

AGENDA ITEM No. 11.2

John Vickery

From: LDF <LDF.LDF@scambs.gov.uk>
Sent: 27 October 2016 12:10
To: clerk@cambourneparishcouncil.gov.uk
Subject: Local Green Space designations in the South Cambridgeshire Local Plan -
Cambourne
Attachments: Cambourne.pdf; SCDC Matter SC4.pdf

Dear Parish Council

We would like to ask your Parish Council for assistance as the District Council prepares its statement for the upcoming South Cambridgeshire Local Plan examination hearing regarding Local Green Space (LGS).

During the preparation of the Local Plan all Parish Councils within the district were given the opportunity to submit sites within their area for consideration as 'Local Green Space'. This was a new designation which allows local communities to identify important green areas and rule out new development other than in very special circumstances, rather like the Green Belt.

Your Parish Council was one which submitted sites which were assessed by the Council and as a result some LGS was designated within your village. I have attached a map of your village showing the proposed sites.

As you will be aware, the planning Inspectors examining our draft Local Plan published a new programme on 21 October that includes a timetable for hearings for the next blocks of South Cambridgeshire specific matters. These blocks of hearings will start in January 2017. These include Matter SC4: Natural and Historic Environment to be held from 17-20 January 2017 which will consider proposed LGS designations.

The latest Hearings Programme and the Matters and Issues document are available at the following link - www.scambs.gov.uk/local-plan-examination

As part of the examination the Inspectors have asked a number of questions relating to representations that have been made about some particular LGS designations in the Local Plan. Some respondents have objected to a site being proposed as a LGS and others have suggested amendments to the boundary of a proposed site. THE LIST OF SITES AND THE INSPECTORS QUESTIONS IS ATTACHED TO THIS EMAIL. The question relating to one of the LGS in your village is on page 3 of the Matters document - SC4Cviii -

Would the LGS designations relating to (a) Land north of Jeavons Lane, north of Monkfield Way, Cambourne (NH/12-025), (b) Land south of Jeavons Wood Primary School, Cambourne (NH/12-26), (c) Cambourne Recreation Ground, Back Lane, Cambourne (2) (NH/12-027), Land east of Stirling way, Cambourne (NH/12-028), (d) Land east of Sterling way, North of Brace Dein, Cambourne (NH/12-029), (e) Land north of School Lane, west of Woodfield Lane, Cambourne (NH/12-030), (f) Land east of Greenbank, Cambourne (NH/12-031), (g) Land north of School Lane, west of Broad Street, Cambourne (NH/12-032) (h) Cambourne Recreation Ground, Back Lane, Cambourne (1) (NH/12-033) (i) Land north of Great Common Farm, west of Broadway, Cambourne (NH/12-034), (j) Large areas within village and around edge of village, Cambourne (NH/12-035) and (k) Honeysuckle Close and Hazel Lane green space, Cambourne (NH/12-036) meet the designation criteria for LGS as the LGS sites are, in most cases, extensive tracts of land and the defined development frameworks already afford protection against future development?

Only the Council and those who objected to the LGS designations and have asked to appear at the examination will now have an opportunity to submit further information to the Inspectors in the form of a

Written Statement. As you are not an objector we would like to offer you the opportunity to assist us with our Written Statement, by providing information on the LGS within your village in particular:

- Could you confirm if you still support the designation of the LGS sites within your village?
- If so, could you provide reasons as to why the areas of green space proposed in your village should be identified for special protection?

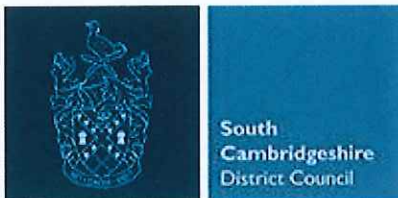
The District Council's Written Statement including this issue has to be submitted to the planning Inspectors by 18 November 2016. The Inspectors will be considering whether the proposed LGS should be retained within the Local Plan including consideration of whether they are all locally special.

We would be happy to receive the Parish Council's views so they can be included in our response and help to support the proposed designation of LGS in your village. Please could you send us your comments by 18 November 2016. I recognise that this is a tight deadline. If you would like to respond but this timescale causes you any difficulty please let me know.

If you wish to discuss this matter further please do not hesitate to contact me.

