

February 2020

VISION AND DELIVERY STUDY

PAPWORTH ESTATE, VARRIER JONES FOUNDATION - SITE A & B



Quality Assurance

Site name: Papworth Estate - Site A and B

Client name: Varrier Jones Foundation

Type of report: Vision and Delivery Study

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Date: 21.02.2020

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Date: 21.02.2020

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1.0

INTRODUCTION

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

1.1 INTRODUCTION

This Master Plan Vision and Delivery Study has been prepared to demonstrate the development potential for land known as site A & B 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>Overhead Electricity Line</i>
	<i>Existing Woodland</i>
	<i>Proposed woodland</i>
	<i>Proposed Green Links / Corridors</i>
	<i>Proposed Public Open Space</i>
	<i>Proposed Developable Area</i>
	<i>Proposed Developable Area within Areas Sensitive to Heritage</i>
	<i>Proposed Vehicular Access</i>
	<i>Proposed Pedestrian / Cycle Access</i>
	<i>Proposed Primary Vehicular Route</i>
	<i>Proposed Pedestrian Routes</i>
	<i>Open Links between Existing Settlement and Proposed Development</i>



Figure 1; Conceptual Master plan





2.0

UNDERSTANDING THE SITE

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

2.1 SITE LOCATION



Both sites A and B are located along the western edge of Papworth Everard between the existing built form and the A1198 By-Pass.

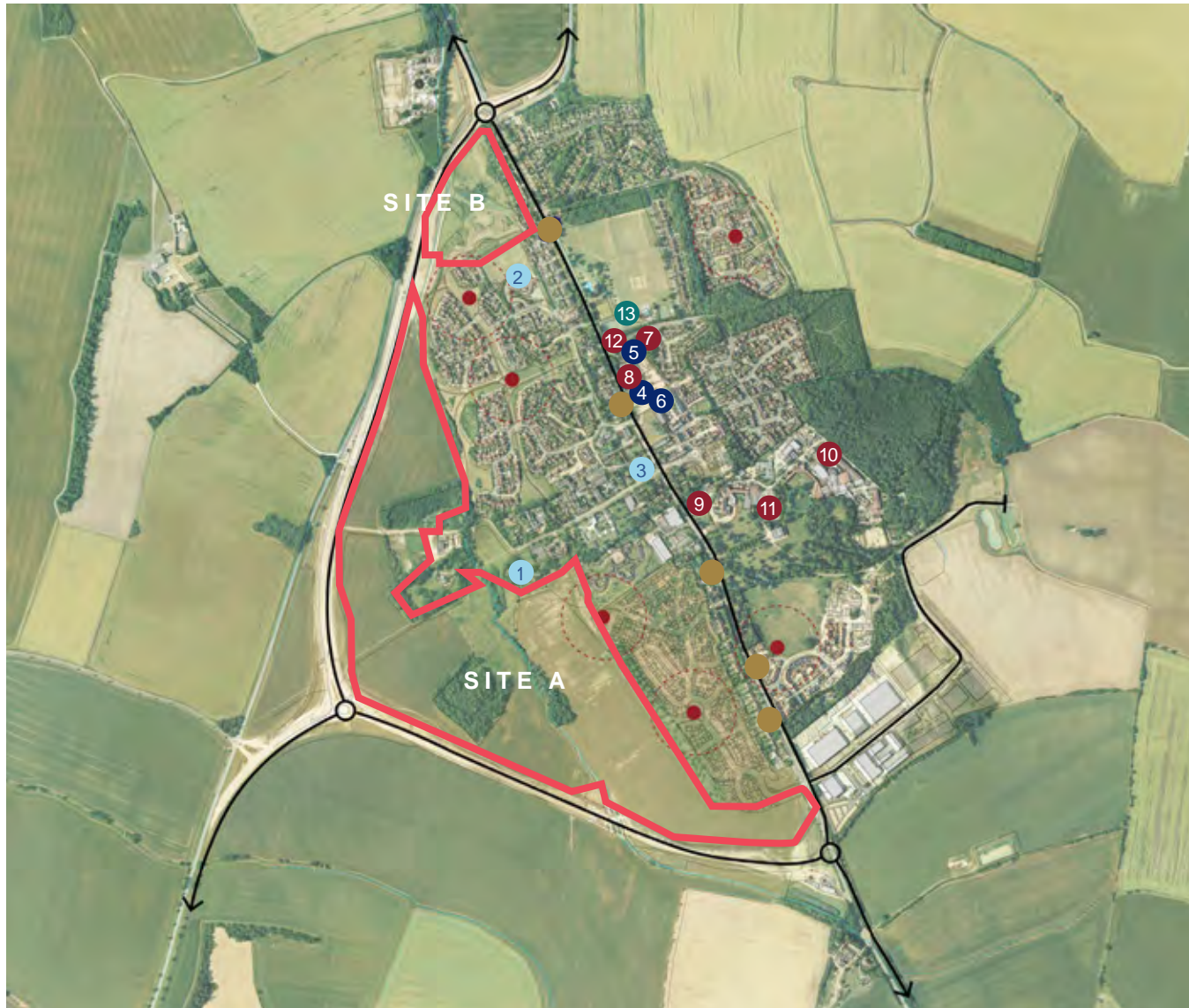
Papworth is located in a central location between the settlements of Cambridge (approx. 17km to the east), St Neots (approx. 10km to the east) and Huntingdon (approx. 10km to the north). There is a population of approximately 2,880 (2011 census).

Site A is approximately 40.589 hectares.

Site B is approximately 4.072 hectares.

