





# 4.0

## VISUAL BASELINE

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The visual baseline includes tabulation of the photographic survey carried out during a site visit and detailed visual study of critical views.

## 4.1 PHOTOGRAPHIC SURVEY



A site visit has been carried out to assess the landscape character and the site visibility. Publicly accessible areas were visited to identify views of the site, representative viewpoints are mapped in Figure 17 opposite.

The site is afforded substantial screening from the west by the adjacent urban settlement. Similarly to the north the dense woodland block screens views of the site.

The identified viewpoints are therefore located to the north-east, east and south-east of the site, providing views from a range of different receptors at different angles and distance. Viewpoints 1 and 2 represent the only views looking eastward in proximity of the site.

Despite the open character of the landscape, the site is largely screened by intervening topography. Viewpoints 1, 2 and 3 are the only ones affording clear views of the site.



Figure 17; Viewpoints location



Figure 18; View from Saint Park Drive looking westwards towards the site, which is in screen by the buildings in the foreground.



Figure 19; View from Stirling Way looking westwards at the site, which is visible in the immediate foreground.



Figure 20; View from public footpath 180/3 (PRoW) looking south at the site, which is visible in the background at the front of the prominent white warehouses.



Figure 21; View from bridleway 73/1 (PRoW) looking south towards the site, which is located in the far distance and screened by the intervening topography.



Figure 22; View from Brookley Road looking westwards towards the site, which is located in the far distance and screened by intervening topography.





Viewpoint 3 located on public footpath 180/3 represents views experienced by sensitive receptors: pedestrians on a public right of way. As shown in Figure 23 the visual envelope indicating site visibility from this location is relatively extensive, with the majority of the site visible. The area to the west of the site not included in the visual envelope is screened by the existing woodland, while the area to the north east corner of the site is screened by intervening topography.

Given the receptors sensitivity and the visual prominence of the site in this view, the master plan should include mitigation measures to contain potential visual effects.



Figure 23; Indicative area of site visible from viewpoint 3

#### LEGEND

-  Site
-  Theoretically visible area





# 5.0

## CONSULTANTS SUMMARY

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This section includes summaries of the studies and analysis carried out by other consultants.

## 5.1 FLOOD RISK AND DRAINAGE ASSESSMENT - SITE A



Figure 24: Flood Risk Map

A Flood Risk and Drainage Appraisal has been undertaken by EAS, the following provides a summary of the report:

- The site falls wholly within Flood Zone 1 of the Environment Agency (EA) Flood Zone maps. It is also shown to be predominantly at very low risk of surface water flooding with two small overland flowpaths flowing towards the watercourse on the eastern boundary. This will be mitigated by installing an effective surface water drainage system on the site.
- The surface water drainage will discharge to the watercourse on the eastern boundary with a restricted discharge to the 1 in 1 year greenfield runoff rate with storage provided for all events up to and including the 1 in 100 year + 40% climate change.
- The following recommendations are made as a result of this assessment in order to demonstrate the feasibility of the proposals at a planning application stage:

A) All sources of flooding have been considered by means of a desktop assessment and no significant risks have been identified.

B) The clay geology is unlikely to be suitable for infiltration drainage and therefore an attenuation strategy would be required.

C) The drainage strategy will be restricted to the 1 in 1 year greenfield runoff rate and storage will be provided for all events up to and including the 1 in 100 year + 40% climate change event.

D) There is a 225mm sewer which runs along the western boundary of the site. It is recommended that consultation with Anglian Water is carried out to determine if it is feasible to connect to the sewer and the level of upgrades required where necessary.

- In conclusion, the flood risk to the site is low and there are suitable methods of disposal for both the foul and surface water drainage.

