



**Crows Nest Farm,
Papworth Everard**

DRAFT

**Preliminary
Environmental
Appraisal**

Prepared by:
**The Environmental Dimension
Partnership Ltd**

On behalf of:
Mac Mic Strategic Land Ltd

January 2026

Report Reference
edp6212_r006

Document Control

DOCUMENT INFORMATION

Client	Mac Mic Strategic Land Ltd
Report Title	Preliminary Environmental Appraisal
Document Reference	edp6212_r006_DRAFT

VERSION INFORMATION

	Author	Formatted	Peer Review	Proofed by/Date
006_DRAFT	AHu/TRo	CTi	MNe/BCo	-

DISCLAIMER TEXT

No part of this report may be copied or reproduced by any means without prior written permission from The Environmental Dimension Partnership Ltd. If you have received this report in error, please destroy all copies in your possession or control and notify The Environmental Dimension Partnership Ltd.

This report (including any enclosures and attachments) has been prepared for the exclusive use and benefit of the commissioning party and solely for the purpose for which it is provided. No other party may use, make use of or rely on the contents of the report.

We do not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report.

Opinions and information provided in the report are those of The Environmental Dimension Partnership Ltd using due skill, care and diligence in the preparation of the same and no explicit warranty is provided to their accuracy. It should be noted, and it is expressly stated that no independent verification of any of the documents or information supplied to The Environmental Dimension Partnership Ltd has been made.

Contents

Section 1	Introduction	4
Section 2	Ecology.....	5
Section 3	Landscape and Visual	12
Section 4	Summary of Findings and Recommendations.....	22

PLANS

Plan EDP 1: Relevant Planning Designations and Considerations
(edp6212_d012 21 January 2026 AHu/XXx)

Plan EDP 2: Habitat Plan
(edp6212_d004a 13 January 2026 VMS/ESu)

Section 1

Introduction

- 1.1 Mac Mic Strategic Land Ltd has appointed The Environmental Dimension Partnership Ltd (EDP) to undertake a preliminary environmental appraisal of the Land at Crows Nest Farm, Papworth Everard (hereafter referred to as 'the Site') for mixed use development.
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cardiff and Cheltenham. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk). EDP is a Registered Practice of the Landscape Institute¹, specialising in the assessment of the effects of proposed development on the landscape.

SITE CONTEXT AND PURPOSE

- 1.3 The Site is located on the southern edge of the town of Papworth Everard (centred on National Grid Reference (NGR) TL 29444 62034). It falls within South Cambridgeshire District (SCD) and measures approximately 32.6 hectares (ha). The location and boundaries of the Site are illustrated at **Plan EDP 1**.
- 1.4 To date, the purpose of EDP's work has been to gain an early understanding of the ecological, landscape and visual and heritage and archaeology considerations likely to affect the Site's 'in principle' suitability for development. Additionally, the works carried out are feeding into the design process to ensure that constraints and opportunities are identified at an early stage, as well as any possible mitigation requirements.

¹ LI Practice Number 1010.

Section 2 Ecology

INTRODUCTION

- 2.1 This section provides a summary of the key ecological constraints and opportunities afforded by the Site in the context of planning policy and legislation relating to biodiversity. Recommendations are also given for the scope of further survey work required to inform any future planning application.

METHODOLOGY

Desk Study

- 2.2 The desk study is an important element of undertaking an initial ecological appraisal of a site proposed for development, which entails the initial collation and review of contextual information, such as designated sites, together with known records of important habitats or species.
- 2.3 The desk study was undertaken during December 2025 and involved collating biodiversity information from the following sources:
- Cambridgeshire and Peterborough Environmental Records Centre (CPERC);
 - Multi-Agency Geographic Information for the Countryside (MAGIC) website²; and
 - National Biodiversity Network (NBN) Atlas website³.
- 2.4 The desk study involved obtaining the following information:
- International statutory designations (10km radius around Site);
 - National statutory designations and non-statutory local sites (2km radius);
 - Annex II bat species⁴ records (6km radius);
 - All other protected species, priority species or other notable⁵ species records (2km radius); and

² www.magic.gov.uk

³ www.nbnatlas.org

⁴ Bat species listed in Annex II of the EC Habitats Directive, namely greater horseshoe, lesser horseshoe, barbastelle and Bechstein's bats

⁵ Certain species are listed as Priority Species (also termed Species of Principal Importance), the conservation of which public authorities in England must have due regard to as part of policy or decision making under Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006. Other species of conservation note are also included here, where they are listed under other conservation lists (e.g., red data books).

- All other Irreplaceable Habitat or priority habitat⁶ records (500m radius).
- 2.5 These search areas are considered sufficient to cover the potential zones of influence⁷ of the proposed development in relation to designated sites, habitats and species.
- 2.6 The adopted South Cambridgeshire Local Plan⁸ was also reviewed as part of the desk study to understand local priorities with regard to protection of ecological features/biodiversity.

Baseline Habitat Survey

- 2.7 The main habitats within the Site, together with their dominant/characteristic plant species, were identified by undertaking a baseline habitat survey on 12 December 2025. This survey was undertaken following the guidance for habitat surveys as set out in The Statutory Biodiversity Metric User Guide, for which the habitat definitions primarily rely on descriptions set out in the UK Habitat Classification and habitat conditions as set out for the Statutory Biodiversity Metric.
- 2.8 This method allows for an assessment of the main habitat types present on Site, including those listed as priority habitats or Irreplaceable Habitats. This survey was extended so that any evidence (actual or potential) for protected or notable species present on-site was recorded. Any evidence of Schedule 9 invasive non-native species was also recorded. Plant species lists and their abundance for each habitat type were recorded but only where pertinent to identify the habitat type or condition. It was not the aim of the survey to collate a comprehensive botanical or species inventory of the Site.

