

December 2021

VISION AND DELIVERY STUDY

# PAPWORTH ESTATE, VARRIER JONES FOUNDATION - SITE C

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Quality Assurance

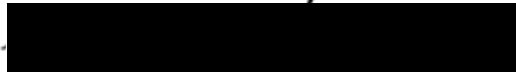
**Site name:** Papworth Estate - Site C

**Client name:** Varrier Jones Foundation

**Type of report:** Vision and Delivery Study

**Prepared by:** Helen Davies, Martina Sechi

**Signed:**



**Date:** 01.12.2021

**Reviewed by:** Danielle Percy

**Signed:**



**Date:** 01.12.2021

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# 1.0

## **INTRODUCTION**

This section of the document gives an overview of the document, its aims and content.

## 1.1 THE DOCUMENT

This Master Plan Vision and Delivery Study has been prepared to demonstrate the development potential for land known as site C at Papworth Everard and support the allocation of the site in the Greater Cambridgeshire Local Plan.

This Vision follows an assessment and evaluation process to identify the opportunities and constraints and to inform a landscape led concept master plan which provides numerous benefits to the community and enhancements to local biodiversity.

The document comprises the following sections.

### UNDERSTANDING THE SITE

A description of the site in its local and wider context including a study of local amenities.

### LANDSCAPE AND VISUAL BASELINES

The landscape baseline includes a desktop assessment of the site's mapping data including designations, significant vegetation and historical mapping to determine the key opportunities and constraints of the site.

The visual baseline consist of a photographic survey of the site and its context. Also a detailed visual study of the views of the site afforded by critical visual receptors is included.

### CONSULTANTS SUMMARY

This section provides a summary of the initial assessment work undertaken for ecology, highways and drainage including the proposed new vehicular access points.

### THE PROPOSALS

A concept master plan demonstrating the potential of the site and the design principles underpinning the concept is presented in this section.

### LEGEND













	<i>Proposed Site Boundary</i>
	<i>Existing Road Network</i>
	<i>Drainage Channel</i>
	<i>Existing Public Right of Way</i>
	<i>Proposed Woodland</i>
	<i>Proposed Green Links / Corridors</i>
	<i>Proposed Public Open Space</i>
	<i>Existing and Retained Car Park</i>
	<i>Proposed Developable</i>
	<i>Existing Overhead Electricity Lines</i>
	<i>Proposed Vehicular Access</i>
	<i>Proposed Primary Vehicular Route</i>



Figure 1; Concept master plan







# 2.0

## UNDERSTANDING THE SITE

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This section of the document gives an overview of the site location and landscape features.

## 2.1 SITE LOCATION



The site is located on the eastern edge of Papworth Everard.

Papworth is located in a central location between the settlements of Cambridge (approx. 17km to the east), St Neots (approx. 10km to the east) and Huntingdon (approx. 10km to the north). There is a population of approximately 2,880 (2011 census).

Site C is approximately 13.497 hectares.

Figure 2; Site aerial

## 2.2 LOCAL AMENITIES

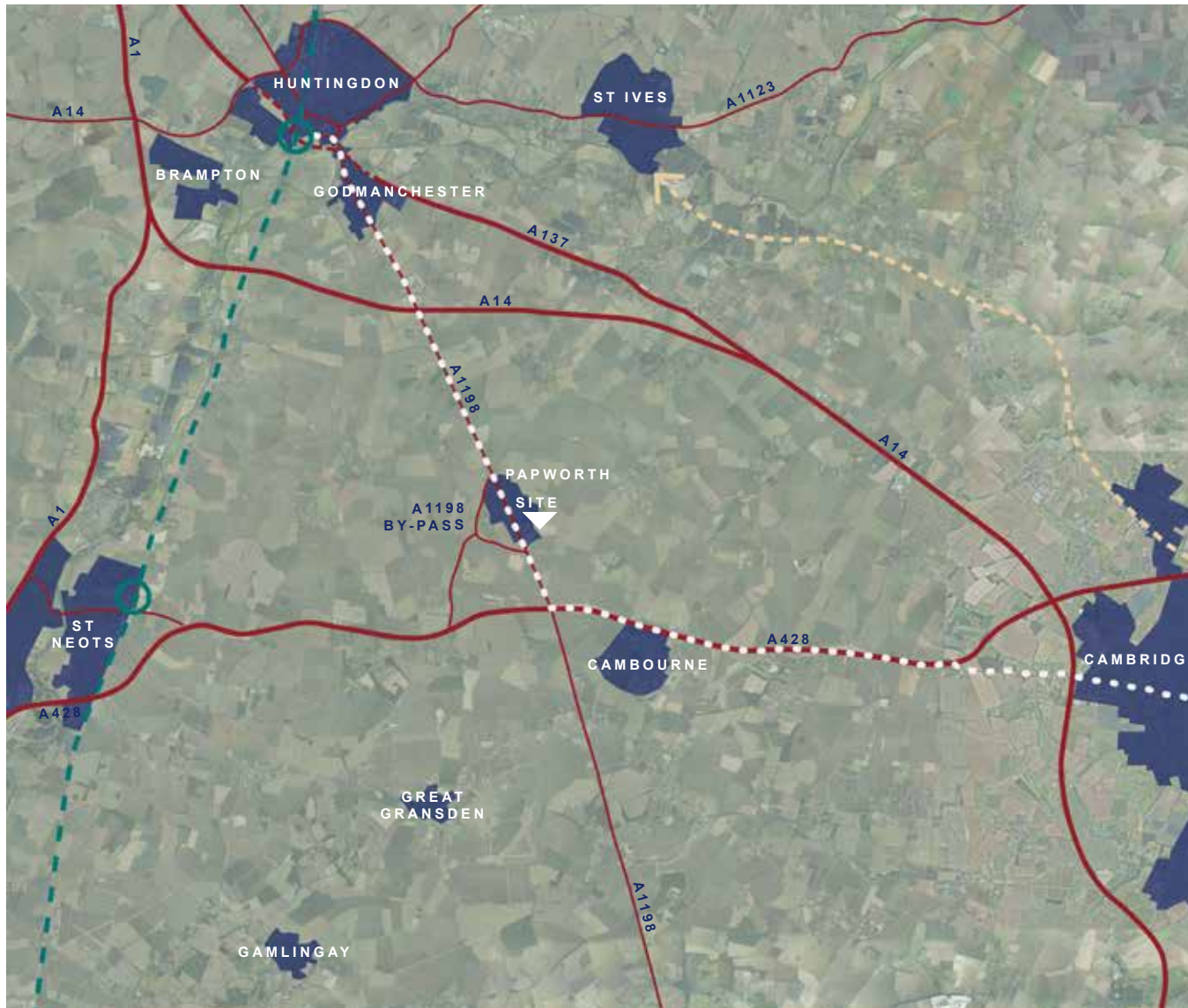


### LEGEND

- Site boundary (xxha)
- 1 St Peter's Church
- 2 Pendragon Community Primary School
- 3 St. Thomas Indian Orthodox Church
- 4 The Courtyard Coffee Shop and Micropub
- 5 Norfolk Street Deli
- 6 Luke's Traditional Fish and Chips
- 7 Papworth Surgery
- 8 Papworth Library
- 9 Papworth Village Hall
- 10 Cambridgeshire Police
- 11 Childrens Ark Day Nursery
- 12 Ashcroft Veterinary Surgery
- 13 Tennis Courts and Papworth Blasters Football Club
- Bus stops with routes to Cambridge, Addenbrookes and Huntingdon

Figure 3; Local amenities

## 2.3 SITE CONNECTIVITY



Papworth is centrally located between the settlements of Cambridge (approx. 45 minute by bus / car), St Neots (approx. 15 minutes by car) and Huntingdon (approx. 15 minutes by bus / car).

