

CROWS NEST FARM

PAPWORTH EVERARD

VISION DOCUMENT

DECEMBER 2021



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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 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.

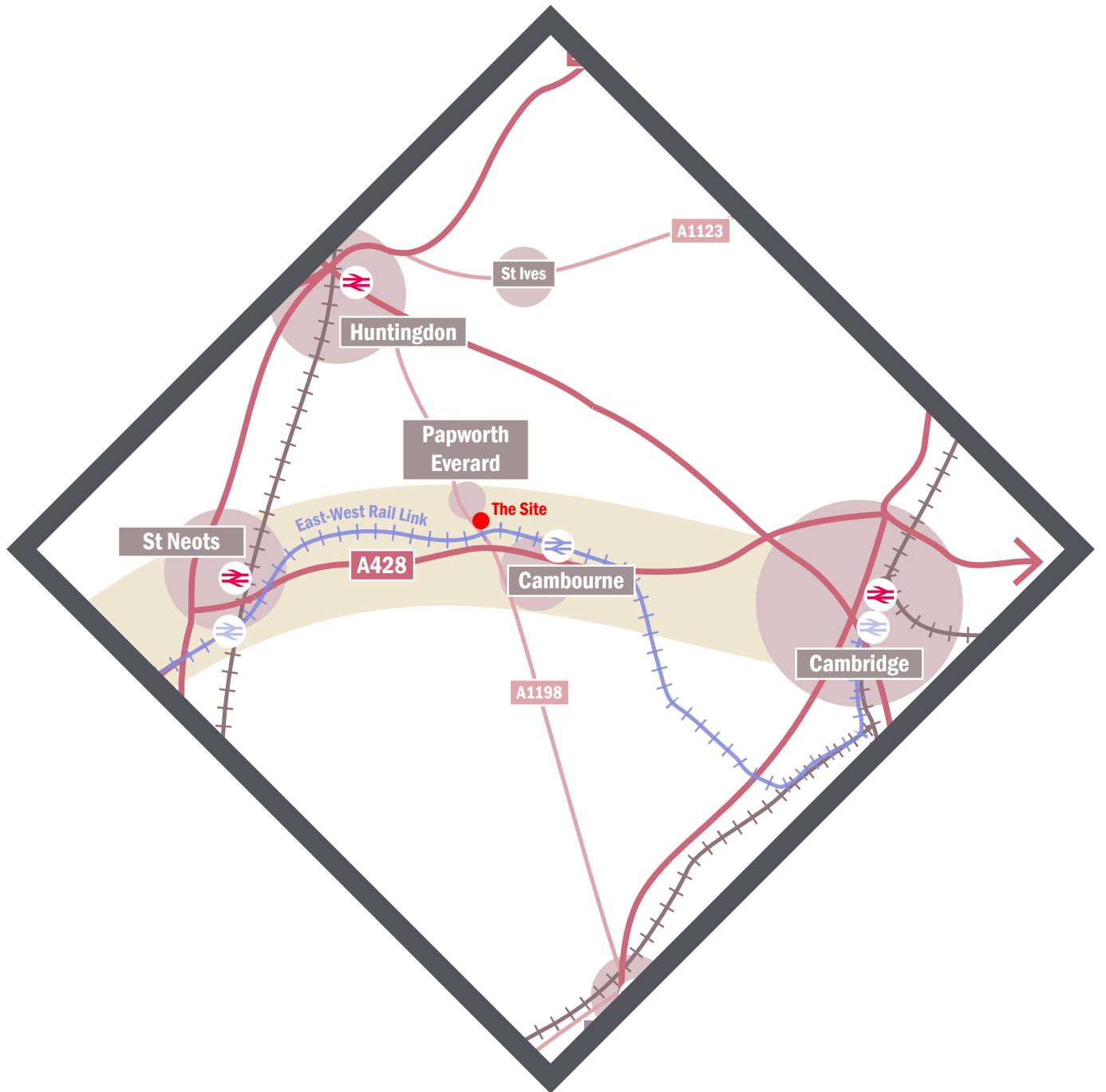
The Site is subject to a promotion agreement with Mactaggart & Mickel.