Figure 2; Site location

2.2 LOCAL AMENITIES

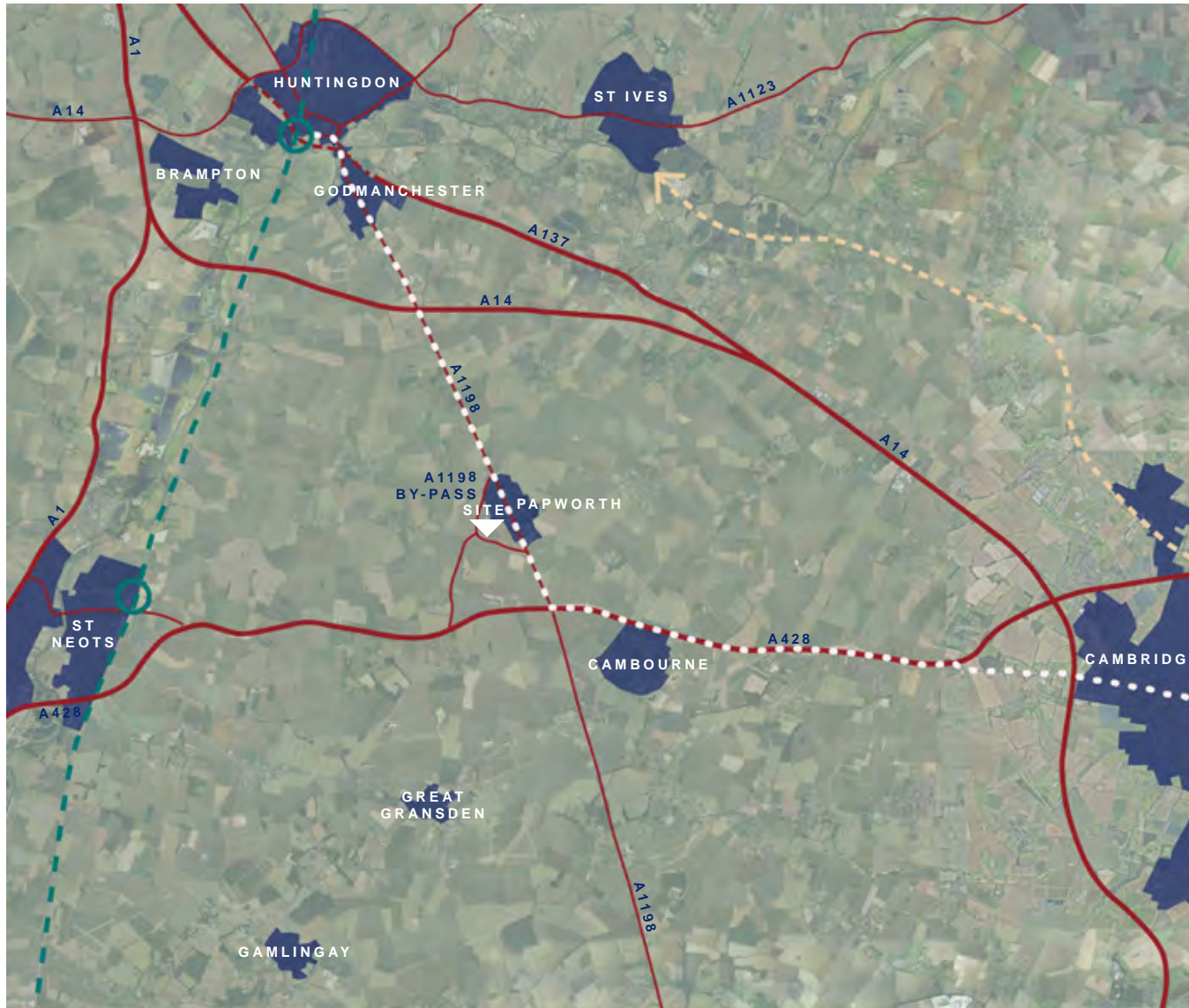


LEGEND

- Site boundary
- 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/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/12-063 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 the rural context, the site affords opportunities to contribute positively to the preservation of the 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 states a preference for a landscape-led design approach and highlights important views that should be taken in consideration as significant to the village. It is 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 or meadow landscapes, such as St. Peter's 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 (see Figures X), 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 beyond. 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.