St Neots and Huntingdon Trains Stations are both approximately 8 miles from Papworth where trains run regularly to Peterborough (20 - 28 mins) and London (50 - 60 mins). The bus route X3 runs hourly in both directions and provides public transport to Cambridge (approximately 45 mins).

### LEGEND







-  Settlement
-  Road Network
-  X3 Bus Route (indicative)
-  St Ives to Cambridge Guided Busway
-  Peterborough - Horsham Trainline
-  Train Station

Figure 4; Site connectivity

## 2.4 LANDSCAPE POLICIES OVERVIEW

The planning context relevant to the site includes the South Cambridgeshire Local Plan 2018 and the Supplementary Planning Documents (SPD).

### SOUTH CAMBRIDGESHIRE LOCAL PLAN 2018

The following policies within the Local Plan are relevant to the landscape constraints and opportunities associated with the site.

- Policy NH/5: Sites of Biodiversity or Geological Importance
- Policy NH/7: Ancient Woodlands and Veteran Trees

The site is located in proximity of an area of ancient woodland which is also a SSSI. According to the policies proposed development is required to avoid loss and deterioration of the woodland or mitigate any adverse impact. Similarly, the safeguarding and enhancement of the landscape designations is necessary to protect the nature and quality of this protected areas.

- Policy NH/11: Protected Village Amenity Areas (PVAAs)

Areas identified with this policy are designated in order to safeguard undeveloped land that is important to the village character. These areas are of various characteristics, they could be allotments, recreational ground and playing fields.

Proposed development on the site shall consider potential impact on the qualities of the open space and opportunity to enhance the PVAAs.

- Policy NH/12: Local Green Space (LGS)

The areas identified in the policy are protected from development due to their '*local significance*' as valued by the local community. The local significance is determined by the LGS beauty, historic significance, recreational value, tranquillity or richness of the wildlife.

NH/12-064 is located in proximity of the north west boundary.

- Policy NH/14: Heritage Assets

This policy aims to protect and enhance the historic environment, including the landscape and settlement pattern within the historic landscape of South Cambridgeshire. Amongst the challenges faced by the historic environment, the preservation of the rural character and scale of buildings are mentioned.

Due to its proximity to Papworth Conservation Area and its rural context, the site affords opportunities to contribute positively to the preservation of historic environment.

### PAPWORTH EVERARD VILLAGE DESIGN GUIDE SPD

This SPD (adopted January 2020) supports all the policies in the Local Plan that relates to the built and natural character, aiming to preserve the distinctiveness of South Cambridgeshire.

The SPD wishes for a landscape-led design approach and highlights important views that should be taken into consideration as significant to the village. Its stated that

Papworth Everard's development pattern, characterised by '*an unusually rich series of green landscapes*' throughout the village, affords a diverse range of views to the natural environment both within and outwards of the village. '*Views out of the village include wide open agricultural of meadow landscapes, such as St. Peters Church or The Ridgeway. thickly-wooded landscapes such as the SSSI, and highly-designed parkland at Papworth Hall.*'

The SPD requests the following:

- *New development should preserve and enhance existing key views, and create new views, out into the countryside, or into existing green spaces, wherever possible.*
- *New green spaces between developments are to be welcomed, but must be well-designed, taking into account views, use, amenity, and good connection.*

Another important aspect highlighted in the SPD is the extensive network of off-road routes within the village and into the countryside that characterises Papworth Everard's context. Therefore, '*the pedestrian, cycle and equestrian network within the village should be enhanced or added to wherever possible.*'

Furthermore, the network of off-road routes provides great biodiversity value for the village, as the routes are typically '*framed by mature trees and hedgerows, even at the heart of the village*'. In fact, the '*wild feeling*' is considered a distinctive quality of Papworth Everard. The SPD, therefore, recommends the following:

- *Existing trees and hedges should be protected.*

*New dwellings should be built such that they do not interfere with the health or growth of existing trees and hedges.*

- *Landscape designs should include native species*
- *Landscape designs and planting schemes should respond to the 'wild-feeling' currently present within the village, in a manner that supports greater diversity of wildlife and is not costly to maintain. Hedges and ditches in the village provide a precedent for this approach.*

