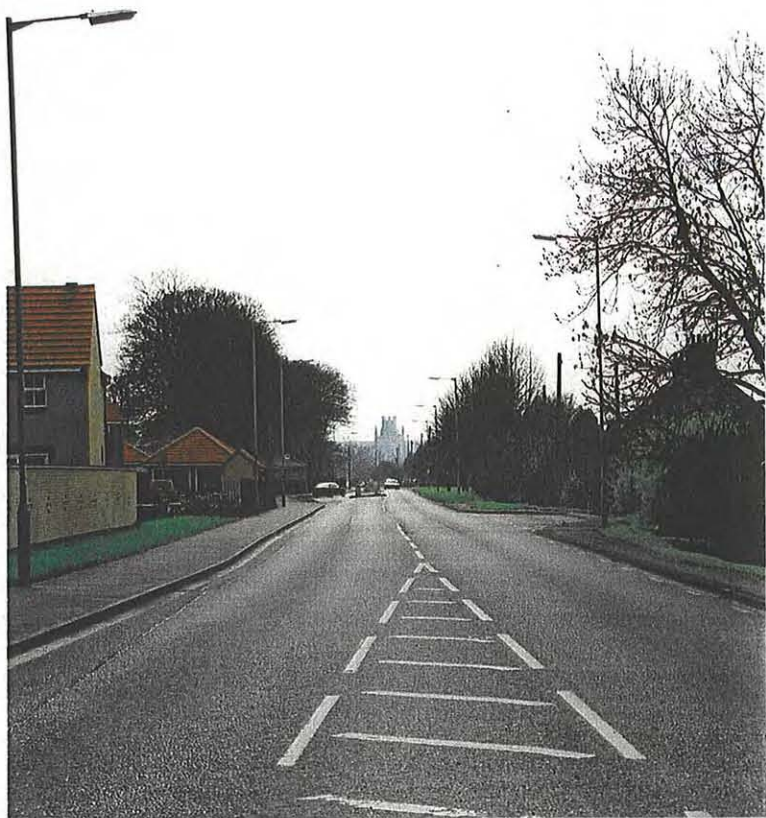


LANDSCAPE DESIGN ASSOCIATES

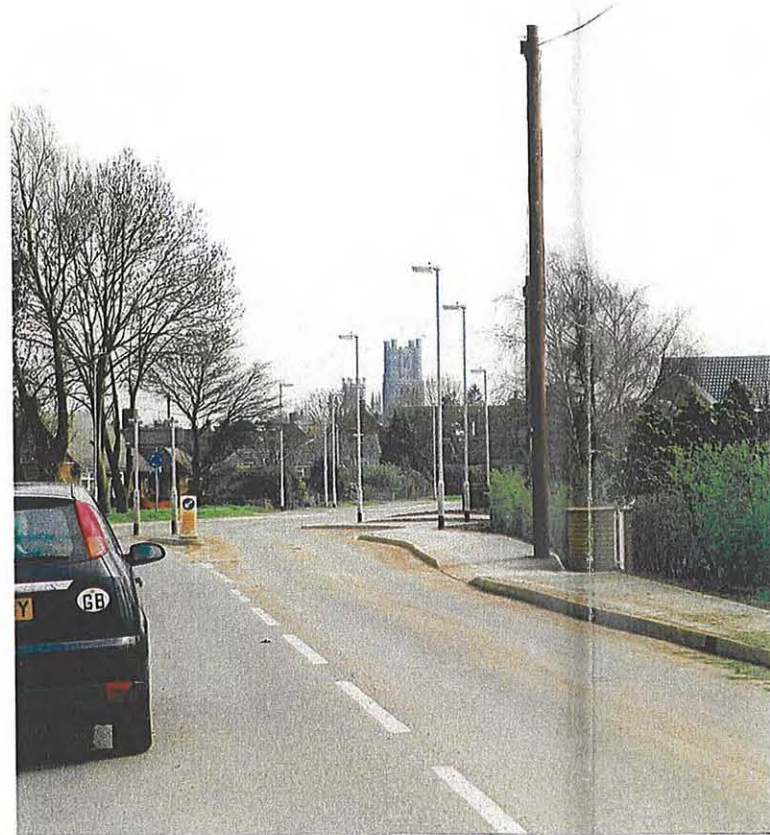
CHKD. AF APP. RT DATE April 2000  
DWG. No. 1255LP