Limitations

- 2.9 The optimum time of year for habitat surveys to be undertaken is between May and September, to enable the majority of botanical species to be detected. As this survey was undertaken outside of this optimum period due to time of instruction of works, there is a possibility that some annual species may not have been recorded. However, given the nature of the habitats within the Site, this is not considered to be a significant limitation.
- 2.10 There were no other limitations with this survey.

Badger Survey

- 2.11 A survey to record any evidence of badger activity within the was undertaken during the baseline habitat survey.
- 2.12 During the survey, any signs of badger activity such as holes, faeces, latrines, trails, snuffle holes and hairs on fencing or vegetation were recorded.

⁶ Certain habitats are listed as priority habitats (also termed Habitats of Principal Importance), the conservation of which public authorities in England must have due regard to as part of policy or decision making under Section 40 of the *Natural Environment and Rural Communities (NERC) Act 2006*. Irreplaceable habitats are those listed under *The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024*.

⁷ Zone of Influence - the areas and resources that may be affected by the proposed development

⁸ <https://www.greatercambridgeplanning.org/media/5tab2sun/south-cambridgeshire-adopted-local-plan-2018.pdf>

2.13 Where holes of a size and shape consistent with badgers were identified, the following signs of badger activity were searched for in order to determine whether they were currently in use:

- Fresh spoil outside entrances;
- Bedding material (typically dried grass) outside entrances;
- Holes being cleared of leaf litter/other debris;
- Badger guard hairs; and
- Footprints and fresh tracks leading to/from the holes.

2.14 Each hole was then categorised into the following⁹:

- Well used (/active): these are clear of any debris or vegetation, and are obviously in regular use;
- Partially used (/ partially active): these are not in regular use and have debris such as leaves or twigs in the entrance, or have moss and/ or other plants growing in or around the entrance. They could be in regular use after minimal amount of clearance; or
- Disused: these have not been in use for some time, are partially or complete blocked and cannot be used without a considerable amount of clearance.

2.15 Several categories of badger setts are used to describe a sett as described below⁹:

- Main setts are defined as setts with a 'large number' entrance holes (although this can be fewer) associated with large spoil heaps and well-trodden paths. This is normally where cubs are raised and is in continuous use throughout the year;
- Annexe setts - These setts are intermediate-sized (with 'several holes') and may be used by breeding badgers. These setts are normally close to a main sett (within 150m of the main sett) and connected to it by obvious paths. They may not be in use all the time, even if the main sett is very active;
- Subsidiary setts - These are similar to annexe setts but are likely to be further away (at least 50m from the main sett) and not as well connected to the main sett as annexe setts. They are not continuously active; and
- Outlier setts - Outlier setts are small setts with one or two entrance holes which are used sporadically by badgers as a temporary refuge. Spoil heaps are likely to be small and there may not be obvious paths connecting to other setts. Use may be sporadic. There may be several outlier setts within one badger social group's territory.

⁹ Harris, S., Cresswell, P. and Jeffries, D. (1989). Surveying Badgers. Occasional publication of Mammal Society, Number 9. Mammal Society.

Limitations

- 2.16 Badger surveys can be undertaken at any time of year and are, therefore, not limited by seasonal factors.

RESULTS

Designated Sites

Statutory Designations

- 2.17 Internationally important statutory designated sites include Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites. Nationally important statutory designations include Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs), whilst locally important statutory designations are termed Local Nature Reserves (LNRs).
- 2.18 No part of the Site is covered by any statutory designations and there are no internationally important designations within 10km of the Site. However, there are two nationally important designations within 2km of the Site, and no county important designations within 2km of the Site. These sites are summarised in **Table EDP 2.1**.

Table EDP 2.1: Statutory Designations Within the Site's potential Zone of Influence

Designation	Approximate Distance from Site	Interest Feature (s)
Nationally Important Statutory Designated Sites (within 2km of the Site)		
Papworth Wood SSSI	0.4km North	One of the oldest secondary woods in Cambridgeshire. The site represents a woodland type scarce in the British Isles. It is of particular importance for the study of factors determining plant colonisation in woodlands.
Elsworth Wood SSSI	1.4km East	Three types of woodland are represented, all of which are nationally uncommon, there is a good population of oxlip, and the wood is also known to be of importance for its invertebrate fauna. A number of nationally uncommon beetles have been recorded.

Non-statutory Designations

- 2.19 Within Cambridgeshire, non-statutory designations for nature conservation are known as County Wildlife Sites (CWSs). No part of the Site is covered by any CWSs, however, there are two such designations within 2km of the Site boundary. A summary of the information provided by CPERC is provided within **Table EDP 2.2**.

Table EDP 2.2: Non-statutory Designations Within 2km of the Site

Designation	Approximate Distance from Site	Interest Feature(s)
Elsworth/Hilton Road CWS	1.8km North	The site qualifies as a County wildlife Site as it supports populations of Nationally Scarce vascular plant species (<i>Vicia parviflora</i> , <i>Trifolium ochroleucon</i>).
Brockley End Meadow CWS	1.9km East	This site qualifies for habitat mosaic (5a) as it is a site of more than 10ha in size which supports three or more semi-natural habitat features in close association.

Off-site Notable Habitats

- 2.20 The site supports no priority habitats, though there are occurrences of ‘Deciduous Woodland’ within 500m of the site, the closest of which is situated to the west and is separated from the site by Ermine Street.