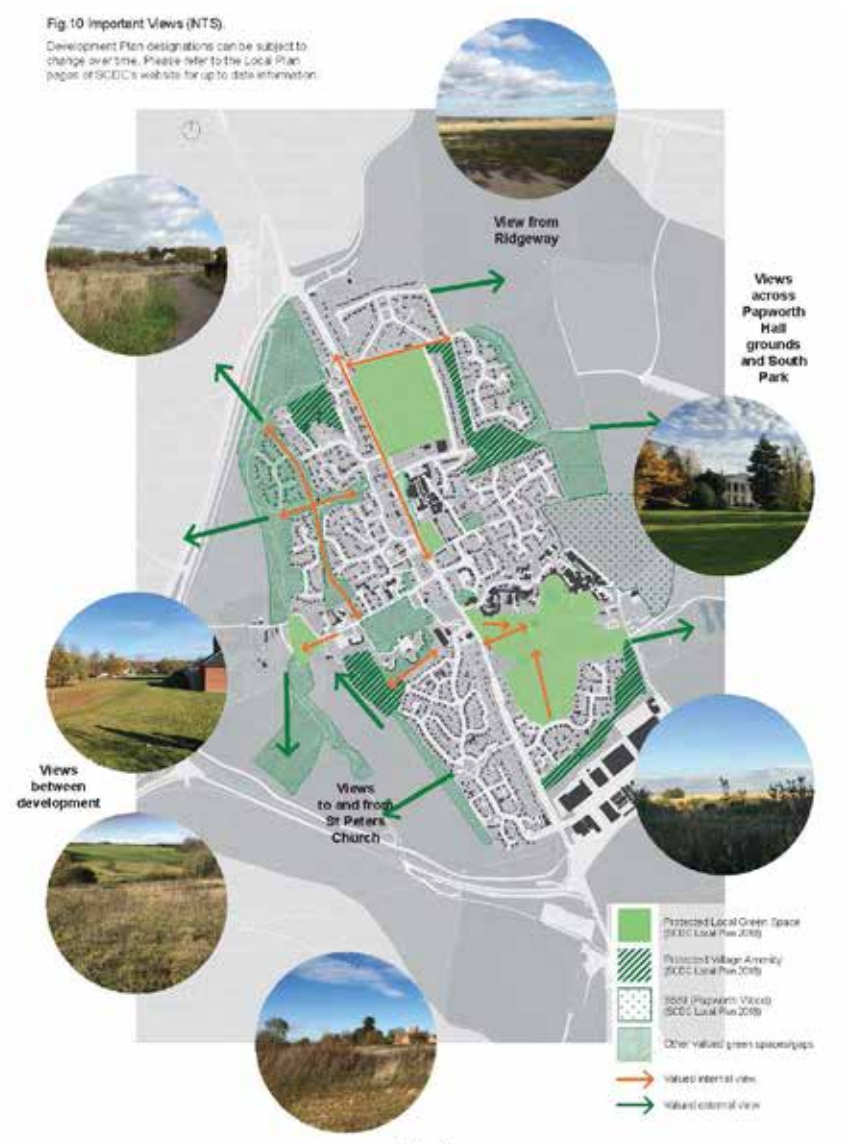


Figure 5; Papworth Everard Village Design Guide

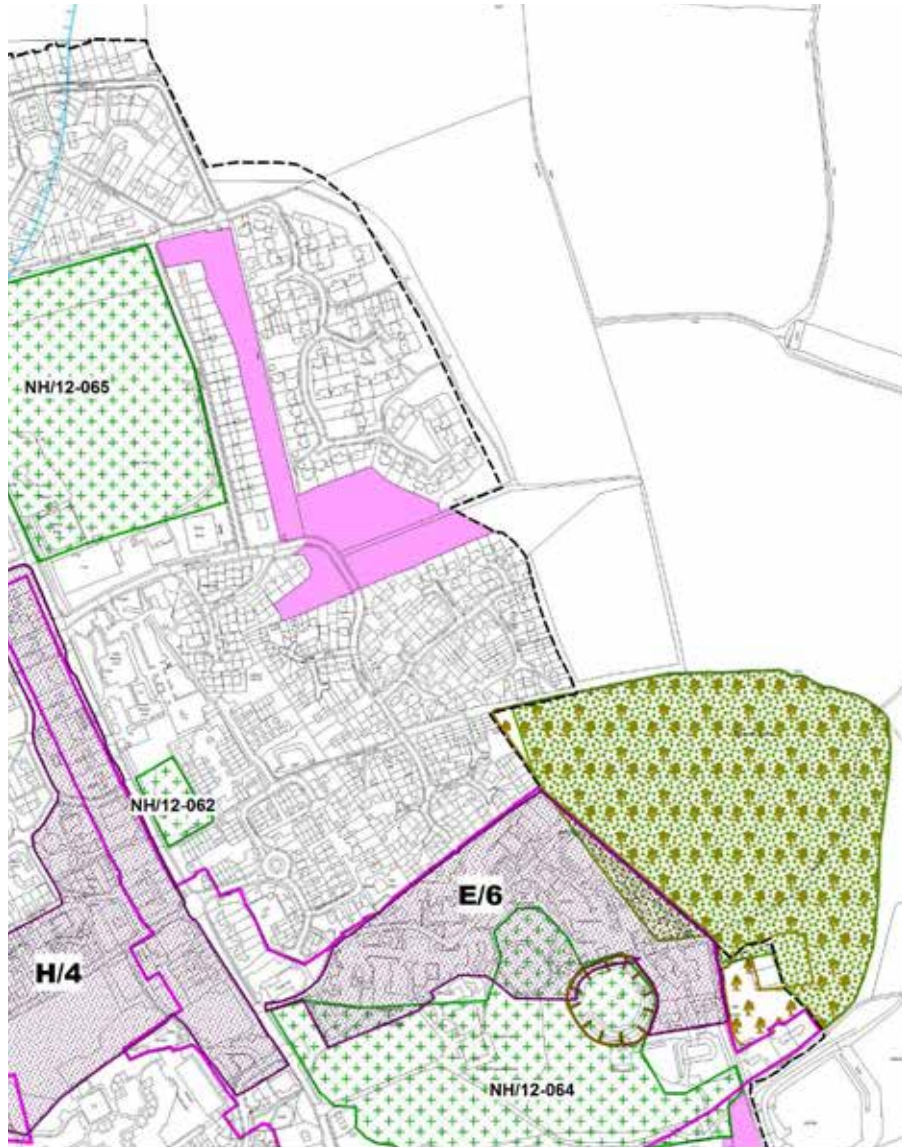


Figure 6; Local plan inset map 86 - 2 of 4



Figure 7; Local plan inset map 86 - 4 of 4





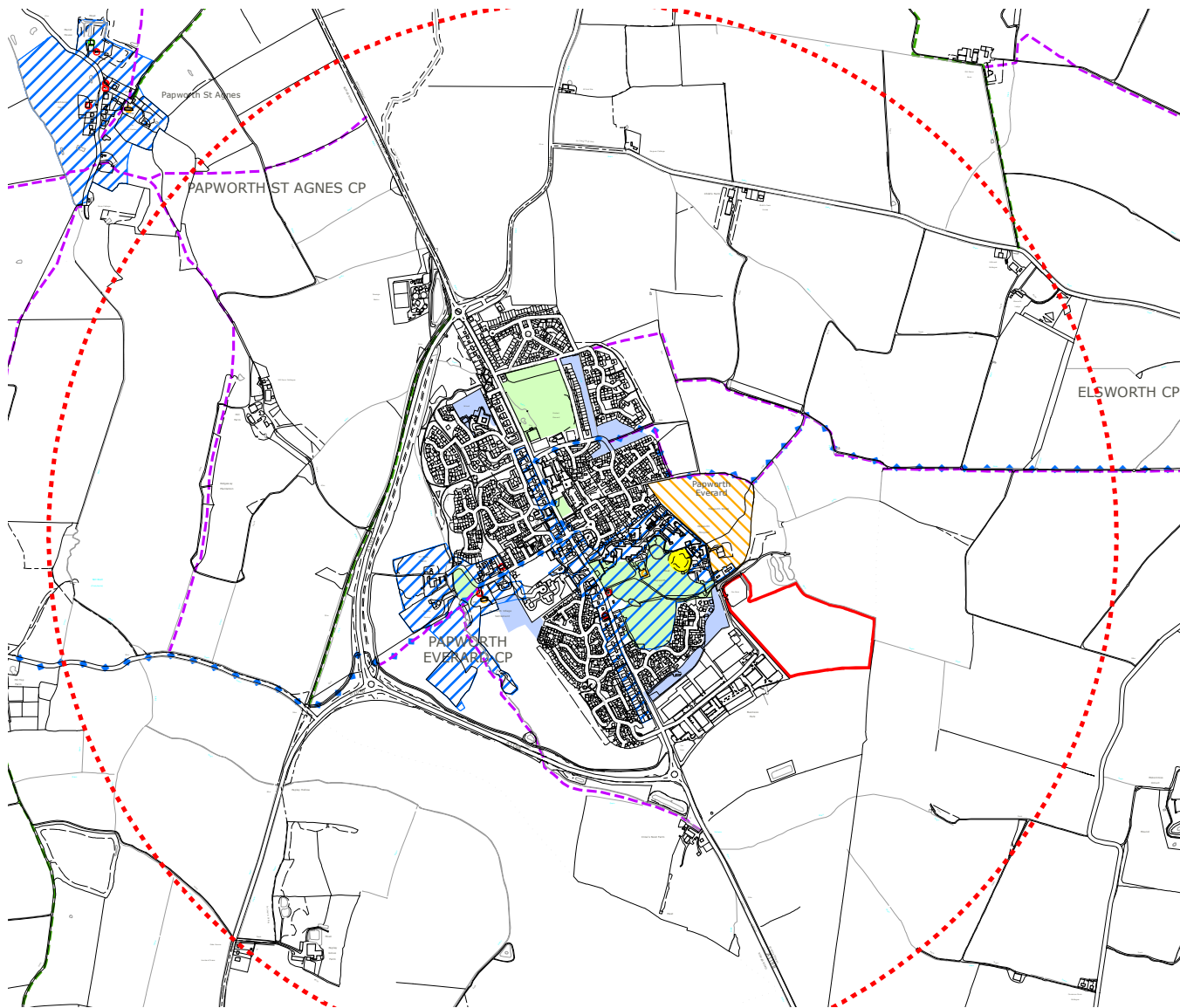


# 3.0

## LANDSCAPE BASELINE

The landscape baseline includes analysis of the site topography, designations, historical mapping and heritage assets.

