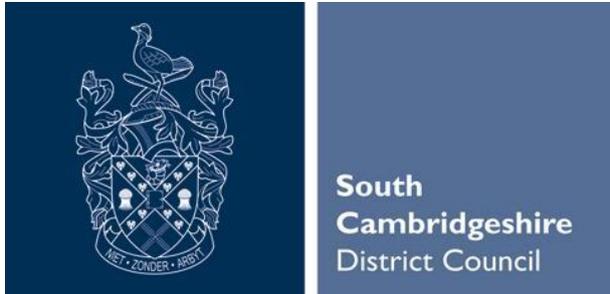


SC4/SCDC



Examination into the Soundness of the
South Cambridgeshire Local Plan

Matter SC4 – Natural and Historic Environment

South Cambridgeshire District Council

November 2016

Contents

	Page
Introduction	1
SC4A	
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)?	1
SC4A.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)	4
SC4A.ii. Is the Current Landscape Character Assessment sufficiently up to date to support Policy NH/2?	7
SC4A.iii. Is the text of Policy NH/4 sufficiently strong? Should the word “clearly” be replaced by “demonstrably and significantly?”	9
SC4A.iv. As above should the wording of Policy NH/7 also be strengthened?	10
SC4A.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?	10
SC4A.vi Should the protection and enhancement of the River Cam corridor be the subject of a separate policy?	12
SC4B	
SC4B Do the Policies in Chapter 6 of the Plan accord with Section 9 of the Framework which relates to protecting Green Belt land?	13
SC4B.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?	14

SC4B.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?	15
SC4B.iii. Is the wording of Policy NH/9 consistent with the 3rd bullet point of Policy 89 of the Framework?	15
SC4B.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?	18
SC4C	
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?	21
SC4C.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)	25
SC4C.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?	26
SC4C.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?	26
SC4C.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?	27
SC4C.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?	28
SC4C.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 parcel of land be consistent with achieving sustainable development in the area? (NH/12-016)	28

<p>SC4C.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)</p>	31
<p>SC4C.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?</p>	32
<p>SC4C.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)</p>	33
<p>SC4C.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)</p>	35
<p>SC4C.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)</p>	36
<p>SC4C.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)</p>	36

<p>SC4C.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)</p>	37
<p>SC4C.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)</p>	38
<p>SC4C.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)</p>	39
<p>SC4C.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)</p>	39
<p>SC4C.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)</p>	40
<p>SC4C.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)</p>	41
<p>SC4C.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)</p>	41
<p>SC4C.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)</p>	42
<p>CS4C.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)</p>	43

<p>CS4C.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)</p>	44
<p>SC4C.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)</p>	46
<p>SC4C.xxiv. Should the land between Townley Hall and fronting Home End in Fulbourn be considered for LGS designation?</p>	46
<p>SC4C.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)</p>	47
<p>SC4C.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)</p>	48
<p>SC4C.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)</p>	48
<p>SC4C.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)</p>	49
<p>S4C.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)</p>	49
<p>SC4C.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)</p>	49

<p>SC4C.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)</p>	51
<p>SC4C.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)</p>	51
<p>SC4C.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)</p>	52
<p>SC4C.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 development with access limited to a public right of way which crosses the site? (NH/12-104)</p>	53
<p>SC4C.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)</p>	54
<p>SC4C.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)</p>	55
<p>SC4C.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)</p>	56
<p>SC4C.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)</p>	57

<p>SC4C.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)</p>	58
<p>SC4C.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)</p>	59
<p>SC4C.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)</p>	60
<p>SC4C.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)</p>	60
<p>SC4C.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)</p>	61
<p>SC4C.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)</p>	62
<p>SC4C.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)</p>	63
<p>SC4C.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)</p>	63
<p>SC4C.xlvii. Would Butlers Green, Sawston meet the criteria for LGS designation in terms of its sustainable location for development? (NH/12-144)</p>	64
<p>SC4C.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)</p>	65
<p>SC4C.xlix. Would the Spinney, Thriplow meet the designation criteria for a LGS as it could prejudice access to Pegs Close? (NH/12-157)</p>	66

SC4C.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)	66
SC4C.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)	67
SC4C.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)	67
SC4D	
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?	69
SC4D.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?	70
SC4D.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?	71
SC4D.iii. Does Policy NH/14 provide the same degree of protection to non-designated (undesigned) assets as designated assets thereby conflicting with the Framework?	72
SC4D.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? Could they be better worded in this regard?	73
SC4D.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?	74
SC4D.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?	77

SC4D.vii. What would be the nature and status of the supplementary guidance referred to in paragraph 6.63?	78
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	Page
Appendices	
Appendix 1: List of Reference Documents	80
Appendix 2: List of Proposed Modifications to South Cambridgeshire Local Plan	82
Appendix 3: List of documents and policies addressing Issue SC4A	92
Appendix 4: Supporting Evidence provided to South Cambridgeshire District Council from Parish Councils with Proposed Local Green Space in the Local Plan	98

Introduction

1. This statement sets out the Council's response in relation to the Inspectors' Matter SC4 relating to the natural and historic environment.
2. All the documents referred to in this statement are listed in Appendix 1, and examination library document reference numbers are used throughout the statement for convenience.
3. As a result of considering the Inspectors' questions, the Council is suggesting a number of modifications to policies in Chapter 6: Protecting and Enhancing the Natural and Historic Environment of the South Cambridgeshire Local Plan¹. These modifications are referred to in the responses to each question, and are also all listed in Appendix 2 for convenience. They should be read alongside proposed modifications to the Local Plan outlined in the Schedule of Proposed Minor Changes following Proposed Submission Consultation, submitted alongside the Local Plan in March 2014.²

Matter SC4 Natural and Historic Environment

SC4A

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)?