Alison

Alison Talkington | Senior Planning Policy Officer



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Matters and Issues for South Cambridgeshire Local Plan specific hearing sessions

Matter SC4 Natural and Historic Environment

[South Cambridgeshire Local Plan (2013) Chapter 6: Protecting and Enhancing the Natural and Historic Environment (Policies NH/1 to NH/15)]

Issues:

SC4A

Does the Plan adequately set out a strategic approach, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure as required by paragraph 114 of the National Planning Policy Framework (the Framework)?

- i. Does the Council consider that the following documents taken as a whole meet the requirement in paragraph 73 of the Framework that planning policies should be based on robust and up-to date assessments of the needs for open space and sports and recreation facilities?
 - (a) The Cambridgeshire Green Infrastructure Strategy
 - (b) The Open Space and Recreation Strategy (October 2011)
 - (c) The Greater Cambridge Area Encompassing Cambridge City Council & South Cambridgeshire District Council Playing Pitch strategy 2015-2031 (May 2016), and
 - (d) The Cambridge City Council and South Cambridgeshire District Council Indoor Sports Facility Strategy 2015-2031 (May 2016 Version 14)
- ii. Is the Current Landscape Character Assessment sufficiently up to date to support Policy NH/2?
- iii. Is the text of Policy NH/4 sufficiently strong? Should the word "clearly" be replaced by "demonstrably and significantly"?
- iv. As above should the wording of Policy NH/7 also be strengthened?
- v. Would the Biodiversity SPD referred to in Policy NH/7 replace the extant 2009 SPD. Does the Council have a timetable for its preparation and has the compilation of the list of known veteran trees commenced?
- vi. Should the protection and enhancement of the River Cam corridor be the subject of a separate policy?

SC4B

Do the Policies in Chapter 6 of the Plan accord with Section 9 of the Framework which relates to protecting Green Belt land?

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- i. Is the wording of Policy NH/8 consistent with paragraph 90 of the Framework which refers to “not inappropriate” development in the Green Belt rather than “appropriate” development?
- ii. Is Policy NH/8 more restrictive than the policies in the Framework which do not directly relate to development on land beyond the Green Belt boundaries?
- iii. Is the wording of Policy NH/9 consistent with the 3rd bullet point of Policy 89 of the Framework?
- iv. Given that the provision of appropriate facilities for outdoor sport and recreation is not inappropriate development within the Green Belt should Policy NH/10 be more specific as to which purposes (objectives) of the Green Belt set out in paragraph 80 of the Framework would be prejudiced by cumulative sports and recreation facilities?

SC4C

Do all of the sites designated by Policies NH/11, NH/12 and NH/13 meet the objectives/criteria relevant to the respective designations for safeguarding the land in respect of future development?

- i. Does the wording of Policy NH/12 properly reflect paragraph 78 of the National Planning Policy Framework as any future proposal for development within a Local Green Space (LGS) would be subject to the very special circumstances test once a LGS has been designated? (For the benefit of doubt, the annotation “LGS designation” in the questions below refers to *proposed* designations in the Plan)
- ii. Should Policies NH/11 and NH/12 be more flexible in order to enable schools to develop existing playing fields with the re-provision of open space as an integral part of the overall development?
- iii. Is the designation of Land South of 26 Church Street and Rectory farm, Great Shelford as Protected Village Amenity Area (PVAA) necessary as the area is already protected through other designations?
- iv. Would Church Lane, Little Abington meet the criteria in Policy NH/11 for designation as a PVAA as the site is brownfield land containing farm buildings which are generally in a poor state of repair?
- v. Does the frontage along London Road/High Street, Fowlmere meet the criteria set out in Policy NH/13 for designation as an Important Countryside Frontage?
- vi. Should the boundary of the LGS designation at The Rouses, Bassingbourn be amended to exclude the land between Clear Farm and Knutsford Road which sits immediately to the south of the playground and Riverdale House and extends southward to the point where the overall site widens considerably to the west? Would this area, which is an agricultural field, meet the criteria for designation as a LGS particularly in terms of being demonstrably special and of particular local significance? Would the designation of this