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) and the Greater Cambridge Local Plan 'First Proposals' Consultation (December 2021).



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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 Gibbet.

The document provides further information in relation to the Site and its relationship to planned and future infrastructure and growth. 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.

Work to provide a cycle corridor along Ermine Street South towards the A428 is already underway, and pedestrian and cycle crossings of the A428 are proposed as part of the Caxton Gibbet Roundabout improvements. The proposal for a new busway between Cambourne and Cambridge is shortly to commence the planning process and the route of the future East West Rail link between Bedford and Cambridge, in the vicinity of the Site, is soon to be decided.



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.
- 15 minute cycle 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 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 has formed the backdrop to the consideration of what may be suitable for Crows Nest Farm.

LOCAL CONTEXT

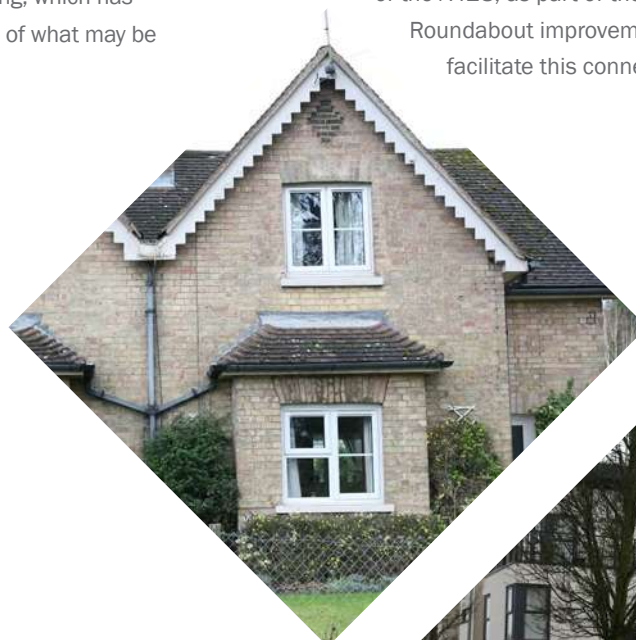
Papworth Everard is defined in the adopted Local Plan as a "minor rural centre". It contains a good range of facilities and services that complement the settlement including:

-  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 buses 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 new cycle corridor along Ermine Street South, construction of which is currently under way, will put Cambourne within an easy 15min cycle ride of the site. Planned improvements to pedestrian and cycle crossings of the A428, as part of the Caxton Gibbet Roundabout improvement works, will further facilitate this connectivity.



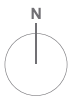


Figure 2. Local Context and Facilities

To Bedford

2. THE STRATEGIC TRANSPORT CONTEXT

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

LOCAL OPPORTUNITIES

The A428 forms part of the Strategic Road Network and is managed by National Highways. 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; with new communities planned at West Cambourne and Bourn Airfield, and improved transport infrastructure along the A428 at the Caxton Gibbet Roundabout, not to mention the anticipated East West Rail link and new busway link which will further enhance the accessibility of the site from nearby service centres, such as Cambourne, and employment and cultural hubs, such as Cambridge. The timing of the emerging Local Plan for Greater Cambridge will enable it to take into account these 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:

Caxton Gibbet Roundabout Improvements

The A428 scheme, lying to the south of the village, would see a new alignment for the A428 west of Caxton Gibbet with a two-lane dual carriageway provided. The project will improve access to and from Greater Cambridge from St Neots, Bedford and the wider Strategic Highway Network. The proposed improvements will incorporate pedestrian and cycle crossings providing a connection across the A428 between Cambourne and Papworth Everard.

Cambourne to Cambridge (C2C) Better Public Transport Project

The Cambourne to Cambridge (C2C) Better Public Transport Project would provide a new busway link between the two settlements. The Executive Board has approved the Outline Business Case and the project will now move towards a planning application.

East-West Rail Link

The East West Rail Consortium is due to announce the Preferred Route Alignment for the Bedford to Cambridge section by early 2022.