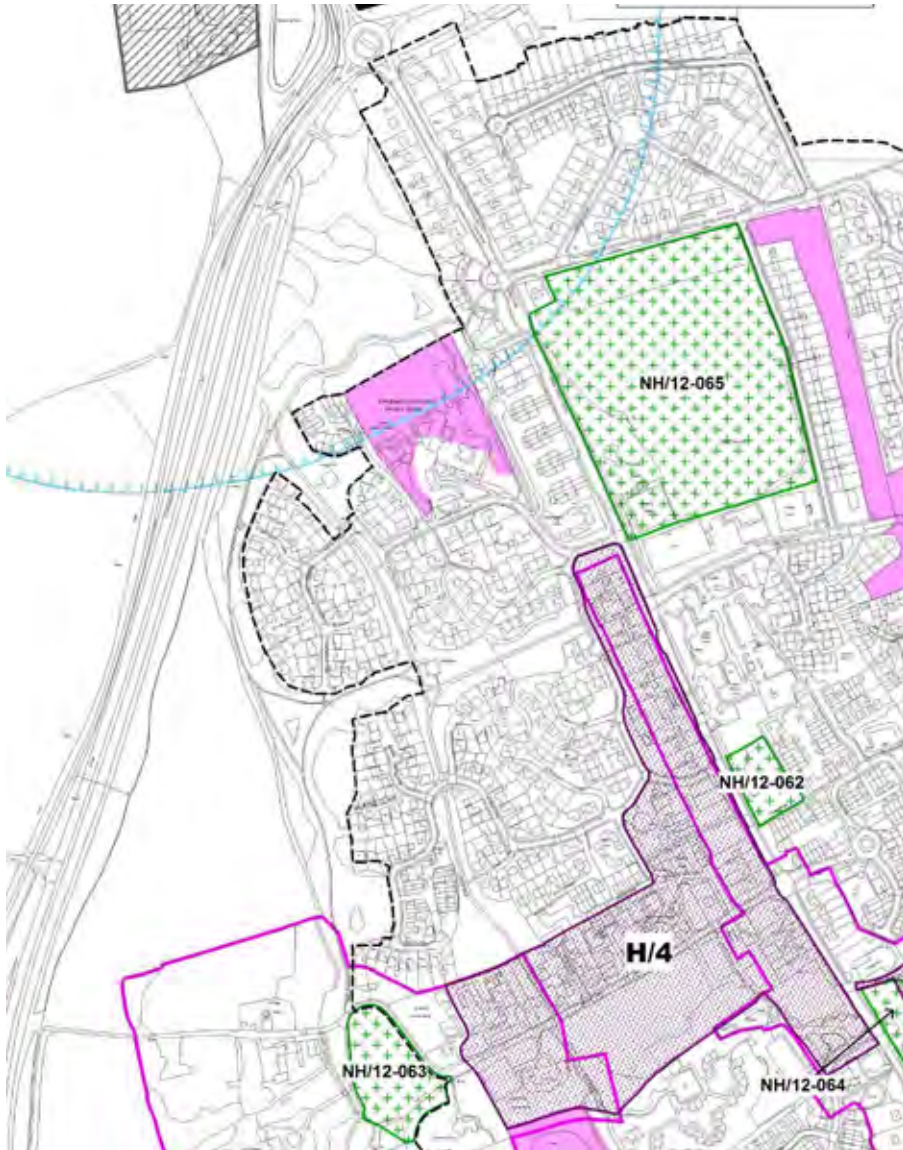


Figure 5; Local plan inset map 86 - 1 of 4

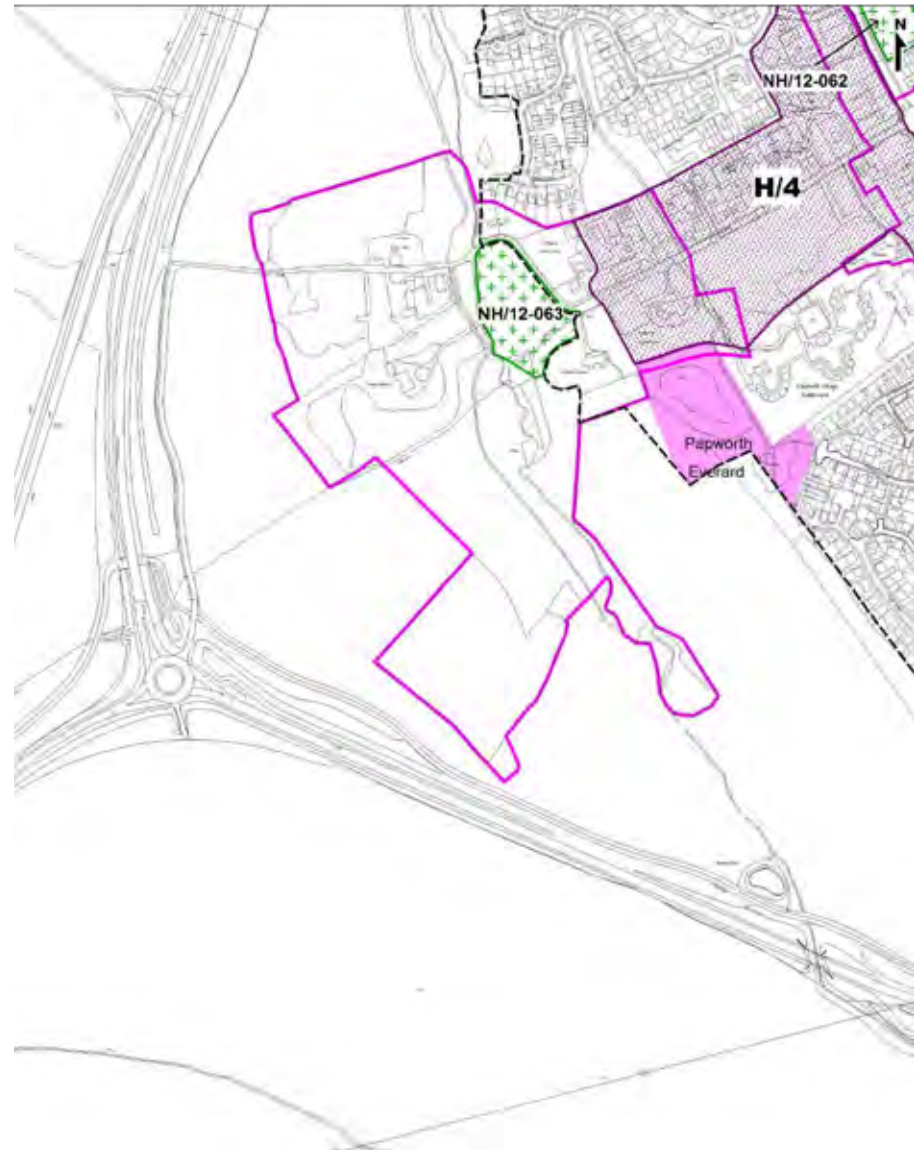


Figure 6; Local plan inset map 86 - 3 of 4

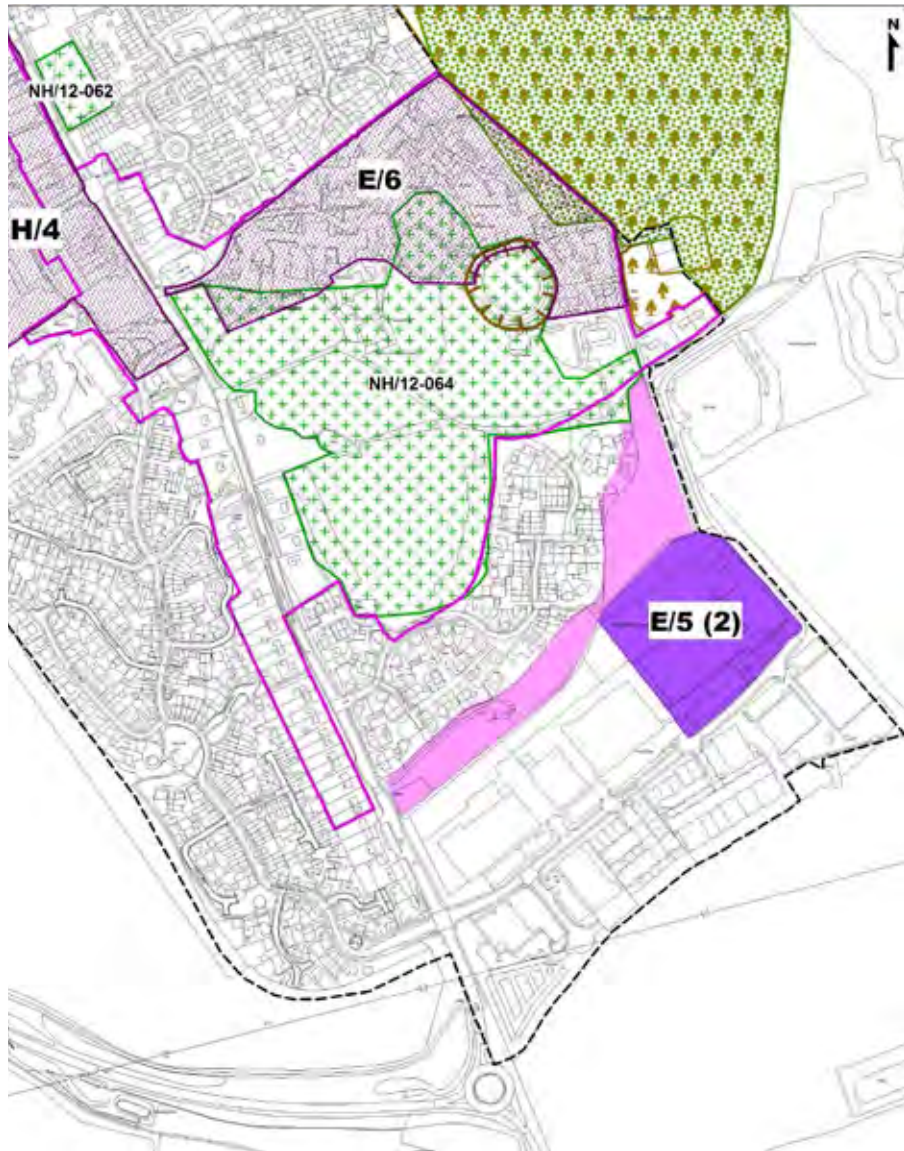


Figure 7; Local plan inset map 86 - 4 of 4

Fig 10 Important Views (NTS).
Development Plan designations can be subject to change over time. Please refer to the Local Plan pages of SCDC's website for up to date information.