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- parcel of land be consistent with achieving sustainable development in the area?
(NH/12-016)
- vii. Would Camping Close, Bourn meet the designation criteria for LGS given its overall size, its agricultural nature and the protection which is already afforded to the site through its relationship to designated heritage assets including a conservation area? In this regard, should consideration therefore be given to amending the boundary so as to designate a smaller parcel of land in close proximity to Camping Close? (NH/12-022)
- viii. Would the LGS designations relating to (a) Land north of Jeavons Lane, north of Monkfield Way, Cambourne (NH/12-025), (b) Land south of Jeavons Wood Primary School, Cambourne (NH/12-26), (c) Cambourne Recreation Ground, Back Lane, Cambourne (2) (NH/12-027), Land east of Stirling way, Cambourne (NH/12-028), (d) Land east of Sterling way, North of Brace Dein, Cambourne (NH/12-029), (e) Land north of School Lane, west of Woodfield Lane, Cambourne (NH/12-030), (f) Land east of Greenbank, Cambourne (NH/12-031), (g) Land north of School Lane, west of Broad Street, Cambourne (NH/12-032) (h) Cambourne Recreation Ground, Back Lane, Cambourne (1) (NH/12-033) (i) Land north of Great Common Farm, west of Broadway, Cambourne (NH/12-034), (j) Large areas within village and around edge of village, Cambourne (NH/12-035) and (k) Honeysuckle Close and Hazel Lane green space, Cambourne (NH/12-036) meet the designation criteria for LGS as the LGS sites are, in most cases, extensive tracts of land and the defined development frameworks already afford protection against future development?
- ix. Should the boundary of the LGS designation relating to the land south of Barton Road, Comberton be amended so as to exclude the private garden of no. 36 Barton Road having regard to the designation criteria for a LGS particularly in terms of local or historical significance, recreational value or tranquillity?
Should the designation also include all of the land within the current PVAA but exclude the brownfield land? (NH/12-038)
- x. Should the LGS boundary of the Recreation Ground and Playing Fields, Cottenham be amended so as to exclude the land comprising an extension to the recreation ground on the grounds that the site is featureless and is not demonstrably special to the local community? (NH/12-049)
- xi. Should the boundary of the LGS designation for Land in Front of Village College, Cottenham be amended so as to exclude the residential garden land and College Farm to the north-west of the site which already benefits from designated heritage asset protection as it is within a conservation area? (NH/12-050)
- xii. Would the land at Greenacres, Duxford meet the designation criteria for LGS as it represents a relatively small area of grass verge in private ownership which is to be fenced to restrict public access and could potentially be developed for additional housing as it is surrounded by the residential properties in Greenacres? (NH/12-055)
- xiii. Should the boundary of the LGS designation for the End of Mangers Lane, Duxford be amended so as to include the paddock areas but exclude all of the residential garden land? Would the land remaining meet the designation criteria for LGS in terms of being demonstrably special and of particular local significance? (NH/12-056)

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- xiv. Would the LGS designation of the allotment gardens on land at Meadow Drift, Elsworth be necessary or appropriate given that Policy SC9 of the Plan would provide adequate protection to the allotments from their loss or future development? (NH/12-057)
- xv. Would the land known as Glebe Field, Elsworth meet the designation criteria for LGS in terms of being demonstrably special and of particular significance, and is currently protected by its designation as a PVAA? (NH/12-060)
- xvi. Should consideration be given to amending the boundary of the Field between Brockley Road and Brook Street, Elsworth LGS designation in light of the proposals for residential development on part of the site? (NH/12-062)
- xvii. Would the Land at south end of Brook Street, Elsworth meet the designation criteria for LGS in terms of it being demonstrably special and of particular local significance as the site is unkempt, overgrown, well screened and has no public access, and the land already benefits from designated heritage asset protection as it is within a conservation area? (NH/12-063)
- xviii. Should the LGS designation for the Village Green, Eltisley be concurrent with the original land as mapped in the inclosure award of 17 March 1864? (NH/12-065)
- xix. Would the Paddock, Ditton Lane at the junction with High Ditch Road, Fen Ditton meet the designation criteria for LGS in terms of being demonstrably special and of particular significance, and is currently protected by its designation as an Important Countryside Frontage? (NH/12-068)
- xx. Should the land currently in use as allotments south of the recreation ground and immediately adjacent to the hammer head at the western end of Killingworth Way be excluded from the LGS designation for the Recreation Ground, Foxton on the basis that it is of an entirely different nature to the recreation ground and is not demonstrably special or hold a particular significance for the local community? Would the designation be consistent with sustainable development principles? (NH/12-070)
- xxi. Would the land at Green Area on Station Road, Foxton meet the designation criteria for LGS in terms of particular local significance given that the Council's own assessment of the land in 2012 did not support its designation? (NH/12-073)
- xxii. Would the LGS designation relating to the land comprising the Field between Cox's Drive, Cow Lane and Land adjacent to the Horse Pond, Fulbourn be necessary as the land already benefits from designated heritage asset protection as it is within a conservation area? Would the designation be consistent with sustainable development principles as the site is located within the village development framework? (NH/12-074)
- xxiii. Should the LGS boundary designation relating to the Victorian Garden, Fulbourn be amended to exclude the area of land extending east across the frontage of private office accommodation which is fenced off from the Victorian Garden? (NH/12-075)
- xxiv. Should the land between Townley Hall and fronting Home End in Fulbourn be considered for LGS designation?