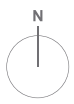
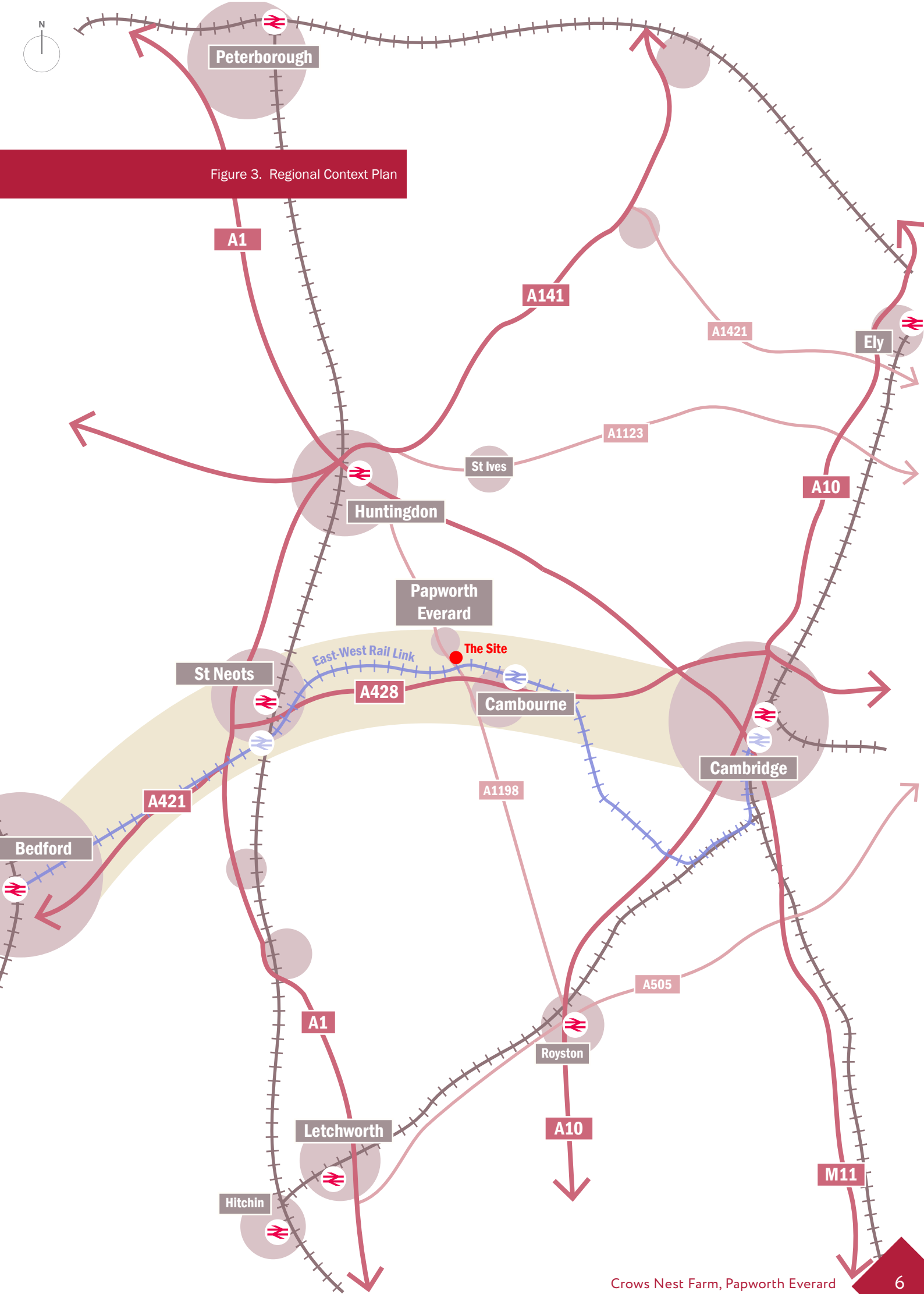


Figure 3. Regional Context Plan



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 the proposed East West Rail link is to deliver strategic transformation, supporting the creation of an integrated corridor between Oxford and Cambridge, and enabling new infrastructure, housing and employment development.

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, and the emergence of East-West Rail, which will include a new station at Cambourne. Existing settlements along the A428 corridor, including Papworth Everard and Cambourne, have the potential to 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 enable delivery of jobs, investment, homes and infrastructure, via a long term, holistic and strategic approach, to help the Arc stand as an economic asset of international significance.