## 5.2 ECOLOGICAL APPRAISAL



Figure 25; Ecology map

An Ecological Report has been prepared by Applied Ecology Ltd, the following provides a summary of the report:

- The Site is comprised mainly of habitats that are widespread, commonplace and of relatively low biodiversity value that do not represent a development planning constraint and mean that it will be straightforward to achieve net biodiversity gain as part of development planning going forward.
- The Site is considered likely to have protected faunal interest that should be straightforward to appropriately manage by adopting standard ecological mitigation and compensation approaches as part of detailed development planning.
- Significant adverse impacts (either direct or indirect) as a result of development construction and/or operation on nearby wildlife sites are not predicted to occur.
- The close proximity of Papworth Wood SSSI means that future development of the site should be planned to include a no build stand-off (between 15 and 50m wide) around the perimeter of the SSSI to minimise direct adverse impacts on the integrity SSSI, and open space provision provided to reduce the risk of public recreational pressure on the SSSI. Both of these mitigation recommendations are straightforward to provide and would mean that the close proximity of the SSSI should not preclude the future development of Site C.

## 5.3 ACCESS APPRAISAL

An Access Appraisal has been undertaken by EAS, the following provides a summary of the report:

- Papworth Everard has good existing pedestrian and cycle provision and the site can link to existing footways and cycleways via Stirling Way.
- Vehicle access will be via a continuation of Stirling Way into the site and via Stirling Way onto Ermine Street using the existing signal junction.
- All new vehicle trips generated by the development will use the Stirling Way/Ermine Street signal junction. This has significant existing capacity and is expected to be able to operate within capacity with the new development. The majority of new vehicle trips will access Papworth Everard bypass and these will be travelling against typical peak traffic and so will not significantly impact on existing peak hour local congestion.

### CONCLUSION

Site C has good connections to the village and its facilities. The proposed business park extension will help further enhance local commuting with Papworth Everard. The additional trips associated with the extension are expected to be able to be accommodated on the Sterling Way signal junction. Site C is therefore a sustainable location suitable for the proposed business park extension.

