



Land East of Ridgeway and
Old Pinewood Way,
Papworth Everard

Landscape and Visual Impact Assessment

Prepared by
CSA Environmental

on behalf of
Bloor Homes

Report No: CSA/2571/10

February 2020

Report Reference	Revision	Date	Prepared by	Approved by	Comments
CSA/2571/10	-	21/02/2020	SG	CA	-



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1.0 INTRODUCTION

- 1.1 CSA Environmental has been appointed by Bloor Homes to undertake a landscape and visual impact assessment of land to the east of Ridgeway and Old Pinewood Way, Papworth Everard (the 'Site'), in support of the promotion of the Site for residential development. The Site is proposed to accommodate a residential development of up to 160 new dwellings, a site for a pre-school, a site for a scout hut/community facility, and associated infrastructure and open space. Access is proposed to be taken off Ridgeway.
- 1.2 The Site lies within the administrative area of South Cambridgeshire District. The location and extent of the Site is shown on the Location Plan at **Appendix A** and on the Aerial Photograph at **Appendix B**.
- 1.3 This assessment describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the suitability of the Site to accommodate the development proposals, and the potential landscape and visual effects on the wider area.
- 1.4 An outline planning application was made on an area of land which includes the Site, in 2015, for the development of up to 215 dwellings (application S/2647/15/OL). In November 2016, the Planning Committee resolved to approve the application, subject to the signing of the s106 agreement. However, as a result of legal decision on another application, the Council referred all applications which had been given a resolution to grant but which had not yet been granted permission, back to the Planning Committee for ratification. The application was, along with all other similar undetermined residential applications, presented to a special Planning Committee with a recommendation of approval, but was later refused. The reasons for refusal related to the scale of the development, the location of the site and the landscape impact.
- 1.5 Subsequently, a revised outline application for up to 175 dwellings was submitted, but later refused for four reasons as follows: unsustainable form of development; encroachment into the countryside; landscape impact; lack of benefits. There were no technical objections to the proposals, however, the Council's ability to demonstrate a five year housing land supply at that stage, was a key factor in the refusal of the second application.

Methodology

- 1.6 This assessment is based on site visits undertaken by suitably qualified and experienced Landscape Architects in March 2018 and November 2019. The weather conditions at the time were sunny and visibility was good.
- 1.7 In landscape and visual impact assessments, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape from public vantage points, including public rights of way and other areas with general public access, as well as effects from any residential properties). This report therefore considers the potential impact of the development on both landscape character and visibility.
- 1.8 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama.

2.0 LANDSCAPE POLICY CONTEXT

National Planning Policy Framework (February 2019)

- 2.1 National policy is set out in the National Planning Policy Framework ('NPPF') and those parts relevant to this assessment are summarised below.
- 2.2 Paragraphs 10 and 11 of the NPPF state that at the heart of the Framework is a presumption in favour of sustainable development, which should be applied in relation to both plan-making and decision-taking.
- 2.3 Paragraph 20 of the NPPF states that strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for, among other elements, the '*(d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.*'
- 2.4 Section 12 of the NPPF sets out that planning policies and decisions should support the creation of high quality buildings and places. Paragraph 125 states that '*... design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.*'
- 2.5 Paragraph 127 states that planning policies and decisions, should ensure that developments, amongst others:
- '*will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - '*are visually attractive as a result of good architecture, layout and effective landscaping;*
 - '*are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...*'
- 2.6 Paragraph 130 states that development should be refused where poor design '*... fails to take the opportunities available for improving the character and quality of an area and the way it functions...*' after having taken other design guidance into account.

2.7 Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 170 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*...intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'

Planning Practice Guidance

2.8 Paragraph 001 (ID 26-001-20191001) of the 'Design: process and tools' section sets out the purpose of the guidance, which aims to explain the process and tools that can be employed to achieve well-designed places. The guidance refers to paragraph 130 of the NPPF which relates to ensuring good design, and states that the section should be read in conjunction with the National Design Guide (published Oct, 2019), which it notes should be used in both plan-making and decision making. Ten good design characteristics are identified in the National Design Guide, and these are set out as follows in the PPG:

- Context
- Identity
- Built form
- Movement
- Nature
- Public places
- Uses
- Homes and buildings
- Resources
- Lifespan.

2.9 Paragraphs 006 and 007 deal with masterplans, stating that they should be site specific and should '*... set the vision and implementation strategy for a development...* '. Paragraph 006 notes that they may need to be accompanied by other technical reports including landscape assessment and proposals for securing biodiversity net gain.

2.10 The 'Natural Environment' section of the guidance aims to explain the key issues to consider in relation to the implementation of policies to protect and enhance the natural environment, including local requirements.

- 2.11 Paragraph 004 defines Green Infrastructure, while in paragraph 005 it explains its importance as a natural capital asset that provides multiple benefits, including enhanced biodiversity, landscapes and urban cooling. In paragraph 006 the guidance sets out the planning goals green infrastructure can assist in achieving, and these are:
- *Building a strong, competitive economy;*
 - *Achieving well-designed places;*
 - *Promoting healthy and safe communities;*
 - *Mitigating climate change, flooding and coastal change;*
 - *Conserving and enhancing the natural environment.*
- 2.12 The final paragraph (008) in the green infrastructure sub-section notes that: *'Green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision.'*
- 2.13 Within the Biodiversity, geodiversity and ecosystems section, the topic of net gain has been included. Paragraph 020 describes net gain as *'... an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain.'*
- 2.14 In the Landscape section of the guidance, paragraph 036 refers to that part of paragraph 170 of the NPPF which deals with the recognition of the intrinsic character and beauty of the countryside in local plans, and the need for strategic policies to *'... provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.'* Paragraph 036 goes on to note that: *'Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.'*

National Design Guide

- 2.15 The National Design Guide (2019) provides guidance to illustrate '*... how well-designed places that are beautiful, enduring and successful can be achieved in practice.*'
- 2.16 The guidance identifies ten good design characteristics and the following are of most relevance to landscape and visual assessment (our emphasis):
- Context is described as '*... the location of the development and the attributes of its immediate, local and regional surroundings.*' The Guide goes on to state that,

'An understanding of the context, history and cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.
 - *The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings and how a place looks, but how it engages with all of the senses. Local character makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.*
 - Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.'

Local Policy Context

- 2.17 Planning policy for South Cambridgeshire District Council is set out in the Development Plan which comprises a number of documents, including the South Cambridgeshire Local Plan (adopted 2018) and Adopted Policies Map. Policies contained within the South Cambridgeshire Local Plan (2018) relevant to this Site and the landscape are summarised below.

- 2.18 A joint Local Plan for the Greater Cambridge area is currently being prepared by Cambridge City Council and South Cambridgeshire District Council. This plan is in an early phase of development.
- 2.19 A number of Supplementary Planning Documents ('SPD's) have been produced by South Cambridgeshire District Council to provide further details to policies within the adopted Development Plan. Details of those relevant to this Site and the landscape are provided below.

South Cambridgeshire Local Plan (2018)

- 2.20 **Policy S/7** relates to development and redevelopment of unallocated land and buildings within development frameworks, providing criteria under which development will be permitted. This includes that *'Retention of the site in its present state does not form an essential part of the local character, and development would protect and enhance local features of green space, landscape, ecological or historic importance'*.
- 2.21 **Policy HQ/1** promotes high quality design and provides a number of criteria to address in development proposals, including that proposals must *'Preserve or enhance the character of the local urban and rural area and respond to its context in the wider landscape'*.
- 2.22 **Policy NH/2** regards the protection and enhancement of landscape character. This policy states that *'Development will only be permitted where it respects and retains, or enhances the local character and distinctiveness of the local landscape and of the individual National Character Area in which it is located'*.
- 2.23 **Policy NH/6** deals with Green Infrastructure and states, amongst others, that all new development will be required to contribute towards the enhancement of the green infrastructure network within the District.
- 2.24 **Policy NH/7** relates to Ancient Woodlands and Veteran Trees, and states that proposals affecting these will be expected to mitigate any adverse impacts.
- 2.25 **Policy NH/11** relates to protected village amenity areas and states that *'development will not be permitted within or adjacent to these areas if it would have an adverse impact on the character, amenity, tranquillity or function of the village'*.
- 2.26 **Policy NH/14** relates to the protection and enhancement of heritage assets. A number of examples of heritage assets are provided, including

the wider historic landscape of South Cambridgeshire and its landscape and settlement patterns.

District Design Guide SPD (adopted 2010)

- 2.27 South Cambridgeshire District Council ('SCDC') District Design Guide Supplementary Planning Document seeks to ensure delivery of sensitively and appropriately designed, sustainable developments. Of particular relevance to this LVIA is Chapter 3 - Village Landscape and Settlement Analysis, and Chapter - 5 Appreciating Context. Chapter 3 provides an overview of the landscape settlement character of South Cambridgeshire and identifies five distinctive landscape character areas. Chapter 5 provides guidance on accentuating the local landscape character and ensuring new development accounts for and sits comfortably within its landscape setting.

Landscape in New Developments SPD (adopted 2010)

- 2.28 The purpose of the Landscape in New Developments SPD is to assist in enhancing and conserving landscape character within the District. This SPD provides guidance on producing landscape schemes and the landscape design process.

Trees and Development Sites SPD (adopted 2009)

- 2.29 The Trees and Development Sites SPD aims to assist in the conservation and enhancement of biodiversity and landscape character. Paragraph 3.2 of this SPD notes that '*Where there are existing mature trees on a proposed development site careful consideration should be given to the incorporation of those trees in the overall layout of the development, particularly in public areas. Front elevations of buildings facing onto trees or proposed new planting must be well thought out for the longevity of the enhancements that trees bring to development.*'

Papworth Everard Village Design Guide SPD (adopted 2020)

- 2.30 The Papworth Everard Village Design Guide was adopted as an SPD in January 2020. It includes an identification of various character areas within the village, a number important views, and guidance on the design of new homes.
- 2.31 The Wood Lane and Old Pinewood Character Areas lie to the west of the Site. The description of the Wood Lane area includes: '*The estate of homes evokes layout 'garden suburb' precedents through its use of small green spaces. Later housing, along Baron's Way, frames a significant playing field and park also provided by the Village Settlement, a way of using housing to define open space which could be learned from in new development.*'

- 2.32 In relation to Old Pinewood, the SPD states '*A quiet estate of homes to the north-west of the village...For cars the estate is cul-de-sac accessed from Wood Lane but for pedestrians it is connected to the rest of the village by paths. A heavily-wooded green buffer (containing a woodland path) was built between the estate and the homes on Baron's Way, and a new planted buffer and path surround the estate, providing good views and a well-used path. This green buffer and routes through it should be reproduced in new developments.*'
- 2.33 The SPD includes a section titled 'Landscape-led design: views', which sets out, amongst other things, that new development should create views out into the countryside, or into existing green spaces, wherever possible. It includes a plan showing key views in and around the village, including views eastwards from Ridgeway as well as from the woodland belt to the west of the Site.

3.0 SITE CONTEXT

Site Context

- 3.1 The Site extends to approximately 9.24 hectares and lies east of Ridgeway and Old Pinewood Way, within the parish of Papworth Everard. The Site comprises part of an irregular shaped field, currently in arable use. The Site location and its immediate context are illustrated on the Location Plan and Aerial Photograph in **Appendices A** and **B**, and on the photographs contained within **Appendix C**.
- 3.2 Papworth Everard is a village located approximately 16km north west of Cambridge and approximately 10km north east of St. Neots, in South Cambridgeshire District. The historic centre of the village is based around the Church of St. Peter and the former Roman Road at Ermine Street.
- 3.3 The Site is located on the north eastern edge of Papworth Everard with existing housing served off Ridgeway, Old Pinewood Way and Woodhead Place bounding the Site to the west. This housing is from the post-war period and is made up of semi-detached and detached properties.
- 3.4 To the south of the Site is the woodland plantation and mature woodland at Papworth Wood and to the north and east is existing farmland, stretching east to the village of Elsworth, approximately 2km away.
- 3.5 Immediately to the west of the central and southern half of the Site is an approximately 20 year old woodland belt, approximately 30m deep and approximately 10m high, which flanks the housing to the west. Within the woodland belt are a number of informal footpaths which link to the housing area.
- 3.6 The surrounding countryside is characterised by large, irregular shaped fields which are typically in arable use, interspersed with scattered woodland blocks.

