



CROWS NEST FARM

PAPWORTH EVERARD

VISION DOCUMENT

FEBRUARY 2020



CONTENTS

1. INTRODUCING CROWS NEST FARM

Purpose Of This Vision Document	6
The Site	6
Planning Context	8
Village Character	8
Local Context	8

2. THE STRATEGIC TRANSPORT CONTEXT

Local Opportunities	10
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3. SUPPORTING TRANSFORMATION

Enabling Growth	12
-----------------	----

4. A SUSTAINABLE AND DELIVERABLE SITE

14

5. AN OPPORTUNITY FOR PAPWORTH EVERARD

16

This document has been prepared by The Environmental Dimension Partnership and Rapleys on behalf of Mactaggart & Mickel Homes England.

Mactaggart & Mickel Group is a family-owned company that has been built on quality, trust and tradition. Mactaggart & Mickel is a residential home builder and land promoter, delivering homes new homes and communities throughout England and Scotland for over 90 years.

EDP and Rapleys have extensive experience of planning, designing and delivering high quality, sustainable and environmentally sensitive projects across the UK.

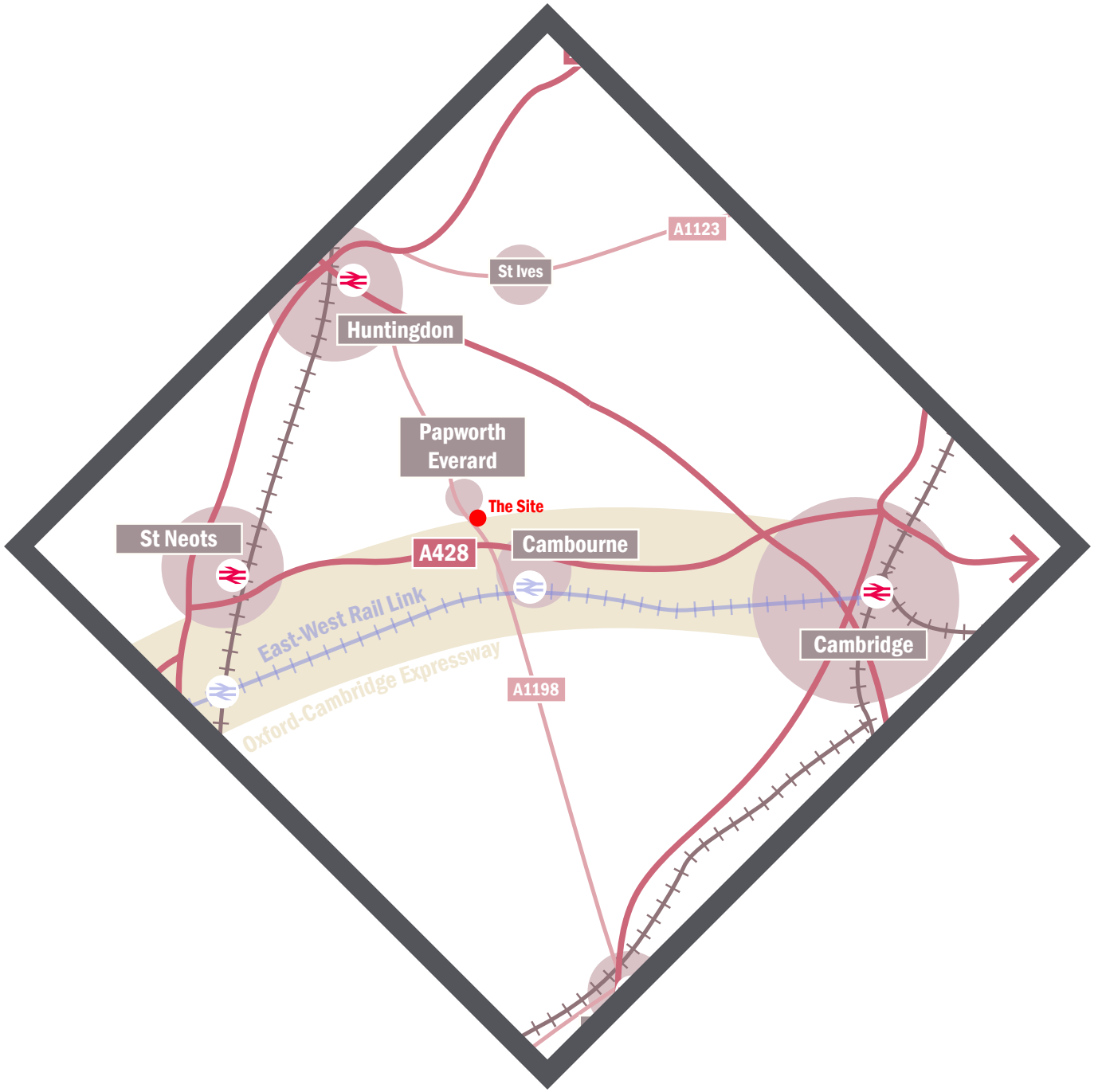
The Site is subject to a promotion agreement with Mactaggart & Mickel.