Figure 8; Papworth Everard Village Design Guide



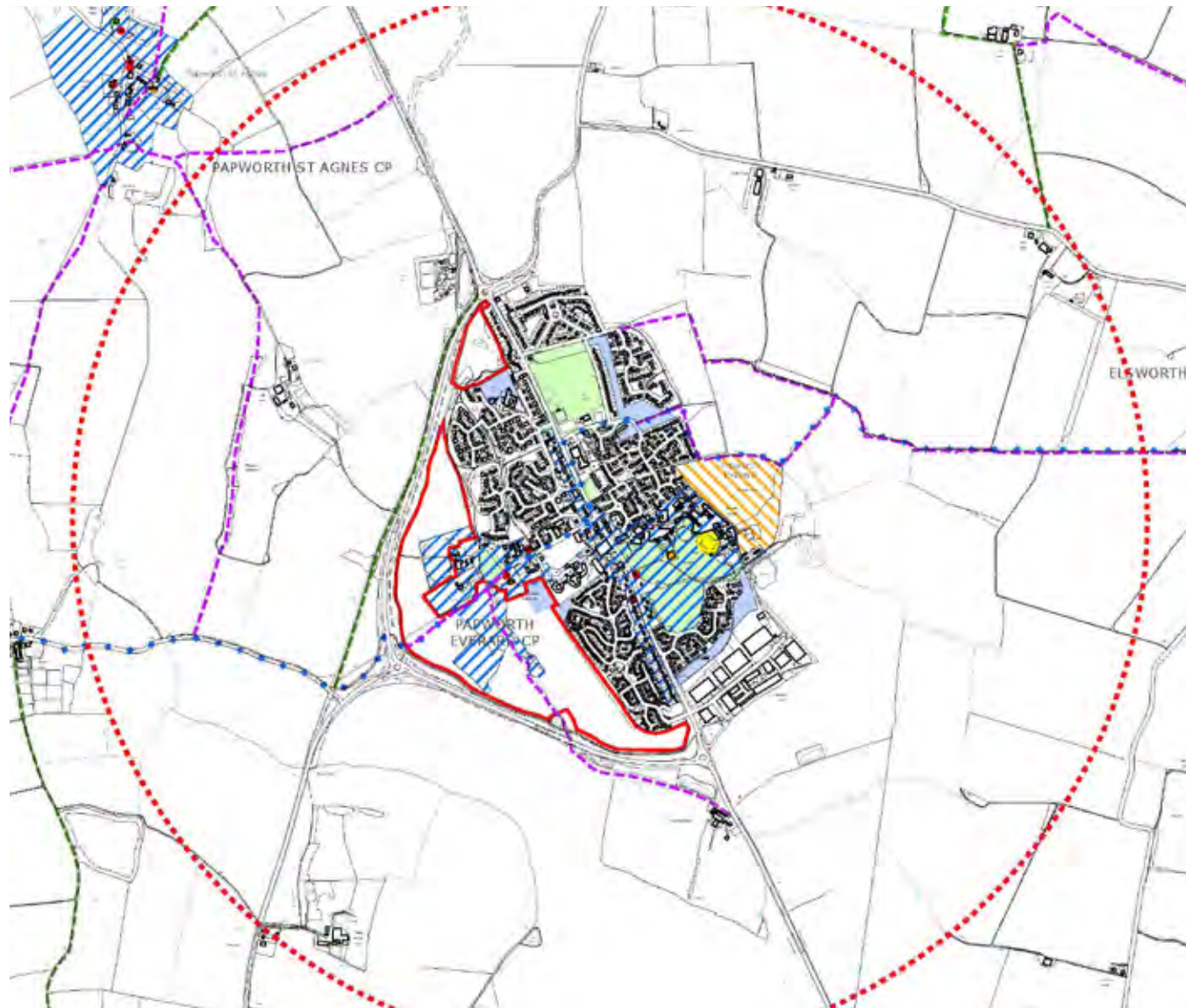


3.0

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

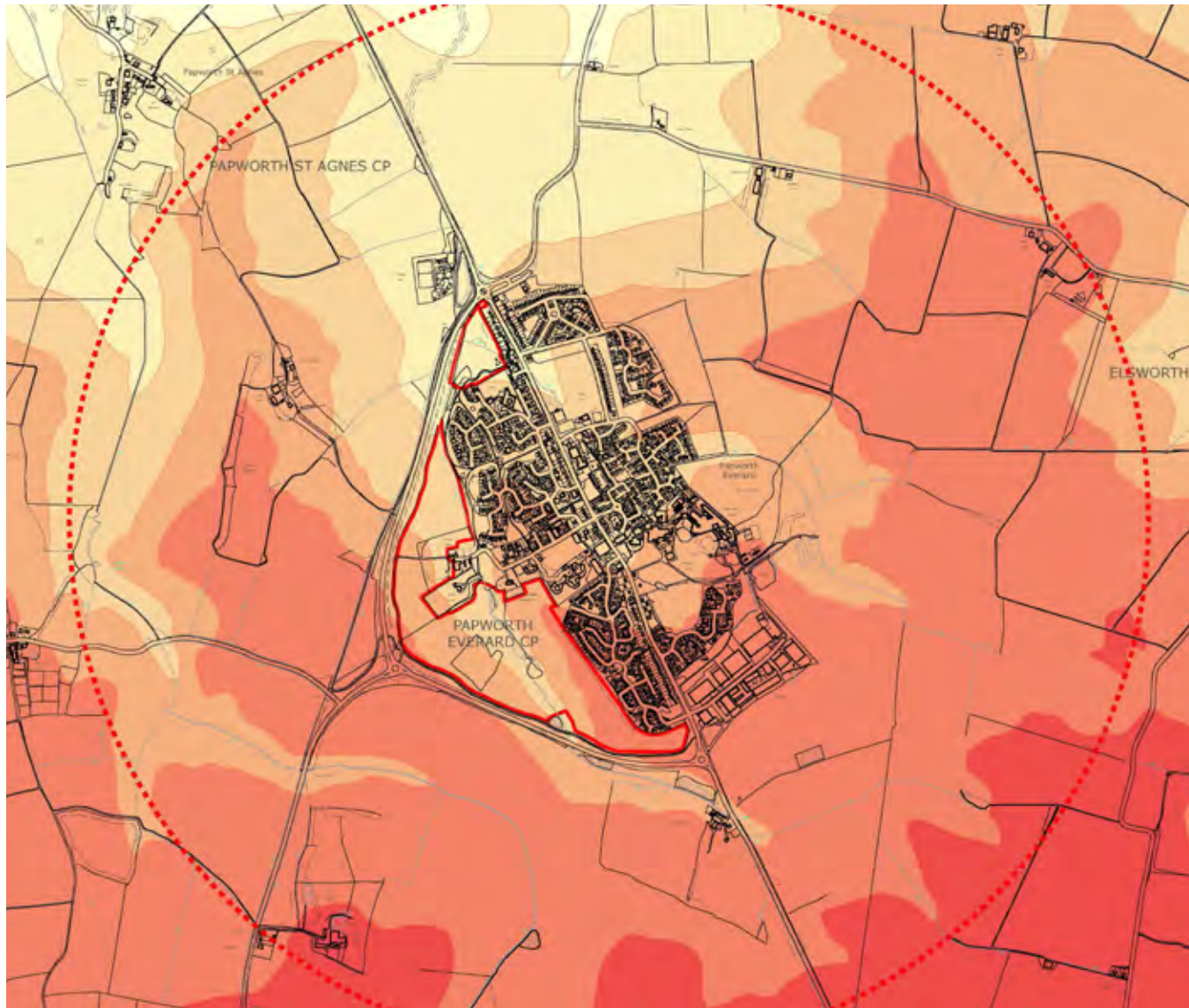
There are two Conservation Areas within the village these include a number of listed buildings, including Papworth Hall and Parish Church St Peter (both Grade II*) and a Scheduled Monument