Ely Environmental Capacity Study

● Peterborough  
Tel: 01733 310471  
□ Oxford  
Tel: 01865 887050



Viewpoint 1: Gateway to Ely on Lynn Road



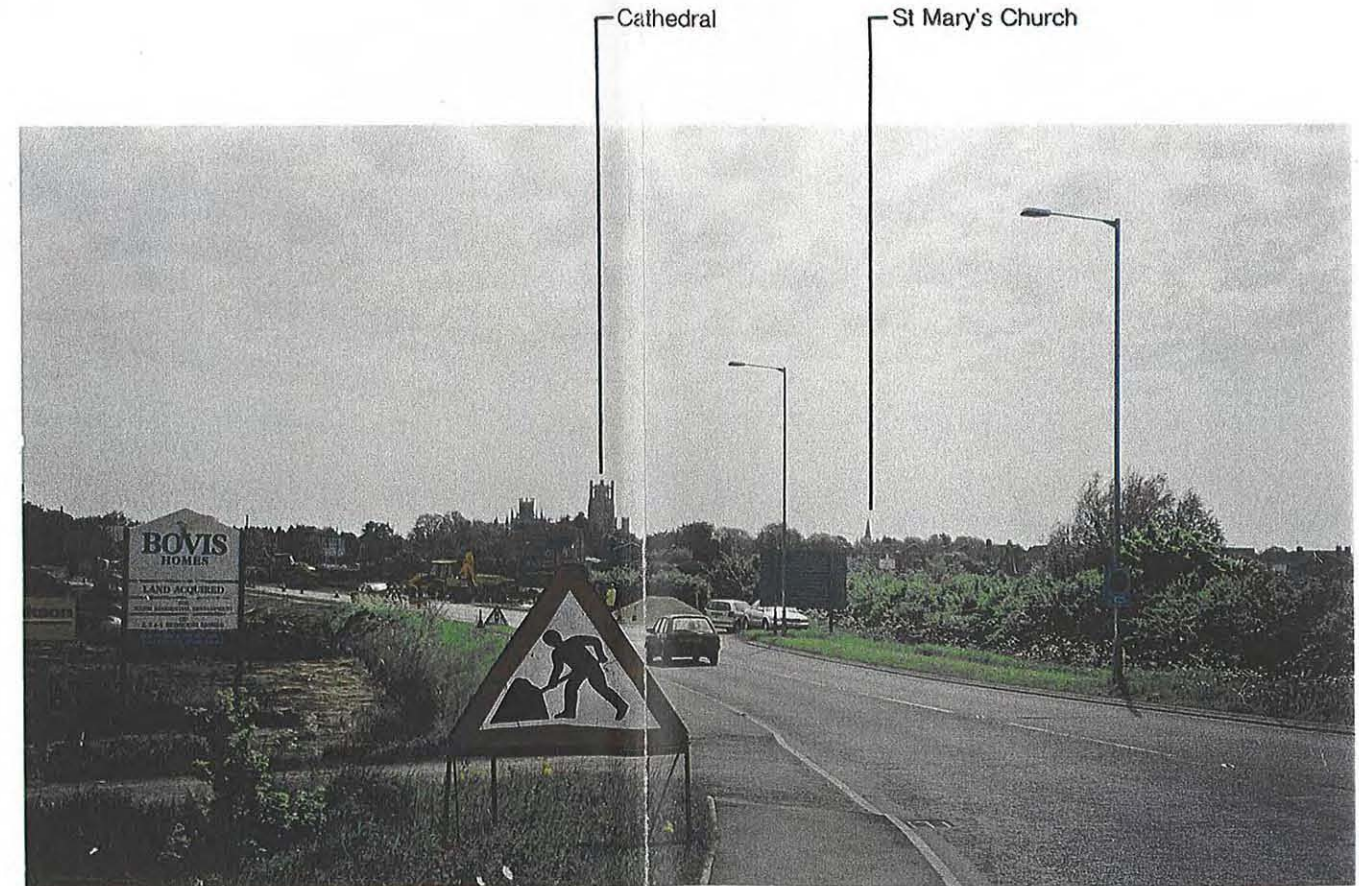
Viewpoint 2: View from West Fen Road



Viewpoint 3: View of Cathedral from B1382. The Cathedral appears to sit over the brow of the hill. New development forms the middle foreground