This document should be read in conjunction with the representations made by Mactaggart & Mickel to the Greater Cambridge Local Plan Issues and Options Consultation (January 2020).



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EXECUTIVE SUMMARY

SMART, SUSTAINABLE AND CONNECTED

This document illustrates the opportunity to deliver a component of the Greater Cambridge housing need on a strategic transport and growth corridor along the A428.

Proposals contained within this document illustrate how development at Crows Nest Farm could deliver a high-quality and sustainable community; supporting the wider growth ambitions of the region and the Oxford-Cambridge Arc; creating a great place that focusses on mobility, connectivity, wellbeing, health and social inclusion; whilst enhancing local biodiversity and providing green spaces.

Crows Nest Farm is deliverable with no impediments to the availability of the land for development. It is well positioned to the south of Papworth Everard - an existing sustainable settlement - to deliver new homes and infrastructure early in the plan period, while forming part of a strategic growth corridor that will transform Greater Cambridge, taking full advantage of strategic infrastructure improvements and connectivity to the economies of Cambridge and beyond.

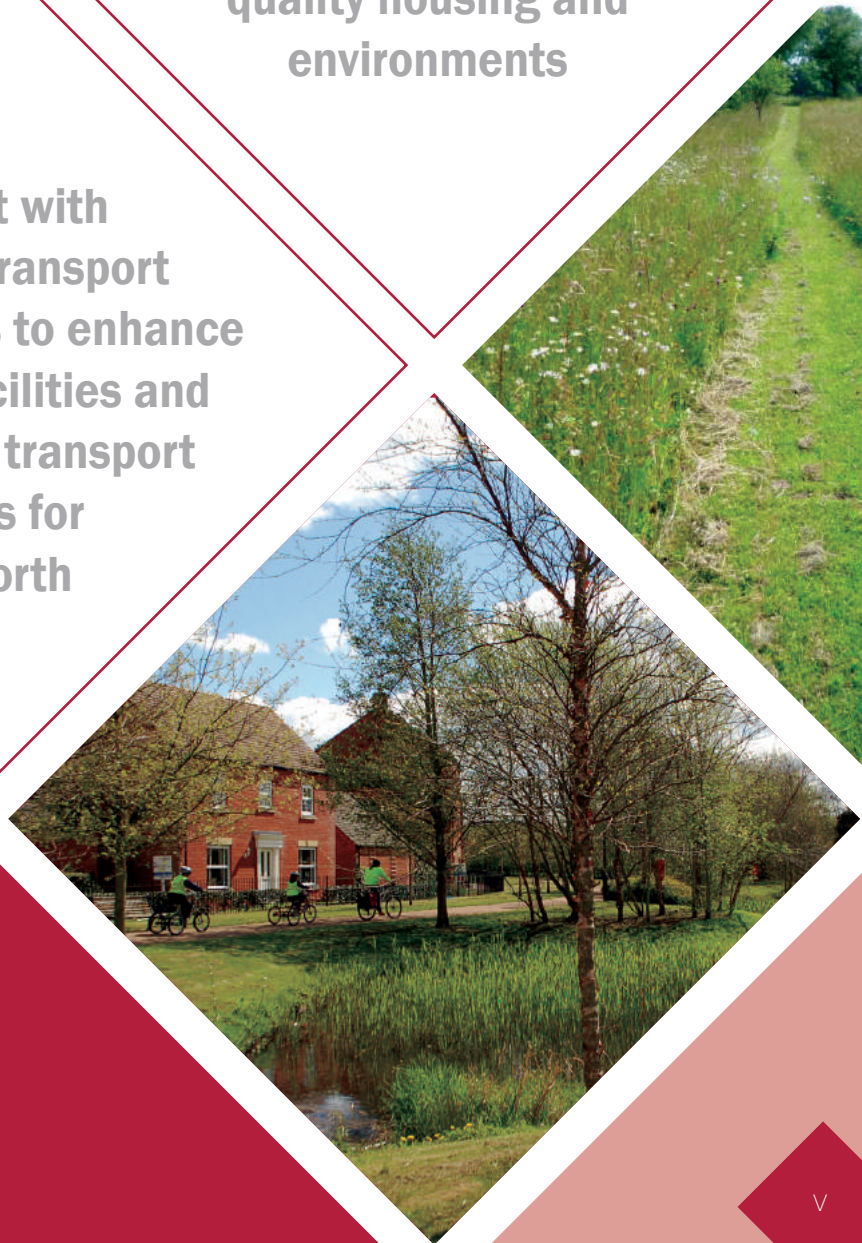


**distinctive
patterns of soft,
informal green spaces,
wildlife and mature trees
enhance the feeling
of being within
nature**



**continue the
Village Settlement's
legacy of accessible, high
quality housing and
environments**

**connect with
strategic transport
improvements to enhance
access to facilities and
sustainable transport
options for
Papworth**



1. INTRODUCING CROWS NEST FARM

PURPOSE OF THIS VISION DOCUMENT

This vision document has been prepared on behalf of Mactaggart & Mickel (Mac & Mic) in relation to land at Crows Nest Farm (the Site), located to the south of Papworth Everard and north of Caxton Gibbett.