Habitats

- 2.21 The majority of the Site comprises of arable land of negligible ecological importance. Features of comparatively greater value include the hedgerows, mature trees, stream and pond. There were a number of dry ditches associated with hedgerows (as shown on **Plan EDP 2**). These features also have the potential to support protected and notable species which are discussed below.

Protected and Notable Species

- 2.22 The likelihood of presence, or confirmed presence, of protected/and or notable wildlife species within the Site is summarised below, with reference to habitat suitability and detailed surveys where relevant.

Badgers

- 2.23 Fourteen records for badgers within 2km of the Site, or in the wider landscape, were returned during the desk study.
- 2.24 The badger survey identified two active setts each comprising a single hole along the northern boundary of the pond located in the centre of the Site. Latrines, fresh digging, well-worn pathways and badger footprints were also recorded within close proximity to these setts. In addition to the above, latrines were also recorded along the northern boundary of the Site.

Bats

- 2.25 A desk study returned several records for foraging/commuting bat activity within 2km of the Site. These include soprano pipistrelle (*Pipistrellus pygmaeus*), common pipistrelle (*Pipistrellus pipistrellus*), natterer’s bat (*Myotis nattereri*), serotine (*Eptesicus serotinus*) and noctule (*Nyctalus noctule*).

- 2.26 Ten records of Annex II species were returned within 6km of the Site all records were for barbastelle (*Barbastella barbastellus*).
- 2.27 There is one protected species mitigation licences for bats within 2km of the boundary of the Site granted in 2019 for the damage of resting and breeding site and destruction of resting place for common pipistrelle and brown long-eared bat.
- 2.28 The Site is considered to offer some suitable habitat for roosting, foraging and commuting bats, albeit primarily confined to its peripheries, namely the hedgerows and mature trees which provide linear features for dispersal of a bat population across the Site and wider landscape. The pond also provides a suitable foraging resource for bats.

Birds

- 2.29 A number of records for bird species within 2km of the Site were returned from the desk study, which include Schedule 1 species records for barn owl (*Tyto alba*), redwing (*Turdus iliacus*), red kite (*Milvus milvus*) and fieldfare (*Turdus pilaris*).
- 2.30 Several other species have also been recorded within 2km, including for the following: lapwing (*Vanellus vanellus*), skylark (*Alauda arvensis*), song thrush (*Turdus philomelos*) and curlew (*Numenius*).
- 2.31 Hedgerows, trees and scrub within the Site provide suitable foraging and nesting resources for generalist and farmland bird species. Furthermore, the arable land within Site has potential to support farmland species such as skylark.

Hazel Dormouse

- 2.32 No records for hazel dormouse (*Muscardinus avellanarius*) within 2km of the Site, or in the wider landscape, were returned during the desk study. There are no protected species mitigation licences for hazel dormouse within 2km of the boundary of the Site. The only known hazel dormouse population in Cambridgeshire is a reintroduction site.
- 2.33 The hedgerows within the Site are considered to be sub-optimal habitat for dormouse, lacking the variety of species, lateral structure and opportunities for nesting required. The hedgerow network offers habitat connectivity within the Site and to the wider landscape, facilitating the dispersal of this species, although there are limited woodland pockets within the wider landscape that could provide potential habitat for dormouse populations.
- 2.34 It is considered that although the Site does provide some suitable habitat and is connected to the wider landscape, given the lack of records for the species and lack of suitable woodland within the surrounding landscape, overall dormice are extremely unlikely to be present within the Site.

Great Crested Newts

- 2.35 Twenty-five records of great crested newt (*Triturus cristatus*) within 2km of the Site were returned from the desk study. There is one protected species mitigation licences for great crested newt within 2km of the boundary of the Site granted in 2018 for the damage of resting place and the destruction of resting and breeding site.

- 2.36 It is considered the vast majority of the habitats within the Site offer sub-optimal opportunities for great crested newts, given agricultural nature of the fields. However, the hedgerows, field margins, scrub, tall forbs and pond offer potentially suitable habitat for foraging, commuting and breeding and for great crested newts and other amphibians.
- 2.37 There is a pond and a number of ditches (albeit dry at the time of the survey) on site and a further two ponds and a number of ditches within 250m of the Site boundary and further assessments will be required to assess their suitability to support great crested newt and therefore the likelihood of them being present within the Site.

Reptiles

- 2.38 A single record for grass snake (*Natrix helvetica*) within 2km of the Site was returned during the desk study. No other species were returned from the desk study.
- 2.39 It is considered the vast majority of the habitats within the Site offer sub-optimal opportunities for reptiles, given agricultural nature of the fields. However, the hedgerows, field margins, scrub, tall forbs and pond offer potentially suitable habitat for foraging, commuting and breeding for a range of common reptile species.
- 2.40 It is considered unlikely that the Site will support a significant reptile population, although low numbers could be present, and likely confined to small suitable areas where habitats are subject to less disturbance.

Otter and Water Vole

- 2.41 No records for otter (*Lutra lutra*) and water vole (*Arvicola amphibious*) were returned during the desk study.
- 2.42 The stream is not connected to nearby waterways, recorded to have low water levels and a lack of vegetation cover, so does not provide a suitable foraging resource. Additionally, no evidence of otter or water vole was found during the Habitat Survey, therefore, based on the survey results above, otter and water vole are considered likely absent from the Site. The ditches associated with the hedgerows within the Site are not considered suitable for otter or water vole.

Invertebrates

- 2.43 The data search returned a large number of records of invertebrates from within the search area. However, the vast majority of the natural habitats within the Site are of low quality, maturity or distinctiveness, such that these are likely to support an assemblage of common and generalist species only. As such, any invertebrate population present would be no greater than Less than Local level importance and no additional survey is required.