4. The Council considers that the Local Plan addresses paragraph 114 of the Framework, which requires local authorities to set out their strategic approach, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.
5. The Framework defines green infrastructure as 'a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.'³
6. Part of South Cambridgeshire's character and its ecological and recreational network is formed by the significant green infrastructure corridors which run throughout the district. These corridors consist of different types of connected open spaces. Many of the strategic corridors of green infrastructure are also Green Belt land, which is publicly accessible and serves a number of purposes including managing flood risk and supporting biodiversity.

¹ Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010)

² Schedule of Proposed Minor Changes following Proposed Submission Consultation (March 2014) (RD/Sub/SC/040).

³ Glossary, page 52, National Planning Policy Framework (NFFP) (RD/NP/010)

7. The Council considers that it has an overall vision and strategy for the creation, protection, enhancement and management of the natural environment in South Cambridgeshire, including green infrastructure and biodiversity. Given the multiplicity of sites which make up South Cambridgeshire's natural environment and the strategic objectives of this Local Plan, the strategy for its management and enhancement is, in itself, one of a multi-document, multi-layered approach. This approach includes a number of interrelated initiatives, policies and players. Together they represent South Cambridgeshire's natural environment strategy to deliver new green infrastructure and enhance existing blue and green infrastructure and deliver biodiversity enhancements, the components of which will be added to and updated as necessary and provide the necessary tools to realise the ongoing management of the natural environment. The documents and policies which set out this approach are provided in Appendix 3.
8. Within the Local Plan, green infrastructure and biodiversity are addressed by the Local Plan's Vision⁴, Objective b.⁵, and within a number of policies, including CC/8 (in relation to SuDS providing for biodiversity), HQ/1 (design principles ensuring open spaces are provided for biodiversity and recreation, Policies within Chapter 6 including in particular NH/4 and NH/5 (biodiversity), NH/6 (green infrastructure), NH/10 (recreation in the Green Belt) and NH/14 (heritage assets), housing, employment and open space allocations, SC/4, SC/7, SC/8, SC/9 (provision of open space) and TI/8 (infrastructure and new developments). The Local Plan will also be supported by a number of Supplementary Planning Documents, including Biodiversity, Landscape, District Design Guide, and Heritage Assets.
9. The Local Plan supports the progress of green infrastructure projects in respect of a number of specific sites and support schemes which protect and enhance biodiversity. For development management purposes, Policy HQ/1: Design Principles makes specific reference to the inclusion of high quality landscaping and public spaces that integrate well with its surroundings and provide opportunities for recreation, social interaction and support healthy lifestyles and biodiversity. Policies NH/4: Biodiversity and NH/6: Green Infrastructure specifically reference the aim of delivering measures within the Green Infrastructure Strategy.
10. The Council's strategic housing allocations (in Chapter 3 of the Local Plan) also make reference to the provision of significant levels of open space within and adjoining the urban extensions to Cambridge, including on land retained as Green Belt. The provision of high quality, biodiverse, accessible and well-connected open spaces within the Cambridge Green Belt at Cambridge Southern Fringe, North West Cambridge and Cambridge East is required through their respective Area Action Plans⁶. The AAPs also seek to manage and enhance biodiversity, for example the

⁴ Policy S/1: Vision, page 21, Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010)

⁵ Policy S/2: Objectives of the Local Plan, page 21, Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010)

⁶ South Cambridgeshire District Council Cambridge Southern Fringe Area Action Plan (RD/AD/140), Cambridge City Council & South Cambridgeshire District Council - North West Cambridge Area Action Plan (RD/AD/290) and Cambridge City Council & South Cambridgeshire District Council - Cambridge

Cambridge Southern Fringe AAP requires connections to be provided for green fingers within the urban extension extending to surrounding countryside by enhanced landscaping, planting and the creation of wildlife habitats.⁷ Similar policies are included in the other two AAPs.

11. The new settlement policies SS/5: Waterbeach New Town and SS/6: New Village at Bourn Airfield also require delivery of a network of green infrastructure, which will enhance biodiversity, as well as providing open space, sports and leisure facilities to serve the new and existing local communities. The Council will prepare Supplementary Planning Documents to guide development at the new settlements (Bourn Airfield New Village and Waterbeach New Town), which will be required to provide similarly high quality biodiverse, accessible and well-connected open spaces, within the development and connecting to the wider network.
12. The Council has produced Policy NH/6: Green Infrastructure, which makes reference to the Cambridgeshire Green Infrastructure Strategy⁸ and supports proposals for green infrastructure. Policy NH/4: Biodiversity similarly gives priority for habitat creation at sites which aid delivery of the Cambridgeshire Green Infrastructure Strategy.
13. The Cambridgeshire Green Infrastructure Strategy has been prepared by a partnership of local organisations, including all the Cambridgeshire local planning authorities. The Green Infrastructure Strategy provides the overarching green infrastructure strategy and network for Cambridgeshire and highlights shortfalls in green infrastructure which need to be addressed.
14. Green infrastructure projects were identified and mapped across the county as part of the Cambridgeshire Green Infrastructure Strategy. These projects encompass land both within and outside the Cambridge Green Belt. This strategy has four main objectives:
 1. To reverse the decline in biodiversity
 2. To mitigate and adapt to climate change
 3. To promote sustainable growth and economic development
 4. To support healthy living and well-being.⁹
15. These objectives were based on data analysis within the following themes: biodiversity; climate change; green infrastructure gateways; heritage; landscape; publicly accessible open space; rights of way; economic development; health and well-being; and land and water management.
16. The Green Infrastructure Strategy identifies a range of opportunities for enhancement in and around the district and has Cambridge and South Cambridgeshire as one of its