National Landscape Character

- 3.7 Natural England has produced profiles for England's National Character Areas ('NCAs'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The Site lies within the Bedfordshire and Cambridgeshire Claylands (NCA 88).

3.8 The profile identifies the key characteristics of the Bedfordshire and Cambridgeshire Claylands NCA, including:

- Gently undulating, lowland plateau divided by shallow river valleys;
- Variable, scattered woodland cover comprising smaller plantations, secondary woodland and clusters of ancient woodland;
- Predominantly open, arable landscape of regular fields bounded by open ditch and trimmed, often species poor hedgerows;
- Wide variety of semi-natural habitat supporting a range of species;
- A number of historic parklands, designated landscapes and country houses;
- Settlements cluster around major road and rail corridors; and
- Recreational assets are associated with an extensive rights-of-way network.

Regional Landscape Character

Cambridgeshire Landscape Guidelines, 1991

3.9 Cambridgeshire County Council published the Cambridgeshire Landscape Guidelines in 1991, which defined landscape character areas ('LCA') for the County. The Site lies within Area 3: Western Claylands, with the key characteristics identified as:

- A gently undulating landscape which is subdivided by the shallow Ouse valley;
- Large scale arable farmland with open fields and trimmed hedgerows and watercourses;
- Isolated incidents of woodland in an area dominated by large scale arable agriculture;
- An area greatly affected by modern agricultural processes resulting in the removal of hedgerows to amalgamate fields; and
- Dutch Elm disease has caused the loss of many hedgerow trees.

Landscape East

- 3.10 Landscape East is an online resource that has categorised the landscape of the East of England region into a series of Landscape Character Types ('LCT'). The Site falls within the Wooded Village Farmlands LCT, identified as a gently rolling, elevated landscape with Ancient Woodland blocks and small, nuclear villages. It is described as an often-open landscape with long distance views, with woodland often containing views around settlements. The LCT is identified as having a peaceful and rural character.

Local Landscape Character

- 3.11 South Cambridgeshire District Council ('SCDC') adopted the District Design Guide SPD in March 2010 as a means of providing guidance on how district wide and Area Action Plan policies will be implemented. Chapter 3 divides the district into five distinctive LCAs, with the Site falling within LCA C: The Western Claylands, which have the following key characteristics:

- Gently undulating topography divided by broad, shallow valleys;
- A predominantly open and intensive arable landscape with fields bounded by open ditches or trimmed hedgerows;
- Scattered woodland cover;
- Small pasture fields provide a buffer between settlements and medium sized fields; and
- Many 19th Century enclosure fields have been amalgamated to produce very large arable fields.

- 3.12 From our assessment of the Site and its surroundings, we find that this landscape is generally reflective of the characteristics as described in the District Design Guide, with the large arable fields and scattered woodland blocks evident in the area.

Statutory and Non-Statutory Designations

- 3.13 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') and the adopted Local Plan Policies Map (September 2018) (**Appendix D**) show that there are no statutory landscape designations covering the Site or the adjoining land.

- 3.14 A short distance to the south west of the Site is an area of woodland covered by Local Plan Policy NH/11, which covers Protected Village Amenity Areas.
- 3.15 Approximately 200m to the south of the Site is Papworth Wood, which is designated as Ancient and Semi-Natural Woodland, as well as a Site of Special Scientific Interest ('SSSI').

Conservation Area and Listed Buildings

- 3.16 The MAGIC Map shows that there are no Listed Buildings on or immediately adjacent to the Site. The Papworth Conservation Area is located around 300m south of the Site at its closest, however, it is separated from the Site by intervening development and dense woodland.
- 3.17 Papworth Hall and an associated Lodge lies 600m to the south of the Site and are Grade II* Listed. Further Listed Buildings can be found along Ermine Street and Church Lane, including St. Peter's Church. However, these buildings have no intervisibility with the Site and are physically separated from the Site by the existing development in Papworth Everard, and as such their setting will not be affected.
- 3.18 A moated site, 140m east of the Grade II* Listed Papworth Hall, is the only Scheduled Monument within 1km of the Site (refer to **Appendix D**). Again, there is no intervisibility between it and the Site.

Public Rights of Way

- 3.19 Public footpath 180/3 crosses the Site, running from east to west, from the corner of Ridgeway and the housing on Old Pinewood Way, to meet the eastern Site boundary. The path continues south along the eastern Site boundary, before turning east to follow a farm track. The footpath follows the farm track before joining the Pathfinder Long Distance Walk which links Papworth Everard and Elsworth.
- 3.20 Public footpath 180/4 also lies adjacent to the south western corner of the Site, leading east from within the built up area of Papworth Everard before heading south through the woodland to the immediate south west of the Site. This footpath also forms part of the Pathfinder Long Distance Walk.
- 3.21 There are several informal footpaths within the woodland adjacent to the western Site boundary, linking to the housing further west.

Tree Preservation Orders

- 3.22 There are no trees on or adjacent to the Site covered by a Tree Preservation Order ('TPO'). This is confirmed by the examination of the South Cambridgeshire District's online planning map on 28 October 2019.

4.0 SITE DESCRIPTION AND VISIBILITY

Site Description

- 4.1 The Site is located to the east of Ridgeway and Old Pinewood Way, and comprises part of a larger field that is currently in arable use. The Site is roughly linear in form, with a larger southern section and a smaller northern section. A small, narrow strip of land is included to the south east of the Site adjacent to the existing woodland, and may be required as part of the proposed drainage design.
- 4.2 The northernmost boundary of the Site follows a former field boundary, but is currently open and unmarked within the wider arable field. The landform drops away slightly beyond the northern boundary. The western boundary of this northern parcel is open to the Ridgeway, with a scattering of semi-mature and mature trees occurring along the verge, and the road located beyond to the west. There are a number of residential properties to the west of the Ridgeway that face onto the Site.
- 4.3 The eastern boundary of this northern parcel is unmarked on the ground, but roughly forms a northern continuation of the woodland belt to the west of the southern parcel, albeit located around 35m further west than the woodland edge.
- 4.4 Public footpath 180/3 crosses the Site in an east-west direction, roughly forming a continuation of Wood Lane. The eastern part of the northern boundary of the southern parcel follows the mowed/maintained line of the public footpath where it crosses the field (although this line on the ground occurs between 18m (in the west) and 35m (in the east) to the north of the location of the footpath as shown on the Definitive Rights of Way map).
- 4.5 The northern part of the eastern boundary of the southern parcel is formed by a ditch with intermittent tree and shrub cover, which continues northwards to a pond. The remainder of this boundary continuous southwards along the edge of the open field boundary. The southern boundary of the Site is formed by the northern edge of Papworth Wood.
- 4.6 The western boundary of the southern parcel is formed by the linear woodland block, with the existing housing within the settlement located beyond.

Topography

- 4.7 The Site has a gently domed landform, rising from approximately 37m Above Ordnance Datum ('AOD') at the northern boundary, to a high point just above 49m AOD about three quarters of the way along the eastern boundary, before sloping away again towards the western and southern boundaries at around 46m AOD.
- 4.8 Land to the north of the Site slopes away gently, reaching a low point of around 15m AOD at the village of Hilton to the north west of the Site. To the east, the land continues to rise gently to reach a high point of 59m AOD along the Pathfinder Long Distance Walk, roughly south of Elsworth Lodge. To the south and west, the topography slopes down more steeply to a localised valley located roughly along the route of Ermine Street, before rising more steeply towards the village of Yelling, approximately 2.7km away.

Visibility

- 4.9 An assessment of the visibility of the Site was undertaken and a series of photographs taken from public vantage points, rights of way and public highways. The viewpoints are illustrated on the Location Plan and Aerial Photograph contained **Appendices A** and **B** and on the photographs in **Appendix C**.
- 4.10 The tree belt along the greater part of the western boundary and the woodland to the south screen the majority of the views of the Site from the existing village itself, with the exception of those properties along the Ridgeway. The open nature of the northern and eastern boundaries allows middle and long distance views from these directions. The key views of the Site are described in the tables contained in **Appendix H** and are summarised below.

West

- 4.11 Views of the Site from the streets and housing at Old Pinewood Way and Woodhead Place are screened during the summer by the woodland belt to the west of the Site, although filtered views of the Site are possible from within the tree belt itself, along the numerous informal footpaths. Winter views from the houses will be filtered by the deciduous woodland.
- 4.12 Views from the street and housing on Ridgeway, fronting the northern section of the Site, are open and extend across this part of the Site, filtered by the occasional existing tree (Photograph 24).

- 4.13 In long distance views from the Pathfinder Long Distance Walk, where it runs to the west of Papworth Everard towards the village of Yelling, approximately 2.6km to the west, the Site is screened by the undulating landform and intervening vegetation (Photograph 21).

North

- 4.14 In views from the section of Potton Road (B1040) between Hilton and Papworth Everard, when moving south and when south of the electricity substation, there are partial, glimpsed views of the Site and the woodland/trees to the west of it, through gaps in the roadside vegetation. From around the junction of Potton Road and Rogues Lane, there are partial, glimpsed views of the houses on the Ridgeway, seen through the intervening trees along the Ridgeway, and through gaps in the hedgerow along Potton Road (Photograph 23). The Site is seen in the foreground of the existing houses. From a short distance south of Rogues Lane along Potton Road, the views become screened by the intervening hedgerow along the rising ground to the north west of the Site
- 4.15 From Rogues Lane which leads from Papworth Everard to Elsworth (Photographs 14 to 17), open views of the Site are available, with glimpsed views of the rooftops of the houses at Ridgeway and Old Pinewood Way visible as the backdrop to the Site. Rogues Lane is a minor route with no pavement to either side, so views are generally contained to those attained from vehicles travelling along the road, often at speed, with no clear opportunities to stop, although views could be attained from cyclists using the route, travelling at lower speeds.
- 4.16 Further east along Rogues Lane towards Elsworth, views of the Site become screened by vegetation and the intervening landform, as well as the presence of Elsworth Lodge and the associated farmstead and buildings.
- 4.17 From the public footpath adjacent to the A1198, approximately 1.5km north west of the Site (Photograph 18), glimpsed views are available of the dwellings on the northern end of Ridgeway. Views from this vantage point are limited to the eastern part of the Site only due to the screening provided by existing vegetation.
- 4.18 Views from the public footpath on the western edge of the village of Hilton at Graveley Way (Photograph 20) are screened by vegetation and landform.
- 4.19 There is a high point, approximately 5km north of the Site, on the A1198, where Wood Green Animal Shelter is located. A single wind turbine

located here is apparent from the Site, however in views looking back towards the Site the intervening hedgerows and vegetation screen the Site from view (Photograph 19).

East

- 4.20 Due to the topography and lack of existing vegetation within the Site, views from the public footpath that crosses the Site extend over the Site toward the wider countryside to the north and east, and to the existing woodland belt to the south and west respectively (Photographs 1-5, 9 and 10).
- 4.21 At the point where the Pathfinder Long Distance Walk meets the public footpath that runs across the Site, glimpsed views of the houses at Old Pinewood Way can be seen, with the wind turbines at Cotton Farm, west of Graveley, visible against the horizon. The woodland planting in front of the existing dwellings provides screening, restricting views to rooftops only. The Site is partially screened from here by the intervening fall in topography.
- 4.22 At the highest point along the footpath (Photograph 12), glimpsed views of the rooftops of the houses on Old Pinewood Way are available above the woodland belt which occurs in front of them. The topography and intervening vegetation, however, prevents the majority of views into the Site.
- 4.23 Views from the Pathfinder Long Distance Walk on the outskirts of the village of Elsworth (Photograph 13) and from the high ground along Brockley Road to the south of village (Photograph 22) are screened by the topography.