Other Species Potential

- 2.44 Other protected/notable species records present within the local area included several records of hedgehog (*Erinaceus europaeus*) and brown hare (*Lepus europaeus*).
- 2.45 Habitats supported by the Site provide suitable, albeit limited, opportunities for these species. As such, the Site is only likely to support small populations if present.

Section 3 Landscape and Visual

INTRODUCTION

- 3.1 The purpose of this technical report is to provide a preliminary commentary on the landscape and visual sensitivities pertaining to the Site, including initial design and mitigation recommendations for proposals coming forward.
- 3.2 A site visit was undertaken in December 2025 in overcast but clear weather conditions, alongside a desk top data trawl of available sources has informed our work – this includes digital imagery as well as planning policy resources available at the SCDC website.

LANDSCAPE DESIGNATIONS AND PLANNING CONTEXT

- 3.3 There are currently no nationally or locally designated landscapes within, or adjacent to the Site, as indicated on **Plan EDP 1**. Papworth Everard Conservation Area, a listed building, scheduled monument and SSSI lie approximately 500m to the north. However, the intervening development at Papworth Business Park ensures there is no visual or physical connection to the site.

National Policy

- 3.4 The NPPF (Updated December 2024) provides the overall framework for planning policy in England and is inherent in the preparation of local and neighbourhood plans. The NPPF has been developed to follow the approach of the ‘presumption in favour of sustainable development’ and sets out a series of policies that provide the underlying principles of the Government’s view of sustainable development. The following sections are considered relevant:

- Section 12 – Achieving well-designed places; and
- Section 15 – Conserving and enhancing the natural environment.

Local Policy

South Cambridgeshire Local Plan 2018

- 3.5 The adopted development plan for South Cambridgeshire District Council (SCDC) is the South Cambridgeshire Local Plan 2018. Landscape policies relating to the principle of development are:
- S/1: Vision: This policy sets out an overall vision to the area, noting that “*Our residents will have a superb quality of life in an exceptionally beautiful, rural and green environment*”;

- S/2: Objectives of the Local Plan: This policy sets out 6 main objectives for the area, those considered relevant in landscape and visual terms are:
 - *“b. To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.”;*
 - *“d. To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.”;* and
 - *“e. To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.”*
- CC/8: Sustainable Drainage Systems: Drainage systems should be designed to contribute to green and blue infrastructure, enhance biodiversity and create amenity;
- HQ/1: Design Principles: New built form should preserve or enhance the character of the local urban and rural area and respond to its context in the wider landscape. It should also create a suitable sense of place and be appropriate in terms of scale, density mass and siting. Landscape and public open space should be high quality;
- HQ/2: Public Art and New Development: The provision of public art within new development is encouraged;
- NH/2: Protecting and Enhancing Landscape Character: *“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 is it located.”;*
- NH/4: Biodiversity: New development must aim to maintain, enhance, restore or add to biodiversity. Opportunities should be taken to achieve positive gain through the form and design of development. Measures may include creating, enhancing and managing wildlife habitats and networks, and natural landscape;
- NH/6: Green Infrastructure: Existing Green Infrastructure (GI) will be conserved and enhanced, where new links and buffers are to be encouraged alongside promotion of public enjoyment of assets; and
- SC/7: Outdoor Play Space, Informal Open Space and New Development: New development must contribute to and provide adequate to Outdoor Playing Space and Informal Open Space.

Greater Cambridge Local Plan (GCLP)

- 3.6 Currently out for consultation, this Plan is due to be submitted for examination in December 2026, once adopted this Local Plan will replace the SCLP. Draft landscape policies relating to the principle of development are:
- Policy BG/GI: Green and blue infrastructure;
 - Policy BG/EO: Providing and enhancing open spaces;
 - Policy BG/TC: Improving tree canopy cover and the tree population;
 - Policy GP/PP: People and place responsive design;
 - Policy GP/QD: Achieving high quality development;
 - Policy GP/QP: Establishing high quality landscape and public realm; and
 - Policy GP/LC: Protection and enhancement of landscape character.
- 3.7 Of particular note within the above emerging policies is Policy BG/TC, requiring a 'Tree Canopy Cover Assessment', which can ensure any 'major developments' (as defined by the EIA Regulations) deliver a future canopy cover of 30%, albeit *"If a scheme can demonstrate significant ecological, historical, landscape or operational reasons to justify a canopy cover of less than 30% on site, an alternative percentage of canopy provision shall be agreed with the Local Planning Authority."*
- 3.8 Further, draft *"Policy S/CBN: Cambourne North"* washes over the majority of the site (see **Image EDP 3.1**), this area specifically is identified as a 'Strategic Enhancement Area' (S/SEA/CBN) for the wider site allocation of Cambourne North to the east of the site. The summary of this area states that:
- "The proposed Cambourne North site sits alongside the S/SEA/CBN Non-development areas adjacent to Cambourne North Strategic Enhancement Area. This area will ensure sufficient separation between neighbouring settlements and maintains a soft, green landscape to enhance the wider rural setting. These areas may also be used to deliver other associated uses, including drainage, habitat compensation and informal open space."*
- 3.9 At paragraph 11.c.ii, the GCLP states that Cambourne North should:
- "Include areas of open agricultural fields, providing an appropriate context for the conservation areas to the north of the site and supporting farmland birds and other important species and habitats in this area, whilst avoiding the coalescence of Cambourne with Papworth Everard, Elsworth, Knapwell, Bourn Airfield New Village and Childerley."*
- 3.10 Although currently a draft policy, the masterplan should address the concept of coalescence between Papworth Everard and Camborune and the sites location within S/SEA/CBN.