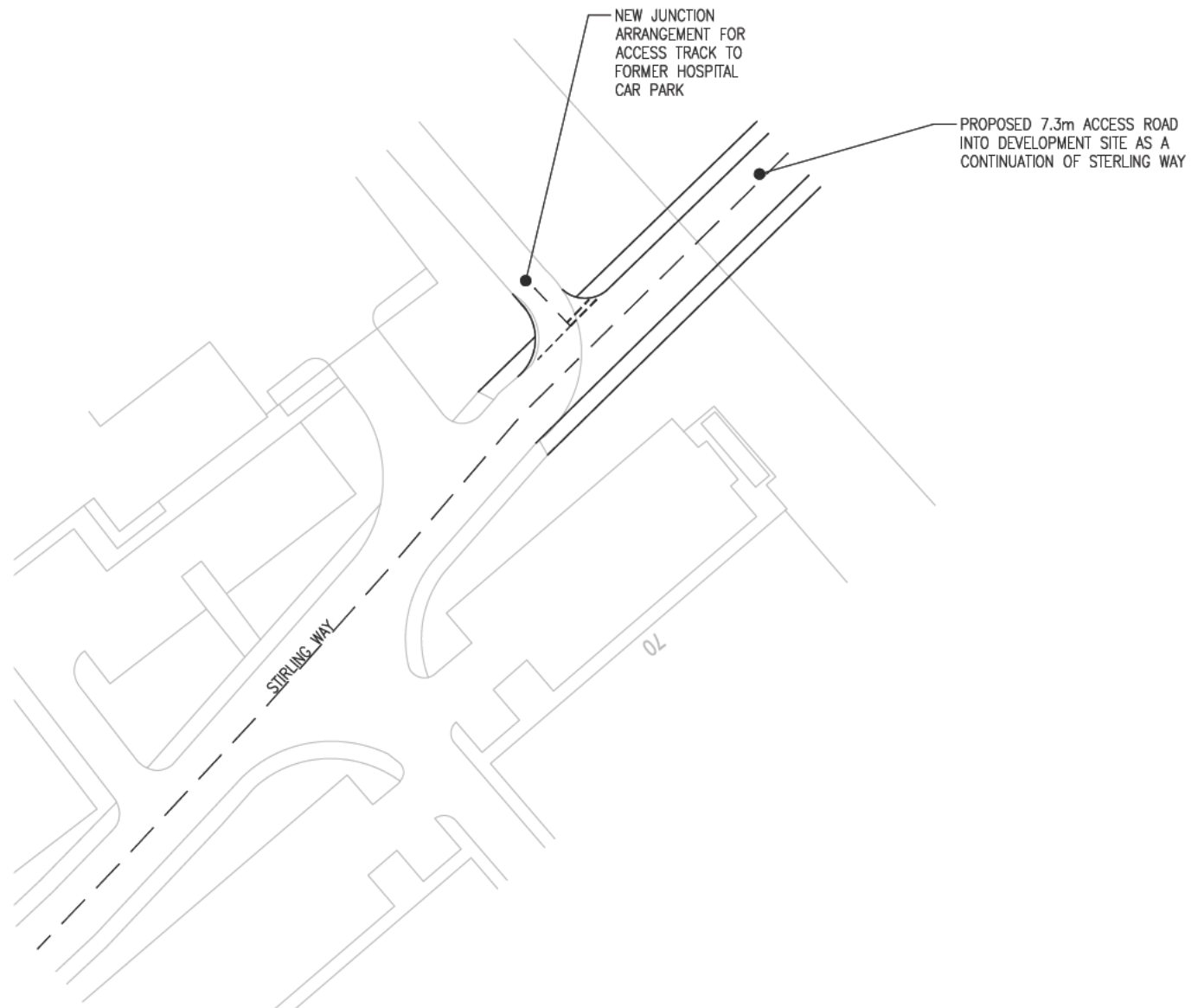


Figure 26; Proposed Vehicular Access







# 6.0

## THE PROPOSALS

This section proposes a master plan vision for the site, including opportunities and constraints analysis, and supporting images.

## 6.1 OPPORTUNITIES AND CONSTRAINTS

Through the baseline mapping and assessment of the site, a number of opportunities and constraints have been identified which provide a framework within which the proposed development will be brought forward.

### SITE BOUNDARIES

- The southern site boundary is adjacent to an existing commercial development and access road which provides access to the temporary car-park located within the site boundary.
- Papworth Wood SSSI and the boundary to the conservation area are located to the north-west of the site.
- To the north-east and south-east the site is bounded by open countryside and a site for allotments.

### LEVELS & DRAINAGE

- There is a downwards slope in topography from west to north-east, where a drainage channel is located outside of the site boundary.
- An area of surface water flood risk zone is located to the immediate north of the site and follows the northern site boundary with strip of flood zone running centrally through the site, there is an opportunity to incorporate SuDS features within the proposals to manage this risk.
- The site is predominantly located in Flood Risk Zone 1 and is therefore at low risk of fluvial flooding.

### ACCESS & CIRCULATION

- Vehicular access is proposed from Stirling Way.
- There is the opportunity to provide connected walking routes within the proposed site to limit potential recreation pressure on Papworth Wood SSSI.

### LAND USE

- There is an existing temporary car park located in the north-western corner, this is proposed to remain.
- There are some historic field boundaries which have been identified and provide an opportunity to reinstate former green corridors.
- The remainder of the site is arable farmland with scrub and vegetated boundaries.

### VEGETATION

- There is an opportunity to reinstate the historic field boundaries to form a connection to the adjacent woodlands and to encourage biodiversity and increase green corridors.
- There is an opportunity to protect views from and to the open countryside by providing landscape buffers and vegetated boundaries.
- There is an opportunity to encourage a diverse eco-system by introducing a variety of open space typologies and planting variety including fruit trees.

### DEVELOPMENT

- The strategic location in proximity to Papworth Business Park provides an opportunity to expand the existing adjacent mixture of B1, B2 and B8 uses and provide public open space which benefits employees of both sites.