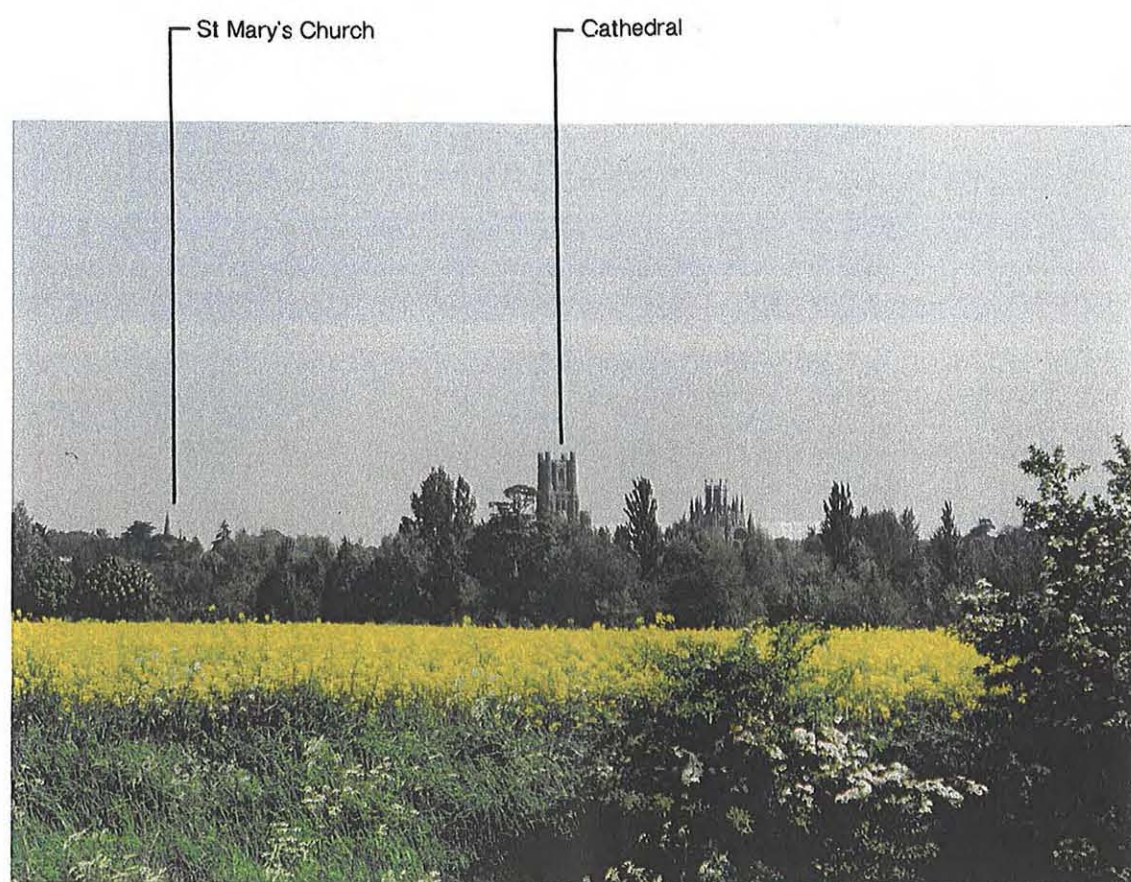


Viewpoint 4: View from playing fields adjacent to railway



Viewpoint 5: Gateway to Ely on Downham Road





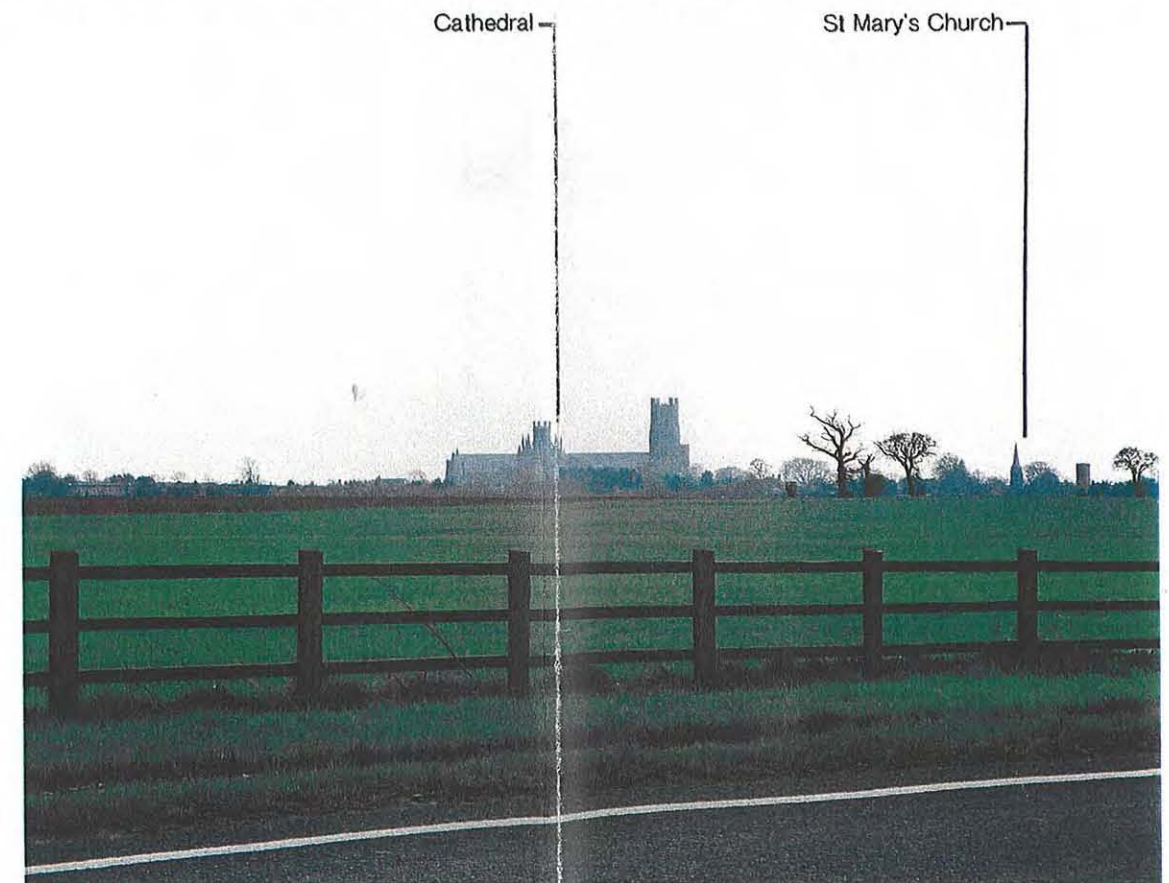
Viewpoint 6: The Cathedral and spire of St Mary's Church rise above the wooded fringe formed by the golfcourse



Viewpoint 7: View from Downham Road – approaching the city



Viewpoint 8: Cathedral and marina. The Cathedral sits in a fringe of trees formed by 'Cathedral Park'