named Moated Site 140m east of Papworth Hall. Papworth Wood SSSI is located at the eastern edge of the village and 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 9; 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









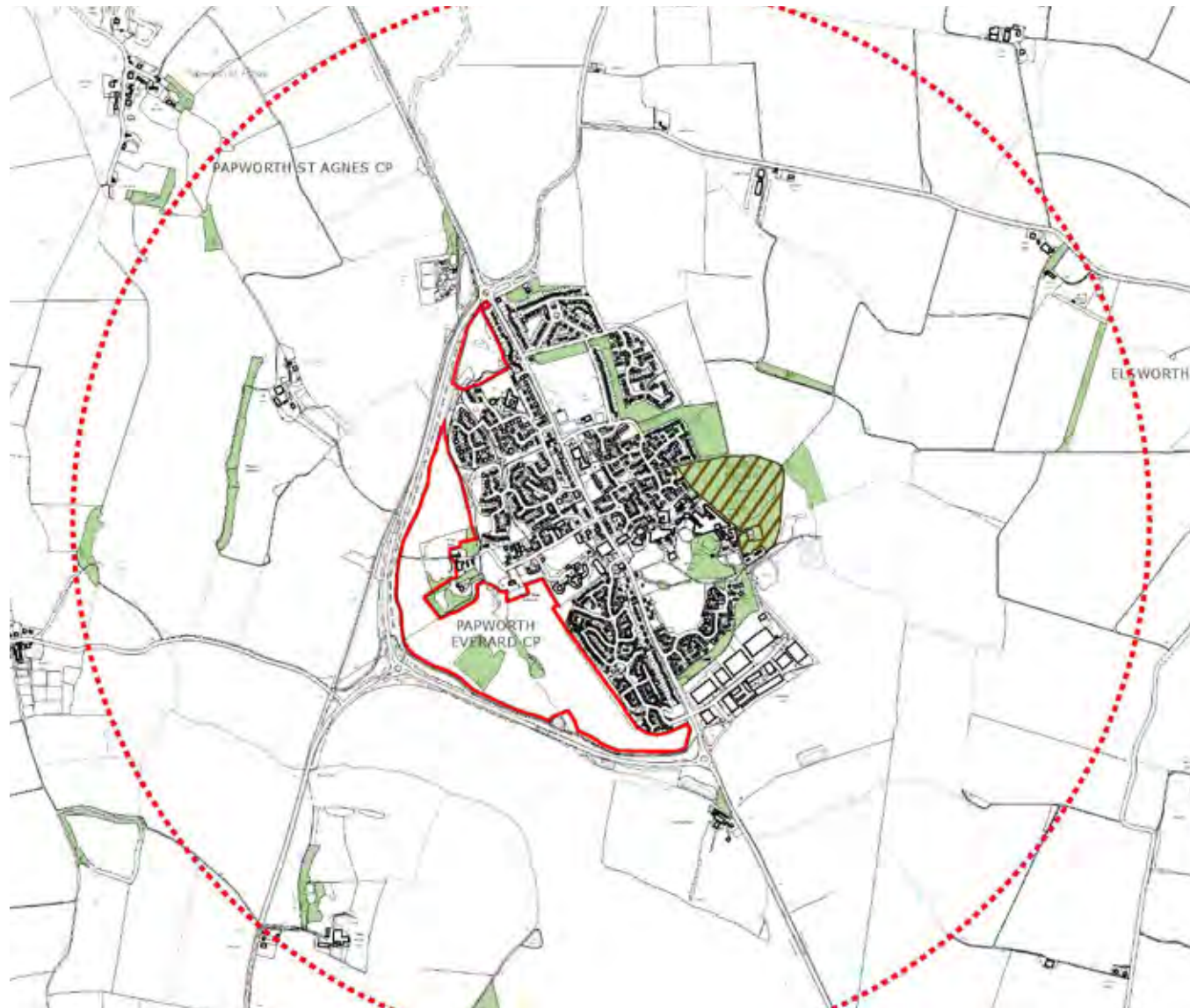
-  Proposed Development Site
-  2km Radius
-  10m-20m
-  20m-30m
-  30m-40m
-  40m-50m
-  50m-60m
-  60m-70m