East Area Action Plan (RD/AD/280) (the North West Cambridge and Cambridge East AAPs were developed and adopted jointly with Cambridge City Council)

⁷ Policy CSF/15, Cambridge Southern Fringe Area Action Plan (RD/AD/140)

⁸ Cambridgeshire Green Infrastructure Strategy (RD/NE/020)

⁹ Page 11, Cambridgeshire Green Infrastructure Strategy (RD/NE/020)

Strategic Areas, given the level of cross-boundary development. Each Strategic Area contains Target Areas and Projects. Figure 9 and paragraph 6.31¹⁰ outline the network and some of the target areas and projects within South Cambridgeshire.

17. Further, the Council put forward a proposed modification alongside the submitted Local Plan to the supporting text of Policy NH/6 to include reference to the development of a River Cam Corridor Strategy, one project which is coming forward as part of the Green Infrastructure Strategy, as follows:

Add the following to end of paragraph 6.31:

'An example of a Green Infrastructure project coming forward is a River Cam Corridor Strategy which is being prepared by local stakeholders.'¹¹

SC4A.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)

18. The Council's policies relating to sport, playspace, and open space are contained in Chapter 9 Promoting Successful Communities of the Submission Local Plan,¹² therefore this response should be read in conjunction with the Council's Matter SC8 Statement.¹³ Whilst the evidence referred to in c and d above primarily relate to policies in Chapter 9, the response below summarises why they provide a robust and up-to-date evidence base. It should be noted that that document b refers to a Cambridge Local Plan evidence document. The equivalent South Cambridgeshire documents are referred to in the statement below.
19. The NPPF states that 'planning policies should be based on robust and up-to-date assessments of the needs for open space...' (paragraph 73). Any assessment should identify 'specific needs' and 'quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in a local area'. This information should be used to determine what open space, sports and recreational provision are required.

¹⁰ Page 117, Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010)

¹¹ Proposed Modification MC/6/09 published in the Schedule of Proposed Minor Changes following Proposed Submission Consultation (March 2014) (RD/Sub/SC/040)

¹² Chapter 9: Promoting Successful Communities, Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010)

¹³ South Cambridgeshire District Council's Matter SC8 hearing statement (SC8/SCDC)

20. The Council's evidence base comprehensively addresses all types of open space, sports and recreation within the district and Local Plan Policies¹⁴ seek to protect, enhance and increase provision in accordance with the need identified within it; this approach accords with paragraph 73 of the NPPF.
21. The Council recognises that the Cambridge Green Infrastructure Strategy was developed in 2011 having regard to the then extant Planning Policy Guidance 17, the Council's Recreation Study Audit and Assessment of Need for Outdoor Playspace and Informal Open Space in South Cambridgeshire Update was produced in 2013 after the Framework was published. Whilst they are generally compliant with paragraph 73 of the Framework, the Council has produced two further Framework-compliant strategies to address playing pitches and indoor sport. The Council therefore considers that it does have a sufficiently robust and up to date evidence base of the open space, sports and recreation needs to comply with paragraph 73 of the Framework.
22. In order to provide a robust assessment of needs and opportunities to address this in the district for the period to 2031 and beyond, the Council's evidence base comprises:
 - a. Cambridgeshire Green Infrastructure Strategy (June 2011) (RD/NE/020)
 - b. Recreation Study Audit and Assessment of Need for Outdoor Playspace and Informal Open Space in South Cambridgeshire Update 2013 (July 2013) (RD/CSF/060)
 - c. South Cambridgeshire Community Facilities Assessment (September 2009) (RD/CSF/120)
 - d. Cambridge City Council and South Cambridgeshire District Council Playing Pitch Strategy 2015-2031 (May 2016) (RD/CSF/190)
 - e. Cambridge City Council and South Cambridgeshire District Council Indoor Sports Facility Strategy 2015-2031 (May 2016) (RD/CSF/200)
23. Taking the evidence base documents in turn, they provide a robust and comprehensive assessment of needs for open space and sports and recreation facilities from the strategic to local level, as follows:

Green Infrastructure Strategy
24. The Green Infrastructure Strategy¹⁵ addresses strategic level green infrastructure to provide social, environmental and economic benefits up to and beyond 2031.
25. The Strategic Network provides a county-wide framework upon which to provide or enhance Green Infrastructure in Cambridgeshire; and is designed to offer county-wide connectivity, identify opportunities to support the delivery of the four objectives

¹⁴ Including Policy NH/6: Green Infrastructure, SC/1: Allocation for Open Space, SC/6: Indoor Community Facilities, SC/7: Outdoor Play Space, Informal Open Space and New Developments, and SC/8: open Space Standards, as well as Policy SC/9: Protection of Existing Recreation Areas, Allotments and Community Orchards.

¹⁵ Cambridgeshire Green Infrastructure Strategy (RD/NE/020)

(objective 4 being “to support healthy living and well being”),¹⁶ and link into Green Infrastructure provision outside Cambridgeshire.