South

- 4.24 Views from the south are screened by the built-up area of the village of Papworth Everard and the presence of Papworth Wood.

Landscape Quality, Value and Sensitivity

- 4.25 The Site does not carry any statutory or non-statutory designations for landscape, ecological or heritage character or quality. It comprises part of a larger arable field, located on the north eastern settlement edge of Papworth Everard. Further arable fields occur to the north and east of the Site. The Site is ordinary in character, and similar to the arable fields further north and east. It's northern and eastern boundaries are open, and there is a general lack of hedgerow boundaries in the area. Papworth and the Site are located along the higher ground on the edge of the Fens, and there are long views available from the public footpath

which crosses the Site, towards the north east across the low-lying land. The Site's location adjacent to the existing settlement, as well as the nearby roads to the north mean that the Site cannot be described as wild or tranquil, although the southern part of the Site is more tranquil. The Site is assessed as being of medium landscape quality and value.

- 4.26 The proposals are for a residential development, which would be well related to the existing settlement of Papworth Everard. Due to the Site's location on the higher ground, it is visible from the north and north east in middle and long distance views, with the existing houses along the higher ground in Papworth Everard partial visible behind the Site. The Site is assessed as being of medium to high landscape sensitivity, however, a sensitively designed scheme which incorporates well-considered landscape mitigation, is capable of being accommodated at the Site without resulting in significant landscape or visual harm.

5.0 SUITABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

- 5.1 The Site is being promoted for residential development of up to 160 dwellings, a site for a pre-school, a site for a scout hut/community facility, and associated infrastructure and open space. Access is proposed to be taken off Ridgeway.

Evolution of the proposals

- 5.2 The proposed scheme has significantly changed from the previous proposals which were the subject of planning applications. With the benefit of the comments and consultation responses from the various Council consultants, the design of the scheme has been considered afresh, to in the first instance, avoid adverse landscape effects, and then to mitigate the potential landscape and visual effects. To this extent, the proposed Site area has been significantly reduced by excluding the part of the former site which was visually most sensitive, to the north east of the Site. Retaining this land in agricultural use will ensure the setting of the village is retained, when seen from the north and north east. As a consequence, the proposed quantum of development has also reduced.
- 5.3 A landscape-led concept masterplan has been developed to show how the proposed development at the Site can be brought forward in a manner which places the protection of the landscape and townscape character of the area at the heart of the design principles (**Appendix E**). A further plan in **Appendix G** shows the scheme within the wider context of Papworth Everard.
- 5.4 The key principles of the proposed development at the Site are shown on the Concept Masterplan in **Appendix E**, with the key landscape principles illustrated on the plan in **Appendix F** (which includes reference to the bullet points below). These include:
- a) The proposed homes will be positioned within the west and south west of the Site, adjacent to the existing houses within the settlement. The homes will be up to two storeys in height;
 - b) New woodland planting will bound the development to the north and east, reflecting the characteristic woodland belts and development pattern within the settlement to the west. The new woodland will be designed to link into the existing woodland to the south and west of the Site;

- c) These woodland belts will be a minimum of 10m in width, but the width will vary, to ensure a soft wooded edge which penetrates the proposed housing area, as opposed to a strongly linear feature. This woodland belt will also aid in filtering and screening the development, and will assimilate it into the existing landscape, when viewed from the north and east;
- d) Within the woodland setting, the proposed dwellings are set within a framework of landscape corridors, which run east-west and north-south across the Site. These corridors are proposed to include new tree planting, including larger tree species, to visually break up the roofscape of the development, when viewed from the north and east. These corridors will also create a pleasant, green streetscape to benefit well-being, and will allow space for habitat creation to benefit wildlife;
- e) The proposed development limits the effects on the wide views from the public footpath which crosses the Site, by retaining as much of the footpath in open space as possible. The proposed woodland boundary has been set to the south of the footpath, thereby screening views of the new homes, while retaining the views from the footpath to the countryside to the north and east;
- f) Additional opportunities for views from the development out towards the countryside, have been designed into the scheme by retaining specific openings within the proposed woodland boundary, and positioning new recreational footways and streets to create vistas out through these openings – the woodland boundary will be permeable from the inside (i.e. west and south), while maximising its screening function in relation to views from the north and east, achieved through careful layout and design;
- g) The extent of the eastern edge of the proposed built development will vary, with a straight built edge avoided here. Instead, the building line will vary, with woodland and open space extending into the Site in places, while at other times, the proposed homes will be closer to the wooded edge, to ensure a varied roofscape with reduced massing, when viewed from the north and east;
- h) The proposed homes will be laid out in perimeter blocks, with houses most often positioned back-to-back. However, the orientation of the frontages of these blocks will vary, with some orientated north-south, and others east-west. This will ensure that, where the new roofs are visible over the woodland planting, they will not be seen as one continuous built line, and there will be gaps between the buildings

due to the variation in frontage directions. This will further aid in breaking up the mass of the proposed built development, and assimilating it into the existing wooded backdrop;

- i) The proposals include new recreational opportunities, such as children's play areas and recreational footways which will link into the existing footway network;
- j) Large new areas of open space are incorporated into the scheme, to create a pleasant, green environment, while also allowing space for drainage features and habitat creation.

5.5 The key landscape and visual effects are summarised in the tables in **Appendix H** and described in the relevant section below.

Landscape Features

5.6 There is no significant existing vegetation on the Site to constrain development and the adjoining woodland to the south will be protected and respected by the introduction of the proposed woodland buffer planting. The ditch and existing pond on the eastern boundary will also be retained. Three trees located on the north western Site boundary adjacent to Ridgeway will require removal to facilitate the new access road. The loss of these trees can be mitigated by the planting of four new semi mature oak trees in the same location.

5.7 In addition, the Concept Masterplan shows significant opportunities for landscape enhancements, in the form of plentiful tree and shrub planting within the proposed green corridors, open spaces and the significant landscape buffers to the northern, eastern and southern boundaries (varying in depth between 10m and 30m). These woodland areas will also allow space to incorporate measures to increase the biodiversity of the Site, along with the incorporation of the proposed Sustainable Drainage System basins.

Relationship to Settlement

5.8 The Site is well related to the existing development in the north east of the village at Ridgeway and Old Pinewood Way, and is contained by the existing woodland to the south. Development at the Site, in accordance with the principles shown on the Concept Masterplan, would form a natural extension to the village with a sensitive wooded edge to the development which is in keeping with, and reflective of, the eastern settlement edge to the south of the Site. The development will also extend built form no further north than the existing houses on Ridgeway and no further east than the woodland that abuts the

southern Site boundary, and will therefore round off the north eastern edge of the settlement.

- 5.9 The proposed woodland edge will reflect the existing woodland bands which occur between the various residential areas to the west of the Site. It will also form a robust and appropriate edge to the settlement at the boundary with the adjoining countryside, while allowing views out from the settlement to the countryside beyond.

Public Rights of Way

- 5.10 The existing public footpath which crosses the Site will be retained along its definitive alignment. A short section of the footpath will run within a new wooded area, and between the northern and southern development parcels. While the character of this section of the path will change, it will be similar to that which occurs immediately to the west, where the path runs along the extension of Old Pinewood Way.
- 5.11 The landscape treatment along the western part of the footpath within the Site, has been specifically designed to retain as much of the long views from the path as possible. To this end, the woodland boundary has been located to the south of the footpath, to screen and filter the views of the houses to the south, while allowing views out towards the north and east, over the low-lying proposed drainage basin. This basin can be designed to visually merge with the agricultural land beyond, and to not obstruct views.
- 5.12 The Concept Masterplan also shows a series of recreational footways and cycleways which will link into the existing public right of way network as well as the informal footways within the woodland to the west, thereby creating a wider network of recreational and movement routes. The Concept Masterplan shows how these routes can be laid out to allow vistas towards the wider countryside through the new woodland boundary, thereby creating more opportunities for these views.

Visibility

- 5.13 The assessment of visibility of the Site, set out in Section 4, identified that near distance views from the existing settlement of Papworth are typically limited by Papworth Wood and by the tree belt planted to the east of Old Pinewood Way. The open nature of the landscape to the north and east permits a number of more extensive middle and long distance views; however, these are restricted in places by the intervening topography and vegetation, and are mostly available to users of the road network.

- 5.14 As set out on the Plan in **Appendix F**, and in Section 5.3 -5.4 above, the proposals have been designed to avoid adverse visual effects where possible, and effective mitigation of the potential visual effects is at the heart of the design of the scheme. The key views and the visual effects of development at the Site are summarised in the tables in **Appendix H** and briefly discussed below.

West

- 5.15 There will be views of development in the northern part of the Site from approximately 8 dwellings to the eastern extent of Ridgeway (Photograph 24). In order to respect the outlook of these dwellings, new native hedgerow and tree planting to this section of the boundary can be incorporated, which will soften and filter views of the proposed development. While the long distance views available from parts of Ridgeway will be curtailed by the proposed development, these views will not be lost, and will instead be transposed to the new eastern edge of the settlement, with the views now available from the recreational paths and some new roads within the east of the development.
- 5.16 In winter, there may be very heavily filtered views of the new homes from the existing houses along Old Pinewood Way and Woodmead, through the intervening woodland, however, summer views will be screened. Similarly, there will be heavily filtered views from the footways within the woodland belt west of the Site.

North

- 5.17 The open nature of the northern Site boundary and relatively flat topography means that there will be the potential to view the development from the middle distance to the north. An example of one such vantage point is from the public footpath adjacent to the A1198, where the housing development occupying the northernmost section of the Site will potentially be visible (Photograph 18). The proposed planting on the northern Site boundary will, over time, largely screen the development from view. In addition, the incorporation of further east-west and north-south tree belts within the northern development parcel, will mean that where the new homes are visible, their mass and roofscape will be broken up by the intervening layers of vegetation, which will aid in assimilating the development into the existing landscape/townscape, and limit the visual effects.
- 5.18 Similarly, visual receptors from the north include the users of the B1040 (Rogues Lane) from where there will be partial views of the development from the road (Photographs 14 to 17). Likewise, in views from the section of Rogues Lane where the Site is visible, some proposed development

will be seen above the proposed woodland planting on the northern boundary. As set out in Section 5.4, the scheme shows a variety of frontage directions, with a varied development edge in the east which will ensure that, where the tops of the new built development is visible, it is broken up by vegetation to reduce the visible mass of the built form, with the woodland and internal tree belts merging the built form into the existing landscape and townscape. Furthermore, there is no pedestrian footway along either section of road meaning that visual receptors will tend to be passing motorists and therefore views will often be oblique and transient in nature.

- 5.19 While the new development will be partially visible from the north and north east, receptors are, for the most part, limited to users of the roads (which do not have footways) here. In addition, the new homes will be seen within the context of the existing houses on Ridgeway which are already partially visible within the treed landscape, and the new homes will not appear discordant once the woodland belts have established.

East

- 5.20 Views from the public footpath which crosses the Site will be affected, however, the scheme has been designed to minimise the length of the footpath from where the views will experience the greatest change. From the western part of the footpath, the new homes will be partially visible, through the proposed new woodland planting. There will be clear views of the new homes where the footpath crosses the new vehicular route within the development, however, the views will be similar in character to those currently available from further west along the path, along Old Pinewood Way and the woodland east of it.
- 5.21 However, long distance views towards the low-lying land to the north and east of Papworth Everard, will be retained from the western section of the footpath across the Site. The new homes will be visible in filtered views to the south and north west, through the new woodland belts, however, views to the east and north will be unobstructed. The proposed drainage basin will be visible in the foreground in views from here, however, it can be designed to be vertically unobtrusive, and with vegetation which allows it to visually merge into the agricultural land beyond.
- 5.22 The proposed development will be partially visible in filtered views westwards from the public footpath which runs along the eastern boundary (Photographs 4, 5, 9 & 10). The visual impact will be reduced through significant buffer planting along the eastern boundary, with the impacts further reducing over time as the planting matures. The existing

houses at Old Pinewood Way are partially visible from this footpath, and this partial view of houses within woodland will be transposed adjacent to the footpath. Views to the north, east and south will however remain open.