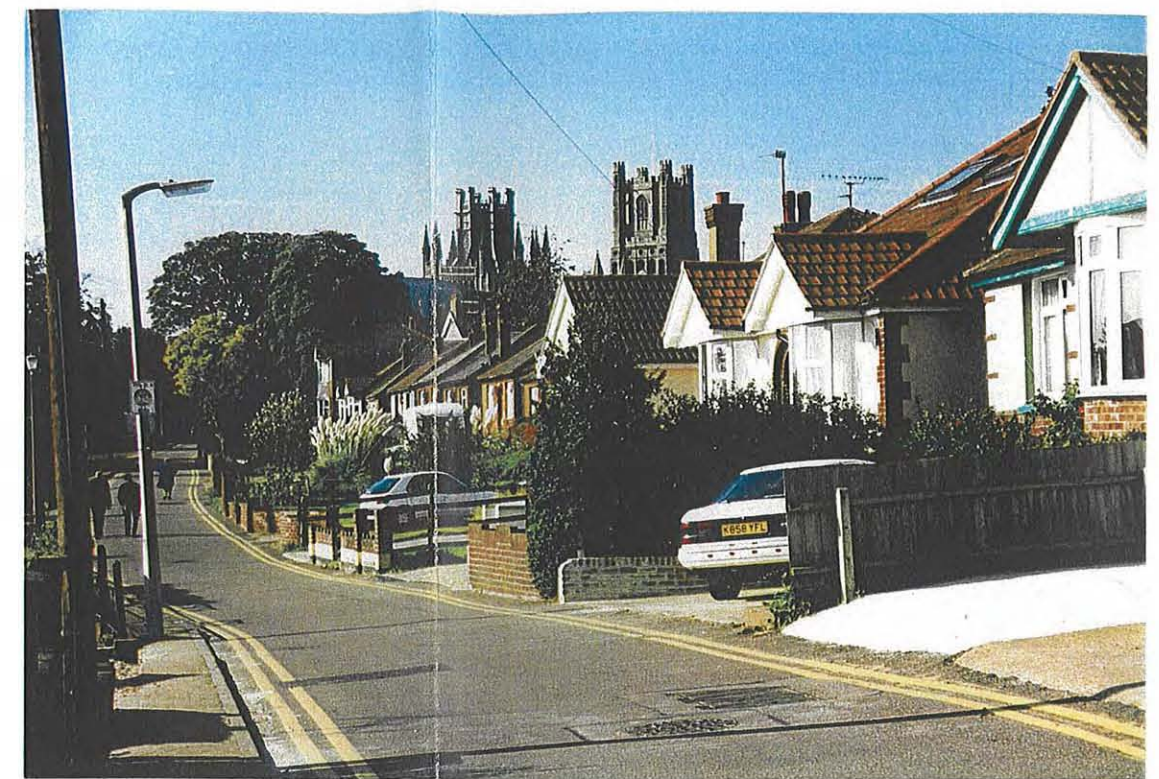


Viewpoint 9: Oblique view from A10 bypass

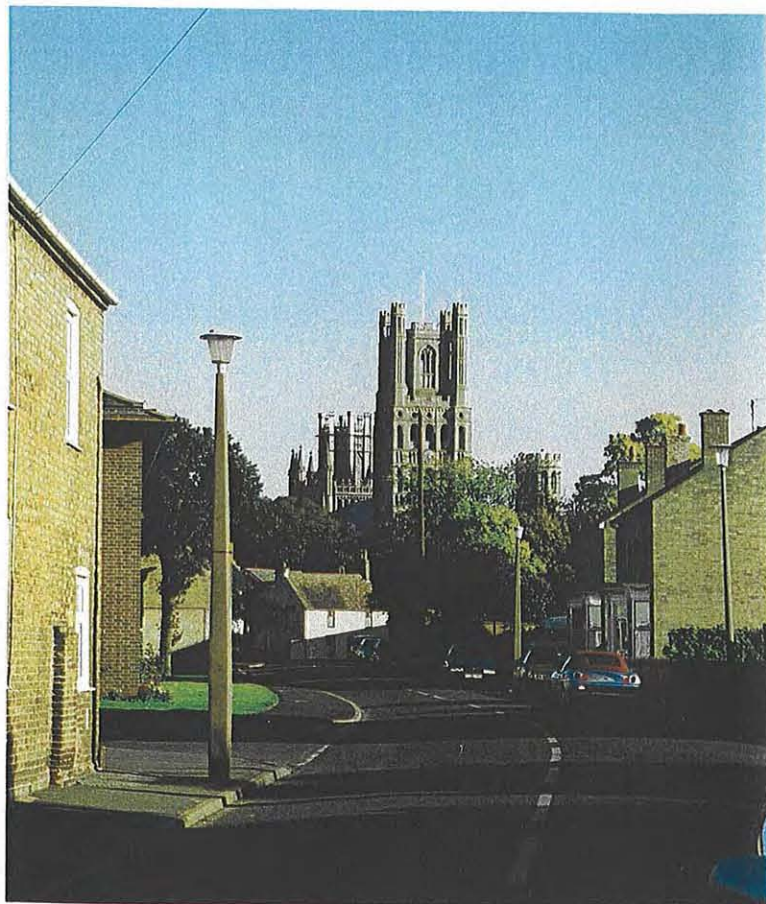




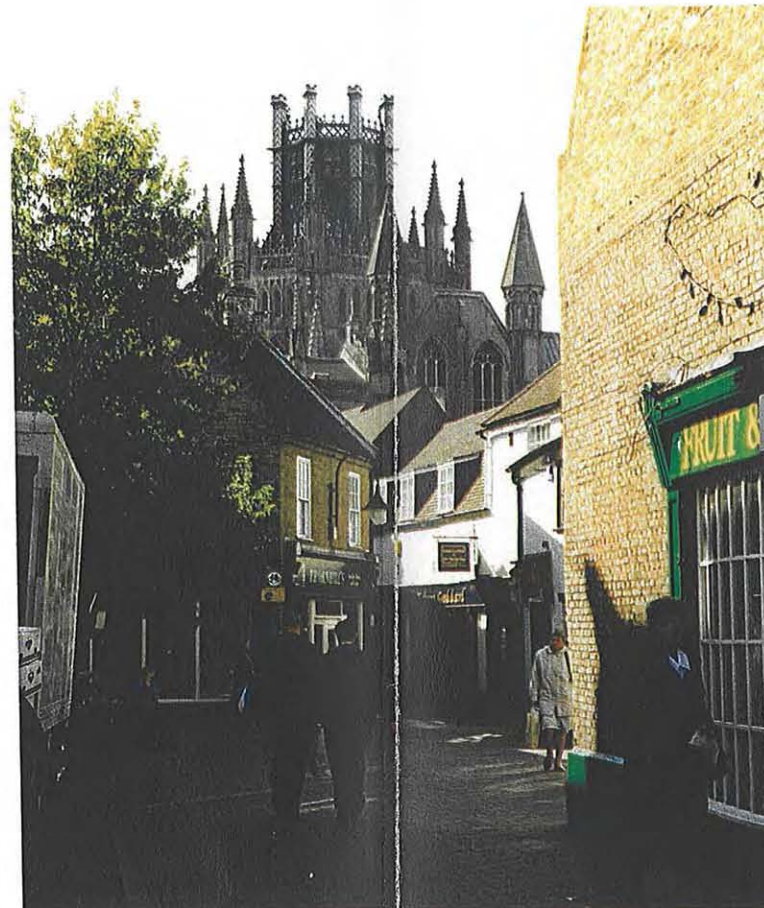
Viewpoint 10: Glimpsed views to the Cathedral from between new houses are common within the urban core



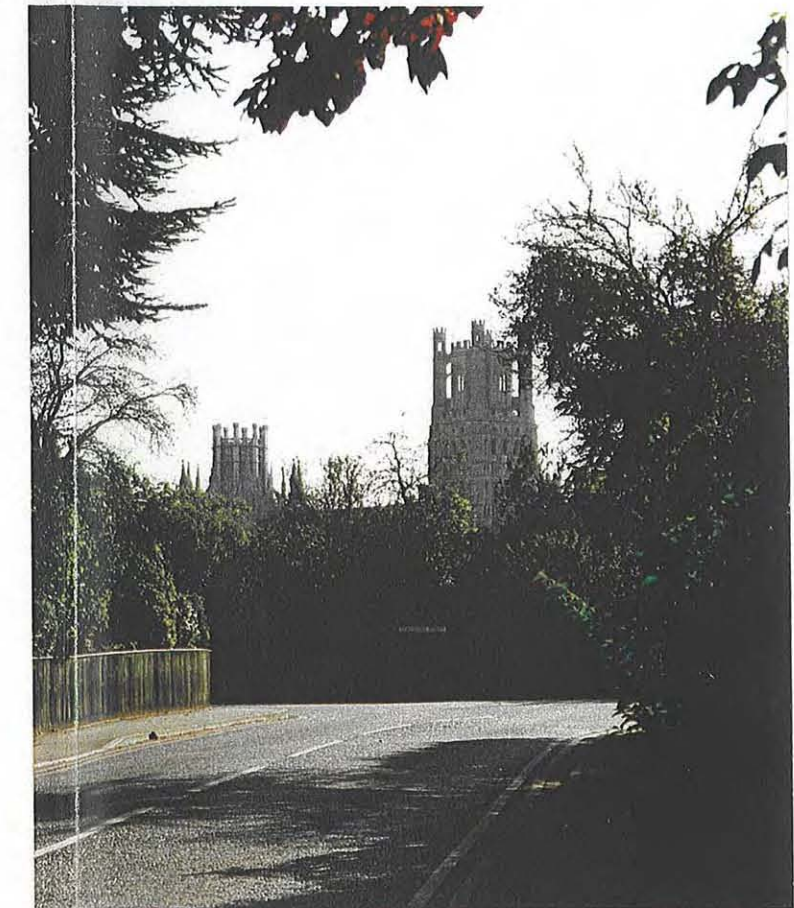
Viewpoint 11: The Cathedral dominates other built form within the city