- Existing Settlements
- Committed Development
- Area of Search for Future Growth
- Proposed Rural Transport Hub
- Transport Hub
- Guided Busway
- Potential Connection to Guided Busway
- Proposed Segregated Cycle Path
- New East-West Rail Link

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 with respect to 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;
- Delivery of a 'Rural Travel Hub' within the Site. Rural Travel Hubs are flexible transport interchanges planned by the Greater Cambridge Partnership for key locations in South Cambridgeshire. They allow people to access sustainable transport networks. A Hub at Papworth could incorporate EV vehicle charging, disabled parking, interchange to bus services and access to shared mobility such as car clubs. Ebike and scooter hire could also be provided (with complementary Hubs being provided at the new E-W rail station and/or C2C Busway stops).
- Work to provide a new cycle route on Ermine Street South (linking Papworth to Caxton Gibbet) is underway and expected to complete in Spring 2022. This route will link to the existing cycle route to St Neots Road which could also be improved; and
- The improvements to Caxton Gibbet will provide a connection across the A428 into Cambourne. An alternative route along St Neots Road through to the Cambourne A428 junction and into the village could also be provided to enhance connectivity.

Drainage

The entire site lies within Flood Zone 1 and therefore has a low probability of flooding.

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

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 agricultural land, which has significant potential for enhancement to increase biodiversity.

Employment

The site adjoins Papworth Business Park. The east-west powerlines traversing the far northern part of the site would be retained *in situ*, and incorporated into 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 that run 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 area, 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. An appropriate landscape and green infrastructure strategy would assimilate the proposals into the receiving landscape and define a new village edge with mature trees, hedgerows and woodland blocks.

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 resulting from the proposed development with respect to their setting and significance (owing to distance, topography, tree cover and the intervening presence of buildings within Papworth Everard).