The document provides further information in relation to the Site and its relationship to planned and future infrastructure and growth to inform the Council's forthcoming Strategic Housing and Economic Land Availability Assessment. The document illustrates the emerging vision for development on the Site in the context of the emerging Greater Cambridge Local Plan.

The Site is available now, is suitable for development, and is deliverable. As set out within this document and accompanying representations, the Site is a logical and sustainable option to deliver a component of the Greater Cambridge housing need, taking full advantage of strategic highway and public transport improvements and opportunities, and within a strategic growth corridor on the A428.



THE SITE

- 32.66 hectares (ha) of arable land located to the south of Papworth Everard.
- Not subject to any statutory or non-statutory designations.
- Not within the Green Belt.
- Wholly within Flood Zone 1.
- The southern tip of the Site is 0.35km from Caxton Gibbett and 1.7km from the planned new community at Cambourne West.
- 15 minute cycling distance to Cambourne.
- Within the administrative area of South Cambridgeshire District Council.





Papworth Everard Business Park

-  The Site
-  Additional Area Under Control of Mac & Mic

Crows Nest Farm

South Ermine Street

Iway Inn Hotel

Caxton Gibbet Roundabout

A428

Figure 1. Aerial Red Line

PLANNING CONTEXT

The Greater Cambridge authorities, alongside the Greater Cambridge Partnership, and the Cambridgeshire & Peterborough Combined Authority (CPCA), have a crucial role to play at a national level to deliver the Government's ambitions for the Oxford-Cambridge Arc, which is a key economic priority. This includes an ambition for up to one million new homes by 2050, to tackle the severe housing affordability issues, and to unlock the Arc's full potential. The emerging Greater Cambridge Local Plan is an important step in realising these ambitions: adopting a long term, holistic and strategic approach to the delivery of jobs, investment, homes and infrastructure across Greater Cambridge to help the Arc stand as an economic asset of international standing.

The physical composition of Greater Cambridge is changing fast, opening the door to numerous new opportunities for sustainable growth. The local context informing the development strategy for the emerging Greater Cambridge Local Plan will have changed materially since the current Local Plans were prepared. There is an opportunity, therefore, to refresh the strategy in full for the next plan period.







VILLAGE CHARACTER

The village of Papworth Everard has an unusual and significant development history which has resulted in a distinct pattern of development. The physical and environmental characteristics of the settlement which should be encompassed within new development are clearly set out within the January 2020 Village Design Guide.

The Design Guide highlights the heritage of landscape-led design, accessible homes and healthy living which have been the foundations of considering what may be suitable on Crows Nest Farm.

LOCAL CONTEXT

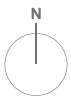
Papworth Everard is defined in the adopted Local Plan as a "minor rural centre". It contains a good range of facilities and services that complement the settlement including:

-  Convenience retail and food/beverage offer;
-  Leisure facilities;
-  Primary school and nurseries;
-  Health services;
-  Community facilities;
-  Library;
-  Industrial estate and employment opportunities; and
-  Potential Employment Opportunity at Papworth Hospital.

Ermine Street (A1198) is the main route into the settlement from the south and is currently served by bus services providing public transport links to Cambourne, Cambridge and Huntingdon.

Nearby Cambourne is located along the A428 and is a well-established, thriving, vibrant and sustainable new settlement offering an array of services and facilities, including retail, education, leisure, and a significant amount of employment. Cambourne is a hub for investment and continues to grow, including via the new communities planned at West Cambourne, and Bourn Airfield to the east.





- The Site
- Additional Area Under Control of Mac & Mic
- Existing Settlement
- Open Space
- Conservation Area
- Existing Woodlands
- Historic Core
- Bus Stop
- Promoted Route
- New Cycle Connection