Viewpoint 12: The Cathedral is often most impressive when viewed from approach roads



Viewpoint 13: Views from the historic core – where street pattern, architecture and landmarks combine to create a distinctive place



Viewpoint 14: The Cathedral is often seen with no other buildings in view







Viewpoint 15: View from Cambridge Road across the A10 to the wider fen landscape



Viewpoint 16: View from the water tower on north eastern side of Ely looking east



Viewpoint 17: View from Lynn Road looking north west to Little Downham



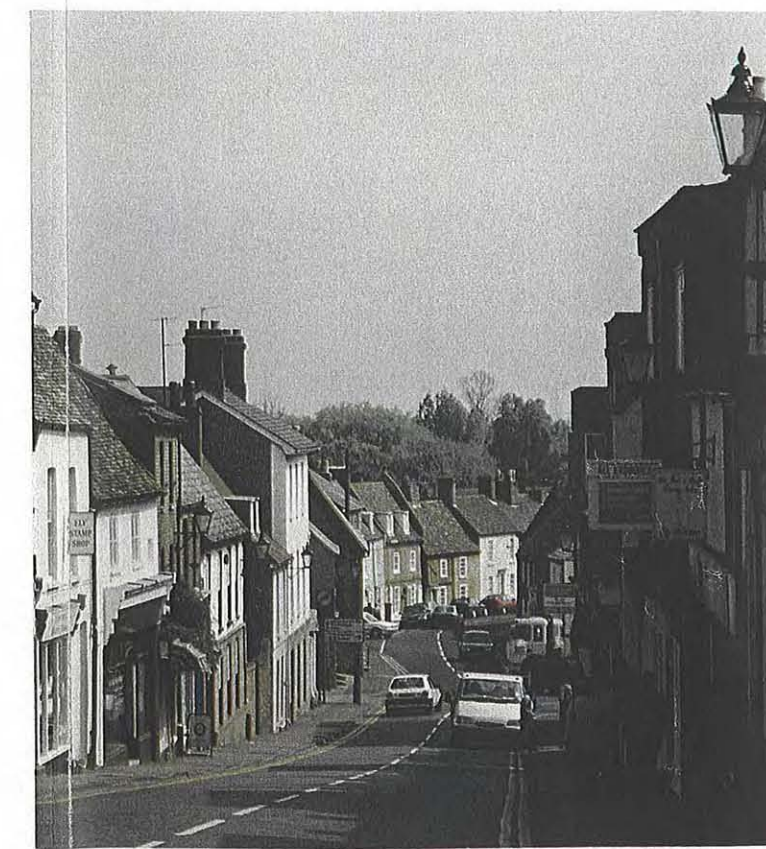
Viewpoint 18: View from Lisle Lane looking east



Viewpoint 20: View from Fieldside looking north west



Viewpoint 19: View from Vineyard Way looking east



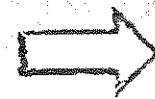
Viewpoint 21: View from Fore Hill Looking south east to the distinctive Island fringe vegetation



APPENDIX 1

Extract from Countryside Agency  
Landscape Character Guidelines (1998)

- Key characteristics represent the essential character of individual areas but they are too general to act as indicators in their own right. Instead specific features or attributes need to be selected from the key characteristics. These need to be:
  - central to the distinctive character of the type or area
  - liable to experience change either in extent or in their condition.
- Indicators will need to be defined precisely. For example, desired trends in skyline woodlands may be different to those for valley bottom woodlands.
- The desired direction of change of chosen indicators must be known. For individual features the desired direction of change may be different depending on landscape character. For example, in one area an increase in woodland cover may be desirable while in another area it may not.
- Stakeholders should be involved in the choice of indicators to ensure that indicators have resonance, and in the identification of targets.
- Chosen indicators must match available data sets and/or must be capable of monitoring by stakeholders - this makes it all the more important that stakeholders agree with the indicators chosen.



*paras 6.34 - 6.35*

7.29 Where landscape guidelines have been identified they should have specific objectives for conserving or enhancing landscape character. From these it should be possible to set targets. For example, the objective may be to increase the amount of deciduous woodland cover in a particular type of landscape, while the target might be to increase it by 5% per year for five years.

7.30 Where it is impractical to monitor change across a whole landscape character type or area, sample areas should be identified. These might be grid squares, or parishes or other suitable units.

7.31 In summary, therefore, to allow for the monitoring of landscape character, new Landscape Character Assessments should consider:

- identifying one or more key indicators for each landscape character type or area,
- ensuring that these key indicators reflect the distinctive character of the type or area;
- setting targets for the identified indicators;
- involving stakeholders in the identification of indicators and the setting of targets;
- choosing indicators which can be monitored by local stakeholders where existing data sets are not available.

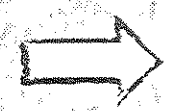


*paras 7.7 - 7.10*

## CONTRIBUTION TO ENVIRONMENTAL CAPITAL

7.32 The Environmental Capital approach provides a new and integrated method of evaluating the environment to inform decisions about management and future change. Like Landscape Character Assessment it can be applied at any scale, from national planning to site specific issues. Critically, Environmental Capital:

- offers a consistent, systematic and transparent evaluation framework which is equally applicable to all aspects of the environment;
- allows stakeholder concerns to be seen alongside (i.e. within the same



*paras 3.13 - 3.15*

evaluation framework) as professionally derived inputs;

- places strong emphasis on environmental enhancement.

7.33 Environmental Capital (Figure 7.4) differs from previous approaches to environmental evaluation in two key respects:

- First, it stands back from environmental features or areas and considers the environmental services or benefits that they provide for human well-being. It is these services or benefits that we should strive to maintain, improve or replace if they are damaged or lost.
- Second, it applies a consistent evaluation framework to all aspects of the environment (i.e. to all identified benefits or services) by asking:
  - at what scale is the service important?
  - how important is it at that scale (judged against integrated criteria)?
  - could the service be substituted or re-created if lost?
  - do we have enough of the service?

7.34 The question 'do we have enough?' is important in that it seeks to focus attention on those aspects of the environment that are in decline in quality and/or quantity i.e. it focuses on trends relative to targets.