### 3.1 DESIGNATIONS



There is a Long Distance Footpath which aligns through the village, this is called the Pathfinder Long Distance Walk, there are additional Public Rights located within 2km

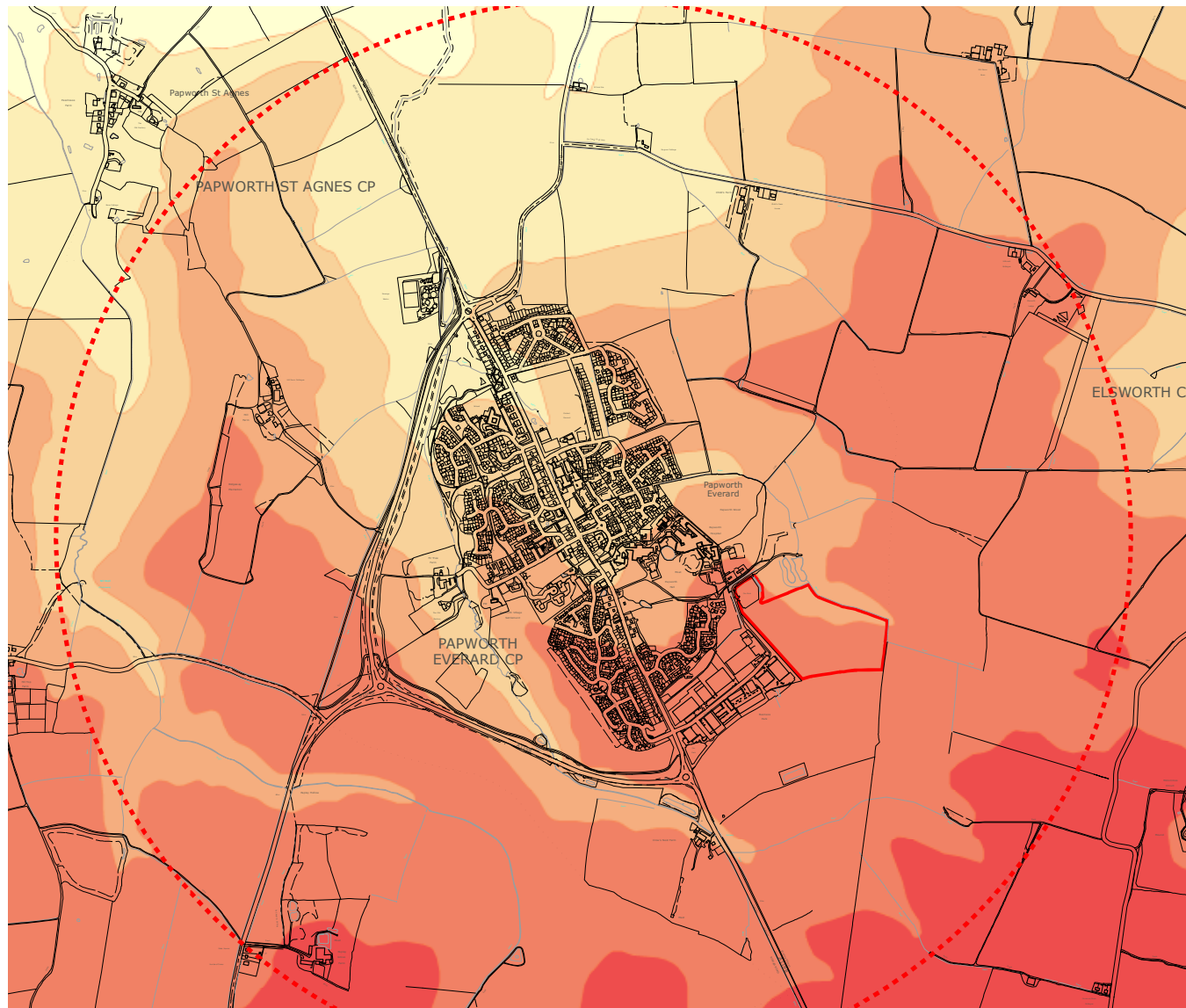
There are two Conservation Areas within the village these include a number of listed buildings, including Papworth Hall and Parish Church St Peter (both Grade II\*) and a Scheduled Monument named Moated Site 140m east of Papworth Hall. Papworth Wood SSSI is located at the eastern edge of the village and there are a number of protected Local Green Spaces within the village.

#### LEGEND

- Proposed Development Site
- 2km Radius
- Public Footpath
- Public Bridleway
- Recreational Route
- SSSI
- Scheduled Monument
- Conservation Area
- Local Open Space
- Protected Village Amenity Areas
- Grade I Listed Building
- Grade II\* Listed Buildings
- Grade II Listed Buildings

Figure 8; Designations

## 3.2 LOCAL TOPOGRAPHY



There is a general decline in topography in a south to north direction, this is interspersed by small drainage inlets which form lower-lying valleys through Papworth.

One of these valleys aligns along the western edge of the village adjacent to St Peter's Church and aligns south passed the A1198 by-pass.

### LEGEND




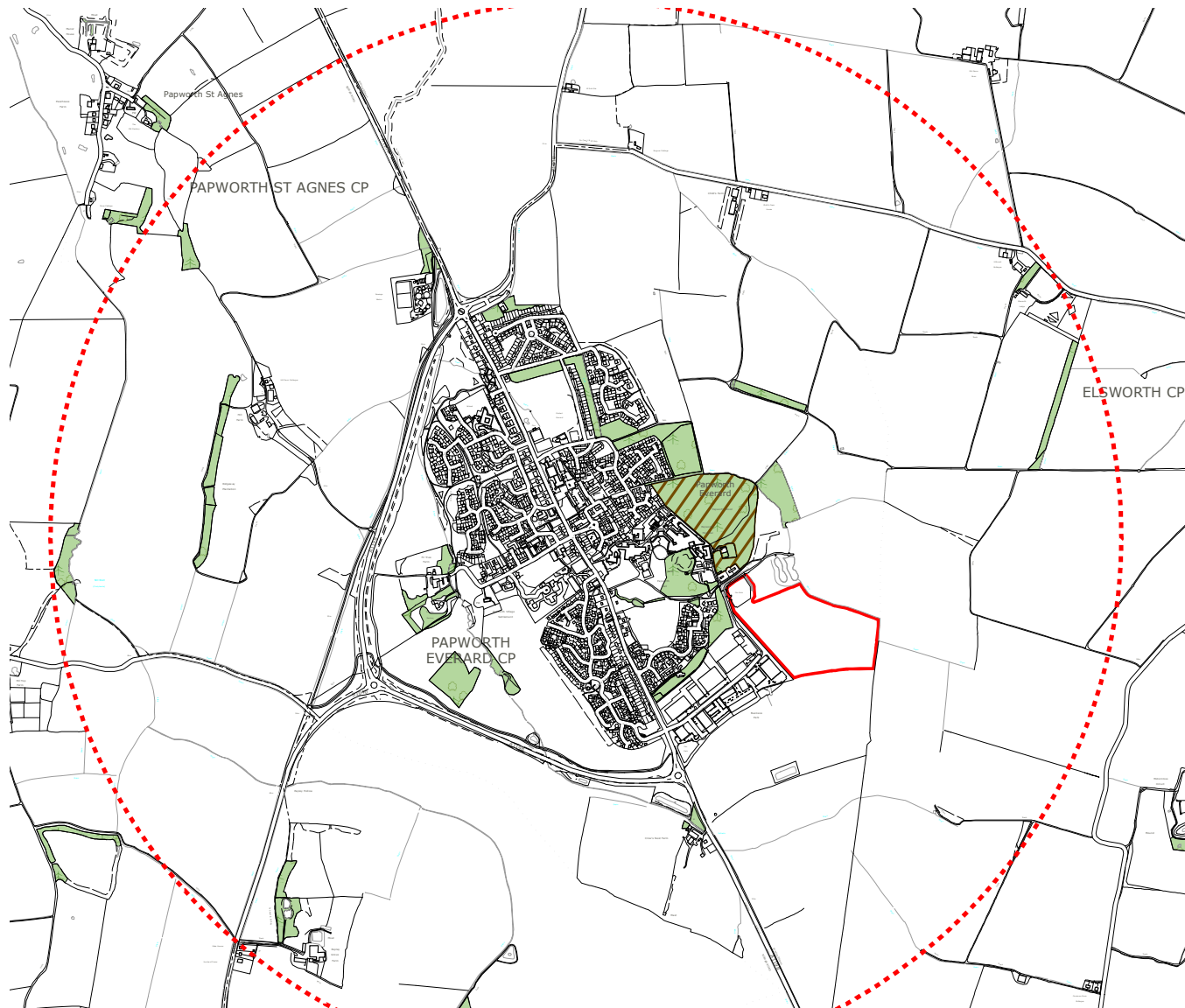
-  Proposed Development Site
-  2km Radius
-  10m-20m
-  20m-30m
-  30m-40m
-  40m-50m
-  50m-60m
-  60m-70m