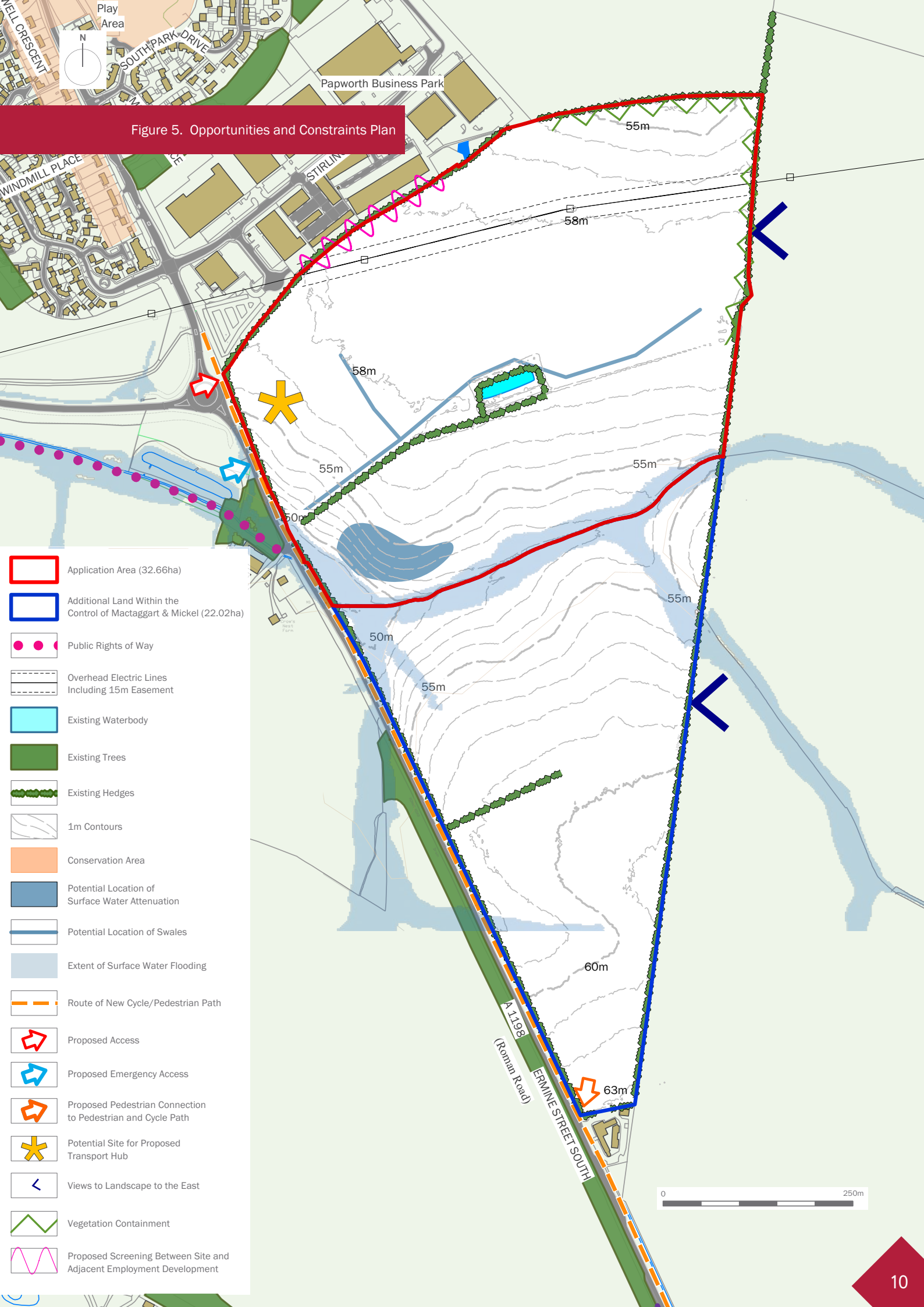


Figure 5. Opportunities and Constraints Plan

- Application Area (32.66ha)
- Additional Land Within the Control of Mactaggart & Mickel (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 New 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 Between Site and Adjacent Employment Development



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 to allow the community to thrive.

In the short term, the Site could deliver significant local benefits including around 400 homes; a new Rural Travel Hub (see page 9 for more details); an off-road cycle connection to Cambourne 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, enabling 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 complement the creation of an integrated corridor between Oxford and Cambridge and further reinforce plans for infrastructure, homes and businesses in the area.