7.35 The answers to these questions then generate the relevant management or policy aims. So, for example, for a service that is important, non-substitutable and scarce (i.e. there is not enough of it) the policy objective will be a very strong conservation message. On the other hand, if the service is important, substitutable and scarce, the policy objective will be a strong enhancement message with any further loss being compensated at greater than one to one.

7.36 In reality, Environmental Capital has similarities with some of the approaches to making judgements described above. The key difference, as already mentioned, is that the evaluation in Environmental Capital is not being applied to features or areas themselves but to the environmental services that they provide. This helps us understand WHY a feature or area matters to people and, in the case of landscape character, WHY it contributes to sense of place. For example, woodland may be important because it provides enclosure or important skyline features. In particular, the process helps highlight the benefits of perceptual characteristics such as tranquillity, wildness and isolation.

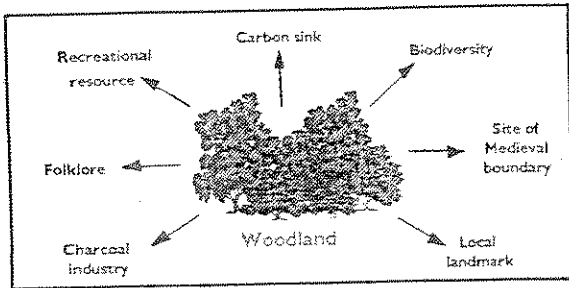
7.37 Importantly, the outputs of Environmental Capital give a clear message about how environmental change should be directed. They can help inform decisions on the future of a place or feature. They can also inform the conditions (and limits) of development such that, where change does take place, a justification is provided for the environmental conditions that are placed on a development to ensure that there is no overall environmental loss.

7.38 Environmental Capital is most valuable in reaching decisions where it is important to see landscape character alongside other environmental concerns. In particular:

- where it is important to understand how different aspects of the environment interact (e.g. biodiversity, cultural heritage and sense of place), for example in the development of integrated management objectives;
- where it is important to give equal attention to the different aspects of the environment - for example in option evaluation or in the review of alternative scenarios;

**Figure 7.4: Environmental Capital - Integrated environmental evaluation**

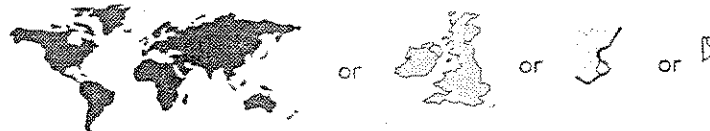
Environmental Capital stands back from environmental features or areas and considers the environmental services or benefits that they provide



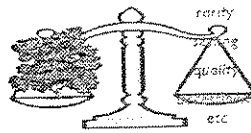
Environmental Services of a Woodland

Environmental Capital applies a consistent evaluation framework to all aspects of the environment (i.e. to all identified benefits or services) by asking:

- At what scale is the service important?



- How important is it at that scale? (judged against integrated criteria)



- Could the service be substituted or re-created if lost?

- Do we have enough of the service? (i.e. what is its trend relative to target?)



**STEPS IN THE ENVIRONMENTAL CAPITAL APPROACH**

**PURPOSE**

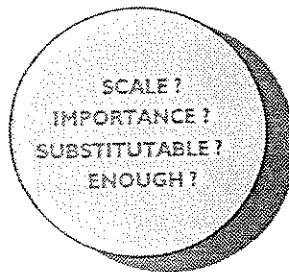
AREA /FEATURES UNDER CONSIDERATION

SERVICES/ATTRIBUTES

EVALUATION

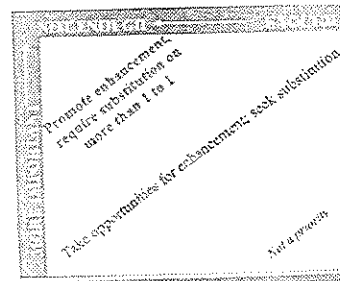
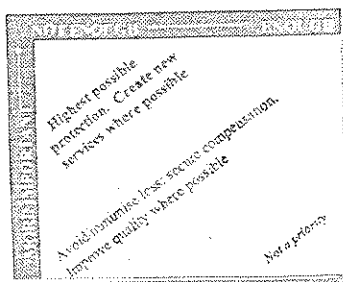
MANAGEMENT/ POLICY IMPLICATIONS

MONITORING



For a non-substitutable resource

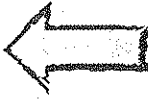
For a substitutable resource



- where there is stakeholder involvement and stakeholder concerns need to be seen alongside those of professionals;
- where indicators and targets are being identified. The question WHY a feature matters for local character can help in ensuring that the chosen indicators are properly defined;



- where a systematic and transparent framework is required to identify compensation and enhancement measures in the face of change (e.g. in the case of major development proposals) especially where there may be 'trading' between different environmental concerns;
- in conflict resolution where conservation and enhancement of landscape character needs to be seen alongside other interests such as recreation provision. This is particularly relevant to management planning.



paras 3.8 - 3.10

7.39 Landscape Character Assessment can contribute to Environmental Capital by providing an important input to Integrated Characterisation (which provides a useful starting point for an Environmental Capital evaluation), and by indicating why and how an area has a particular sense of place. It may also indicate desired targets. This information can then be fed into an Environmental Capital evaluation framework alongside other aspects of the environment, such as biodiversity and air and water quality.

## STAKEHOLDER PARTICIPATION IN MAKING JUDGEMENTS

7.40 For all the reasons set out in Chapter 4, it is particularly important to actively involve stakeholders in making judgements about the possible future directions for the landscape, especially at the more local level. This is needed to ensure consensus and gain ownership of the actions required. Stakeholder input is also valuable in identifying trends and desired targets and in identifying possible indicators of change.

7.41 This requires a new role for professionals, providing information, designing frameworks for participation, producing publicity/catalytic material which inspires, and facilitating stakeholder participation.

### Communities of interest

7.42 Communities of interest, especially those who have direct influence over the landscape (e.g. farmers and foresters) need to be in agreement with the principles established in a Landscape Character Assessment if the proposals are to have any prospect of real success. To-date this has been largely achieved through:

- representation on the project Steering Group;
- formal consultation on draft proposals.