26. The Green Infrastructure Strategy identifies a range of opportunities for enhancement in and around the district and has Cambridge and South Cambridgeshire as one of its Strategic Areas. Each Strategic Area contains Target Areas and Projects. Figure 9 and paragraph 6.31¹⁷ outline the network and some of the target areas and projects within South Cambridgeshire.
27. Local Plan Policy NH/6: Green Infrastructure seeks to conserve and enhance green infrastructure and enable delivery of the Green Infrastructure Strategy insofar as it relates to the district.
28. Considerable progress has been made on urban extensions on the edge of Cambridge, with significant areas of high-quality, multi-functional open space being made available in Cambridge and South Cambridgeshire. For further information on the delivery of these open spaces, see Appendix 4 of Cambridge City Council’s Matter CC1 hearing statement.¹⁸

Evidence relating to Sport, Play and Recreation (addressed in Policies in Chapter 9 Promoting Successful Communities)

Recreation Study Audit and Assessment of Need for Outdoor Playspace and Informal Open Space in South Cambridgeshire Update 2013

29. The Recreation Study¹⁹ investigates the quantity and quality of provision of outdoor playspace and informal open space in South Cambridgeshire and how this is meeting local need. It utilises these assessments to review the local standard of provision developed from the Recreation Study 2005 (used to inform policies in the Local Development Framework²⁰). It also investigates how the standards included in the Local Development Framework have helped local villages and parishes and new development to provide more space and improve the quality of existing provision.
30. The 2013 Study provides an update to the 2005 Study to inform the Local Plan policies.²¹ It reviews existing facilities against local needs, in terms of quantity and quality, and guides where and how to improve facilities.

¹⁶ Page 11, Cambridgeshire Green Infrastructure Strategy (RD/NE/020)

¹⁷ Page 117, Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010)

¹⁸ Cambridge City Council’s Matter CC1 hearing statement (CC1/CCC)

¹⁹ Recreation Study Audit and Assessment of Need for Outdoor Playspace and Informal Open Space in South Cambridgeshire Update 2013 (RD/CSF/060)

²⁰ Policies SF/9: Protection of Existing Recreation Areas, SF/10: Outdoor Playspace, Informal Open Space, and New Developments, SF/11: Open Space Standards, in the Development Control Policies Development Plan Document (RD/AD/110) and Policy SP/14: Allocations for Open Space contained in the Site Specific Policies Development Plan Document (RD/AD/120)

²¹ Including Policies SC/6: Indoor Community Facilities, SC/7: Outdoor Play Space, Informal Open Space and New Developments, and SC/8: open Space Standards, as well as Policy SC/9: Protection of Existing Recreation Areas, Allotments and Community Orchards.

South Cambridgeshire Community Facilities Assessment (2009)

31. The Community Facilities²² assessment was prepared alongside the Recreation Study 2005, to provide a robust evidence base on the quantity, quality and accessibility of the existing stock of indoor community spaces across the District; to identify areas of need, and to identify priorities for investment and improvement. These spaces provide valuable informal recreational facilities for the local communities.

Playing Pitch Strategy (2016) and Indoor Sports Facility Strategy (2016)

32. The Playing Pitch Strategy 2016²³ and Indoor Sports Facility Strategy 2016²⁴ update the work undertaken in the Recreation Study Update 2013 and Community Facilities Assessment 2009.
33. These documents will guide future provision and management of sports pitches, built facilities and community use services to serve existing and new communities in Cambridge City and South Cambridgeshire. In line with the Framework, the strategies set out to assess existing Built Facilities, the future need for sport and active recreation, as the region grows and develops for opportunities for new provision, and expansions of existing facilities.
34. The assessment and analysis undertaken to develop this Strategy identifies a need for some additional provision, across a range of facility types, as well as more generic needs in terms of improvement to the quality of existing facilities, and the accessibility of provision. It also includes an action plan which identifies how the identified needs will be met, which was developed in consultation with the Sport Governing Bodies.

SC4A.ii.

Is the Current Landscape Character Assessment sufficiently up to date to support Policy NH/2?

35. The Council considers that there is sufficiently up to date assessment of landscape character to support Policy NH/2.
36. Policy NH/2: Protecting and Enhancing Landscape Character as drafted seeks to ensure development respects, retains or enhances local landscape character and the distinctiveness of the National Character Area (NCA) within which it is located.
37. The NCA identified by Natural England are set out in paragraph 6.7 and detailed profiles for each were prepared in 2013 and 2014.²⁵ These profiles provide a

²² South Cambridgeshire Community Facilities Assessment (RD/CSF/120)

²³ The Greater Cambridge Area Encompassing Cambridge City Council & South Cambridgeshire District Council Playing Pitch strategy 2015-2031 (May 2016) (RD/CSF/190)

²⁴ The Cambridge City Council and South Cambridgeshire District Council Indoor Sports Facility Strategy 2015-2031 (May 2016 Version 14) (RD/CSF/200)

²⁵ National Character Areas (RD/NE/010).

substantial level of detail in themselves, in addition to a description of the area concerned, including how they have evolved over time, they outline 'statements of opportunity' for their protection and improvement, recreation, and biodiversity.