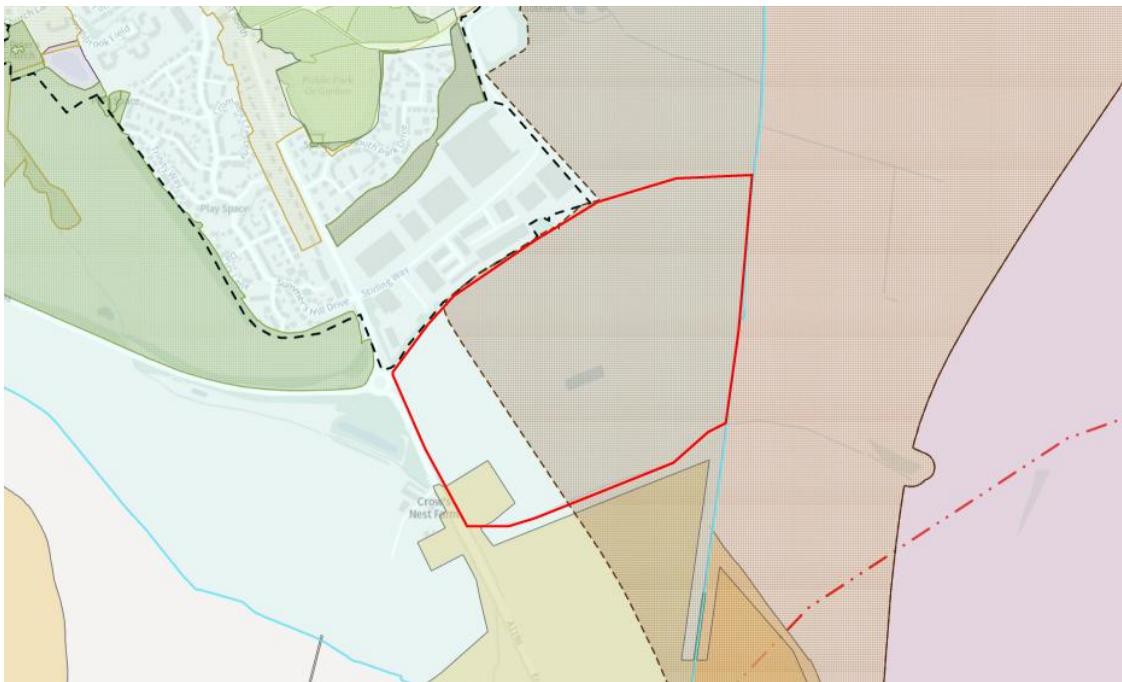


Image EDP 3.1: Extract from the Greater Cambridge Local Plan online mapping tool, where the site is edged broadly in red and the 'Strategic Enhancement Area' shown in a brown wash.

BASELINE RESOURCE: LANDSCAPE CHARACTER

National Character Assessment

- 3.11 At the national level, the character of England has been described and classified in the National Character Area (NCA) profiles published by Natural England. The Site and its surroundings fall within NCA 88 – Bedfordshire and Cambridge Claylands. For the scale of the development proposed on the Site, it is considered that the description of landscape character undertaken at the sub-regional level is more relevant in establishing the landscape resource baseline. As such, of much greater use are the more localised assessments described in the following paragraphs.

East of England Landscape Character Assessment (2010)

- 3.12 According to the East of England Landscape Character Assessment (November 2010), the site lies within the Wooded Village Farmlands Landscape Character Type (LCT) and is characterised by (Underlined represent those present within the site, italic represents those present within the site):

- *"A gently rolling, elevated arable landscape with ancient woodland blocks and small, nuclear villages. Often an open landscape with long distance views, although woodland contains views particularly around settlements;*
- *Minor streams drain this landscape creating shallow depressions, or valleys amongst the arable landuse. Occasional field ponds;*

- *Clusters of small to medium sized ancient woodlands connected by a network of primary hedgerows;*
- *Green lanes, trackways, moats, churches and deserted villages are a feature of this landscape, reflecting a more populated past. A scattering of small to medium sized parklands are also a recurring feature;*
- *A mixture of small scale, sub-regular and sinuous fields (often with tall hedgerows) alongside areas of planned geometric fields, reflecting the late enclosure of former commons and waste;*
- *Low density small nuclear villages, often arranged around a central village green, with occasional outlying farms often set in fields away from road. Minimal 20th expansion of settlement;*
- *Peaceful and rural character; and*
- *Elevation and openness means this landscape offers some long ranging views across lower lying areas. Woodland screens views in places creating more intimate feel particularly around settlements.”*

3.13 The report also identified a number of landscape character objectives for each LCT, the Wooded Village Farmlands comprise:

- *“Manage, enhance and restore woodlands and hedgerows to conserve the characteristic treed landscape;*
- *Manage changes in the traditional agricultural landscape such as block cropping (e.g. of Rape) or the increase in ‘horsiculture’; and*
- *Plan for the creation of new landscapes associated with planned expansion around the existing urban centres, new settlements and growth areas.”*

Greater Cambridge Landscape Character Assessment (2021)

3.14 Produced by Chris Blandford Associates in February 2021, this report *“identifies and records the patterns, features and elements of the various generic types of landscape and areas of distinctive character in Greater Cambridge that contribute to making one landscape different from another.”* The study area is split out into nine distinct Landscape Character Types (LCT), which are further broken down into location specific Landscape Character Areas. The Site lies wholly within LCT 4 (Wooded Claylands) and Landscape Character Area 4a: Croxton to Connington Wooded Claylands.