7.43 But stakeholders should play a more active part in making judgements about preferred options for the future through participative workshops, and similar approaches involving all interested parties, to see if agreement can be reached on future direction. Such workshops need to:

- be expertly facilitated;
- have adequate information available in advance to allow for informed discussion;
- allow for adequate time to fully examine the possibilities, if necessary with more than one session.

7.44 The Warwickshire Landscape project provides a good example of a participative approach to inform decisions. In this project many different groups with an interest in the landscape of Warwickshire - including farmers



para-4.6



paras 7.27 - 7.31

7

**Box 8.6: Belfast City Region: Landscape Character Assessment: Capacity to accommodate development**

In 1997 a Landscape Character Assessment was undertaken for Belfast City Region (BCR). It was particularly valuable in helping to develop a strategic framework for guiding the location of new development and identifying opportunities to strengthen and enhance landscape character and quality. The assessment is being used in a positive way, not only to protect sensitive landscapes, but as a way of accommodating change and facilitating the regeneration of local economies. The assessment:

- identifies a number of landscape character areas and records their principal characteristics and landscape quality;
- defines the landscape sensitivity of the character areas based on character, condition, context and special value;
- pays particular attention to a detailed visual analysis and to the character, quality and relative sensitivity of different urban fringe landscapes;
- establishes opportunities for new development and principles for its siting and design, suggesting the pattern, form and scale which it might take in order to reinforce and enhance landscape character.

In summary, the Landscape Character Assessment is intended to build an understanding of the striking variations in landscape character across the BCR and to describe how the design of new buildings and the management of the countryside can help to conserve landscape diversity and (in many instances) bolster its capacity to accommodate further development. This requires a pro-active approach. Areas under pressure for development have a particular need for strong design to counteract the tendency for homogenisation and to ensure that development reinforces local landscape quality and diversity. Encouraging high quality design is therefore seen to be a priority and implies:

- providing clearer guidance and advice to planners and developers on the siting, design and layout of developments in different settlements and landscape types;
- a more integrated and locally-based approach to design and planning in which opportunities for conservation, environmental enhancement and landscape management are considered in parallel with opportunities for development.

Source: ERM (1997) *Belfast City Region Landscape Character Assessment, Belfast City Region.*



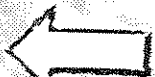
paras  
7.11 - 7.12

### Expansion of settlements at the urban edge

8.14 Pressures for new development are often focused around existing towns. There are a number of recent examples of the use of Landscape Character Assessment to identify the potential for development in these urban fringe areas. Historic cities can pose particular problems when it comes to identifying areas for potential expansion. This is because the landscape setting of such cities is often an important contributor to their special character. Greater York Council has assessed the character of the countryside around the historic City of York and used this as a framework for assessing a large number of potential housing sites. Hampshire County Council, together with several partner organisations, including statutory government agencies, commissioned a comprehensive character appraisal of Winchester City and its setting to inform both a methodology for the future appraisal of historic cities and as input to a major study to review the future of the City, being conducted by the City Council and using the Environmental Capital approach (Box 8.7). The use of Landscape Character Assessment in evaluating the development capacity of settlements in Scotland was pioneered in work on the historic town of St Andrews and further developed in work on the areas around the historic City of Stirling and the wider area covered by Stirling Council (Box 8.5).

8.15 Urban fringe studies of this type can make use of the same framework of landscape guidelines and strategies described earlier, also taking account of landscape quality and sensitivity. When individual sites or small local areas are being assessed, however, it may also be necessary to incorporate a more detailed visual appraisal of the site. This might include factors such as views to and from the site, visually prominent landscape features and landmarks, sky lines and so on. At this level, the process becomes similar to Environmental Impact Assessment procedures.

paras 7.7 - 7.10



paras 7.13 - 7.19



para 3.12

**Box 8.7: Winchester City and its Setting Study (1998)**

The principal aims of this study were to:

- Identify the landscape/townscape characteristics and attributes of the historic city and its setting, and the contribution they make to the special character and sense of place.
- Identify and delineate the boundary of the historic setting to Winchester.
- Examine the existing pressures on each defined character area and how the foreseeable pressures on the City and its environment interact.
- Define those characteristics which are essential to the historic fabric of the City and its setting and approaches, and its relationship to the wider countryside.
- **Mitigation** considered whether there was scope to reduce the effects of development by appropriate mitigation.

It was proposed that these results would then inform (a) a separate study being undertaken by Winchester City Council on the 'Future of Winchester' and its environmental capacity and (b) a future methodology for appraising historic cathedral cities and their setting.

The approach adopted involved:

- Initial reconnaissance of the area to define the scope of the study and area of search.
- Integrated characterisation which took account of the historic evolution of the city, as well as present-day landscape/townscape character and ecological attributes. Field surveys were undertaken by experts independently but a joint steering group provided an integrated approach to characterisation and mapping of boundaries.
- A civic perception workshop involving an invited list of delegates (50) including representatives of key local organisations who contributed to specific themes: built heritage and urban spaces; historic landscape; place and people; nature conservation; and industry and archaeology. This workshop highlighted the need to develop opportunities for greater public participation in this type of work;
- Identification of Landscape Types and Landscape and Townscape Character Areas. Although the landscape and townscape areas are generally physically distinct there are areas where they borrow from each other e.g. where green wedges feed into the city centre.
- Classification of Landscape and Townscape Character Areas according to their area of influence and relative significance within the City and its wider landscape setting. The following broad categories were identified:
  - visually cohesive historic cores;
  - visually fragmented historic cores;
  - landscape and townscape distinctive to Winchester and its setting;
  - landscape and townscape supportive to Winchester and its setting;
  - other connective areas of landscape and townscape within Winchester and its setting.

All these categories are considered important within the context of Winchester. It is these categories which have been fed into the broader capacity study of Winchester which has adopted the Environmental Capital approach to appraise future scenarios.

*Source: Hampshire County Council et al (1998), Winchester City and its Setting Study, Stage 1 Report, Landscape Design Associates, Peterborough.*

## Design of new development

8.16 An understanding of landscape character should inform the design of new development. Development briefs for sites indicate how the key landscape characteristics need to be maintained and how schemes should best ensure fit with their landscape setting. Conditions attached to planning permissions can assist in ensuring appropriate design to reflect landscape character.