Figure 10; Topography

3.3 SIGNIFICANT VEGETATION



Woodland cover within the sites' context is sparse and inconsistent.

A large block of woodland, mostly deciduous, is located to the east of Papworth Everard. Two smaller woodland blocks are located within the site.

LEGEND





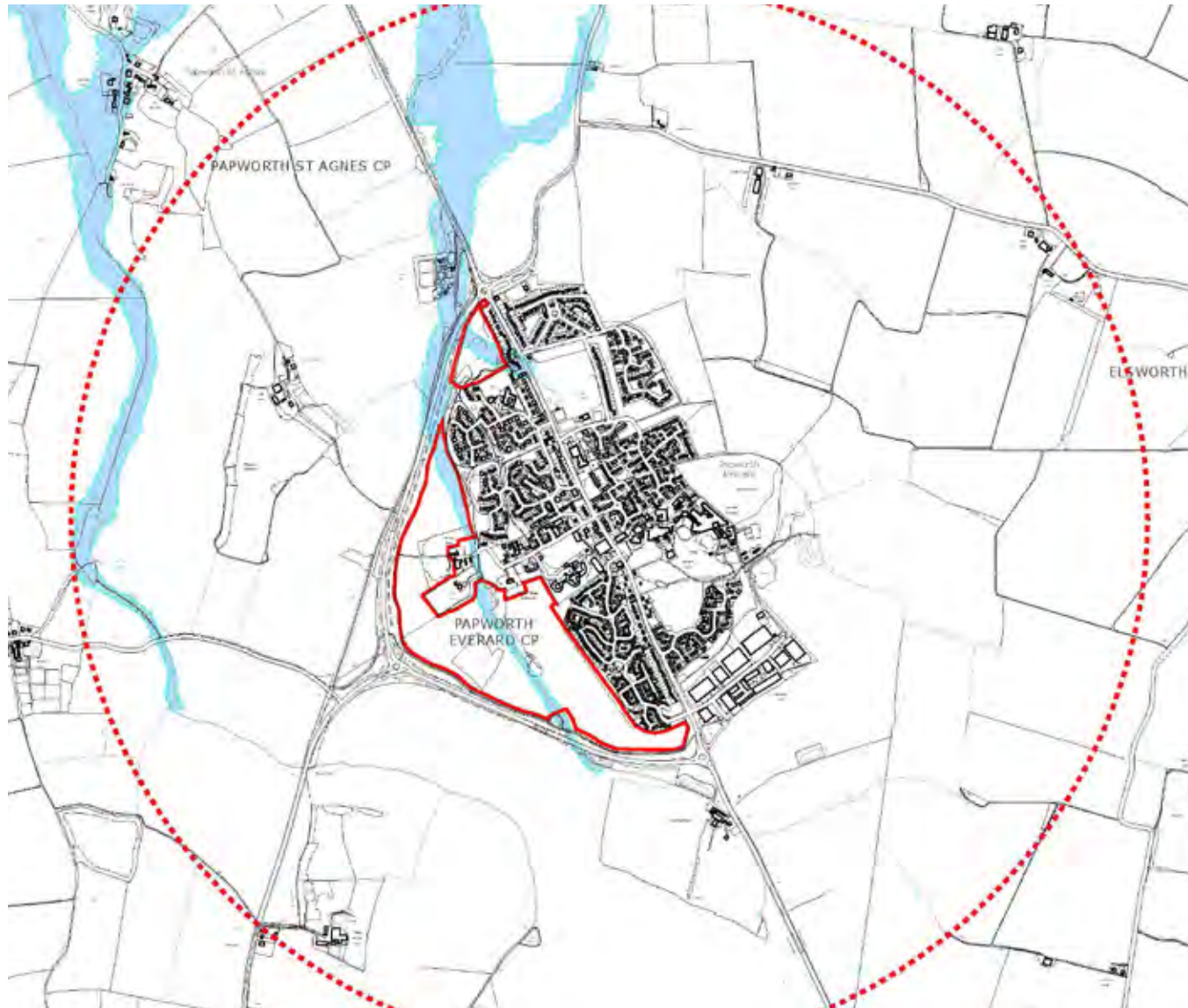
-  *Proposed Development Site*
-  *2km Radius*
-  *Ancient Woodlands*
-  *Woodland habitat: Deciduous Woodland*

Figure 11; Local landscape character areas

3.4 FLOODING AREAS



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

However, a small corridor of Flood Zone 2 and 3 aligns through the site in a north to south direction. These areas have a greater risk of flooding and are associated with the land drains running across the lower lying field boundaries within the site.