38. The NCA provide sufficient context within which to apply Policy NH/2. However, Landscape East published the East of England Landscape Typology in 2011²⁶ which provides further detail on the landscape character areas (as referenced in paragraph 6.11²⁷ of the emerging Local Plan).
39. The East of England Landscape Typology provides a finer grain of landscape assessment based on geology, landform, natural features, landscape patterns, vegetation, settlement patterns, and historic features and development. Each typology is also assessed in terms of Historic Features, Enclosure Patterns, Settlement Patterns and Historic Development.
40. 27 landscape typologies have been identified across the East of England. Some of these occur in many locations – e.g. 'Chalk Hills and Scarps' which are seen as a distinctive narrow band across East Anglia, while some are more localised e.g. 'Wooded Sandstone Hills' which are restricted to areas to the south-west of Cambridge.
41. A typical example of the 'grain' of the landscape assessment is demonstrated to the south of Cambridge between Haslingfield and Great Shelford. This area, all covered by the East Anglian Chalk NCA, is assessed as containing four separate landscape typologies – Wooded Village Farmlands, Chalk Hills and Scarps, Lowland Village Farmlands and Lowland Village Chalklands.
42. To provide additional guidance to the interpretation of Policy NH/2 the Council proposes a modification to the supporting text to include more explicit reference to the East of England Typology, as follows:

Add to the end of paragraph 6.8:

The East of England Landscape Typology provides further detail on the landscape character within the National Character Areas, providing a finer grain of landscape assessment based on geology, landform, natural features, landscape patterns, vegetation, settlement patterns, and historic features and development. Each typology is also assessed in terms of Historic Features, Enclosure Patterns, Settlement Patterns and Historic Development.

43. Further guidance on the landscape character in South Cambridgeshire, including on the NCA (formerly known as Joint Character Areas), is provided in the Council's extant Landscape and New Developments SPD²⁸. The SPD also provides guidance

²⁶ East of England Landscape Typology (RD/NE/250)

²⁷ Paragraph 6.11, page 110, Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010)

²⁸ Appendix 2, Landscape and New Developments Supplementary Planning Document (RD/SPD/090)

on the landscape elements to be considered within different types of development, for a range of major and minor developments.

44. Chapter 2 in the Council's extant District Design Guide SPD²⁹ also provides further guidance on the geology, topography and historical development of South Cambridgeshire, whilst Chapter 3 of the same SPD provides a village landscape and settlement analysis; including a landscape character and settlement character overview for each of the NCA.
45. The two SPD will be reviewed once the Local Plan is adopted and will provide further guidance on the East of England Landscape Typology. This more detailed classification will ensure that the distinctive landscape characters within the district continue to be protected and enhanced. In the meantime, the extant SPDs will remain a material planning consideration.
46. The scope of the two SPD is within the scope of Town and Country Planning (Local Plan) (England) Regulations 2012 regulation 5(1)(a)(iii). They will supplement how the Council's Local Plan policies should be implemented, and achievement of the environmental, social and economic objectives for the area.
47. Although the Council has not prepared its own Landscape Character Assessment, there is sufficiently up to date evidence of landscape character within the NCA and the East of England Landscape Typology, alongside the additional guidance provided in the extant SPDs.

SC4A.iii.

Is the text of Policy NH/4 sufficiently strong? Should the word "clearly" be replaced by "demonstrably and significantly"?

48. The wording of paragraph 6 of Policy NH/4 is consistent with paragraph 118, (bullet point 5), of the Framework. The Council considers that the use of 'clearly' is appropriate in this instance.
49. Whilst the primary objective of Policy NH/4 is to conserve or enhance biodiversity (paragraph 1), it recognises that it is not appropriate or practicable to refuse development in all cases where biodiversity will be impacted. There may, for example, be occasions where there will be loss or fragmentation of biodiversity but the development proposal includes the creation of new green corridors to reconnect habitats and assist species' movement and dispersal in the wider landscape (as explained in paragraph 6.16 of the Local Plan); in such instances some loss may be tolerated for the greater enhancement of biodiversity. In accordance with the Framework, paragraph 6 requires that development be refused where it would result in the loss, deterioration or fragmentation of irreplaceable habitats unless the need for and benefits of the development clearly outweigh the loss.
50. An objection from Cambridge Past Present and Future seeks to replace the word "clearly" with "demonstrably and significantly" to be consistent with the wording in

²⁹ District Design Guide Supplementary Planning Document (RD/SPD/080)

paragraph 1 of Policy NH/5. However, as outlined above, the use of “clearly” in Policy NH/4 is entirely consistent with the NPPF at paragraph 118 (5th bullet)³⁰.

51. Policy NH/5 in the Proposed Submission Local Plan seeks to protect sites of biodiversity or geological importance in the same manner. As originally drafted (in July 2013) the policy permits development that would harm sites only where the development “demonstrably and significantly” outweighed any adverse impact. However, the Council recognised that this wording was not consistent with paragraph 118 of the Framework, including bullet point 2 which refers to designated sites such as Sites of Special Scientific Interest. As a result, the Council proposed a modification to Policy NH/5 alongside the submitted Local Plan to ensure that the policy would also be in conformity with the Framework, as follows:

Amend paragraph 1 of Policy NH/5 to read:

‘1. ...Exceptions will only be made where the benefits of the development **clearly** ~~demonstrably and significantly~~ outweigh any adverse impact.’³¹

52. With the above modification to Policy NH/5, both policies use the word “clearly” and are consistent with each other and the Framework.

SC4A.iv.

As above should the wording of Policy NH/7 also be strengthened?

53. The wording of Policy NH/7 is consistent with paragraph 118, (bullet point 5) of the NPPF. The Council considers that the use of ‘clearly’ is appropriate in this instance and is in keeping with the Council’s approach to Policy NH/4: biodiversity.
54. The primary objective of Policy NH/7 is to protect and retain ancient woodland and veteran trees wherever possible, but each case will be treated on its individual merits and a judgement made to the nature of the development and resultant loss of ancient woodland, together with any other associated issues, such as potential loss of ecology.
55. Paragraph 1 of Policy NH/7 states that planning permission will be refused if it would result in detriment to ancient woodland or veteran trees, unless the need for or benefit from development would clearly outweigh the loss.