8.17 In England the Countryside Agency has developed complementary techniques for assessing the character of the built environment and its relationship to the landscape through its Design in the Countryside Programme



APPENDIX 2

Countryside Commission Letter Dated 18.9.1998

Our ref.  
Your ref.  
Date 18 September 1998

LANDSCAPE DESIGN ASSOCIATES	
21 SEP 1998	
Partner	CG ✓
Associate	RT ✓
Associate	AF ✓
Associate	
Associate	
Associate	
Associate	

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Landscape Design Associates  
17 Minster Precincts  
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Information

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**COUNTRYSIDE  
COMMISSION**

*Dear Professor Tregay,*

**THE SETTING AND CAPACITY OF ELY**

Thank you for your letter dated 16 September. I am delighted to hear that the methodology developed for Winchester is being used to consider the setting of Ely as a historic cathedral city. As requested here is a synopsis of how the Winchester study forms part of the Commission's national level work.

As the Government's adviser on the countryside the Commission provides guidance on landscape assessment. We have continued to develop and refine approaches since our first published advice in 1987. Landscape assessment is a systematic means of describing and classifying landscapes that takes into account subjective and qualitative aspects as well as physical, cultural and historical ones.

The Winchester study builds on this advice, and related work such as Cheshire County Council<sup>1</sup> et al environmental capacity methodology for historic cities. We deliberately set the consultant's brief for the study to develop our landscape character assessment approach for historic cathedral cities with the intention of creating a methodology with wider application.

The methodology developed from the Winchester study is

- i. Part of the Commission work into applying the countryside character approach to landscape assessment and will be used in the Commission's forthcoming new publication on character assessment in Summer 1999.

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<sup>1</sup> Cheshire County Council, Chester City Council, Department of the Environment, English Heritage (1995) Environmental Capacity. A Methodology for historic cities. A Final Report. ISBN 0 906765 43 9

ii. Part of Winchester City Council's environmental capacity appraisal which is one of the 13 national pilots in the new characterisation approach jointly proposed by the Commission, English Nature, English Heritage and the Environment Agency. The Winchester methodology is based on this guidance and other published advice<sup>2</sup>. Winchester City Council's capacity work stems from Hampshire County Structure Plan Examination in Public Panel recommendations. The aim is to identify features and area wide characteristics to help set policies for future land use and to assess individual sites.

iii. Part of the Commission's investigative work to look at the future conservation of the landscape setting of historic cathedral cities which was triggered by the public inquiry into the bypass at Salisbury which would have been detrimental to the cultural and historic setting of the cathedral in the Avon valley.

*Yours sincerely*



Jenifer White  
National Heritage Unit

copies to : Rick Minter, Carol Somper, and ERO

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<sup>2</sup> Countryside Commission, English Heritage, English Nature Conservation Issues in Strategic Plans CCP 420 (1993), Conservation Issues in Local Plans CCP 485 (1996) and English Heritage Sustaining the historic Environment : New perspectives on the future (1997).

APPENDIX 3

Statement of Publicity

## STATEMENT OF PUBLICITY

### SUPPLEMENTARY PLANNING GUIDANCE: ELY ENVIRONMENTAL CAPACITY STUDY

ADOPTED JULY 2001

#### 1. Summary

A draft version of the Study was reported to a meeting of Strategic Development Panel in Spring 2000, and it was agreed to publish the document for public consultation purposes.

As a first step, two seminars were held (July and October 2000) to which councillors were invited, along with local organisations such as Ely City Council and Ely Design Forum, as well as other relevant organisations such as English Heritage and English Nature (see Section 2 for full list of external attendees).

The draft Study was then issued for public consultation purposes from 28<sup>th</sup> March to 1<sup>st</sup> May 2001. At the same time a press release was issued (see Section 3) , and articles referring to the study appeared in the Cambridge Evening News and Ely Weekly News. A total of 7 responses to the draft Study were received, containing a total of 43 comments (see Sections 4 and 5 for details of consultees and respondents).

A summary of these comments, along with Officer's responses, was reported to a meeting of the Council's Strategic Development Committee on 24<sup>th</sup> July 2001. At this meeting a revised version of the Study was approved for adoption as Supplementary Planning Guidance, supplement to the East Cambridgeshire District Local Plan (June 2000).

#### 2. List of external attendees to the seminars

Ely City Council  
Ely Design Forum  
Kings School, Ely  
Hereward Housing Association  
Cambridgeshire County Council  
Countryside Agency  
English Nature

#### 3. Press release

The unique historic character of Ely should not be harmed by the development needs of the district, according to a new draft Environmental Capacity Study. The Study, produced

on behalf of the District Council, looks at how Ely can accommodate new developments whilst still retaining its special qualities.

The draft Capacity Study looks at Ely and the local landscape to assess how more housing could be accommodated without drastically affecting the city's character and special identity. It also sets out a vision for the future which balances the key environmental qualities of the area against the continued need for growth. These crucial considerations will be included when drawing up the next District Local Plan. This Plan sets out the development of the district and must also account for the share of the 4000 new dwellings expected to be built in Cambridgeshire each year until 2016.

Members of the public and local organisations are being asked to contribute their views to the draft Study. These views will be used to help the Council make informed choices about future development.

Councillor Donald Adey, Chairman of East Cambs Environment Panel, said, "Ely and the surrounding area are unique and a beautiful place in which to live and work. The Council recognises Ely's distinctive character and acknowledges that it will need to protect and enhance this in the future. With an ever growing population significant demands will be made on the city and all efforts must be made to retain its special charm."

The draft Environmental Capacity Study is available for inspection at the Council offices in the Grange, Nutholt Lane, Ely. The Council are keen to obtain the views of local residents and business people about its Study and would welcome any comments or suggestions by 1<sup>st</sup> May 2001. Please contact Katie Child, Forward Planning Officer, on 01353 665555 ext. 245.

#### **4. List of individuals and organisations consulted on the draft study**

Countryside Agency  
English Heritage  
CPRE  
English Nature  
MAFF  
Cambridgeshire Wildlife Trust  
Environment Agency  
House Builders Federation  
Government Office East of England  
Hereward Housing Association  
Cambridgeshire County Council  
City of Ely Council  
Ely Chamber of Trade  
Ely Design Forum  
Cheffins Estate Agents  
F & S Partnership Estate Agents  
Clark and Stewart Estate Agents

Church Commissioners for England  
Swindon Borough Council

**5. List of respondent's to the draft Study**

Government Office East of England  
English Nature  
CPRE  
Swindon Borough Council  
House Builders Federation  
Church Commissioners for England  
Cambridgeshire County Council