**LEGEND**

- Proposed Site Boundary
- Existing Road Network
- Flood Risk Zone
- Surface Water Flood Risk
- Existing Public Right of Way
- Conservation Areas
- Existing Woodland
- Papworth Wood SSSI
- Existing Informal Open Space
- Historic Field Boundary
- Scheduled Monument
- Overhead Electricity Line
- Existing Car Parking
- Existing Allotment Site
- Protected Village Amenity Space
- Pendragon Community Primary School
- Existing commercial area
- Existing LAP and 100m isochrone
- ✳ Grade II Listed Building
- ✳ Grade II\* Listed Building
- Existing Bus Stop
- ▲ Potential Vehicular Access
- Valued External View (Papworth Village Design Guide)



Figure 27; Opportunities and constraints

## 6.2 MASTER PLAN STRATEGY

The master plan strategy proposes a landscape led development which provides a sensitive and contextually appropriate commercial extension to Papworth with numerous benefits to the community and enhancements to local biodiversity. A total of 5.12 ha developable area is proposed which would provide approximately 28,000 sqft of floor space for class B8 (storage and distribution)

### LANDSCAPE LED DEVELOPMENT

The strategic master plan responds to the adjacent SSSI woodland and conservation area by incorporating a wide boundary of woodland to form a connection with the existing woodlands and provide a sensitive edge to the site. Historic field boundaries have guided the extent of this woodland and the green corridors which are proposed through the site.

The proposed woodland planting and green corridors provide numerous opportunities for habitat creation, acting as an extension to existing networks of vegetation.

The master plan provides public open space to the south-east which will enable employees to enjoy spending time outdoors with views of the surrounding countryside. The landscape edge also acts as a buffer to the rural landscape and aims to create a softer edge to the development when viewed from surrounding PRoWs.

The proposed green infrastructure strategy enables an interconnected network of public open spaces which supports ecological services while creating wellbeing and health benefits for the business park employees by encouraging outdoor activities and exercise.

Building structures should be designed to mitigate visual impact and integrate with the surrounding context. For this reason, materiality and volumes should be appropriately considered to create an aesthetically pleasing and recessive environment.

The preliminary Ecology Appraisal identifies that the site can achieve Biodiversity Net Gain assuming an indicative developable area of 5.83ha.

### ACCESS AND CIRCULATION

Access is proposed from Stirling Way which currently provides access to the temporary car park. Internal footpaths will provide circular walking routes which connect into the village.

### PROVIDING FOR THE COMMUNITY

There is the potential to include community gardens into the proposed open space to encourage local residents and employees to grow their own food and spend more time outdoors with its associated wellbeing benefits and opportunities for formal and informal socialising.



### LEGEND

-  Proposed Site Boundary
-  Existing Road Network
-  Drainage Channel
-  Existing Public Right of Way
-  Proposed Woodland
-  Proposed Green Corridors
-  Proposed Public Open Space
-  Existing and Retained Car Park
-  Proposed Developable
-  Pedestrian/cycle connectivity
-  Existing Overhead Electricity Lines
-  Proposed Vehicular Access
-  Proposed Primary Vehicular Route
-  Existing commercial area

Figure 28; Master plan strategy

## 6.3 OPEN SPACE CHARACTER

The proposal includes multi-functional public open space including green corridors through the development, woodland buffers and a public open space.

The proposals respond to the settlement edge location by proposing a network of green spaces to retain key views to green areas and provide cohesion between the village and countryside. The proposed green infrastructure strategy includes a variety of habitats and experiences which enhance the site's resilience.



Figure 29; Social open spaces.

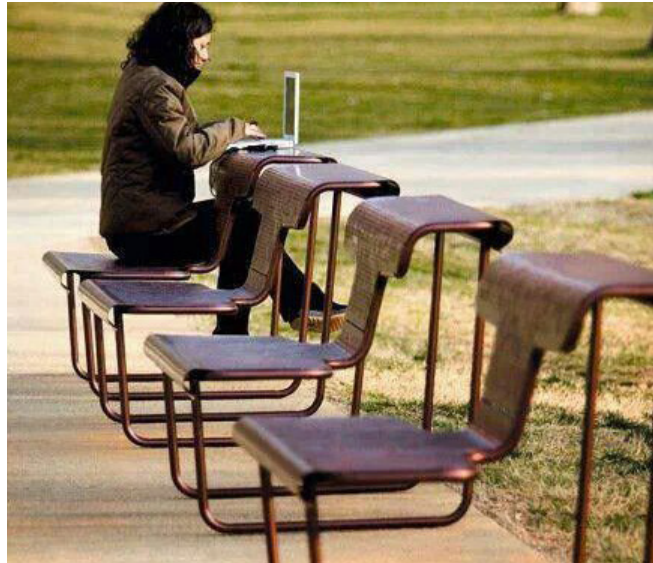


Figure 30; Multifunctional Public Open Space



Figure 32; Multifunctional SuDS



Figure 33; Opportunities for food growing



Figure 31; Creative SuDS strategy



Figure 34; Sustainable drainage and green corridors

## 6.4 BUILT FORM AND MATERIALITY CHARACTER

The master plan strategy responds to the surrounding landscape and townscape context with sensitive expansion of the built form into the countryside and appropriate landscape mitigations.