SC4A.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?

56. Yes, the Council intends to review the extant Biodiversity SPD once the Local Plan is adopted.

³⁰ Page 28, National Planning Policy Framework (NPPF) (RD/NP/010)

³¹ Modification MC6/05, Schedule of Proposed Minor Changes following Proposed Submission Consultation (March 2014) (RD/Sub/SC/040)

57. The Biodiversity SPD³² (adopted in 2009) supplements adopted Local Development Framework Policies NE/6: Biodiversity and NE/7: Sites of Biodiversity or Geological Importance.³³ This will need to be reviewed once the Local Plan is adopted. In the meantime, the extant SPD remains a material planning consideration.
58. There is currently no programmed timetable for the review of the Biodiversity SPD. The timing will be dependent upon a number of factors, including the Council's priorities once the Local Plan is adopted and availability of resources.
59. The Council no longer intends to provide a list of veteran trees within the updated Biodiversity SPD. Unlike Ancient Woodland, for which Natural England hold an Ancient Woodland Inventory,³⁴ there is no easy means of establishing which trees are veteran, as the majority are situated on private land.
60. However, where there are trees on a development site, the Council requires a tree survey to accompany planning applications (for full and outline applications).³⁵ The tree survey establishes whether there are any veteran trees within the site and whether there is a need to comply with Policy NH/7.
61. To reflect this change of position regarding veteran trees, the Council proposes a modification to paragraph 6.33 to remove reference to a list of veteran trees and add the following guidance:

Amend paragraph 6.33 to read:

~~'Ancient woodlands and veteran trees represent an important constituent of green corridors across the district since they have a high inherent biodiversity value. A list of known veteran trees will be compiled by the Council working with the Environmental Records Centre. The list will not exclude the inclusion of new trees identified during the Local Plan's lifetime. The list will be included in the Biodiversity SPD.~~ **Where there are trees within the application site, or on land adjacent to it that could influence or be affected by the development, information will be required on which trees are to be lost / retained, including whether there are any ancient or veteran trees. It is best practice to undertake a tree survey in accordance with BS 5837 'Trees in relation to construction – Recommendations' to determine the significance and amenity value of trees on and near the site.'**

³² Biodiversity Supplementary Planning Document (RD/SPD/020)

³³ South Cambridgeshire District Council Development Control Policies Development Plan Document (RD/AD/110)

³⁴ http://www.gis.naturalengland.org.uk/pubs/gis/tech_aw.htm

³⁵ South Cambridgeshire District Council 'Local List' of Requirements (RD/SPD/280)

SC4A.vi.

Should the protection and enhancement of the River Cam corridor be the subject of a separate policy?

62. The Council does not consider it necessary to include a separate policy to ensure the protection and enhancement of the River Cam.
63. The Council considered whether to include a specific policy on the River Cam during the early preparation of the Local Plan.³⁶ The Sustainability Appraisal Audit Trail records the response received and the Council's Preferred Approach and Reasons.³⁷ The Council concluded that whilst there was a good deal of support for a policy, the issues raised in representations that could be addressed by such a policy (such as prevention of flooding, or for biodiversity or leisure activities) were already adequately addressed in other policies within the Local Plan, including policies HQ/1, CC/9, NH/4 and NH/6..
64. Furthermore, it would not be appropriate to include a policy in the Local Plan addressing just one river when there are several which flow through South Cambridgeshire. The issues facing the River Cam (and other rivers) in rural South Cambridgeshire relate primarily to biodiversity, recreation and leisure and flooding, rather than addressing the impact from development. This is a different context to Cambridge for example where it is recognised that the Cambridge Local Plan includes a Policy 7: The River Cam to address the multiple issues affecting the river as it passes through the centre of Cambridge.
65. Policy NH/6: Green Infrastructure seeks to deliver the Cambridgeshire Green Infrastructure Strategy. During the preparation of the Cambridgeshire Green Infrastructure Strategy, it was recognised that the preparation of a strategy for the River Cam Corridor could support the protection and enhancement of the river corridor and its tributaries. Cambridge Past Present and Future are working with a number of partners (including relevant local authorities along the river corridor) to bring forward a strategy. The Local Plan can assist with the delivery of some of these through existing policies, including Policy NH/6 as well as other policies relating to design principles, flooding, biodiversity, recreation and leisure. The strategy would also be a material planning consideration in the determination of planning applications.
66. The Council recognises the importance of the River Cam Strategy and, as stated in paragraph 17 of this statement, the Council proposed a modification to the supporting text to Policy NH/6, at paragraph 6.31, to include reference to the River Cam Corridor Strategy.

³⁶ Question 41 in the South Cambridgeshire District Council Issues and Options Report (RD/LP/030) asked: "Should a policy be developed for the consideration of development proposals affecting waterways, that seeks to maintain their crucial importance for drainage, whilst supporting their use as a recreation and biodiversity resource?"

³⁷ Page A414, Annex A: Audit Trail, Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060)

SC4B

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

67. The following policies in Chapter 6 of the Local Plan are directly related to Green Belt:

- Policy NH/8: Mitigating the Impact of Development In and Adjoining the Green Belt;
- Policy NH/9: Redevelopment of Previously Developed Sites and Infilling in the Green Belt;
- Policy NH/10: Recreation in the Green Belt.