- 5.23 There will be some near and middle distance views of built development from the public footpath and the Pathfinder Long Distance Walk to the east (Photographs 11 & 12). Views of the eastern edge of the development will be partially screened by the new woodland planting along that boundary with views of the proposed housing limited by the fact that the land falls westwards across the Site. Furthermore, the east-west and north-south aligned open space corridors, as well as the proposed varied orientation of the buildings, result in breaks in the roofline which will allow views to extend towards the tree belt along the western boundary to the Site.
- 5.24 Accordingly, although there will be some initial impacts on the quality of views from receptors to the north and east, these will diminish as the proposed woodland planting on the Site boundary matures to provide a continuation of the existing wooded edge to the eastern boundary of the village.

Landscape Change and Effects

- 5.25 The Site is not covered by any statutory or non-statutory designations for landscape, heritage or ecological character or quality. Part of an ordinary arable field will be converted into a new residential development, with associated open space and infrastructure. The new development will be well related to the existing north eastern settlement edge of Papworth Everard, and the proposed woodland boundaries will reflect the characteristic woodland belts which occur between the residential areas to the west of the Site. The woodland boundaries will also replicate the existing settlement edge between the village and the adjoining countryside. The views which are currently available from Ridgeway will be curtailed, however, new opportunities for views will be incorporated within the scheme, thereby transposing these views to the new settlement edge.
- 5.26 While the views from the public footpaths on and adjacent to the Site will change, the scheme has been designed to minimise the effects on the views, with the open views to the north and east retained for the most part. The proposed woodland boundary will, as it matures, also filter and screen views of the new homes from the majority of these footpaths.

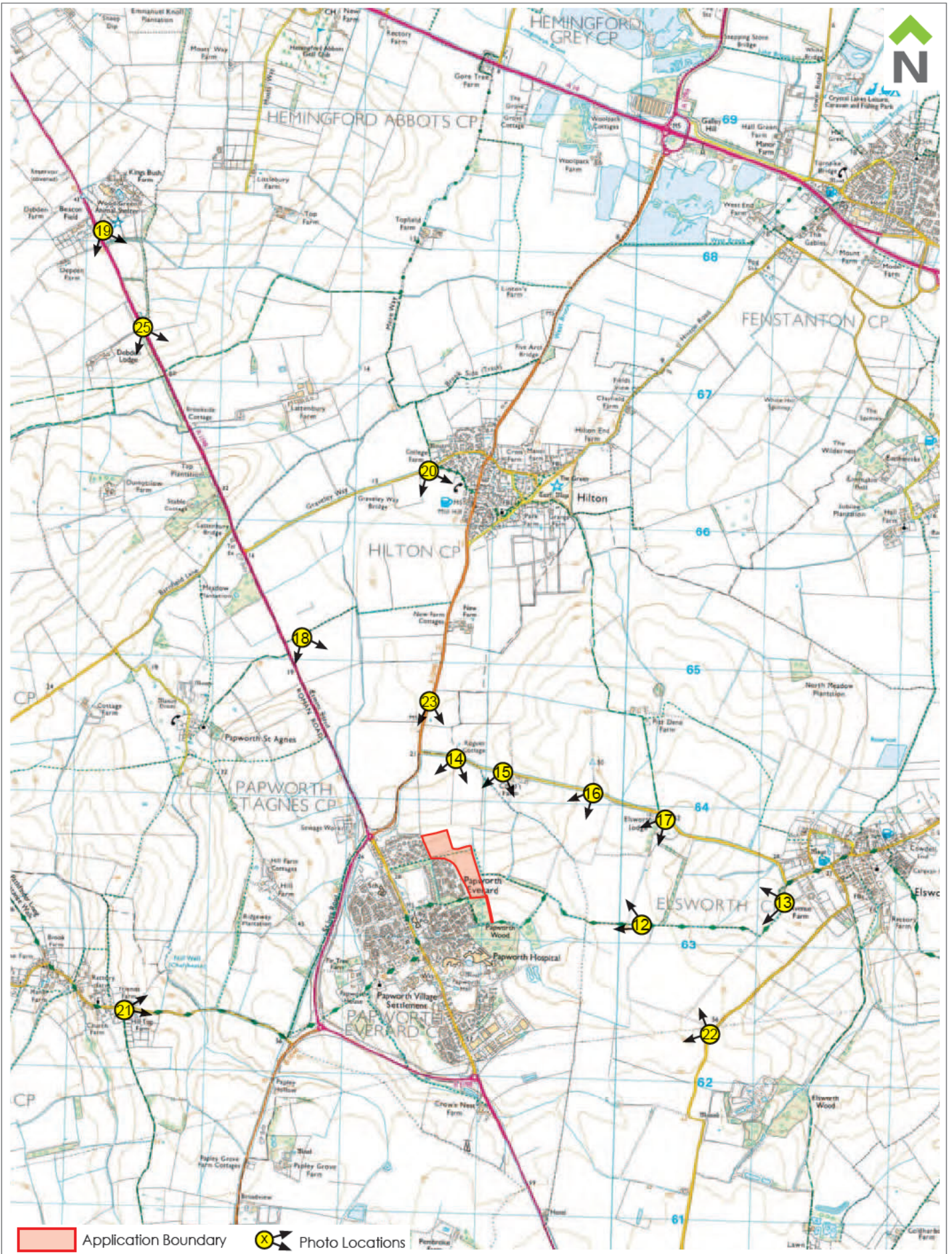
- 5.27 The location of the proposed development on the higher land around Papworth Everard, and the low-lying landscape to the north east, mean that the new development will be partially visible in views from the north and east. However, for the most part, these views will be available to users of the roads (which mostly don't have footways), and will be glimpsed views as part of wider views of the surrounding area. In addition, upon approaching Papworth Everard from the north and north east, the settlement is already visible, and the proposed development at the Site will not materially change the landscape or visual character of the approach into the settlement.
- 5.28 The Concept Masterplan recognises the potential for these views, and the layout and landscaping have been specifically designed to limit the visibility of the proposed built development, to break up the mass of the roofscape which will be visible, and to create a layered view with rooftops alternating with vegetation – all these measures will ensure that, while the new homes will be partly visible, they will be seen as an integrated part of the existing settlement edge which is also partially visible in these views. While the visual effects will initially be high, these will reduce as the proposed planting matures, and at 15 years after planting of the woodland, the proposed development will be wholly integrated within the surrounding landscape and townscape.
- 5.29 The scheme includes new community facilities, recreational routes and play areas, areas of open space, and large areas for habitat creation and ecological enhancements. While part of the arable field will be lost, there will be benefits in terms of the landscape structure and diversity on the Site, as well as recreational and ecological benefits.
- 5.30 Overall, the proposed scheme, in line with the Concept Masterplan, can be accommodated at the Site without significant effects on the wider landscape or townscape, and while ensuring that the new development is well integrated with the existing settlement form of Papworth Everard.

6.0 CONCLUSION

- 6.1 The Site is not covered by any statutory or non-statutory designations for landscape character or quality. It comprises part of a larger arable field which is undistinguished in terms of landscape character and contains no notable landscape features.
- 6.2 The Site is well contained in views from the south and the west by existing built form and the existing woodland at Papworth Wood. There are more open views from the north and the east of the Site.
- 6.3 The proposed development has been redesigned to address concerns that the Council had in relation to the previous planning applications for the Site. The redesigned scheme is for a reduced quantum of dwellings, with substantial woodland planting to the northern and eastern boundaries, in keeping with the existing eastern settlement edge to the south. A more conservative approach has been adopted in relation to the proposed Site area, with a large area within the north east of the former site now excluded from this proposal, in order to retain the visually most sensitive part of the field in arable use. The scheme also provides new woodland connections running east to west, and north to south through the Site, helping to break up the roofscape of the new dwellings.
- 6.4 The Concept Masterplan shows significant areas of open space with new woodland, tree and thicket planting that will assist in assimilating the proposals into the wider landscape, and provide a robust edge to the settlement, similar to that which exists at present. The open space corridors within the development will break up the development edge and roofline, and will facilitate the retention and creation of footpath connections.
- 6.5 Accordingly, development which follows the principles shown on the Concept Masterplan can be accommodated on the Site without significantly impacting on the landscape or townscape character of the wider area.

Appendix A

Site Location Plan
(Showing middle to long distance photo locations)



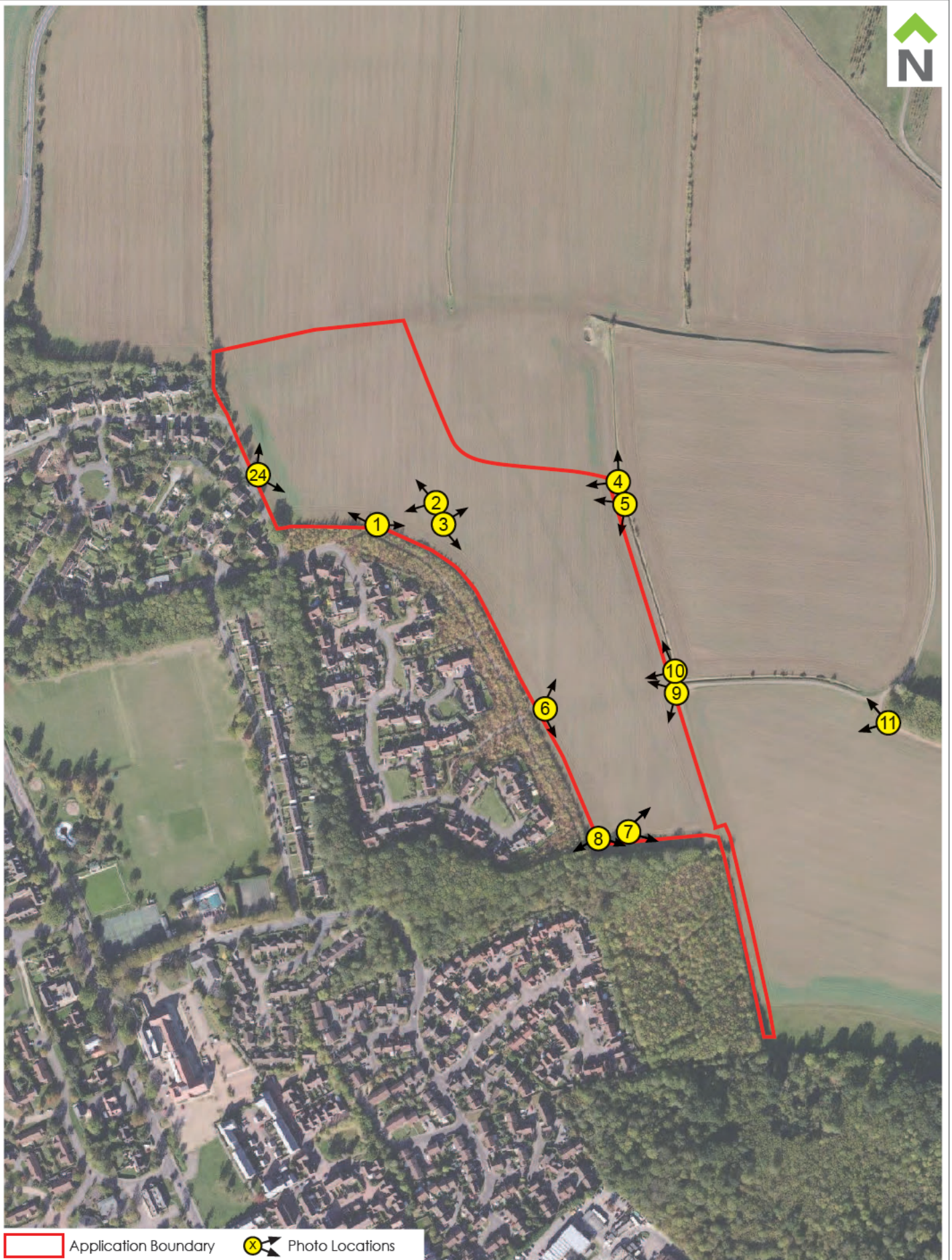
 Application Boundary  Photo Locations



	Project Land East of Ridgeway and Old Pinewood Way Papworth Everard	Drawing No. CSA/2571/137	Rev -
	Drawing Title Site Location Plan	Scale @ A4 NTS	Drawn JH
	Client Bloor Homes	Date February 2020	Checked BS