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- xxv. Would Lupin Field, Gamlingay meet the designation criteria for LGS in terms of particular local significance as it represents an area of scrub and open grazing that is indistinguishable from other areas of open space around the village and only part of the area supports recreational activities and this is on a temporary arrangement? Further, the land is beyond the village development framework and would therefore be protected from future development which could result in coalescence with Dennis Green by Policy S/7 of the Plan. (NH/12-076)
- xxvi. Would The Craft, Guilden Morden meet the designation criteria for LGS in terms of being demonstrably special and of particular local significance, and is currently protected by its designation as a PVAA? (NH/12-079)
- xxvii. Would the site at Church Meadow, Guilden Morden meet the designation criteria for LGS in terms of being demonstrably special and of particular local significance? Would the designation be consistent with sustainable development principles in the area as the site is within the village settlement boundary? (NH/12-080)
- xxviii. Would the land between Swan Lane and Pound Green, Guilden Morden meet the designation criteria for a LGS as it is an agricultural field? (NH/12-081)
- xxix. Should the boundary of the LGS designation at Wellhouse Meadow, Haslingfield be amended to exclude the area previously known as The Manor Orchard which now relates to a private property which already benefits from designated heritage asset protection including its location in a conservation area? (NH/12-087)
- xxx. Should the boundary of the LGS designation at Wellhouse Meadow, Haslingfield be amended to exclude the area previously known as Granary Meadow which now relates to a private property which already benefits from designated heritage asset protection given its location in a conservation area and is also within a PVAA? (NH/12-087)
- xxxi. Should the boundary of the LGS designation at Wellhouse Meadow, Haslingfield be amended to exclude the area of residential land behind a 2m wall as the land is distinct in character from the orchard and meadow land, and in terms of its particular local significance? Would the designation be consistent with sustainable development principles in the area as the site is within the village settlement boundary? (NH/12-087)
- xxxii. Should the boundary of the LGS designation at Village Orchard, Kingston be amended to exclude the private house and garden which was included in the Parish Council's original submission? (NH/12-094)
- xxxiii. Should the area of the LGS designation at the Scout Camp Site, Church Lane, Little Abington be constrained to the part of the site which is within the conservation area? Should any weight be given to the lapsed planning permission (S/0893/11) which relates to part of the LGS designation in this regard? (NH/12-102)
- xxxiv. Would the land at Meadows, Bancroft Farm, Little Abington meet the designation criteria for LGS as it represents a significant area of open land/paddock in private ownership with little historical significance or recreational value and is surrounded by residential

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development with access limited to a public right of way which crosses the site? (NH/12-104)