Figure 2. Local Context and Facilities

To Bedford

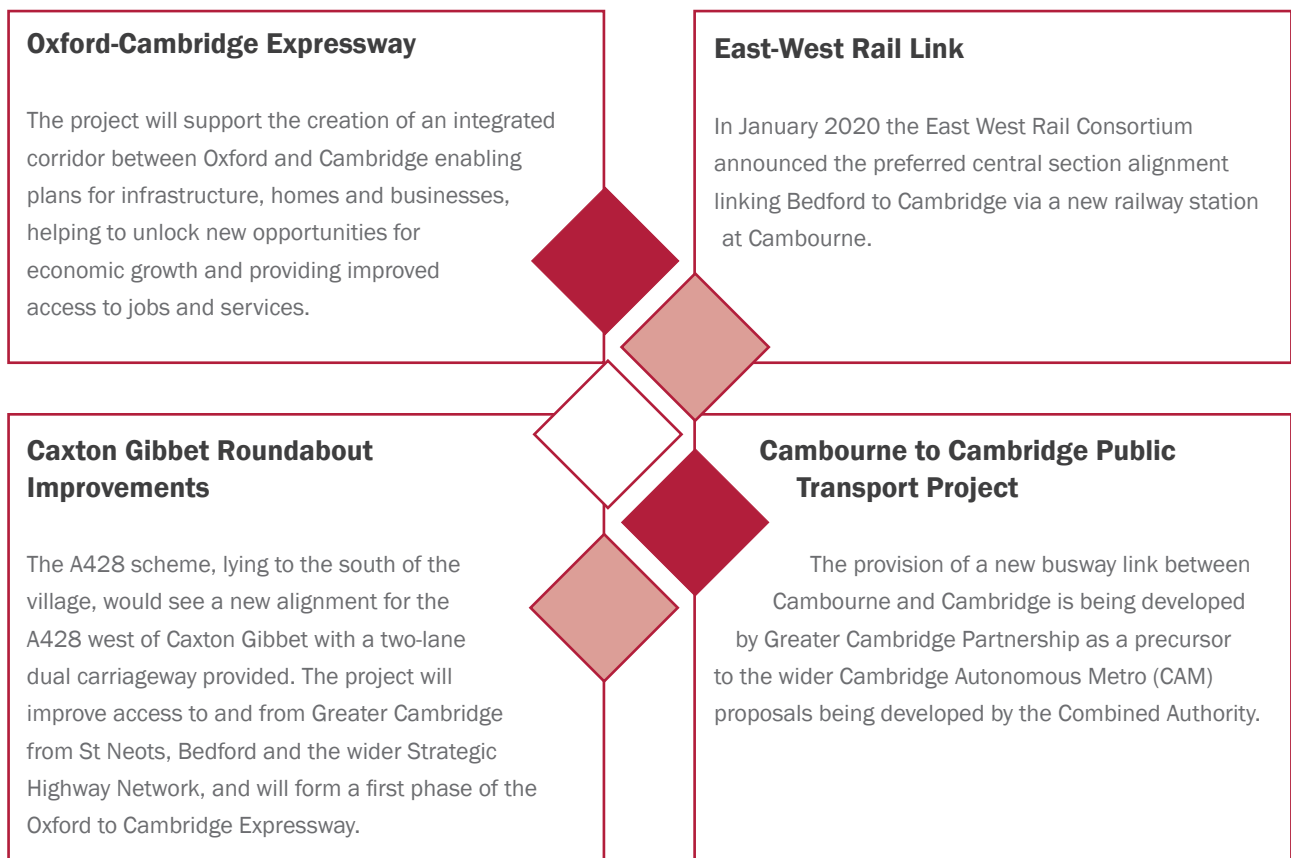
2. THE STRATEGIC TRANSPORT CONTEXT

Crows Nest Farm benefits from a strategic location in South Cambridgeshire with excellent connectivity to the economies of Cambridge and beyond.

LOCAL OPPORTUNITIES

The A428 forms part of the Strategic Road Network and is managed by Highways England. It provides a direct route to Cambridge to the east and onward connection to the M11 and A14. To the west, the A428 leads to St Neots and on to Bedford with a connection to the A1 at the Black Cat Roundabout. Growth along the A428 corridor has formed a core component of the spatial strategy for South Cambridgeshire and remains a logical location for continued investment. Settlement context along the A428 will change materially over coming years; the timing of the emerging Local Plan for Greater Cambridge is well placed to take into account those changes.

There are several strategic transport improvements at varying stages of development that are of relevance to growth along the A428 corridor and the Site. These include:



