

# Land east of Ridgeway, Papworth Everard

Masterplan Framework Document

December 2025

### Masterplan Framework

#### Legend

- 2 storey residential development
- 1 storey residential development
- Open space
- Structural woodland planting
- Indicative tree planting
- Equipped play area
- Sustainable drainage
- Existing woodland/vegetation
- Vehicular access
- Emergency access
- Primary street
- Secondary street
- Public Right of Way
- Footpath
- Pump station



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**Land Use Schedule**


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Land Use	Area (ha)	Area (Ac)	% of total site area
Residential	5.7	14.08	49%
Road infrastructure	0.1	0.25	0.01%
Open Space	3.0	7.41	26%
Mitigation planting	2.9	7.17	25%
<b>Total</b>	<b>11.7</b>	<b>28.91</b>	<b>100%</b>

Total number of homes: 5.7ha @ average 30 dph = 171 dwellings

1 storey residential area = 1.55ha

2 storey residential area = 4.15ha

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**Public Open Space Schedule**


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Typology	Quantity Standard* (ha per 1,000 population)	Requirement for Site** (ha)	Provision made within Site (ha)
Outdoor Sport	1.6	0.66	Contribution
Outdoor Play Space	0.8	0.33	0.08***
Informal Open Space	0.4	0.16	2.82
<b>Total</b>	<b>2.80</b>	<b>1.15</b>	<b>3.00</b>

\*Standards taken from South Cambridgeshire District Council, Policy SF/11

\*\*Total proposed population: 171 dwellings x 2.4 people per household = 410

\*\*\* includes 2 x Local Equipped Areas of Play at 400m<sup>2</sup> each

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**Viewpoint 16: Rogues Lane, 0.92km north-east of Site**




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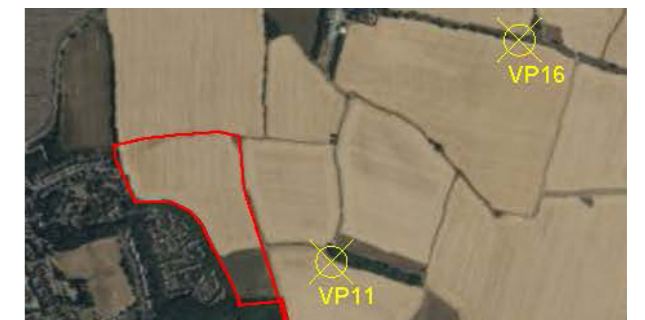


Existing view



Photowire view at Year 15 post completion

-  Mitigation planting at 15 years (8m high)
-  1 storey high development
-  2 storey high development



Viewpoint location plan

**Viewpoint 18: Public Footpath 125/6 Hilton; 1.4km north-west of the Site**



Existing view

Photowire visuals of the masterplan framework (illustrated in spread above) from key viewpoints to the north and north-east of the site illustrate that approach to building heights and mitigation planting successfully screens majority of elevations and rooftops of built form, with only the very top of ridge being visible after 15 years from completion. Given block nature of photowire model based on parameters, should a more detailed plan of masterplan be taken forward, the visibility of individual buildings within the site would be even less than prepared on these pages.



Photowire view at Year 15 post completion

- Mitigation planting at 15 years (8m high)
- 1 storey high development
- 2 storey high development



Viewpoint location plan