Figure 9; Topography

### 3.3 SIGNIFICANT VEGETATION



Woodland cover within the site's context is sparse and inconsistent.

A large block of woodland, mostly deciduous, is located to the east of Papworth Everard, north of the site. Part of this is also listed as ancient woodland and is a designated SSSI. Two smaller woodland blocks are located west of the village.

#### LEGEND





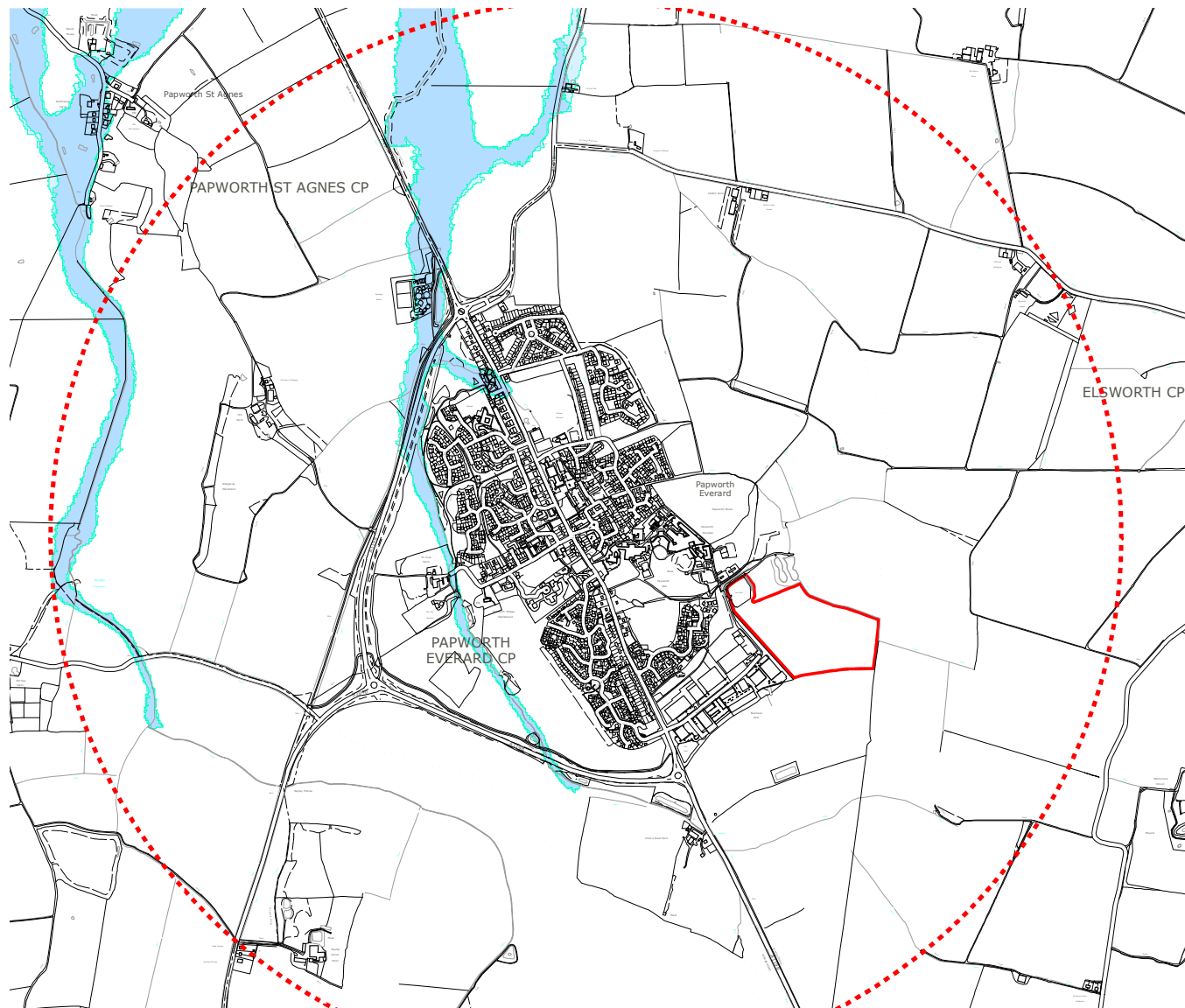
-  Proposed Development Site
-  2km Radius
-  Ancient Woodlands
-  Woodland habitat: Deciduous Woodland

Figure 10; Local landscape character areas

### 3.4 FLOODING AREAS



The site is largely located in Flood Zone 1, which has a low probability of flooding.

Flood zone 2 and 3 are found to the west of Papworth Everard. These areas have a greater risk of flooding and are associated to the land drains running across agricultural fields.