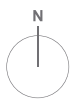
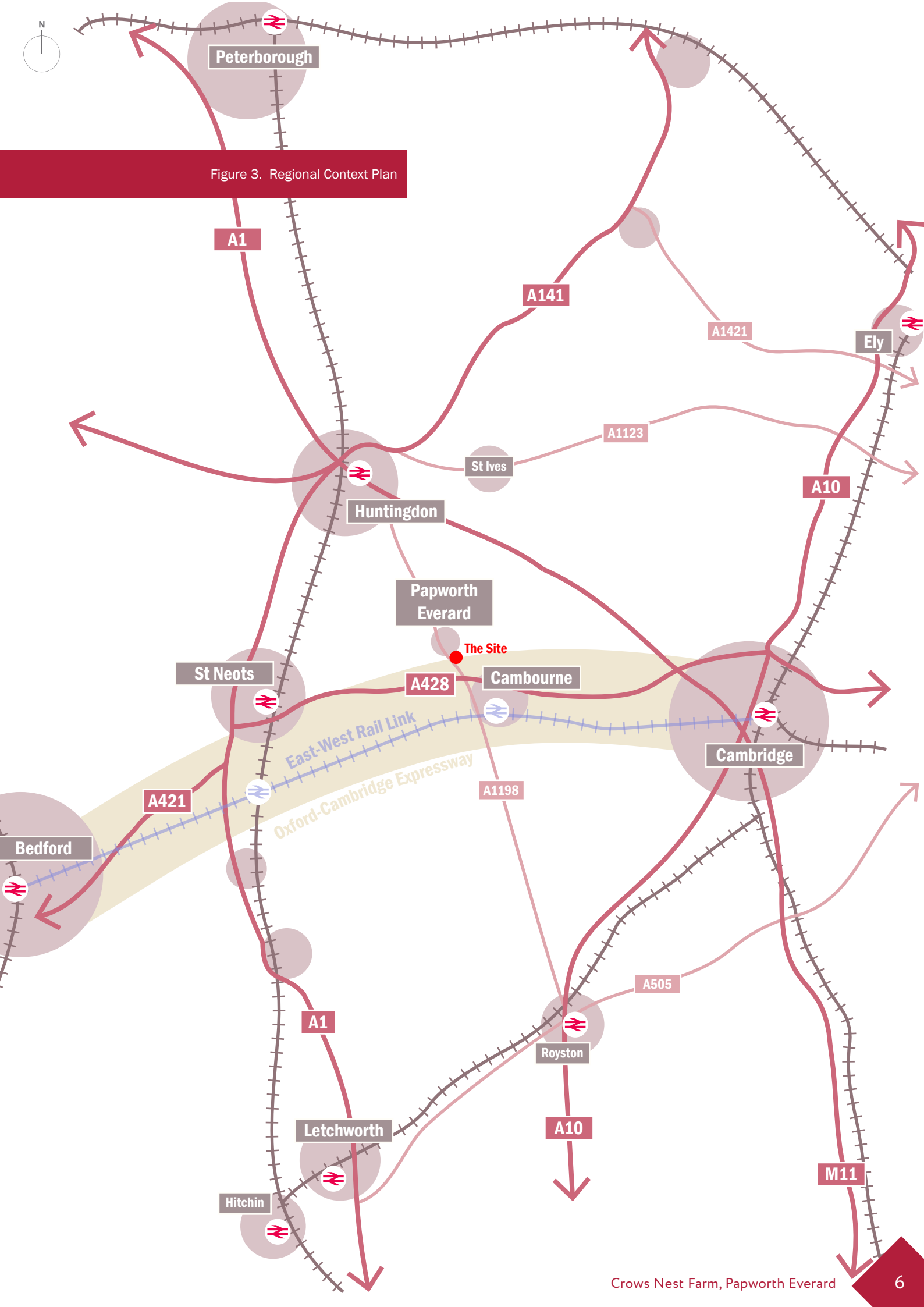


Figure 3. Regional Context Plan



3. SUPPORTING TRANSFORMATION

Papworth Everard will play an important role in the new development corridor for Greater Cambridge, delivering connectivity-led development with much needed high quality and affordable housing. Development will complement and support the enhancement of Papworth Everard in the context of the wider Cambridgeshire growth plan.

ENABLING GROWTH

A key objective of proposed the Oxford-Cambridge expressway is to deliver strategic transformation, supporting the creation of an integrated corridor between Oxford and Cambridge, and enabling plans for infrastructure, homes and businesses.

Over the coming years, the A428 corridor will change radically, benefitting significantly from planned investment, including the new communities at Cambourne West and Bourn Airfield, the first phase of the Oxford-Cambridge expressway and the emergence of East-West Rail, which includes a new station at Cambourne. Existing settlements along the A428 corridor, including Papworth Everard and Cambourne, will play a crucial role in delivering the growth ambitions for Greater Cambridge, delivering much needed high quality and affordable housing, jobs and infrastructure.

There is further land available along the A428 corridor to deliver a long term, holistic and strategic approach to the delivery of jobs, investment, homes and infrastructure across Greater Cambridge to help the Arc stand as an economic asset of international standing.