3.15 LCT 4 is assessed as having a ‘good’ landscape condition and ‘strong’ strength of character, with overall landscape management objectives to ‘conserve’ and ‘enhance’. The ‘key characteristics’ of LCT are described below, those considered relevant to the site are underlined:

- *“Gently rolling, elevated, arable landscape forming a lowland clay plateau*

- *Minor streams within create shallow depressions or valleys dissect the landscape*
- *Wooded landscape with substantial areas of deciduous and mixed woodland particularly at higher altitudes and associated with parkland and farm estates*
- *Strong evidence of medieval settlement, including deserted medieval villages, substantial earthworks, green lanes and several moated sites*
- *Low density settlement, comprising small linear or nuclear villages interspersed with farms and woodlands*
- *Open, peaceful and rural landscape*”.

3.16 The LCT goes on to evaluate the area, where development pressures leading to coalescence of settlements is identified under ‘forces for change’

EDP SITE DESCRIPTION AND LANDSCAPE CHARACTERISTICS

- 3.17 The existing settlement of Papworth Everard is linear in form, running along Ermine Street in a broadly north-south axis. The village is contained to the west by the A1198 bypass, and to the east by a network of mature woodland blocks, whereas the south of the village has seen steady development over recent years, interspersed by linear treebelts. The existing development at Papworth Business Park forms the setting to the village on the southern approach along the A1198, which creates an abrupt and discordant edge to the settlement with little visual or physical relationship to the wider countryside to the east and south. The industrial units are seen in context with the new residential development at Summers Hill Drive on the opposite side of the road, which has created a softer village edge on the southern approaches.
- 3.18 The site and surrounding area were visited in December 2025 by a Chartered Landscape Architect, during which the landscape characteristics and inter-relationship with the surrounding immediate landscape was recorded.
- 3.19 The site itself comprises one large arable field parcel, dissected broadly through the centre by a mature tree belt running east to west (see **Image EDP 3.2**). The northern half is generally bound by mature tree belts, although the north-eastern and eastern edges are more gappy in nature and retain a visual connection with the wider landscape to the north-east and east (see **Image EDP 3.3**). Papworth Business Park lies adjacent to the northern edge which provides a contrasting element within the landscape due to its elevation and massing (see **Image EDP 3.4**), where it is viewed from the PRoW network to the east and road network to the south. Pylons also run across this area of the site providing further urbanising features within the landscape.



Image EDP 3.2: Hedgerow and tree belt running across the centre of the site (in the middle distance).



Image EDP 3.3: View north from the northern edge of the site where boundary vegetation is gappy.



Image EDP 3.4: Industrial units at Papworth Business Park and pylons across northern section of site.

- 3.20 Located in the centre of the site lies a rectangular balancing pond surrounded by dense vegetation (see **Image EDP 3.5**), this is accessed via a farm track running along the route of the tree belt.



Image EDP 3.5: Rectangular pond central to the site.

- 3.21 The southern parcel slopes gently towards the southern edge which comprises a land drain with sporadic scrub planting (see **Image EDP 3.6**) – this area of the site retains a visual connection with the wider landscape to the south, which contains the ongoing construction works of the east west rail line and dualling of the A428. The site remains largely open, retaining a visual and physical connection with the agricultural landscape to the east and south. However, traffic along both the A1198 to the west and A428 form visual and audible detractors in this area.



Image EDP 3.6: View along the southern boundary of the site looking westwards. The land drain and sporadic scrub planting shown to the left of the image.

BASELINE RESOURCE: VISUAL AMENITY

3.22 The site's visual amenity is described below:

- **Plan EDP 1** shows that there are no Public Rights of Way (PRoW) within the site, with one route terminating at the A1198 opposite the site (Footpath Number 180/2). The eastern extent of this footpath has views into a small area the site filtered by boundary vegetation along the A1198. However, as the footpath continues west, woodland and elevated landform associated with the A1198 bypass screen views;
- The 'Pathfinder Long Distance Walk' is a circular long distance footpath around Cambridgeshire, which passes through the centre of Papworth Everard. The site can be identified from a small section of the route as it heads east out of the village towards the settlement of Elsworth (see **Image EDP 3.7**). The site is seen in context with the large industrial units at Papworth Business Park. However, intervening topography and woodland blocks help to screen views as the route traverses the landscape between the villages;
- The large industrial units at Papworth Business Park can be glimpsed from small sections of the bridleway heading north from the local road running parallel to the A428, approximately 2km south-east. Views are limited to glimpses through gaps in the hedgerow along the track;
- An informal cycle path runs along the northern edge of the A428 Cambridge Road. However, this is well enclosed by boundary hedgerow which screens views towards site throughout the year;

- Users of the busy A1198 have glimpsed views into the site through intervening boundary vegetation. However, these will be transient and restricted to a small section of the road abutting the western boundary;
- The large industrial units abutting the site's northern boundary restrict the visual intervisibility between the site and the village centre; and
- The undulating topography and woodland blocks within the wider area heavily restrict the potential for further views from the surrounding landscape, including roads, PRow and properties.



Image EDP 3.7: Middle distance view towards the site from the Pathfinder Long Distance Walk, where the massing of the Papworth Business Park can be identified – the sites north-eastern edge lies to the left of the buildings.

Section 4

Summary of Findings and Recommendations

- 4.1 The environmental constraints, opportunities and considerations identified through the Preliminary Environmental Appraisal (PEA) are summarised below.