#### LEGEND





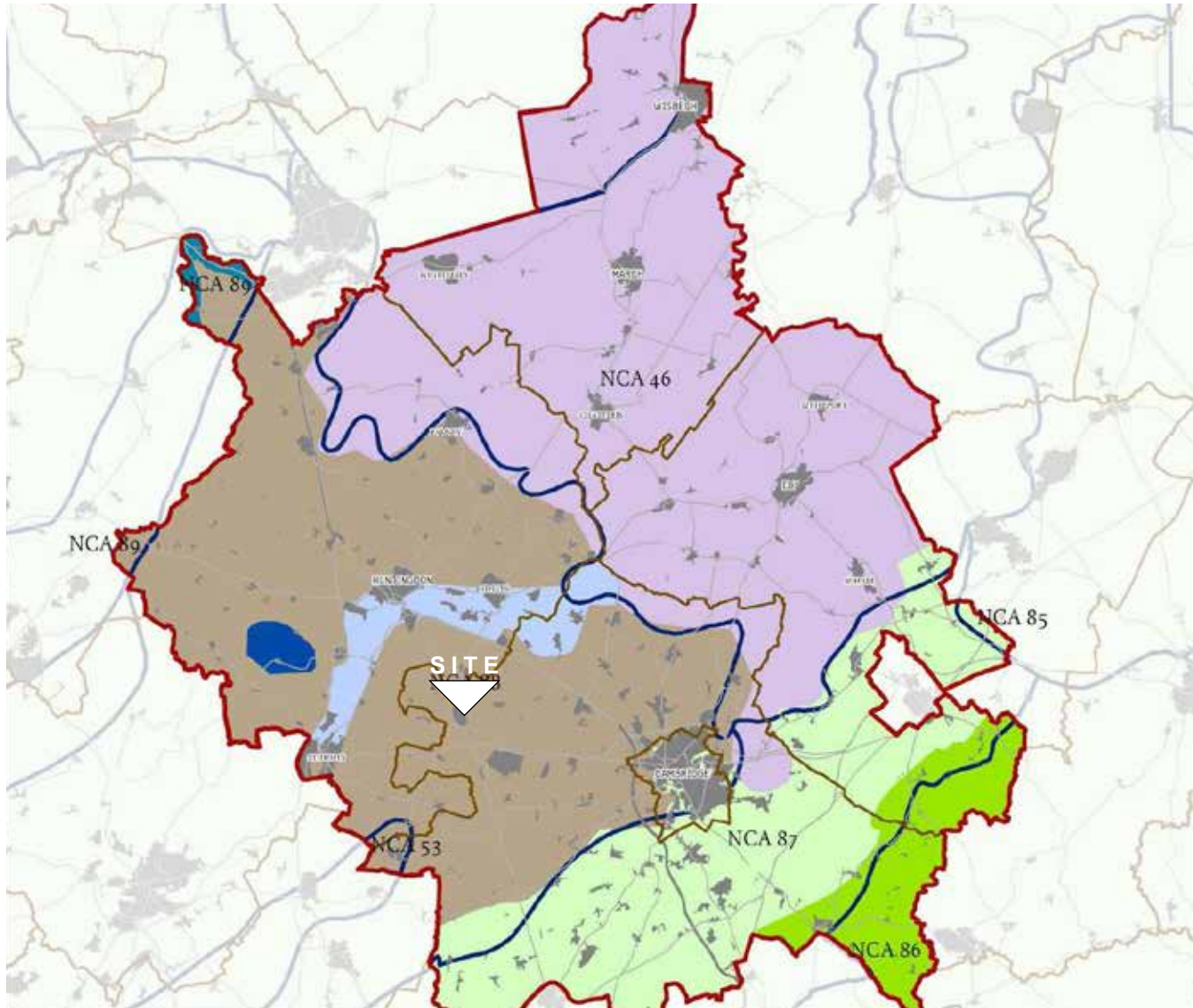
-  *Proposed Development Site*
-  *2km Radius*
-  *Flood Zone 3*
-  *Flood Zone 2*

Figure 11; Flood Risk



The site is located in the National Character Area (NCA) profile: 88. Bedfordshire and Cambridgeshire Claylands.

Key characteristics applicable to the site context are:

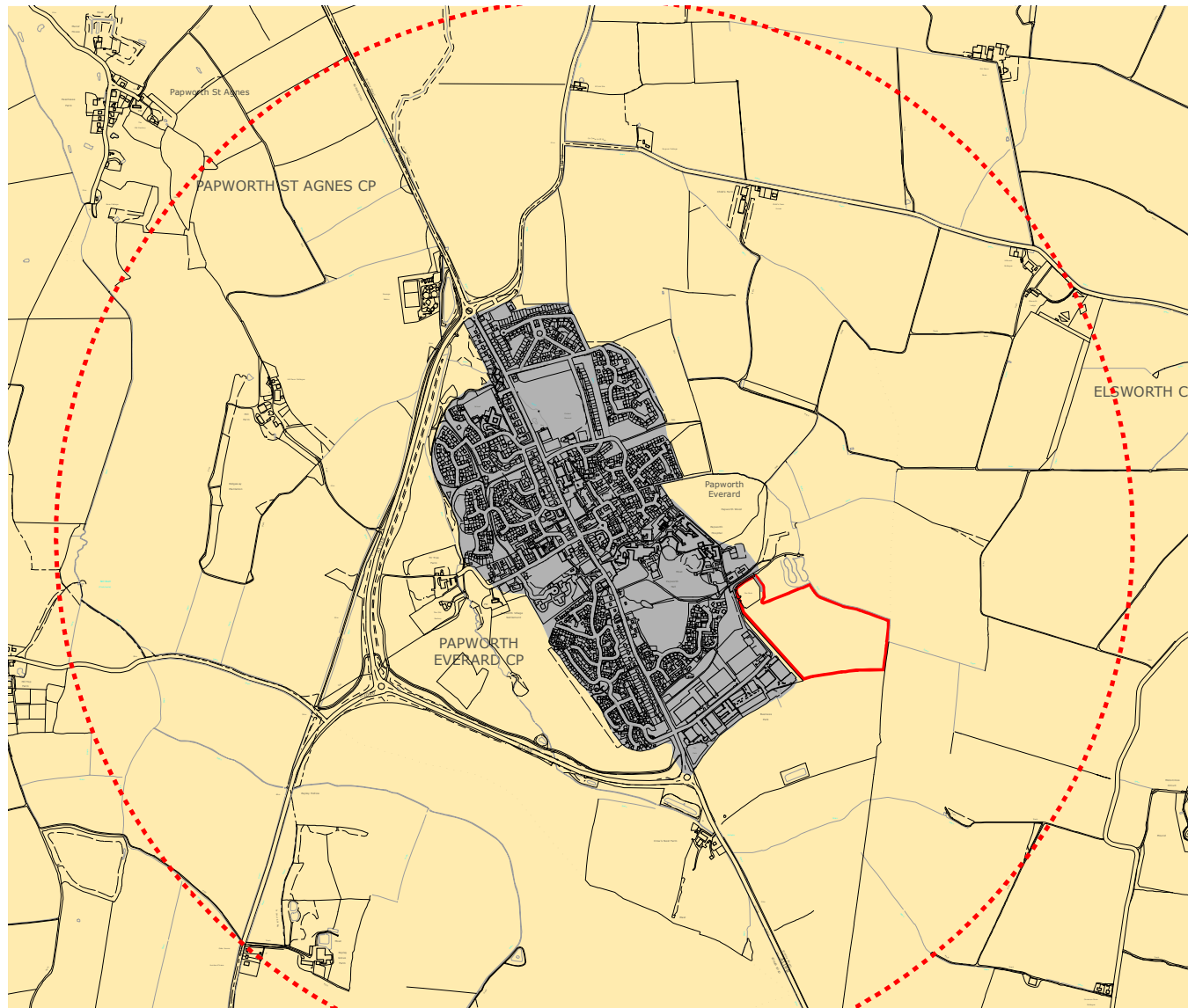
- ‘The River Great Ouse and its tributaries meander slowly across the landscape...’
- ‘Predominantly open, arable landscape of planned and regular fields bounded by open ditches and trimmed, often species-poor hedgerows which contrast with those fields that are irregular and piecemeal.’
- ‘Variable, scattered woodland cover...’
- ‘Views of large-scale arable farmland’
- ‘Tranquillity within the NCA has declined significantly – affected by visual intrusion, noise and light pollution from commercial agriculture, settlement expansion, and improvements in road infrastructure... Strong contrasts exist between greater tranquillity in more rural, inaccessible areas (including sections of the river valleys) and lower tranquillity in areas with a settled, urban and developed feel.’

#### LEGEND

- Green Infrastructure Review's Study Area
- National Landscape Character Areas

Figure 12; National Character Areas, from the Cambridgeshire Green infrastructure Review and Second Edition, by LDA Design

### 3.6 LOCAL LANDSCAPE CHARACTER AREA



The site is located in the Western Claylands (The Cambridgeshire Landscape Guidelines, Landscape Design Associates, Cambridgeshire Landscape Guidelines, Cambridge County Council, 1991)

Key characteristics applicable to the site context are:

- A gentle undulating landscape consisting of ‘large-scale arable farmland with open fields, sparse trimmed hedgerows and watercourses often cleared of backside vegetation.’ Woodland are often important in visual and nature conservation terms. While the remaining hedgerows are often gappy.
- ‘There are scattered woodlands and approximately half of these are ancient semi-natural woodlands of considerable importance in the County context.’
- ‘Small grass paddocks typically occur on the edges of the villages.’
- ‘Church spires and towers enliven the skyline.’