68. Other policies in Chapter 6 may also be applied to development proposals on Green Belt land, but also relate to development outside the Green Belt. The Council has reassessed the relevant policies in Chapter 6 in light of the Inspectors' questions and has made modifications to address the questions and ensure consistency with national policy. Revisions to the three policies listed and addressed in subsequent questions and are included in Appendix 2. A revision is also proposed to Policy S/4 in Local Plan Chapter 2 to incorporate a direct reference to development within the Green Belt only being approved if it accords with the Green Belt policy in the NPPF.

Add to the end of Policy S/4:

'New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework.'

69. Section 9 of the Framework attaches great importance to Green Belts and their overarching aim is to prevent urban sprawl by keeping land permanently open; the essential characteristic is their openness and permanence.³⁸ The Framework outlines five purposes of the Green Belt³⁹ which form the basis for their protection. However, not all development within the Green Belt is 'inappropriate'⁴⁰ if it can protect the purposes of the Green Belt.

70. The Cambridge Green Belt is defined in Policy S/4 (within Chapter 2 of the Local Plan) and supporting text explains the history surrounding its designation and subsequent reviews that have taken place through the plan making process. The Cambridge Green Belt is limited in extent, extending only 3 to 5 miles from the edge of the City including the rural hinterland and surrounding necklace villages. There are locally established purposes of the Cambridge Green Belt⁴¹ identified through previous plans, which are in addition to the national purposes identified in the NPPF. These seek to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre, maintain and enhance the quality of its setting and prevent communities from merging into one another and the city. A number of factors

³⁸ Paragraph 79, National Planning Policy Framework (RD/NP/010)

³⁹ Paragraph 80, National Planning Policy Framework (RD/NP/010)

⁴⁰ Paragraphs 89 & 90, National Planning Policy Framework (RD/NP/010)

⁴¹ Paragraph 2.29, Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010)

define the special character of Cambridge and its setting; these are outlined in paragraph 2.30 of the plan.

71. Paragraphs 89 and 90 of the NPPF define development that is ‘not inappropriate’ within the Green Belt. Where development is deemed ‘not inappropriate’, in accordance with the NPPF, policies in Chapter 6 seek to mitigate the impacts of development (Policy NH/8), control the redevelopment of previously developed sites and infilling (Policy NH/9), and facilities for recreation (Policy NH/10). The NPPF at paragraph 81 requires that once included in the Green Belt, local planning authorities should plan positively to, amongst other things, retain and enhance landscapes, visual amenity and biodiversity. Other policies in Chapter 6 which do not specifically address development in the Green Belt, for example around landscape character (NH/2), protecting agricultural land (NH/3), biodiversity (NH/4 and NH/5) etc., will help ensure that development that may be permitted in the Green Belt protects the setting of the City. In addition, Policy NH/6: Green Infrastructure encourages the development of a network multi-functional network of public green spaces and routes, landscapes, biodiversity and heritage; Figure 9 in Chapter 6 shows a significant part of the Green Infrastructure Strategy relates to land within the Cambridge Green Belt. Each of these policies takes into account the national and local purposes of the Green Belt and the local factors which define the special character of Cambridge and its setting, and are consistent with Section 9 of the NPPF.

SC4B.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?

72. As explained in **paragraph 68** the Council has reassessed the policies in Chapter 6 and proposes modifications to Policy NH/8: Mitigating the Impact of Development In and Adjoining the Green Belt and paragraph 6.35 of the supporting text to Policy NH/8 to remove the use of the word ‘appropriate’ reflecting that this is not the terminology used in the NPPF. Policy NH/8 needs to be read in conjunction with modification Policy S/4 and the NPPF. These modifications ensure compliance with Section 9 of the Framework. The modification to paragraph 6.35 replaces an earlier modification (MC/6/11⁴²). The proposed modifications are set out below and included in Appendix 2:

Amend paragraph 1 of Policy NH/8 to read:

‘1. Any development ~~considered appropriate~~ **proposals** within the Green Belt, or proposals outside but in the vicinity of the Green Belt, must be located and designed so that it ~~does~~ **they do** not have an adverse effect on the rural character and openness of the Green Belt.’

Amend paragraph 6.35 to read:

⁴² Schedule of Proposed Minor Changes following Proposed Submission Consultation (March 2014) (RD/Sub/SC/040).

'Green Belt is a key designation in the district, designed to protect the setting and special character of Cambridge. ~~Even where exceptional circumstances warrant changes to the Green Belt or a~~ **Inappropriate development is by definition harmful to the Green Belt and will not be approved except in very special circumstances and in accordance with the approach set out in the NPPF.** ~~All development proposals is including those~~ considered an appropriate form of development in the Green Belt, it will need to be designed and landscaped to ensure it ~~does~~ **they do** not have an adverse impact on wider rural character and openness.'

SC4B.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?

73. The Council considers that Policy NH/8 (including with the proposed modifications above) is not more restrictive than the Framework.
74. Although Policy NH/8 is concerned with development that occurs within and beyond the Green Belt boundaries, it is concerned with development being located and designed to not have an adverse impact on the rural character and openness of the Green Belt.
75. A similar approach is taken in Cambridge Local Plan Policy 8: Setting of the City, which is concerned with ensuring that development responds to, and conserves and enhances the landscape setting and character of Cambridge. The supporting text at paragraph 2.73 refers to a number of studies which have considered the setting of the city and features critical to this setting, which have highlighted the interface between the urban edge and countryside is an important and valued landscape feature of the city.⁴³
76. The Cambridge Green Belt is very limited in extent (only extending 3-5 miles) has three locally established purposes, which seek to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre, maintain and enhance the quality of its setting and prevent communities from merging into one another and the city. There are a significant number of villages inset within and on the outer edge of the Green Belt to which this policy also applies. To avoid harm to the Cambridge Green Belt purposes, it is therefore important that development is well designed and landscaped. This approach also consistent with the principles of achieving high quality design, a core policy in the NPPF.