ECOLOGY

- 4.2 Based on the findings of the desk study and walkover survey, EDP concludes that there are no 'in principle' ecological constraints to future development of the Site. There are no statutory or non-statutory ecological designations within the site, and those in relatively close proximity (Papworth Wood SSSI and Elsworth Wood SSSI) can be readily protected from development impacts. Due to the physical separation, there will be no direct impacts, and any indirect impacts, such as increased recreational pressure and disturbance, can be adequately mitigated by the provision of a suitable quantum of attractive, accessible green open space within the on-site Public Open Space (POS).
- 4.3 Habitats are present within the Site which could support assemblages of birds, bats (foraging and roosting), great crested newt, reptiles and the presence/likely absence of such species would need to be confirmed through the completion of a suite of detailed Phase 2 ecology surveys. Furthermore, to inform a future Biodiversity Net Gain (BNG) Assessment and the accompanying Statutory Metric, the watercourse within the Site boundary will require a river condition assessment. However, given the spatial extent of the Site there are opportunities to retain and buffer areas of ecologically valuable habitat and as such it is considered that adverse impacts on protected species potentially present could be avoided or mitigated. Furthermore, where habitat loss is unavoidable there is scope to appropriately mitigate this, and provide increased opportunities for these species, through habitat creation and enhancement.
- 4.4 Indeed, by virtue of the relatively limited ecology interests on-site, there is the potential for future development to deliver ecological enhancements, including BNG, in accordance with national and local policy requirements through on-site and off-site measures.

LANDSCAPE

- 4.5 The site does not fall in or adjacent to any designated landscape. Papworth Everard Conservation Area, a listed building, scheduled monument and SSSI lie approximately 500m to the north. However, the intervening development at Papworth Business Park ensures there is no visual or physical connection to the site.
- 4.6 The site walkover and wider consideration of views found that the northern section of the site is mostly well contained by vegetation along the site boundaries and development immediately north, albeit the north-eastern edge is gappy in parts and retains a wider visual connection. The busy A1198 provides a visual and audible detractor across the site and this, alongside the large industrial units and pylons running east to west, introduces urban influences into the northern section. The southern half of the site field retains a visual

connection with the wider landscape to the east and south, but is largely devoid of any landscape features due to its current agricultural use. Movement along the A428 to the south can be experienced due to the undulating topography and introduces a further visual detractor alongside the A1198.

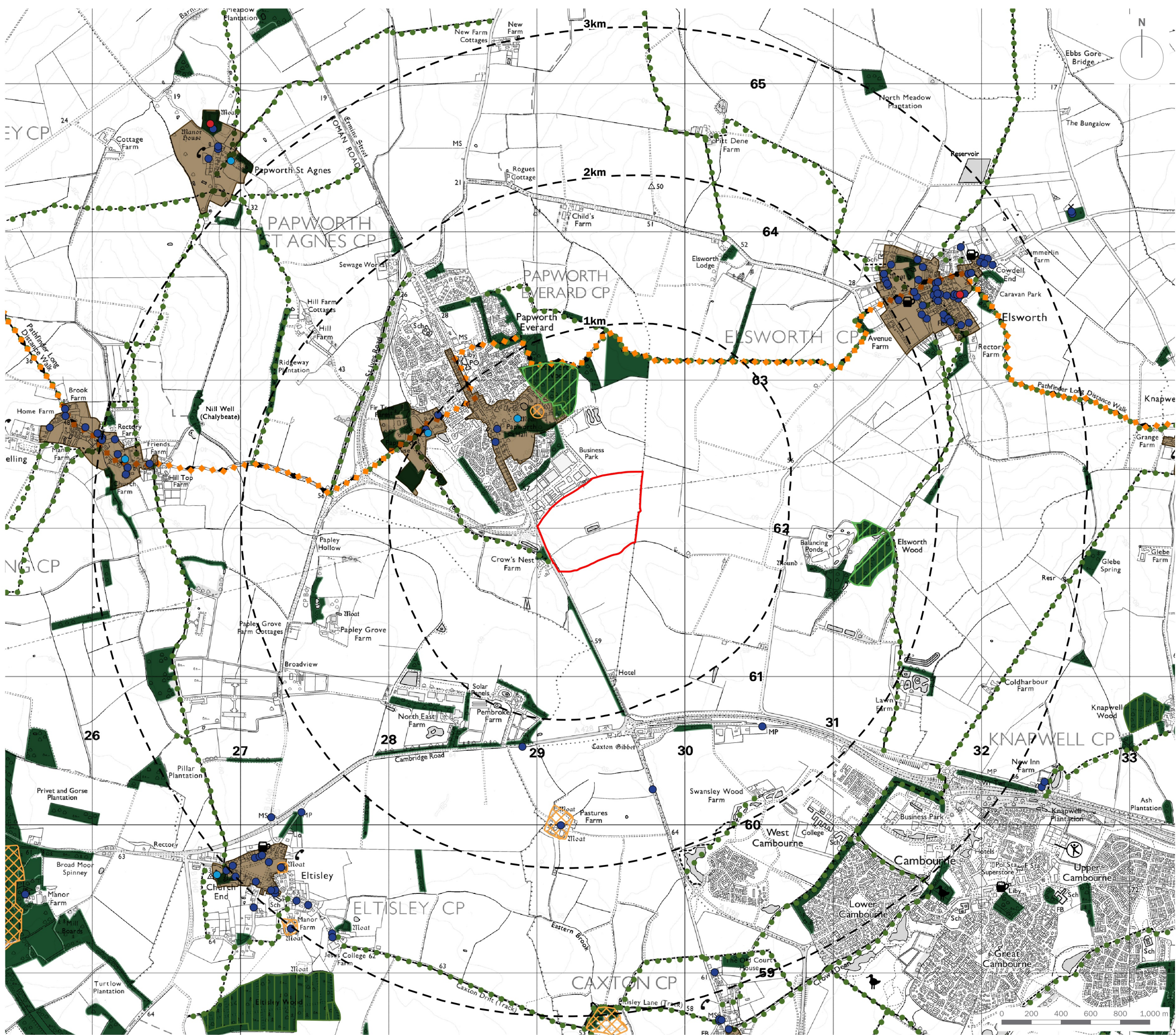
- 4.7 The north-eastern corner of the site can be seen from a small section of the 'Pathfinder Long Distance Walk' as it heads east from the village, approximately 800m north. The site is seen in context with the large industrial units at Papworth Business Park. However, an appropriate landscape setting would be required to ensure the proposals are assimilated into the receiving landscape and not form a dominant feature in the available view.
- 4.8 A comprehensive GI strategy would also allow a number of objectives within the Wooded Village Farmlands LCT to be met, conserving and enhancing important features and habitats within and surrounding the site.
- 4.9 In terms of masterplanning principles, the site currently benefits from good visual containment within the western and north-western sections due to mature vegetation and gently sloping topography. A key consideration is to ensure views from the landscape to the east are mitigated through approaches typical of the eastern edge of the village and consistent with the characteristics and objectives contained within the LCT. The site does benefit from proximity to the settlement edge of Papworth Everard, such that when combining the undesignated status with limited visual relationship with the wider landscape (south, east and west) development here could form a logical extension to the town with a well-considered GI strategy. These considerations as well as potential opportunities are recommended, subject to further detailed, site-based analysis:
- Provide an appropriate response to the sites partial inclusion within the draft policy area (GCLP) of a 'Strategic Enhancement Area', where opportunity exists to create a positive approach to Papworth Everard from the south through active frontage on to the A1198 with some more formal entrance planting. The development should also ensure the built form incorporates a soft and green landscape to enhance the wider rural setting, This can be achieved through providing robust areas of trees and woodland along the eastern edge of the site and setting built form back from this edge;
 - Retain all existing, good quality landscape fabric, allowing for limited removal along the western boundary for access;
 - Strengthening of the north-eastern, eastern and southern boundaries to replicate the woodland block planting to the east of the village and that contained within the Wooded Village Farmlands LCT. This would also help to further filter views from the wider landscape to the east and south;
 - The opportunity exists to meet a number of landscape objectives contained within the Wooded Village Farmlands LCT within the landscape strategy for the whole site. This includes linking areas of woodland, maintaining the traditional wooded appearance of the area while ensuring amenity views can be retained as well as reinstating species rich grassland where possible;