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Appendix B

Aerial Photograph
(Showing near distance photo locations)



 Application Boundary  Photo Locations

	Project Land East of Ridgeway and Old Pinewood Way Papworth Everard	Drawing No. CSA/2571/138	Rev -
	Drawing Title Aerial Photograph	Scale @ A4 NTS	Drawn SW/JB
	Client Bloor Homes	Date February 2020	Checked SG

Appendix C

Photosheets

(A high-resolution version of the photosheets are available to view at https://www.dropbox.com/sh/n12qug321hh37gh/AAAQaiA5ofDkU_nZrdu_oEhUa?dl=0)

Houses on Ridgeway



overlap



overlap

View from public footpath 180/3 looking north east across the Site **Photograph 01**



Project	Land east of Ridgeway and Old Pinewood Way Papworth Everard	Drawing No. CSA/2571/144	Rev -
Drawing Title	Photosheets	Date November 2019	
Client	Bloor Homes	Drawn AJ	Checked BS

Houses on Ridgeway



View from public footpath 180/3 looking north west across the Site **Photograph 02**



View from public footpath 180/3 looking south east across the Site **Photograph 03**



Project	Land east of Ridgeway and Old Pinewood Way Papworth Everard	Drawing No. CSA/2571/144	Rev -
Drawing Title	Photosheets	Date November 2019	
Client	Bloor Homes	Drawn AJ	Checked BS

Houses on Ridgeway



View from public footpath 180/3 looking north west across the Site **Photograph 04**

Eastern Site boundary

Houses on Old Pinewood Way

Houses on Ridgeway



View from public footpath 180/3 looking south west across the Site **Photograph 05**



Project	Land east of Ridgeway and Old Pinewood Way Papworth Everard	Drawing No. CSA/2571/144	Rev -
Drawing Title	Photosheets	Date November 2019	
Client	Bloor Homes	Drawn AJ	Checked BS



Approximate location of south eastern Site corner

View from western Site boundary looking east across the Site **Photograph 06**



Approximate location of eastern Site boundary

Approximate location of south eastern Site corner

View from the southern Site boundary looking east across the Site **Photograph 07**



Project	Land east of Ridgeway and Old Pinewood Way Papworth Everard	Drawing No. CSA/2571/144	Rev -
Drawing Title	Photosheets	Date November 2019	
Client	Bloor Homes	Drawn AJ	Checked BS



View from public footpath 180/4 looking south **Photograph 08**



Houses on Old Pinewood Way



View from public footpath 180/3 looking south west towards the Site **Photograph 09**

Houses on Old Pinewood Way

Eastern Site boundary



View from public footpath 180/3 looking north west towards the Site **Photograph 10**



Project	Land east of Ridgeway and Old Pinewood Way Papworth Everard	Drawing No. CSA/2571/144	Rev -
Drawing Title	Photosheets	Date November 2019	
Client	Bloor Homes	Drawn AJ	Checked BS

Approximate location of south eastern corner of Site

Houses on Old Pinewood Way

Houses on Ridgeway



View from public footpath 180/3 looking west towards the Site **Photograph 11**

Woodland east of Old Pinewood Way



View from public footpath 73/3 looking north west towards the Site **Photograph 12**



Project	Land east of Ridgeway and Old Pinewood Way Papworth Everard	Drawing No. CSA/2571/144	Rev -
Drawing Title	Photosheets	Date November 2019	
Client	Bloor Homes	Drawn AJ	Checked BS



overlap



overlap

View from public footpath 73/3 looking west towards the Site **Photograph 13**



Project	Land east of Ridgeway and Old Pinewood Way Papworth Everard	Drawing No. CSA/2571/144	Rev -
Drawing Title	Photosheets	Date November 2019	
Client	Bloor Homes	Drawn AJ	Checked BS

Houses on Old Pinewood Way

Houses on Ridgeway



View from Rogues Lane looking south towards the Site **Photograph 14**

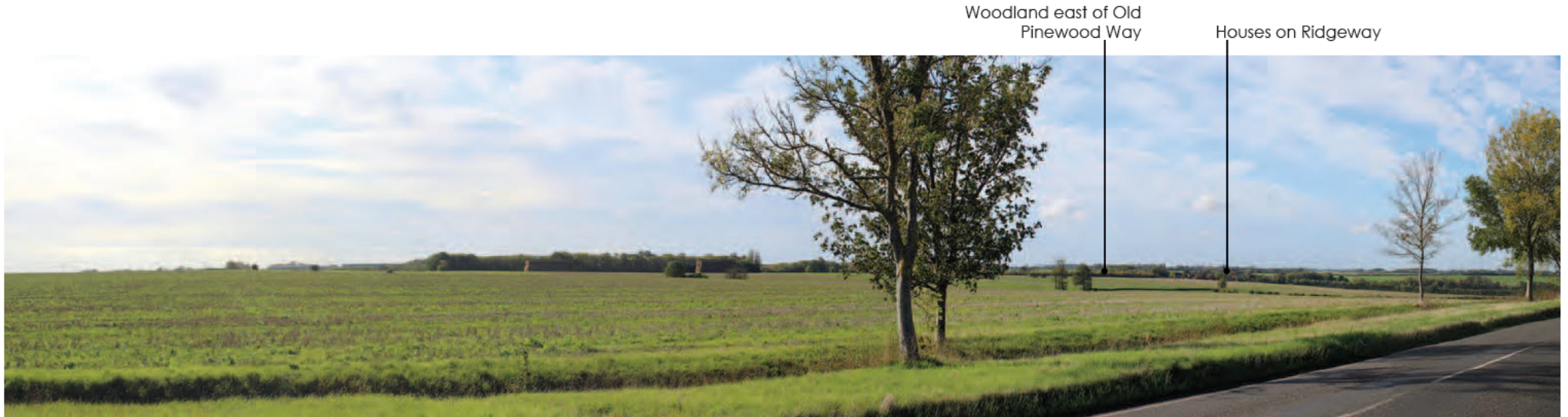
Houses on Old Pinewood Way



View from Rogues Lane looking south towards the Site **Photograph 15**



Project	Land east of Ridgeway and Old Pinewood Way Papworth Everard	Drawing No. CSA/2571/144	Rev -
Drawing Title	Photosheets	Date November 2019	
Client	Bloor Homes	Drawn AJ	Checked BS



View from Rogues Lane looking south west towards the Site **Photograph 16**



View from Rogues Lane looking south west towards the Site **Photograph 17**



Project	Land east of Ridgeway and Old Pinewood Way Papworth Everard	Drawing No. CSA/2571/144	Rev -
Drawing Title	Photosheets	Date November 2019	
Client	Bloor Homes	Drawn AJ	Checked BS

Rogues Lane

Houses on the Ridgeway



View from public footpath 125/6 looking south east towards the Site **Photograph 18**



View from within Wood Green Animal Shelter looking south east towards the Site **Photograph 19**



Project	Land east of Ridgeway and Old Pinewood Way Papworth Everard	Drawing No. CSA/2571/144	Rev -
Drawing Title	Photosheets	Date November 2019	
Client	Bloor Homes	Drawn AJ	Checked BS



View from Graveley Way looking south east towards the Site **Photograph 20**



View from public bridleway 278/3 looking north east towards the Site **Photograph 21**



Project	Land east of Ridgeway and Old Pinewood Way Papworth Everard	Drawing No. CSA/2571/144	Rev -
Drawing Title	Photosheets	Date November 2019	
Client	Bloor Homes	Drawn AJ	Checked BS



View from Brockley Road looking north west towards the Site **Photograph 22**

Woodland east of Old Pinewood Way
Houses on Ridgeway



View from Potton Road (B1040) looking south towards the Site **Photograph 23**



Project	Land east of Ridgeway and Old Pinewood Way Papworth Everard	Drawing No. CSA/2571/144	Rev -
Drawing Title	Photosheets	Date November 2019	
Client	Bloor Homes	Drawn AJ	Checked BS

Child's Farm



View from Ridgeway looking north east across the Site **Photograph 24**

Woodland east of Old Pinewood Way



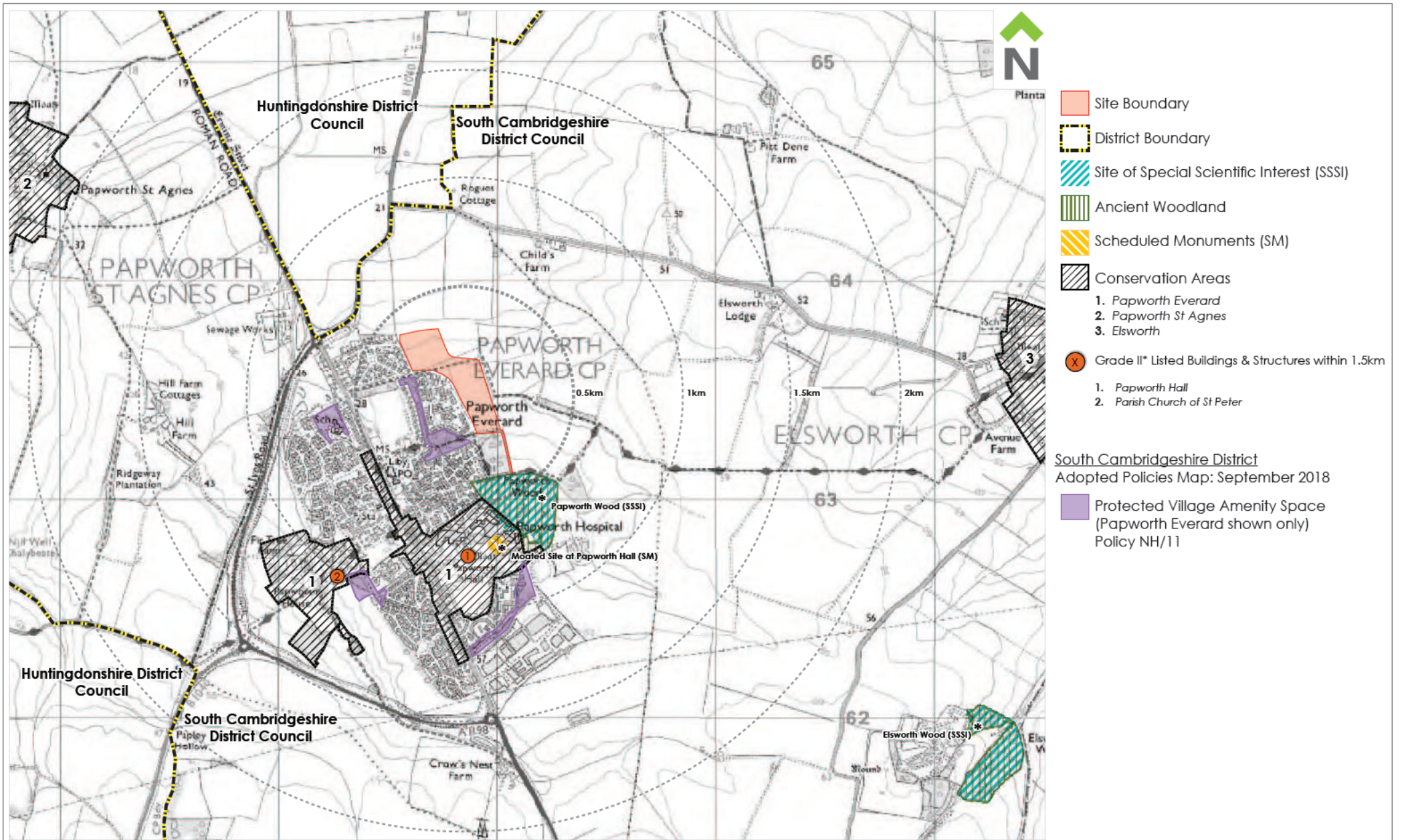
View from the A1198 looking south east towards the Site **Photograph 25**