LEGEND





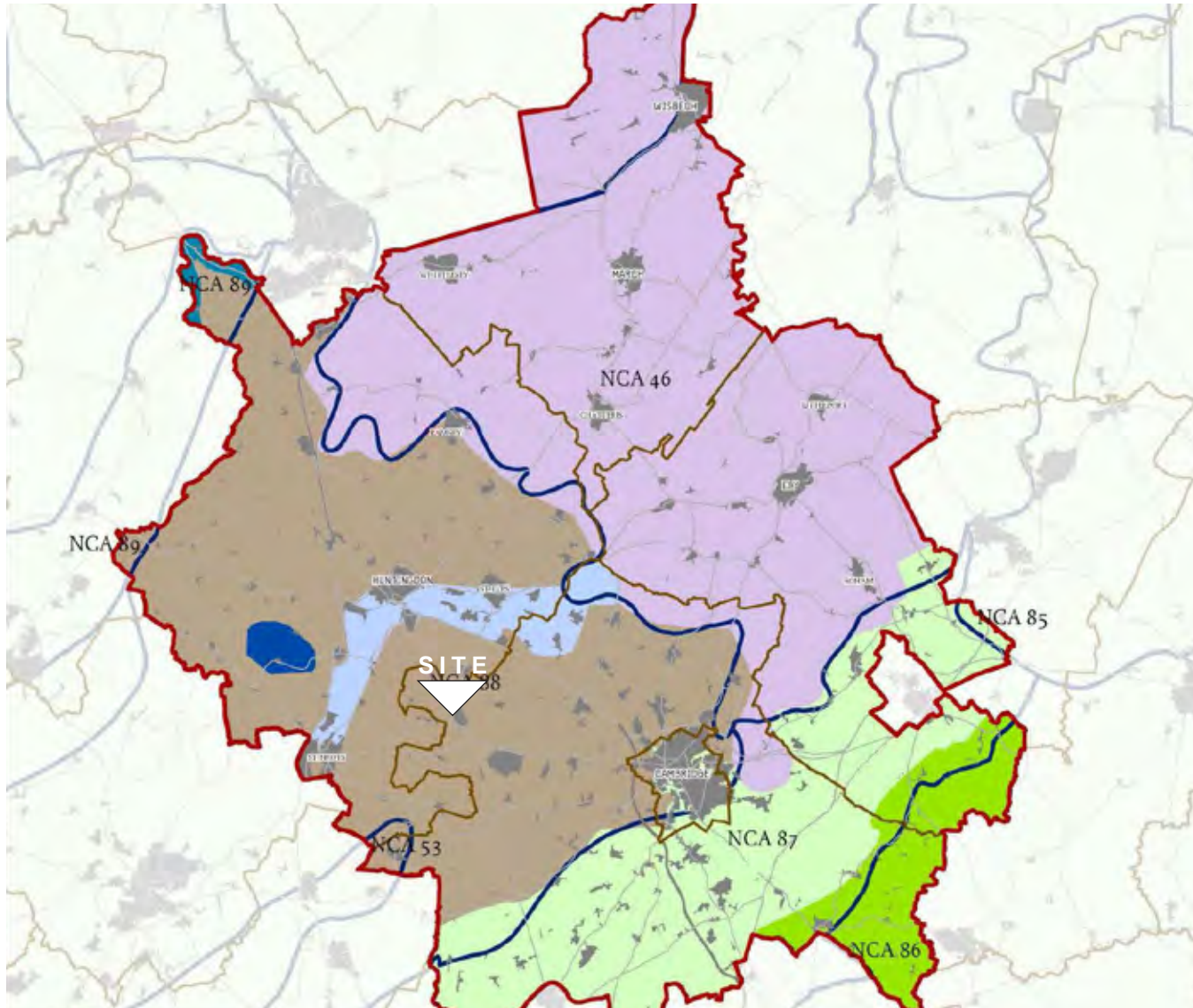
-  *Proposed Development Site*
-  *2km Radius*
-  *Flood Zone 3*
-  *Flood Zone 2*

Figure 12; Flood Risk

3.5 NATIONAL LANDSCAPE CHARACTER AREA



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

Key characteristics applicable to the site context are:

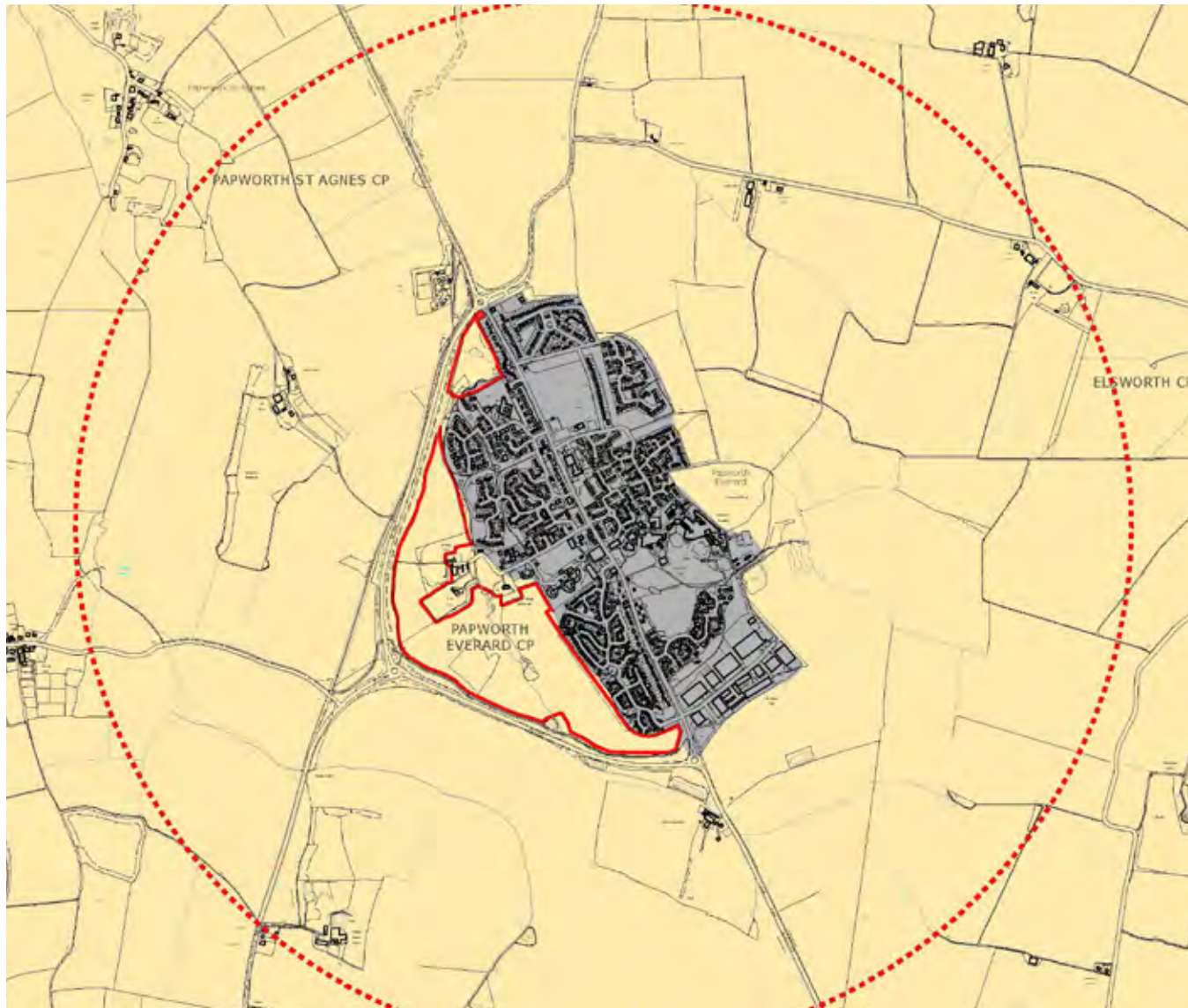
- ‘The River Great Ouse and its tributaries meander slowly across the landscape...’
- ‘Predominantly open, arable landscape of planned and regular fields bounded by open ditches and trimmed, often species-poor hedgerows which contrast with those fields that are irregular and piecemeal.’
- ‘Variable, 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