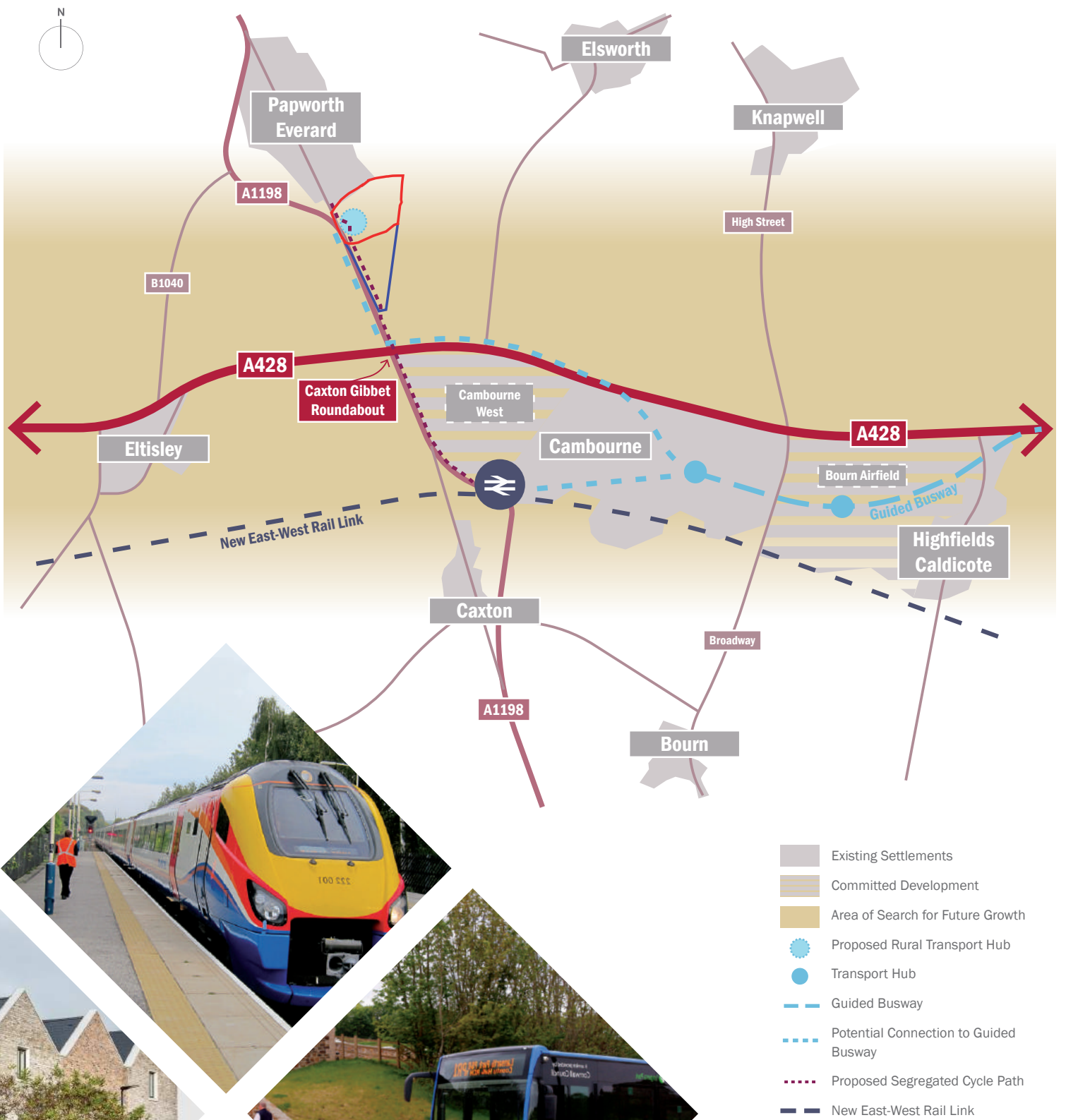


Figure 4. Growth Plan

4. A SUSTAINABLE AND DELIVERABLE SITE

Crows Nest Farm offers a sustainable and suitable location to deliver new homes.

The Site is free of significant constraints and is well positioned in respect of the existing and planned strategic transport corridors, providing opportunities to exploit local and regional connections.

Access

There are numerous opportunities available to access the Site and improve connectivity to the surrounding area. Key opportunities include:

- Primary access utilising the existing roundabout on Ermine Street;
- Secondary emergency vehicular access;
- Opportunity to deliver a 'Rural Travel Hub' within the Site providing improved mobility for existing and future residents in a sustainable way;
- Segregated cycle and pedestrian routes within the Site adjacent to Ermine Street South;
- Improved connectivity to Cambourne and West Cambourne.

Ecology

There are no constraints that would be significantly affected by the proposed development and there is the potential to mitigate any effects arising upon protected species that may be present. The site is currently used as agricultural land, which has significant potential for enhancement to increase biodiversity.

Drainage

The entire site lies within Flood Zone 1 and is therefore an area of low probability of flooding. Surface water flooding occurs in the south and south-west of the Site on land caused by the on-site drainage network.

As the Site is currently greenfield, the land discharges rainfall into the existing ditches and watercourses. The proposed development's drainage system will manage storm water by way of a Sustainable Drainage System (SuDS) management and treatment train. The system will also maintain the quality of water discharged from the development.

Employment

The site adjoins Papworth Business Park. The east-west powerlines traversing the far northern part of the site would be retained *in situ*, forming a logical buffer to the business park to mitigate potential visual and noise impacts. This part of the site would deliver a key component of the Green Infrastructure network, offering opportunities for play, sport and allotments.

Landscape

Although lying on the southern edge of the village, the site character is urbanised by the large industrial units along the northern boundary, the A1198 running along the western boundary and large electricity pylons routed across the Site.

Woodland blocks and undulating topography within the wider landscape context help to restrict the potential for views towards the Site from the surrounding landscape, with mature vegetation along the western and northern boundaries further limiting the visual envelope.





