Project	Land east of Ridgeway and Old Pinewood Way Papworth Everard	Drawing No. CSA/2571/144	Rev -
Drawing Title	Photosheets	Date November 2019	
Client	Bloor Homes	Drawn AJ	Checked BS

Appendix D

MAGIC map and Heritage Information



- Site Boundary
- District Boundary
- Site of Special Scientific Interest (SSSI)
- Ancient Woodland
- Scheduled Monuments (SM)
- Conservation Areas
 1. Papworth Everard
 2. Papworth St Agnes
 3. Elsworth
- Grade II* Listed Buildings & Structures within 1.5km
 1. Papworth Hall
 2. Parish Church of St Peter

South Cambridgeshire District
Adopted Policies Map: September 2018

Protected Village Amenity Space
(Papworth Everard shown only)
Policy NH/11



Project	Land East of Ridgeway and Old Pinewood Way Papworth Everard	Date	February 2020
Drawing Title	MAGIC Map Extract & Heritage Plan	Scale @ A4	NTS
Client	Bloor Homes	Drawn	JB
		Checked	SG
		Drawing No.	CSA/2571/139
		Rev	A

Appendix E

Concept Masterplan



- 1 Spine street and pedestrian/cycle way lead through the neighbourhood, allowing clear and convenient links.
- 2 Proposed woodland belts along the northern and eastern boundary will vary in width and be a minimum 10m wide, to screen the buildings, break up the mass, and assimilate the new development into the existing wooded backdrop.
- 3 View corridors created to allow views to the north and east.
- 4 East-west and north-south tree and open space corridors are incorporated into the layout, in order to break up the mass of the built form, and ensure gaps between the roofs when seen from the north or east.
- 5 Existing public right of way retained along the definitive alignment, with new woodland located to the south of the path to retain open views where possible.
- 6 SuDS basins designed to visually integrate with the adjoining farmland, and sown with wildflower meadow grass.
- 7 Proposed woodland to link to existing woodland, to integrate the new development into the existing settlement.
- 8 Blocks and dwellings carefully orientated to break up the rooflines and ensure gaps between buildings, when viewed from the north or east.
- 9 Proposed Scout Hut/ Community Facility located close to the pre-school and green corridor to enable easy access to and use of the open space.
- 10 New play areas and recreational footways will link to the existing public rights of way, for easy access to new and existing residents.
- 11 A variety of public open spaces will provide a range of recreational and ecological opportunities and benefits.

- Site Boundary: 9.24ha
- SURROUNDING CONTEXT**
- Existing public footpath
- DEVELOPABLE AREA: Up to 160 units**
- Residential development area (Medium Density): 3.07ha
- Residential development area (Lower Density): 1.77ha
- Proposed site for Pre-School: 0.12ha
- Proposed site for Scout Hut/community facility and associated infrastructure: 0.04ha

- ACCESS AND MOVEMENT**
- Proposed vehicular access point
- Proposed emergency access point
- Proposed spine road through the development
- Proposed secondary streets
- Proposed private drives and lanes
- Proposed shared/focal space
- Proposed recreational routes
- Proposed combined cycle/footway along spine street







- GREEN INFRASTRUCTURE**
- Existing vegetation
- Proposed public open space with new thicker and tree planting
- Proposed wildflower planting
- Proposed street tree planting
- Proposed LEAP - Locally Equipped Area for Play
- Proposed new Sustainable Drainage System (SuDS) basins
- Proposed location for a foul pump station
- Vistas to north and east

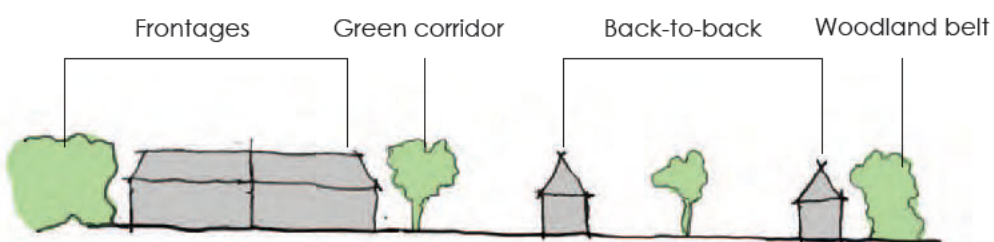
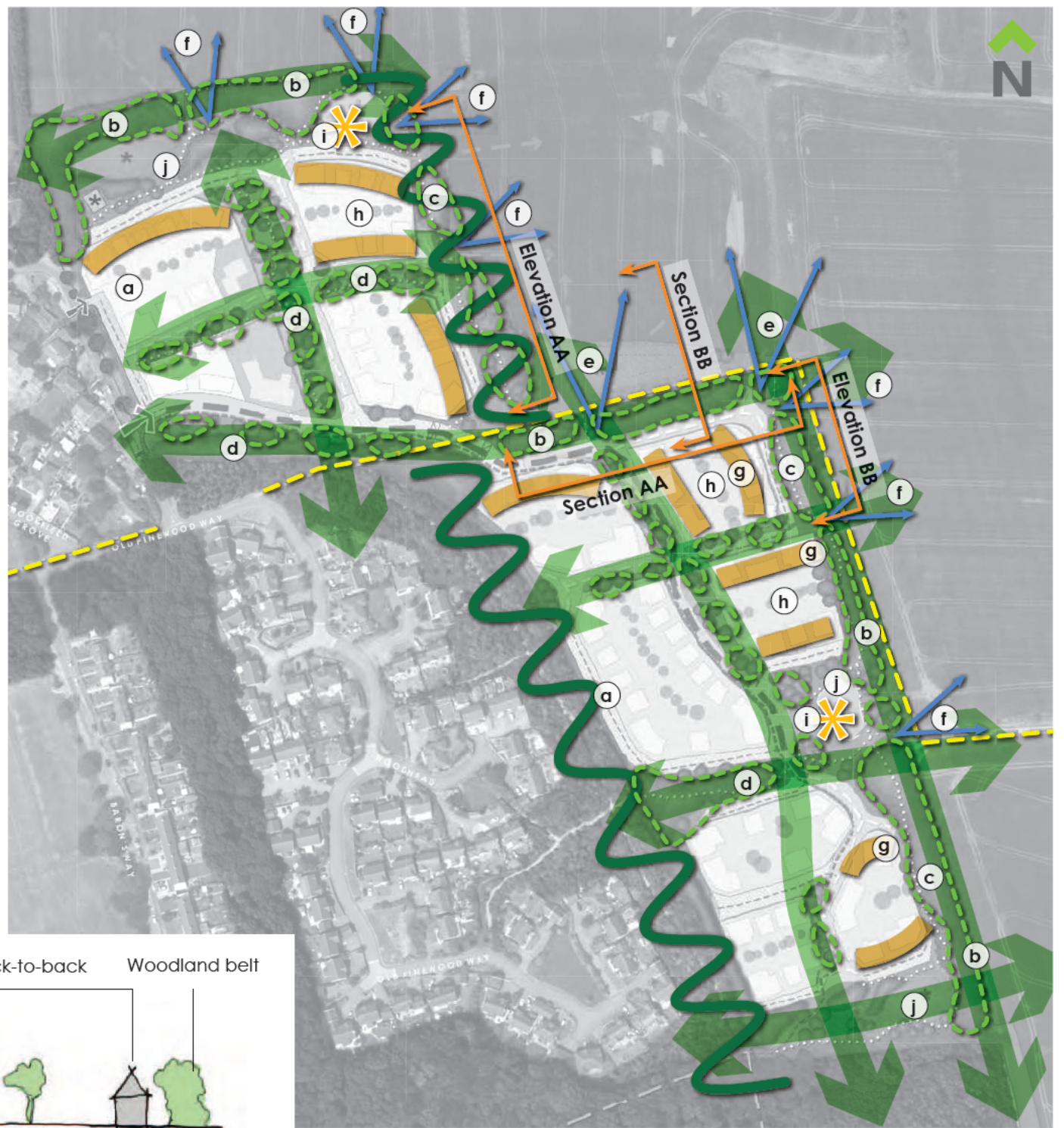


17022020	JC	Previous landscape comments incorporated	
Rev	Date	By	Description
CSA environmental			
Land East Ridgeway & Old Pinewood Way, Papworth Everard			
Title Concept Masterplan			
Client Bloor Homes			
Scale	1:2000 @ A3	Drawn	JC
Date	February 2020	Checked	SG
Drawing No.	CSA/2571/143	Rev	-

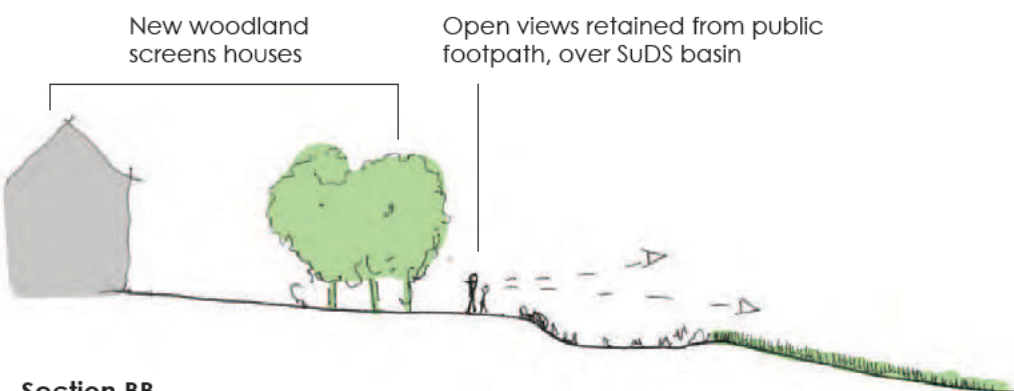
Appendix F

Development Principles Plan

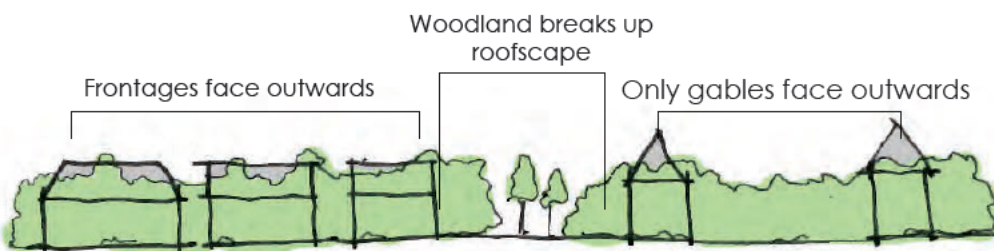
-  Green corridors
-  New woodland belts vary in depth
-  New settlement edge mirrors alignment of existing wooded edge
-  Main frontage orientations
-  Key views out towards countryside
-  Existing public footpath
-  Children's play area