The landscape character assessment includes some principles for landscape improvements that aim to guide new development and landscape maintenance

#### LEGEND

- Proposed Development Site
- 2km Radius
- Urban Area
- Western Clayland

Figure 13; Local landscape character areas

strategies. The following principles are relevant to the site and development proposal:

### CREATION OF NEW WOODLANDS

*'Ideally these should be at least 2 hectares in size and located so that they make a major impact in relation to:*

- *viewing points;*
- *wildlife potential;*
- *landform and skylines.'*

It is acceptable to plant woodland following landform and create a new character of wooded skylines and distinctive clumps. *'Elsewhere, woodlands may be planted to reflect the existing or former field patterns, thus being derived from the inherited pattern.'* A mix of the two approaches is desirable.

### PLANTED WOODLAND BELTS

*'Probably based on existing hedgerows, linking woodland blocks, the belts should be carefully aligned to reinforce landform and would enclose large areas of rolling farmland.'*

### HEDGEROWS

Hedgerows should be protected and reinforced for their visual and wildlife potential. Particular care is suggested for historically significant hedgerows.

### ROAD VERGES

The guidance encourages the maintenance of verges for floral diversity. Hedgerows and trees should be carefully placed to prevent the loss of views from higher land. However, they should be strategically located to enhance the contrast between the enclosed and open character or large scale landscapes.

### FOOTPATH CORRIDOR IMPROVEMENTS

Improvements to the existing public access network with a small number of long-distance routes and circular/linking routes connecting villages and towns would be welcomed. This improvement should be carried out in tandem with landscape enhancement along the routes.

### VILLAGE APPROACHES

*'Increased tree cover with trees along the road margins, woodland belts alongside roads, planting at edges of villages and hedgerows planting is desirable; it is important to ensure key views are not lost.'*



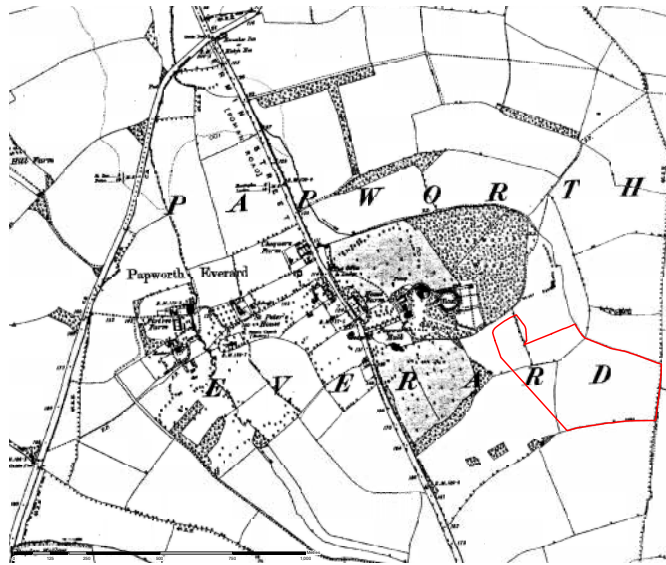


Figure 14; Historic map 1891

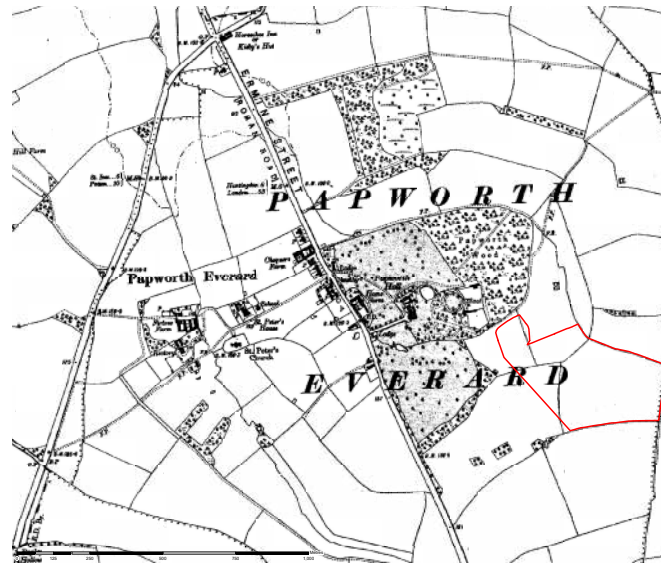


Figure 15; Historic map 1903

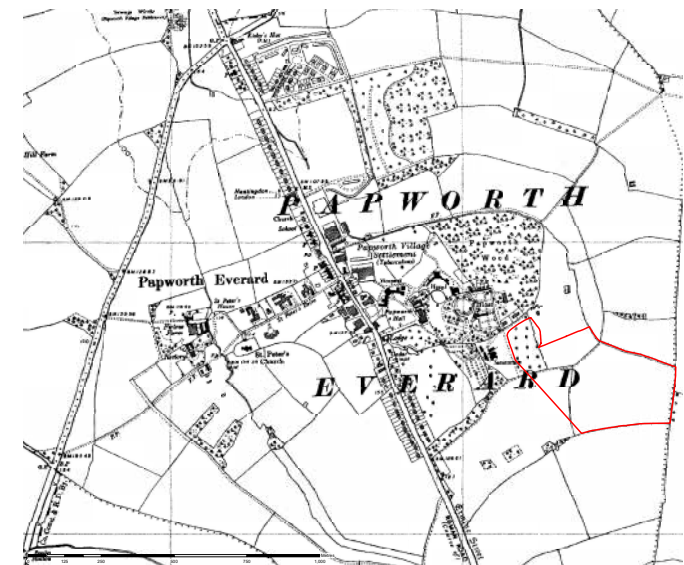




Figure 16; Historic map 1952

The historic maps show the changes and evolution of the landscape and urban character of Papworth Everard and its environment between the end of the 19th and first half of the 20th centuries.

The maps show a clear intensification of the urban character along Ermine Street, which is also a Roman Road. In the 1952 map buildings and facilities associated with Papworth Hospital (founded in 1918) extend the urbanisation into Papworth Hall estate.

Although the fields pattern remains largely unchanged through this period of time, there is a clear loss of hedgerows and hedgerow trees in the 1903 map. Notable in 1903 is also the increased woodland cover and parkland to the north of Papworth Hall.

#### LEGEND

-  Proposed Development Site
-  2km Radius





# 4.0

## **VISUAL BASELINE**

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

## 4.1 PHOTOGRAPHIC SURVEY



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

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

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

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



Figure 17; Viewpoints location



1  
Figure 18; View from Saint Park Drive looking westwards towards the site, which is in screen by the buildings in the foreground.