There are no 'in-principle' constraints to development of the Site, with an appropriate landscape and green infrastructure strategy assimilating the proposals into the receiving landscape.

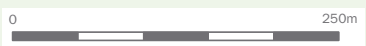
Heritage

An initial assessment reveals no significant impediments to development on grounds of impact to heritage assets and their settings. No heritage assets have been identified as having the potential to be subject to harm in respect of their setting and significance resulting from development on the site owing to distance, topography, tree cover and the intervening presence of buildings within Papworth Everard.



Figure 5. Opportunities and Constraints Plan

-  Application Area (32.66ha)
-  Additional Land Within Ownership (22.02ha)
-  Public Rights of Way
-  Overhead Electric Lines Including 15m Easement
-  Existing Waterbody
-  Existing Trees
-  Existing Hedges
-  1m Contours
-  Conservation Area
-  Potential Location of Surface Water Attenuation
-  Potential Location of Swales
-  Extent of Surface Water Flooding
-  Route of Proposed Cycle/Pedestrian Path
-  Proposed Access
-  Proposed Emergency Access
-  Proposed Pedestrian Connection to Pedestrian and Cycle Path
-  Potential Site for Proposed Transport Hub
-  Views to Landscape to the East
-  Vegetation Containment
-  Proposed Screening Consideration from Industry



5. AN OPPORTUNITY FOR PAPWORTH EVERARD

Crows Nest Farm offers the opportunity to create a distinctive community that accommodates essential growth whilst recognising the challenges of the future.

High quality new homes could be delivered within an attractive landscape setting, continuing the legacy and character of the village to provide healthy and accessible communities. Ecological enhancements, innovative green and blue infrastructure and the important elements to allow the community to thrive.

In the short term, the Site could deliver significant local benefits including around 400 homes; a new rural transport hub; and an off-road cycle connection to Cambourne towards the Greater Cambridge housing need and opportunities to deliver community and leisure uses.

In the medium to long term, the Site could form a component of a much wider strategic growth corridor along the A428. Access to Cambridge, Bedford and Oxford will be readily available via the new Cambourne rail station; and the arrival of the Cambridge Autonomous Metro will significantly improve access to Cambridge. The area will benefit from exemplary cycle infrastructure and connectivity, realising a step change in the way that people live and move.

Strategic growth in this location will contribute significantly to the Government's economic growth ambitions, and will embrace the full potential of the area in the context of the Oxford-Cambridge Arc. Development will support the creation of an integrated corridor between Oxford and Cambridge, and enable plans for infrastructure, homes and businesses.