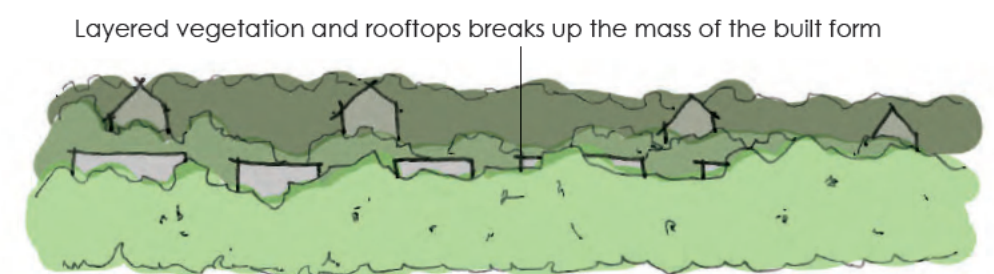
Section AA



Section BB



Elevation AA



Elevation BB

- a)** The proposed homes will be positioned within the west and south west of the Site, adjacent to the existing houses within the settlement. The homes will be up to two storeys in height.
- b)** New woodland planting will bound the development to the north and east, reflecting the characteristic woodland belts and development pattern within the settlement to the west. The new woodland will be designed to link into the existing woodland to the south and west of the Site.
- c)** These woodland belts will be a minimum of 10m in width, but the width will vary, to ensure a soft wooded edge which penetrates the proposed housing area, as opposed to a strongly linear feature. This woodland belt will also aid in filtering and screening the development, and will assimilate it into the existing landscape, when viewed from the north and east.
- d)** Within the woodland setting, the proposed dwellings are set within a framework of landscape corridors, which run east-west and north-south across the Site. These corridors are proposed to include new tree planting, including larger tree species, to visually break up the roofscape of the development, when viewed from the north and east. These corridors will also create a pleasant, green streetscape to benefit well-being, and will allow space for habitat creation to benefit wildlife.
- e)** The proposed development limits the effects on the wide views from the public footpath which crosses the Site, by retaining as much of the footpath in open space as possible. The proposed woodland boundary has been set to the south of the footpath, thereby screening views of the new homes, while retaining the views from the footpath to the countryside to the north and east.
- f)** Additional opportunities for views from the development out towards the countryside, have been designed into the scheme by retaining specific openings within the proposed woodland boundary, and positioning new recreational footways and streets to create vistas out through these openings – the woodland boundary will be permeable from the inside (i.e. west and south), while maximising its screening function in relation to views from the north and east, achieved through careful layout and design.
- g)** The extent of the eastern edge of the proposed built development will vary, with a straight built edge avoided here. Instead, the building line will vary, with woodland and open space extending into the Site in places, while at other times, the proposed homes will be closer to the wooded edge, to ensure a varied roofscape with reduced massing, when viewed from the north and east.
- h)** The proposed homes will be laid out in perimeter blocks, with houses most often positioned back-to-back. However, the orientation of the frontages of these blocks will vary, with some orientated north-south, and others east-west. This will ensure that, where the new roofs are visible over the woodland planting, they will not be seen as one continuous built line, and there will be gaps between the buildings due to the variation in frontage directions. This will further aid in breaking up the mass of the proposed built development, and assimilating it into the existing wooded backdrop.
- i)** The proposals include new recreational opportunities, such as children's play areas and recreational footways which will link into the existing footway network.
- j)** Large new areas of open space are incorporated into the scheme, to create a pleasant, green environment, while also allowing space for drainage features and habitat creation.

Project	Land East Ridgeway & Old Pinewood Papworth Everard	Date	Feb 2020	Drawing No.	CSA/2571/146
Drawing Title	Development Principles Plan	Scale @ A3	NTS	Rev	-
Client	Bloor Homes	Drawn	SP	Checked	SG

Appendix G

Proposals within wider context



Project	Land at Ridgeway Papworth Everard	Date	February 2020	Drawing No.	CSA/2571/147
Drawing Title	Proposals in Context	Scale @ A3	NTS	Rev	-
Client	Bloor Homes	Drawn	SP	Checked	SG

Appendix H

Methodology and Summary Landscape and Visual Effects

METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, a distinction is normally drawn between **landscape/townscape effects** (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and **visual effects** (i.e. effects on people's views of the landscape, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3rd edition 2013); and
 - 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.

LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. AONB. Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change.

Landscape sensitivity can vary with:

- (i) *existing land uses;*
- (ii) *the pattern and scale of the landscape;*
- (iii) *visual enclosure/openness of views, and distribution of visual receptors;*
- (iv) *susceptibility to change;*
- (v) *the scope for mitigation, which would be in character with the existing landscape; and*
- (vi) *the condition and value placed on the landscape.*

- M4 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid

undervaluing areas of strong character but little scenic beauty. In the process of making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.

- M5 Nationally valued landscapes are recognised by designation, such as National Parks and Areas of Outstanding Natural Beauty ('AONB') which have particular planning policies applied to them. Nationally valued townscapes are typically those covered by a Conservation Area or similar designation. Paragraph 170 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes '*...in a manner commensurate with their statutory status or identified quality in the development plan*'.
- M6 There is a strong inter-relationship between landscape/townscape quality, value and sensitivity as high quality/value landscapes/townscapes usually have a low ability to accommodate change.
- M7 For the purpose of our assessment, landscape/townscape quality, value and sensitivity is assessed using the criteria in Tables LE1 and LE2. Typically, landscapes/townscapes which carry a quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.
- M8 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.
- M9 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & sensitivity of the landscape resource affected. The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape). Direct visual effects result from changes to existing views.
- M10 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

VISUAL EFFECTS

- M11 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.

- M12 In describing the content of a view the following terms are used:
- No view - no views of the development;
 - Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
 - Partial - a clear view of part of the development only;
 - Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
 - Open - a clear view to the development.
- M13 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, or the value placed on it (e.g. views from a recognised beauty spot will have a greater sensitivity). Visual sensitivity was assessed using the criteria in Table VE1.
- M14 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.
- M15 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.
- M16 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.
- M17 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted.
- M18 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

MITIGATION AND RESIDUAL EFFECTS

- M19 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.
- M20 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.
- M21 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

ASSESSMENT OF EFFECTS

- M22 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

CUMULATIVE EFFECTS

- M23 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*
- M24 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

ZONE OF THEORETICAL VISIBILITY (ZTV)

- M25 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.
- M26 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.
- M27 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.
- M28 The second stage is to produce a 'proposed' ZTV with the same base as the 'existing' ZTV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.
- M29 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

Table LE 1

LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

	Very High	High	Medium	Low
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Description of Landscape/Townscape Quality and Value</p>	<p>Landscape Quality: Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park Area of Outstanding Natural Beauty or World Heritage Site.</p> <p>Townscape Quality: A townscape of very high quality which is unique in its character and recognised nationally/internationally e.g. World Heritage Site</p> <p>Value: Very high quality landscape or townscape with Statutory Designation for landscape/townscape quality/ value e.g. National Park World Heritage Site Registered Park or Garden. Contains rare elements or significant cultural/historical associations.</p>	<p>Landscape Quality: A landscape usually combining varied topography historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area.</p> <p>Townscape Quality: A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area</p> <p>Value: High quality landscape/townscape or lower quality landscape with un-fettered public access (e.g. commons public park) or with strong cultural associations. May have important views out to landmarks/designated landscapes and few detracting features. May possess perceptual qualities of tranquility or wildness.</p>	<p>Landscape Quality: Non-designated landscape area generally pleasant but with no distinctive features often displaying relatively ordinary characteristics. May have detracting features.</p> <p>Townscape Quality: A typical pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality.</p> <p>Value: An ordinary landscape/townscape of local value which may have some detracting features. No recognised statutory designations for landscape/townscape quality. A landscape which may have limited public access and/ or have pleasant views out or be visible in public views.</p>	<p>Landscape / Townscape Quality: Unattractive or degraded landscape/townscape affected by numerous detracting elements e.g. industrial areas infrastructure routes and un-restored mineral extractions.</p> <p>Value: Landscape/townscape generally of lower quality. A landscape with limited public access no designations or recognised cultural significance. Limited public views.</p>

Table LE 2

LANDSCAPE / TOWNSCAPE SENSITIVITY

	Very High	High	Medium	Low
Description of Sensitivity	<p>A landscape/townscape with a very low ability to accommodate change such as a nationally designated landscape.</p>	<p>A landscape/townscape with limited ability to accommodate change because such change may lead to some loss of valuable features or elements. Development of the type proposed could potentially be discordant with the character of the landscape/townscape.</p>	<p>A landscape/townscape with reasonable ability to accommodate change. Change may lead to a limited loss of some features or characteristics. Development of the type proposed would not be discordant with the character of the landscape/townscape.</p>	<p>A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or characteristics and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/townscape in which it is set and may result in a beneficial change.</p>

Table LE 3 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Total loss of or significant impact on key characteristics features or elements				
	Partial loss of or impact on key characteristics features or elements				
	Minor loss of or alteration to one or more key landscape/ townscape characteristics features or elements				
	Very minor loss or alteration to one or more key landscape/ townscape characteristics features or elements				
	No loss or alteration of key landscape/ townscape characteristics features or elements				

Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effect	The proposals will alter the landscape/ townscape in that they: <ul style="list-style-type: none"> • will result in substantial change in the character landform scale and pattern of the landscape/townscape • are visually intrusive and would disrupt important views • are likely to impact on the integrity of a range of characteristic features and elements and their setting • will impact a high quality or highly vulnerable landscape • cannot be adequately mitigated. 				
	The proposals: <ul style="list-style-type: none"> • noticeably change the character scale and pattern of the landscape/townscape • may have some impacts on a landscape/townscape of recognised quality or on vulnerable and important characteristic features or elements. • are a noticeable element in key views • not possible to fully mitigate. 				
	The proposals: <ul style="list-style-type: none"> • do not quite fit the landform and scale of the landscape/townscape and will result in relatively minor changes to existing landscape character • will impact on certain views into and across the area • mitigation will reduce the impact of the proposals but some minor residual effects will remain. 				
	The proposals: <ul style="list-style-type: none"> • complement the scale landform and pattern of the landscape/townscape • development may occupy only a relatively small part of the Site • maintain the majority of landscape features • incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation. 				
	The proposals: <ul style="list-style-type: none"> • maintain existing landscape/townscape character • has no impact on landscape features such as trees hedgerows watercourses etc. • utilises a highly degraded landscape or brownfield site. 				

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'. The above table relates to adverse landscape effects however where proposals complement or enhance landscape character these will have a comparable range of beneficial landscape effects.

Table VE 1

VISUAL SENSITIVITY

	High	Medium	Low
Description of the Receptor	<p>Residential properties with predominantly open views from windows garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms mainly in use during the day.</p> <p>Users of Public Rights of Way in sensitive or generally unspoilt areas.</p> <p>Predominantly non-motorised users of minor or unclassified roads in the countryside.</p> <p>Views from within an Area of Outstanding Natural Beauty National Park World Heritage Site or Conservation Area and views for visitors to recognised viewpoints or beauty spots.</p> <p>Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks National Trust or other access land etc.</p>	<p>Residential properties with partial views from windows garden or curtilage. Views will normally be from first floor windows only or an oblique view from one ground floor window or may be partially obscured by garden or other intervening vegetation.</p> <p>Users of Public Rights of Way in less sensitive areas or where there are significant existing intrusive features.</p> <p>Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields.</p> <p>Schools and other institutional buildings and their outdoor areas.</p> <p>Users of minor or unclassified roads in the countryside whether motorised or not.</p>	<p>People in their place of work.</p> <p>Users of main roads or passengers in public transport on main routes.</p> <p>Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.</p>

Table VE 2

VISUAL MAGNITUDE OF CHANGE

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Large and dominating changes which affect a substantial part of the view.				
		Clearly perceptible and noticeable changes within a significant proportion of the view.			
			Small changes to existing views either as a minor component of a wider view or smaller changes over a larger proportion of the view(s).		
				Very minor changes over a small proportion of the view(s).	
					No discernible change to the view(s).