- Establish an attractive southern approach to the village along the A1198 through appropriate siting, orientation and scale of buildings set within an attractive landscape context;
- Ensure careful consideration of colours, materials and the reflectiveness of building materials;
- Set development parcels within multi-functional green links to contain and break-up the massing of development; and
- Develop a coherent Green Infrastructure Strategy that would contribute to the County-wide Green Infrastructure Framework.

Plans

Plan EDP 1: Relevant Planning Designations and Considerations
(edp6212_d012 21 January 2026 AHu/XXx)

Plan EDP 2: Habitat Plan
(edp6212_d004a 13 January 2026 VMS/ESu)



- DRAFT**
- Site Boundary
 - Range Rings (at 1km intervals)
 - Landscape Considerations**
 - Public Rights of Way (PRoW)
 - Pathfinder Long Distance Walk
 - National Forest Inventory
 - Ecological Considerations**
 - Sites of Special Scientific Interest (SSSI)
 - Ancient Woodland
 - Heritage Considerations**
 - Scheduled Monuments
 - Conservation Areas
 - Grade I Listed Building
 - Grade II* Listed Building
 - Grade II Listed Building

client
Mac Mic Strategic Land LLP

project title
Crows Nest Farm, Papworth Everard

drawing title
Relevant Planning Designations and Considerations

date	21 JANUARY 2026	drawn by	AHu
drawing number	edp6212_d012	checked	XXX
scale	1:25,000 @ A3	QA	



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



DRAFT

- Site Boundary
- Other Woodland; Broadleaved
- Other Neutral Grassland
- Cereal Crops
- Mixed Scrub
- Bramble Scrub
- Tall Forbs
- Pond (Non-priority Habitat)
- Line of Trees
- Native Hedgerow with Trees
- Native Hedgerow with Trees - Associated with Bank or Ditch
- Native Hedgerow - Associated with Bank or Ditch
- Non-native and Ornamental Hedgerow
- Other Rivers and Streams
- Individual Tree - Rural Tree
- F1** Field Reference
- W1** Woodland Reference
- H1/TL1** Hedgerow/Tree Line Reference
- P1** Pond Reference

client
Mactaggart & Mickel

project title
Crows Nest Farm, Papworth Everard

drawing title
Habitat Plan

date	13 JANUARY 2026	drawn by	VMS
drawing number	edp6212_d004a	checked	ESu
scale	1:3,000 @ A3	QA	



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



the environmental
dimension partnership

CARDIFF
02921 671900

CHELtenham
01242 903110

CIRENCESTER
01285 740427

info@edp-uk.co.uk
www.edp-uk.co.uk

The Environmental Dimension Partnership Ltd, Registered as a Limited Company in England and Wales. Company No. 09102431. Registered Office: Quarry Barn, Elkstone Studios, Elkstone, Gloucestershire GL53 9PQ



**URBAN
DESIGN
GROUP** REGISTERED PRACTICE



**Landscape
Institute**
Registered practice