The proposal would be further enhanced by the use of appropriate materials which are considered within the wider landscape.



Figure 35; Example of building relationship with the open space



Figure 36; Opportunity for temporary events for future on-site employees

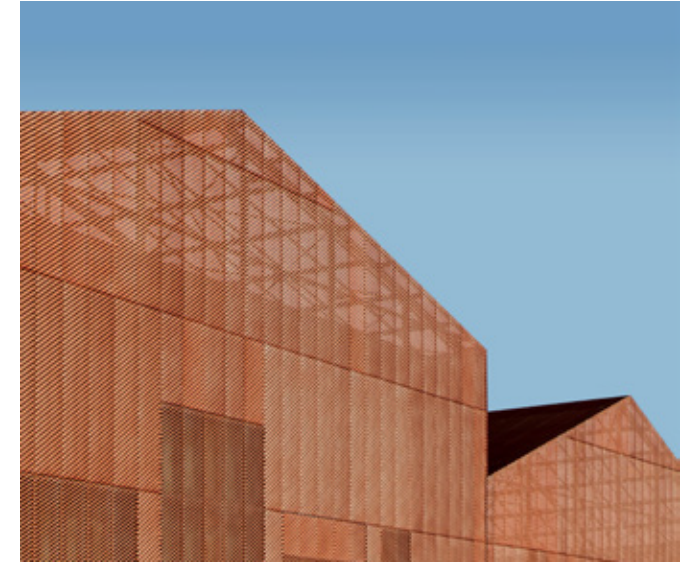


Figure 38; Creative architectural solutions



Figure 37; High-quality materiality

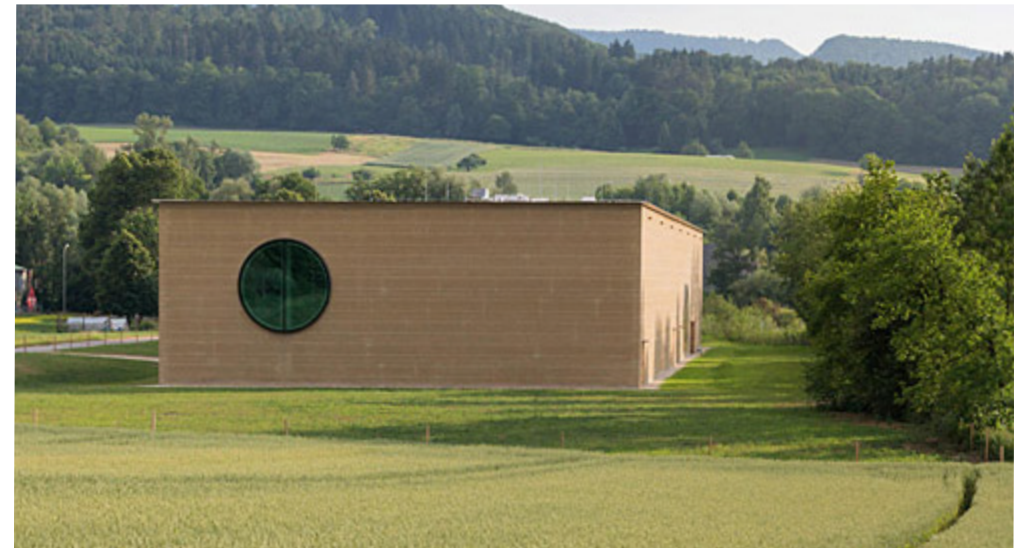


Figure 39; Buildings volumes and colours responding to the wider context.

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