Table VE 3

VISUAL EFFECTS

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effects	The proposals would have a significant impact on a view from a receptor of medium sensitivity or less damage (or improvement) to a view from a highly sensitive receptor and would be an obvious or dominant element in the view.				
		The proposals would impact on a view from a medium sensitive receptor or less harm (or improvement) to a view from a more sensitive receptor and would be a readily discernible element in the view.			
			The proposals would have a limited effect on a view from a medium sensitive receptor but would still be a visible element within the view or a greater effect on a view from a receptor of lower sensitivity.		
				The proposals would result in a negligible change to the view but would still be discernible.	
					No change in the view.

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.

LANDSCAPE/TOWNSCAPE EFFECTS

Direct effects on landscape features	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
Trees	Medium/Low	There are no trees within the body of the Site; there are 7 trees to the north western boundary with Ridgeway and a section of scrub and trees within the south eastern corner of the Site.	Development in accordance with the Concept Masterplan shows how existing vegetation can be retained except for 3 trees (1 B category, 1 C category & 1 U category) adjacent to Ridgeway which will require removal in order to facilitate the new site access. New landscaping can be incorporated to enhance the level of tree cover across the Site as planting matures.	Slight	Slight Adverse	Moderate Beneficial as new planting matures
Woodland	Medium	The southern and western boundaries of the Site are formed by off-site woodland.	There will be no direct effects on the adjoining woodland, however, large new areas of woodland are proposed around the Site, which will reflect the woodland belts to the south and west.	Slight/Moderate	Negligible Beneficial	Moderate Beneficial as the trees mature
Ditches	Medium	An existing dry drainage ditch occurs along part of the western Site boundary.	The ditch will be retained.	Neutral	Neutral	Neutral
Public footpaths and public access	High	A public footpath crosses the Site, and a further footpath occurs along (outside) part of the western Site boundary.	The route of the public footpath will be retained within an area of public open space within the development. It will however be crossed by the proposed vehicular link into the southern development parcel. The scheme has been designed to minimise the section of the path that is most affected, with some of the existing character experienced along the western part of the footpath which crosses the Site, as well as the path to the west, retained.	Slight	Substantial/Moderate Adverse	Moderate/Slight Adverse as the proposed woodland matures
The Site (arable field)	Medium	The scheme will result in the loss of part of an arable field for conversion in to a housing development.	Areas of new landscaping and open space will be provided within the development.	Substantial	Moderate Adverse	Moderate Adverse
Heritage Assets e.g. Registered Park and Garden, Conservation Areas, Scheduled Monuments & Listed Buildings	N/A	No registered assets within the Site.	N/A	N/A	N/A	N/A

Indirect effects on landscape / townscape character		Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
Landscape character of the Site	Medium Quality, Medium-High Sensitivity	The Site does not carry any statutory or non-statutory designations for landscape, ecological or heritage character or quality. It comprises part of a larger arable field, located on the north eastern settlement edge of Papworth Everard. Further arable fields occur to the north and east of the Site. The Site is ordinary in character, and similar to the arable fields further north and east. It's northern and eastern boundaries are open, and there is a general lack of hedgerow boundaries in the area. The Site is assessed as being of medium to high landscape sensitivity, however, a sensitively designed scheme which incorporates well-considered landscape mitigation, is capable of being accommodated at the Site without resulting in significant landscape or visual harm.	The Site is not covered by any statutory or non-statutory designations for landscape, heritage or ecological character or quality. Part of an ordinary arable field will be converted into a new residential development, with associated open space and infrastructure. The new development will be well related to the existing north eastern settlement edge of Papworth Everard, and the proposed woodland boundaries will reflect the characteristic woodland belts which occur between the residential areas to the west of the Site. The woodland boundaries will also replicate the existing settlement edge between the village and the adjoining countryside. The views which are currently available from Ridgeway will be curtailed, however, new opportunities for views will be incorporated within the scheme, thereby transposing them to the new settlement edge.	Substantial	Substantial Adverse	Slight Adverse as the new woodland, areas of open space and houses become established on the Site
Landscape/ townscape character of the neighbouring area	Medium	Existing character of surrounding landscape identified as predominantly farmland of gently undulating, open character with isolated and scattered woodland cover. Some hedgerows present to field boundaries. Existing houses to the west of the Site - boundary to Ridgeway is open, with an existing landscape buffer (approx. 30m deep) between the Site and houses at Old Pinewood Way.	New development will be located in close proximity to the existing housing and will not intrude into the wider countryside any further north than the housing at Ridgeway; housing will extend further to the east than the existing housing but is contained by the existing woodland to the south. Mitigation proposed in the form of new landscape buffers to the northern and eastern boundaries. The proposed housing will be of a similar scale and density to the existing pattern of development and will extend no further north than the existing settlement edge. Existing woodland will contain the new housing to the south.	Moderate	Moderate Adverse	Slight to Negligible Adverse as the proposed vegetation matures

Wider Landscape Character	Medium	The wider landscape includes gently undulating arable fields, mostly open and intensively farmed, with fields bounded by ditches or trimmed hedgerows. There are several settlements to the north and east of Papworth Everard, which are located on the low-lying land, with the Fens located beyond.	The location of the proposed development on the higher land around Papworth Everard, and the low-lying landscape to the north east, mean that the new development will be partially visible in views from the north and east. However, for the most part, these views will be available to users of the roads (which mostly don't have footways), and will be glimpsed views as part of wider views of the surrounding area. The proposals will be seen as an extension of the existing development visible on the ridge at Papworth Everard, and, within the wider landscape of settlements, roads and fields, the small addition of built development will not be significant.	Slight	Slight Adverse	Negligible Adverse as the proposed woodland matures
Heritage Assets e.g. Registered Park and Garden, Conservation Areas, Scheduled Monuments & Listed Buildings	High	The Papworth Conservation Area is located around 300m south of the Site at its closest, however, it is separated from the Site by intervening development and dense woodland. Papworth Hall and an associated Lodge lies 600m to the south of the Site and are Grade II* Listed. Further Listed Buildings can be found along Ermine Street and Church Lane, including St. Peter's Church.	There is no intervisibility with the proposed development and these heritage assets, and they are physically separated from the Site by the existing development in Papworth Everard, and as such their setting will not be affected.	Neutral	Neutral	Neutral
Other Effects						
Cumulative impacts	We are not aware of any significant developments that are approved or allocated, within the vicinity of the Site, which would affect this assessment.					
Lighting	<p>The Site is currently in arable use and is unlit. The neighbouring farmland to the north and east are similarly unlit. The residential areas to the west of the Site has street lighting and background lighting from properties.</p> <p>The proposal is for a medium to low density residential development with associated lighting. The development is not anticipated to give rise to any abnormal night time effects and will result in a small increase in background lighting levels which will be seen in the context of existing lighting within the neighbouring residential area. The proposed woodland planting will aid in containing the lighting effects.</p>					
Construction Phase	There will be temporary landscape and visual effects arising from the construction phase of the scheme. These will include, amongst other things, stock piling of materials, temporary hoardings/fencing and vehicle and plant movements, both on Site and on the surrounding road network. It is not anticipated that the scheme will give rise to any abnormal landscape or visual effects above those that would be expected from a development of this nature. It is anticipated that the extent and timing of these effects will be controlled through a Construction Management Plan.					

VISUAL EFFECTS

Views	Sensitivity	Existing Conditions	Proposals and mitigation	Magnitude of Change	Visual Effect Year 1	Visual Effect Year 15
View from public right of way crossing the Site (Photographs 1,2,3,4,5)	High	Views extend across Site to the north and south. Views in a northward and eastward direction extend to wider countryside and those southward and westward terminate at existing boundary vegetation or housing at Ridgeway. Domed Site topography limits the extent of visibility of southern boundary.	The existing public footpath which crosses the Site will be retained along its definitive alignment. A short section of the footpath will run within a new wooded area, and between the northern and southern development parcels. While the character of this section of the path will change, it will be similar to that which occurs immediately to the west, where the path runs along the extension of Old Pinewood Way. The landscape treatment along the western part of the footpath within the Site, has been specifically designed to retain as much of the long views from the path as possible. To this end, the woodland boundary has been located to the south of the footpath, to screen and filter the views of the houses to the south, while allowing views out towards the north and east, over the low-lying proposed drainage basin. This basin can be designed to visually merge with the agricultural land beyond, and to not obstruct views.	Significant in east, Moderate in west	Substantial Adverse	Moderate Adverse in east, Slight Adverse in west
Views from Pathfinder Long Distance Walk (Photographs 7,8)	High	Views extend north towards open countryside and southward and westward across the Site toward existing vegetation.	The development will be visible, but extensive new planting to the eastern boundary will limit and filter views of the development from parts of the footpath. Open space adjacent to this boundary will necessitate stepping development away from the boundary and thus reduce the extent of visibility of the housing further.	Slight	Moderate/Slight Adverse	Negligible Adverse as the woodland boundary matures

View from Rogues Lane and B1040 north of the Site (Photographs 14,15,16,17,23)	Medium	Northern section of Site visible with glimpsed views of rooftops of existing houses at Ridgeway and Old Pinewood Way. Significant block of vegetation and roadside trees screen and filter views where present. Visual receptors restricted as no pedestrian footways present.	Development within northern part of Site will initially be visible. Open space to the boundaries will set development back and new planting will break the roofline. New planting to boundaries and within open space will screen and filter views of the new housing.	Slight	Moderate Adverse	Negligible Adverse as the proposed woodland and tree planting matures
View from public footpath east of A1198 (Photograph 18)	High	Visibility of Site is from the middle distance and is limited to eastern section, with northern section screened by existing vegetation to west of Site.	Housing occupying the northernmost section of the Site will be visible. Open space to the boundary will set development back from the boundary and will break the roofline. New planting to the northern boundary and within the Site will screen and filter views of the new housing.	Negligible	Slight/Negligible Adverse	Negligible Adverse as the new homes and vegetation become assimilated into the surrounding landscape/ townscape
View from public footpath 180/3 east of the Site (Photograph 11)	High	Visibility of Site is from the middle distance and is limited to eastern section by existing vegetation to south east of Site.	Housing to eastern section of development will be partially visible, with extent limited by falling topography. Open space and new planting to the eastern boundary will set development back and will screen and filter views of the housing.	Moderate	Substantial Adverse	Slight Adverse as the proposed woodland belt matures and screens the homes
View from public footpath 73/3 south east of the Site (Photograph 12)	High	Northern part of Site visible from public footpath with rooftops of some existing housing at Papworth Everard visible in the background. Blocks of existing vegetation provide some visual screening of the Site.	Tops of housing to eastern section of development will be visible, with extent limited by falling topography. Open space and new planting to the eastern boundary will set development back and will screen and filter views of the housing.	Slight	Moderate Adverse	Negligible Adverse as the proposed woodland planting matures
Residential Views						
Views from properties at Ridgeway to west (Photograph 24)	High	8 existing dwellings overlook the northern section of the Site where views are open and extend across the Site. Existing trees provide some limited screening.	Northern section of development will be visible from existing properties. New hedgerow and tree planting to that section of the eastern boundary can be incorporated to limit visibility of the development.	Substantial	Substantial Adverse	Substantial/ Moderate adverse as the proposed boundary planting matures
Views from properties at Old Pinewood Way to the west	Medium	View of Site from existing properties screened by existing planting (approx. 30m deep) to western Site boundary.	Proposed development will not be visible from existing dwellings.	Neutral	Neutral	Neutral

Seasonal Variation

The above assessment is based upon an appraisal of autumn views. Due to the density of the woodland adjacent to the Site, and the Site's openness to the east and north, there will be little seasonal variation in its visibility initial. However, at year 15 when the new woodland belts have matured, their density and depth will ensure that winter views are still heavily filtered, while summer views will be screened.