2  
Figure 19; View from Stirling Way looking westwards at the site, which is visible in the immediate foreground.



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



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



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



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

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



Figure 23; Indicative area of site visible from viewpoint 3

### LEGEND

- Site
- Theoretically visible area







# 5.0

## CONSULTANTS SUMMARY

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

## 5.1 FLOOD RISK AND DRAINAGE ASSESSMENT - SITE A



Figure 24: Flood Risk Map

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

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

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

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

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

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

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

## 5.2 ECOLOGICAL APPRAISAL



Figure 25; Ecology map

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

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

## 5.3 ACCESS APPRAISAL

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

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

### CONCLUSION

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

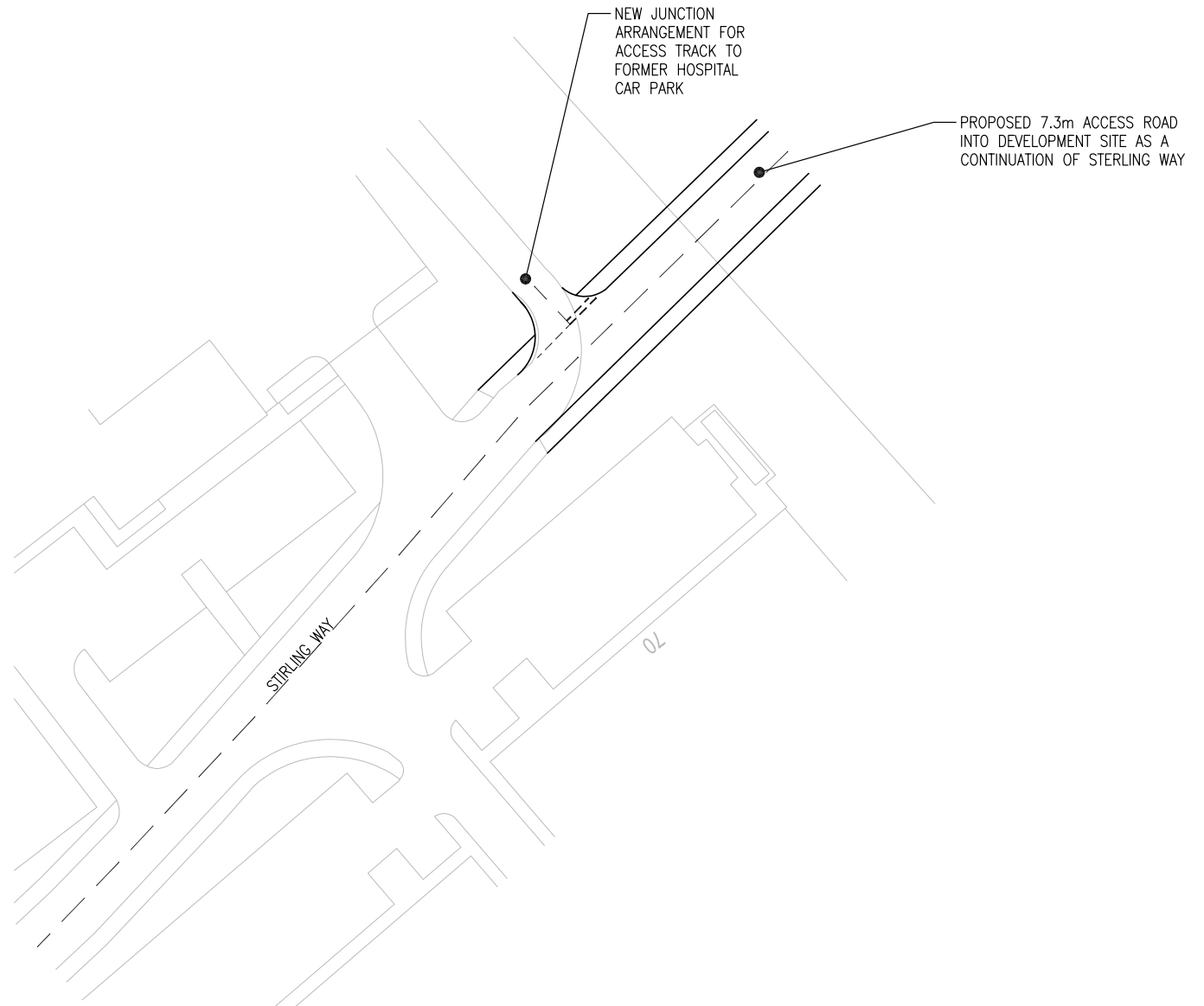


Figure 26; Proposed Vehicular Access







# 6.0

## THE PROPOSALS

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

## 6.1 OPPORTUNITIES AND CONSTRAINTS

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

### SITE BOUNDARIES

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

### LEVELS & DRAINAGE

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

### ACCESS & CIRCULATION

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

### LAND USE

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

### VEGETATION

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

### DEVELOPMENT

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





## LEGEND
























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



Figure 27: Opportunities and constraints

## 6.2 MASTER PLAN STRATEGY

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

### LANDSCAPE LED DEVELOPMENT

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

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

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

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

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

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

### ACCESS AND CIRCULATION

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

### PROVIDING FOR THE COMMUNITY

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



### LEGEND

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

Figure 28: Master plan strategy

## MANAGING LANDSCAPE AND VISUAL IMPACT

The analysis of the site's landscape context and visibility informed the definition of pivotal design principles that would mitigate the possible adverse effects.

As illustrated in Figure 30, the Key View, as identified in the Papworth Village Design Guide, is retained, with proposed development benefitting from intervening proposed vegetation. On the other hand, key areas of

visual sensitivity have been managed by proposing woodland buffers that would, in time, screen the proposed development, addressing HELAA comments regarding wide and local views being high, due to a lack of intervening vegetation. Furthermore, planting within the proposed green corridors and open spaces will provide a local visual relief softening the proposed built form.

Openness to the east, as identified within the HELAA, are countered by our field work identifying limited views (refer to View 5, from Brookley Road), where intervening topography limits views of the site.

Lastly, albeit changing the landscape character of the site, the proposal takes into consideration the historical field pattern. The development plots are therefore grounded by an association with a valuable landscape feature.



### LEGEND

- Site
- Theoretically visible area

Figure 29; Visually sensitive area



### LEGEND

- Proposed Site Boundary
- Existing Road Network
- Drainage Channel
- Existing Public Right of Way
- Proposed Woodland
- Proposed Green Corridors
- Proposed Public Open Space
- Existing and Retained Car Park
- Proposed Developable
- Pedestrian/cycle connectivity
- Existing Overhead Electricity Lines
- Proposed Vehicular Access
- Proposed Primary Vehicular Route
- Existing commercial area
- Key External View from the Papworth Village Design Guide
- Visibility from identified viewpoints

Figure 30; Master plan with landscape mitigation, including key relevant views

## 6.3 OPEN SPACE CHARACTER

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

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



Figure 29; Social open spaces.

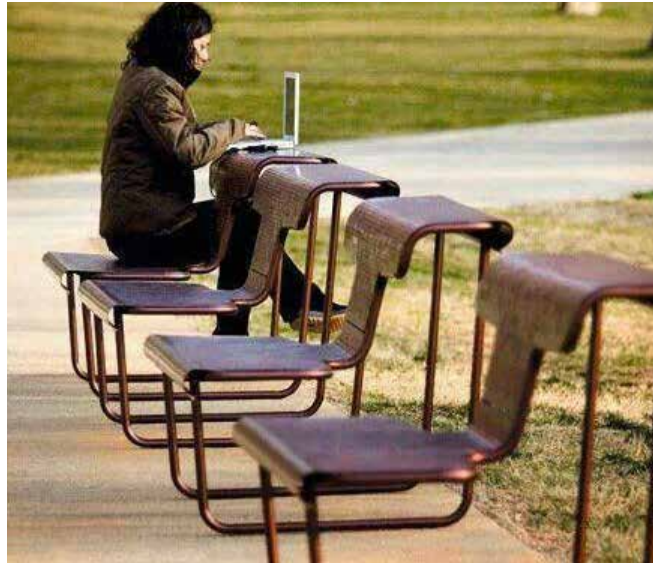


Figure 30; Multifunctional Public Open Space



Figure 32; Multifunctional SuDS



Figure 33; Opportunities for food growing



Figure 31; Creative SuDS strategy



Figure 34; Sustainable drainage and green corridors

## 6.4 BUILT FORM AND MATERIALITY CHARACTER

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

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



Figure 35; Example of building relationship with the open space



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



Figure 37; High-quality materiality



Figure 38; Creative architectural solutions



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

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