- xxxv. Would the designation of the Recreational Ground, Russet Way, Melbourn as LGS preclude car parking for the owners of the land thereby prejudicing highway safety? (NH/12-112)
- xxxvi. Does the triangular parcel of land indicated in the LGS designation for Stockbridge Meadows, Melbourn form part of Stockbridge Meadows? If not, should it be deleted from the LGS designation? (NH/12-115)
- xxxvii. Would the site at Glebe Field, behind St Andrews Church, Orwell meet the designation criteria for LGS in terms of being demonstrably special and of particular local significance, and which already benefits from designated heritage asset protection including its location in a conservation area? Would the designation be consistent with sustainable development principles in the area? (NH/12-128)
- xxxviii. Would the land at Station Road/Turn Lane, Over meet the designation criteria for a LGS in terms of its particular significance and its contribution to the amenity and character of the village given that it has lost its PVAA designation? Does the site also benefit from an extant planning permission? (NH/12-130)
- xxxix. Would Land to the rear of The Lane, Over meet the designation criteria for LGS in terms of it being demonstrably special and of particular local significance? Should its PVAA designation also be removed on the basis that its role as an amenity area for the village and its contribution to the character of the village do not warrant such a designation? (NH/12-131)
- xl. Would the Wood behind Pendragon Hill, Papworth Everard meet the designation criteria for LGS in terms of particular local significance and richness of wildlife? (NH/12-132)
- xli. Would Baron's Way Wood, Papworth Everard meet the designation criteria for LGS in terms of particular local significance and richness of wildlife? (NH/12-134)
- xlii. Would Summer's Hill Open Space, Papworth Everard meet the designation criteria for LGS in terms of its size and extent? Would the fact that the land is also the subject of a section 106 obligation have any bearing on the designation? (NH/12-137)
- xliii. Should the boundary of the Papworth Hall, Papworth Everard LGS designation be amended so as to exclude the narrow finger of land between Papworth Business Park to the south and existing residential accommodation to the north as this area now comprises a private dwelling and garden? (NH/12-138)
- xliv. Would the strip of woodland along the northern edge of the LGS designation for the Village Playing Field, Papworth Everard meet the criteria in terms of recreational amenity or richness of wildlife? (NH/12-139)

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- xlv. Would The Spike Playing Field, South Terrace, Sawston meet the designation criteria for LGS as it is land bequeathed to Sawston Church/Institute, and in terms of its recreational value? (NH/12-141)
- xlvi. Should the parcel of land at Millennium Copse, Sawston which has operated as a nursery facility for the benefit of a registered charity since 2000 be excluded from the LGS designation? (NH/12-143)
- xlvii. Would Butlers Green, Sawston meet the criteria for LGS designation in terms of its sustainable location for development? (NH/12-144)
- xlviii. Would the Ransom Strip, Craft Way, Steeple Morden meet the criteria for LGS designation as it is in private ownership with no public access? (NH/12-149)
- xlix. Would the Spinney, Thriplow meet the designation criteria for a LGS as it could prejudice access to Pegs Close? (NH/12-157)
 - i. Should consideration be given to exclusion of the 3.5m strip of land on the southern edge of the LGS designation relating to Open Land, Church Street, Thriplow as it provides the only means of access to land to the south-east and is in regular use by the owners who may require to resurface the land in order to maintain the access route? (NH/12-158)
 - ii. Should the boundary of the Toft Recreation Ground LGS designation be amended so as to include the area of community land adjacent to the Recreation Ground, or alternatively, be designated separately as a LGS? (NH/12-161)
 - iii. Would the LGS designation at the Barracks Frontage, Waterbeach compromise the future achievement of sustainable pedestrian, cycling and public transport links between the proposed Waterbeach New Town, Waterbeach and Cambridge? Would the designation therefore be consistent with sustainable development principles? (NH/12-167)

SC4D

Does the Plan demonstrate a positive strategy for the conservation and enjoyment of South Cambridgeshire's historic environment as required by paragraph 126 of the Framework?

- i. Should criterion 2(d) in Policy NH/14 refer to non-designated heritage assets in order to be consistent with paragraph 135 of the Framework?
- ii. Criterion 2(d) also refers to further supplementary planning documents in the context of non-designated heritage assets. Could the Council clarify the proposed scope of those documents?
- iii. Does Policy NH/14 provide the same degree of protection to non-designated (undesignated) assets as designated assets thereby conflicting with the Framework?
- iv. Do the last two sentences of paragraph 6.49 fully accord with paragraphs 132 to 135 of the Framework in terms of the consideration of harm to designated heritage assets?

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Could they be better worded in this regard?

- v. Does the wording of Policy NH/15 fully reflect the approach of the Framework particularly in addressing the balance of climate change benefits against the potential harm to the heritage asset? Could the policy be better worded in this regard?
- vi. The Framework does not make direct reference to 'historic buildings' but rather the historic environment, listed buildings and heritage assets. Should the wording of Policy NH/15 therefore be revised to provide greater consistency with the Framework and the Council's Listed Buildings Supplementary Planning Document?
- vii. What would be the nature and status of the supplementary guidance referred to in paragraph 6.63?



Local Green Spaces: Cambourne

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