

**Response to Greater Cambridge Local Plan HELAA proforma assessment for  
Land at Crow's Nest Farm, Papworth Everard, CB23 3PB  
Landscape and Townscape  
edp6212\_r004**

Site Reference: 48096

Site Assessment Suitable (Outcome = Red)

HELAA Findings:

Issue	Assessment	Comments
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4a Croxton to Conington Wooded Claylands This is large site located to the south east of the village of Papworth Everard outside and abutting the settlement framework. Wide and local views are medium due to gappy vegetation particularly to the east

**Response**

This response has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Mactaggart & Mickel Homes England in response to the comments contained within the Greater Cambridge Housing and Economic Land Availability Assessment (HELAA) (2021).

The site does not fall in or adjacent to any designated landscape. Papworth Everard Conservation Area, a listed building, a scheduled monument and a Site of Special Scientific Interest (SSSI) lie approximately 500m to the north. However, the intervening development at Papworth Business Park ensures there is no visual or physical connection between these assets and the site.

A site walkover and an initial assessment of views of the site has established that the northern section of the site is very well contained by vegetation along the site boundaries and development immediately to the north. 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, introduce urban influences into the northern section. The southern triangular field retains a good visual connection with the wider landscape to the east and south but is largely devoid of landscape features due to its current agricultural use. Movement along the A428 to the south can be experienced due to the local topography. This introduces a further visual detractor.

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 as part of any development proposals to ensure that they are assimilated into the receiving landscape and do not form a dominant feature in the available view.

A comprehensive green infrastructure strategy for any development proposals would also allow a number of objectives within the '4a Croxton to Conington Wooded Claylands' to be met; conserving and enhancing important features and habitats within and surrounding the site - like the village edge, which is *'well defined by small fields, orchards, mature trees, thick hedgerows, shelterbelts and woodland'*.

The any development proposals would also present an opportunity to enhance the discordant southern approach to the village, through setting development within an attractive landscape context and creating a softer interface with the wider landscape.

## **Conclusions**

The site currently benefits from good visual containment within the western and north-western sections due to mature vegetation and gently sloping topography. The site does benefit from proximity to the settlement edge of Papworth Everard, such that it forms a logical extension to the town.

Any development proposals should ensure that views from the landscape to the east are contained through mitigation measures typical of the eastern edge of the village and consistent with the characteristics and objectives contained within the Croxton to Conington Wooded Claylands Landscape Character Area.

A development within the northern areas of the site would not be considered an *'encroachment into the landscape and incongruous with the rural landscape characteristics'*; An opportunity exists to meet a number of landscape objectives contained within the Croxton to Conington Wooded Claylands, including the strengthening of the eastern and southern boundaries to replicate the woodland block planting to the east of the village and that contained within the Croxton to Conington Wooded Claylands. This would filter views from the wider landscape to the east and south and maintain the traditional wooded appearance of the area while ensuring amenity views can be retained, such that the development would not result in significant harm to local landscape character.

Subject to these considerations, further technical studies and development of a well-designed masterplan and landscape strategy, there is no 'in principle' reason to prevent development of the site in landscape and visual terms. Development would be capable of forming a logical extension to the settlement of Papworth Everard.