- Study Area Boundary
- National Landscape Character Areas

Figure 13; 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 14; 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.'

3.7 HISTORICAL CONTEXT



Figure 15; Historic map 1891



Figure 16; Historic map 1903



Figure 17; 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





4.0

VISUAL BASELINE

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 landscape character and the site's visibility. Publicly accessible areas were visited to identify views of the site, representative viewpoints are mapped in Figure 18 opposite.

The site is afforded substantial screening from the east by the adjacent urban settlement. The identified viewpoints are therefore located along the western edge of Papworth Everard and on public footpaths to the north and east of the site, providing views from a range of different receptors at different angles and distances.

Despite the open character of the landscape, the site is largely screened by intervening topography and vegetation, particularly the planted embankment along St Ives Road. Viewpoints in proximity of the site afford more extensive views.

Three viewpoints were selected to conduct a detailed visual study: viewpoints 6, 7 and 8. These are representative of sensitive receptors and therefore impact on these views is critical.



Figure 18; Viewpoints location



Figure 19; View from St Ives Road looking south across the site, in the background glimpses of existing dwellings on the edge of Papworth Everard are visible through the tree canopies.

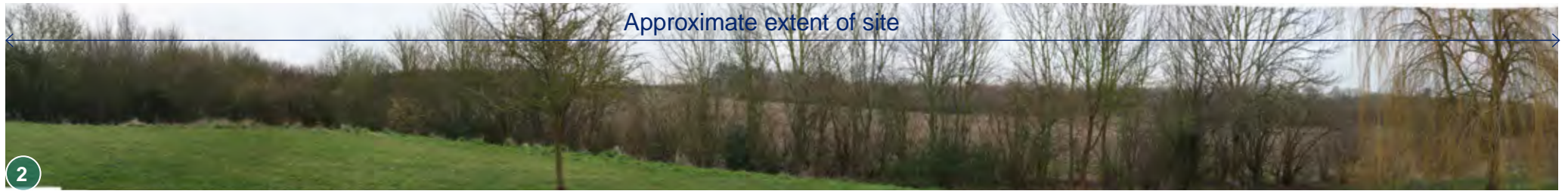


Figure 20; View from the public open space on the edge of Papworth Everard (Hut Filed Lane) looking westwards across the site.



Figure 21; View looking eastwards across the site from Ermine Street (south) in proximity of a Public Bridleway access.



Figure 22; View looking eastwards across the site from public open space on the edge of Papworth Everard (east of St Peter's Lane).

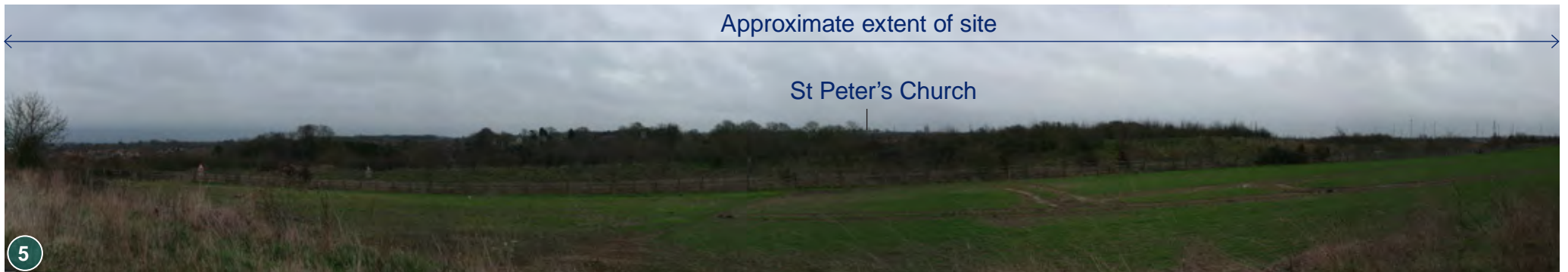


Figure 23; View looking eastwards at the site from bridleway 180/5, most of the site is screened by the planted embankment along St Ives Road.



Figure 24; View from Brookley Road looking westwards towards the site, which is located in the far distance and screened by intervening topography.



Figure 25; View from Brookley Road looking westwards towards the site, which is located in the far distance and screened by intervening topography.

- Site
- Theoretically visible area



Figure 26; Indicative area of site visible from viewpoint 6



Figure 27; Indicative area of site visible from viewpoint 7

The visual study in Figure 26 and 26 highlights the site's visibility form viewpoints 6 and 7. The first views is limited due to intervening topography; while the latter affords extensive views of the site as located on an vantage point in terms of higher topography.



8

Figure 28; View from Brookley Road looking westwards towards the site, which is located in the far distance and screened by intervening topography.

— Site
 ■ Theoretically visible area

The visual study in Figure 29 highlights the site's visibility from viewpoints 8. Only a limited portion of the site is visible due to screening provided by the existing vegetation.



Figure 29; Indicative area of site visible from viewpoint 8