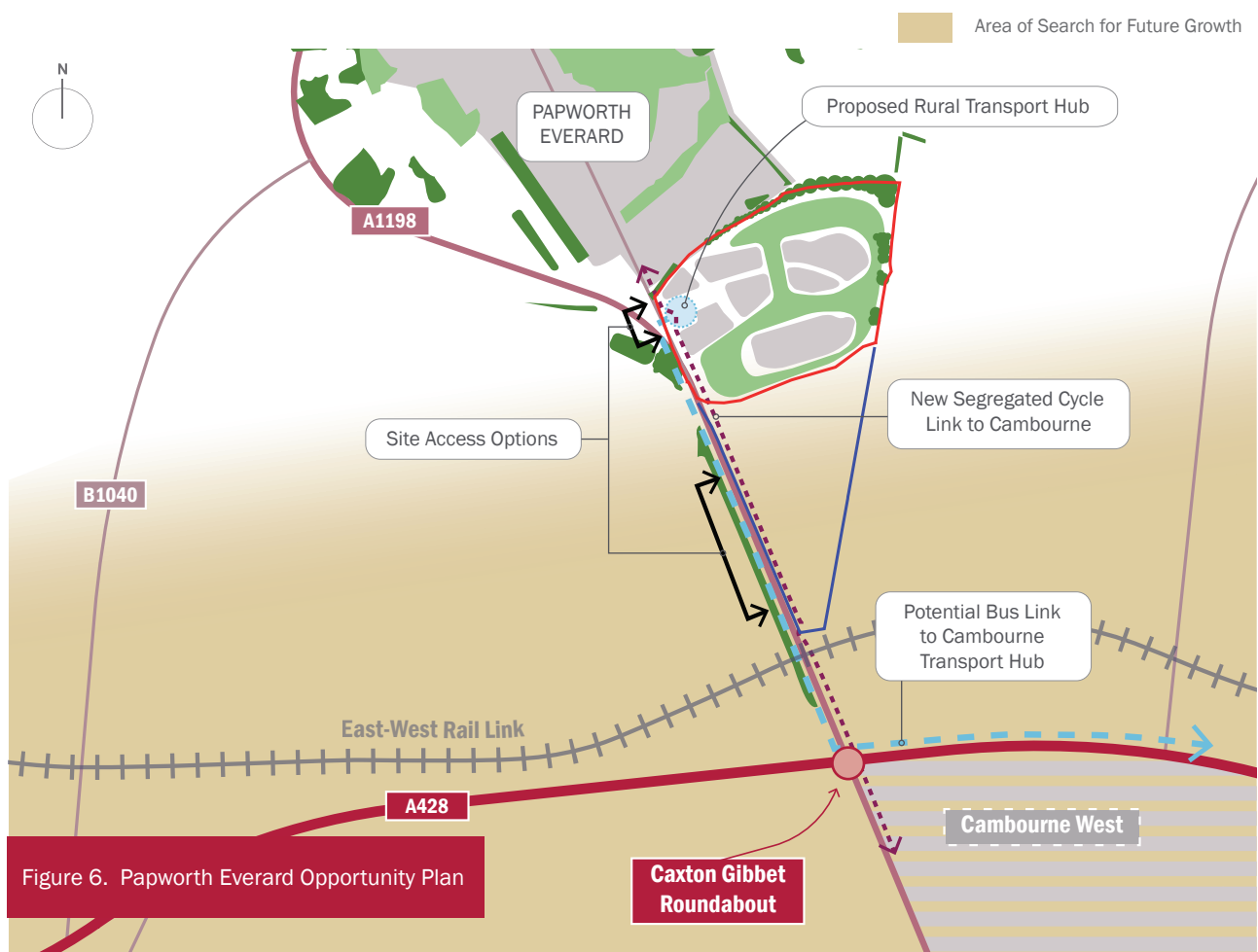


Figure 6. Papworth Everard Opportunity Plan



**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, proving the concept for and the benefits of the proposed development set out within this document.

KEY DESIGN OPPORTUNITIES

Rural Travel Hub

Development at Papworth Everard offers the opportunity to focus on active and sustainable modes of transport through the delivery of a Rural Travel Hub. As explained on Page 9, the Rural Travel Hub would provide a place where people can pick up public transport services, use a car club vehicle (including electric vehicles), or hire an ebike or scooter. Segregated cycle and pedestrian routes would lead to the Rural Travel Hub which would provide onwards connectivity to other transport hubs, for example the proposed Cambourne railway station on the East West Rail line. The Rural Travel Hub has the potential to make sustainable travel the obvious choice and minimise car usage by encouraging and facilitating easy access to the wider area via foot, cycle, bus and rail.

Improved Cycle Connectivity

For cyclists, construction of a high-quality segregated path alongside Ermine Street South is already underway, providing a convenient, attractive route between Papworth Everard and southwards towards Cambourne. The new cycle route will 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 and Blue Infrastructure

Development on the Site will deliver high quality green and blue 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 would allow views to the wider countryside, and new woodland blocks would replicate the distinctive local landscape pattern.

Accessible Living

It is a strong aspiration of the local community to continue to provide accessible housing, including for older people. There is the opportunity at Crows Nest Farm to provide new accessible or assisted accommodation, or a care village, as part of any development at the site. The site would provide a safe and welcoming environment in close proximity to the countryside and nature.

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. The layout would facilitate views out eastwards to the wider countryside along key routes and from public spaces, and landscape design would emulate the 'wild' feeling that is prevalent and enjoyed elsewhere in the village.

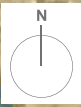
















Figure 7. Concept Masterplan

12.0 ha of **Residential Development** delivering circa 400 new homes, including affordable housing and housing for older people

0.45ha **Rural Travel Hub** site

0.3ha **Community Site** supplemented by areas of children's play and community allotments

Segregated Cycle Path connecting Papworth Everard and Cambourne

-  The Site
-  Additional Land Within Control of Mactaggart & Mickel
-  Development Blocks
-  Rural Travel Hub
-  Land for Community Uses
-  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

NEW VILLAGE EDGE WITH MATURE TREES, THICK HEDGEROW AND WOODLAND BLOCKS





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