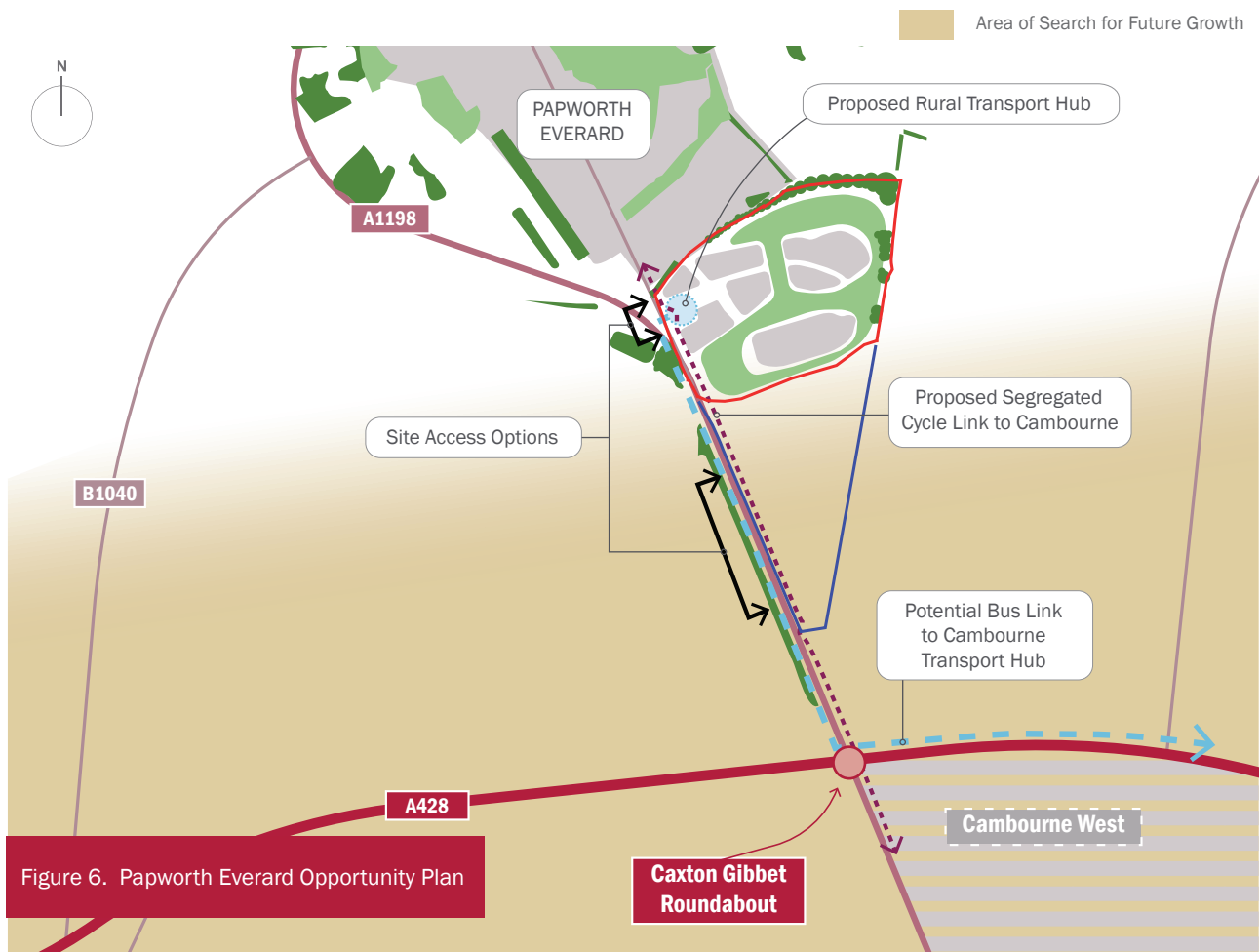


Figure 6. Papworth Everard Opportunity Plan



**capitalise
on opportunities
to improve mobility and
connectivity to Cambourne,
Cambridge and the
wider region and
economy**



**opportunity
to embrace
the challenges of
the future, responding
positively to the climate change
emergency, remaining
adaptable and
resilient**

**innovative, forward
thinking, and embracing
changing habits and
technology**



The concept plan opposite illustrates the immediate opportunity offered by development of the site, demonstrating the concepts and benefits to development highlighted within this document.

KEY DESIGN OPPORTUNITIES

Rural Travel Hub

Significant improvements to the mobility and connectivity of Papworth Everard, including an opportunity to deliver a Rural Travel Hub on the site, providing segregated cycle and pedestrian routes. The Rural Travel Hub provides a place where people can pick up public transport services, use a car club vehicle (including electric vehicles), or have access to an e-bike. The Rural Travel Hub would connect to the wider transport corridors and would also help to facilitate sustainable access to the proposed new Cambourne railway station, forming part of the East-West Rail proposals.

Improved Cycle Connectivity

For cyclists, there is an opportunity to deliver a high-quality segregated path alongside Ermine Street South, but within the boundary of the site where cyclists will benefit from segregation from vehicles and a pleasant landscape setting. The new cycle route would connect to upgrades and new facilities at Caxton Gibbett, connecting through to Cambourne and beyond to Cambridge via the busway.

Communities Facilities

Potentially co-located with the Rural Travel Hub, a new community facility could provide a focus for the southern Papworth Community, alongside an integrated landscape network including allotments and new sports provision.

Exemplary Green-Blue Infrastructure

Development on the Site will deliver high quality green infrastructure including opportunities for new public open spaces, sports provision, allotments, sustainable drainage and ecological enhancements. Innovative drainage strategies integrated with a network of connected green spaces also allow opportunity for views to the wider countryside, and new woodland blocks replicate the locally distinctive landscape pattern.

Accessible Living

There is a strong aspiration in the village community to continue to provide accessible housing, including for aging people, within the village. There is opportunity at Crows Nest Farm to provide new assisted living or a care village as part of the new development, connected by a series of safe, off-road connections.

Settlement Identity

New development would respect and build upon the unique development pattern of the village with a focus on quality, accessibility and landscape-led connections.

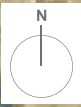
















Figure 7. Concept Masterplan

12.0 ha of **Residential Development** delivering circa 400 new homes

0.45ha **Rural Travel Hub** site

0.3ha **Community Site** supplemented by areas of children's play and a potential Community Allotment site

Segregated Cycle Path connecting Papworth Everard and Cambourne

-  The Site
-  Area Within Additional Ownership
-  Development Blocks
-  Rural Travel Hub
-  Community Site
-  Main Route
-  Pedestrian Path
-  Green Links
-  Swale (drainage) Features
-  Surface Water Attenuation Areas
-  Opportunities for Children's Play
-  Formal Sports Area/Parkland
-  Primary Site Access
-  Potential Emergency Access

NEW WOODLAND BLOCKS FILTER AND ENCLOSE EASTERN DEVELOPMENT EDGE

PAPWORTH BUSINESS PARK

SUMMERS HILL

CYCLE CONNECTION TO VILLAGE CENTRE

A1198

DWELLINGS SET BACK BEHIND LANDSCAPE FRONTAGE

Ermine Street South

NEW SEGREGATED CYCLE CONNECTION TO CAMBOURNE

OPPORTUNITY FOR COUNTRYSIDE VIEWS

0 250m



The Environmental Dimension Partnership