SC4B.iii.

Is the wording of Policy NH/9 consistent with the 3rd bullet point of Policy 89 of the Framework?

77. The Council agrees Policy NH/9 is not entirely consistent with the 3rd bullet point of Policy 89 of the NPPF and proposes to modify the policy.

⁴³ Cambridge Local Plan 2014 - Proposed Submission (RD/Sub/C/010)

78. The NPPF seeks to prevent redevelopment which would result in a proposal that is disproportionate to the original that it is replacing. Policy NH/9 sought to provide clarity to developers by outlining the measures the Council will use to assess the appropriateness of a development; interpreting what “disproportionate additions over and above the size of the original building”⁴⁴ means for the Cambridge Green Belt.
79. There are considerable pressures on the Cambridge Green Belt for redevelopment of sites formerly identified as Major Developed Sites Within the Green Belt.⁴⁵ Policy NH/9 carried forward some of the approach from adopted Policy GB/4 and it is not entirely consistent with the NPPF at paragraph 89. The Council proposes to amend the policy and the supporting text.
80. The Council proposes to replace Policy NH/9 with wording consistent with NPPF paragraph 89 and part of paragraph 90. The new part ‘1a’ reflects paragraph 90 fourth bullet, providing a context for the re-use of buildings, with additional cross referencing to policies elsewhere in the plan which specifically address the re-use of buildings in the countryside. Parts ‘1b’ and ‘1c’ reflect NPPF paragraph 89 third and fourth bullet.
81. Paragraph ‘1d’ and ‘1e’ reflect NPPF paragraph 89 final bullet. The amended Policy NH/9 part ‘1d’ provides additional clarification regarding what is considered to be infilling development. It also requires consideration of cumulative impact, which is relevant to the impact on openness. These points were included in the submitted policy.
82. There are no villages within the Cambridge Green Belt, each is an ‘island’ within the Green Belt with its own defined development framework boundary.⁴⁶ Therefore the fifth bullet in NPPF paragraph 89 is not relevant; in South Cambridgeshire the scale of infill development permitted in villages is determined through Policies S/8: Rural Centres to S/11: Infill villages, which address the scope for development within the defined extent of villages. Policy H/10: Rural Exception Site Affordable Housing addresses exception sites for affordable housing and criterion c of that policy relates to sites within the Green Belt.
83. The proposed modifications to Policy NH/9 and paragraph 6.36 are as shown below, and set out in Appendix 2. This modification supersedes those the Council submitted alongside the Submission Local Plan in March 2014 (reference numbers MC/6/12 and MC/6/13).⁴⁷:

Replace Policy NH/9 with:

⁴⁴ 3rd bullet point of paragraph 89, National Planning Policy Framework (NPPF) (RD/NP/010)

⁴⁵ Policy GB/4, page 23, South Cambridgeshire District Council Development Control Policies Development Plan Document (RD/AD/110)

⁴⁶ Policy S/7: Development Frameworks, Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010)

⁴⁷ Schedule of Proposed Minor Changes following Proposed Submission Consultation (March 2014) (RD/Sub/SC/040).

1. Redevelopment of Previously Developed Sites and Infilling in the Green Belt will be inappropriate development except for:

- a. The re-use of buildings provided that the buildings are of permanent and substantial construction, are consistent Policies E/17 and H/16, provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt;**
- b. The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;**
- c. The replacement of a building, provided the new building is in the same use, and not materially larger than the one it replaces;**
- d. Limited infilling, where infilling is defined as the filling of small gaps between existing built development (excluding temporary buildings). Such infilling should have no greater impact upon the openness of the Green Belt and the purpose of including land within it than the existing development. The cumulative impact of infilling proposals will be taken into account.**
- e. The partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.**

Amend the supporting text at paragraph 6.36 to read:

6.36 There are existing developments within the Cambridge Green Belt, ranging from large institutions, to smaller groups of scattered development and individual buildings. The NPPF **paragraph 89** now enables limited infilling or **the partial or** complete redevelopment of previously developed sites in the Green Belt **in a number of specific circumstances**. Planning applications will be assessed to ensure that such infilling or redevelopment does not cause harm to the rural character and openness of the Green Belt **There are no villages within the Cambridge Green Belt, each is an 'island' inset within the Green Belt with its own defined development framework boundary.**

SC4B.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?

84. It is not necessary to be more specific about which purposes of the Green Belt would be prejudiced by cumulative sports and recreation facilities.
85. The NPPF at paragraph 89⁴⁸ provides guidance where facilities for outdoor sport and outdoor recreation in the Green Belt would not be inappropriate development. The cumulative impacts of such development can harm both the openness and purposes of the Green Belt and where this is the case would not meet the NPPF test for development that is not inappropriate in the Green Belt.
86. In addition to the national purposes of the Green Belt set out at paragraph 80 of the NPPF⁴⁹, at a local level three purposes have been defined for the Cambridge Green Belt, as follows:
- Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre
 - Maintain and enhance the quality of its setting
 - Prevent communities in the environs of Cambridge from merging into one another and with the city.⁵⁰
87. These Cambridge-specific purposes were developed to address the particular needs of Cambridge and were first set out in the 2003 Cambridgeshire and Peterborough Structure Plan⁵¹. Paragraph 2.30 also outlines a number of factors that define the special character of Cambridge and its setting, these include: a distinctive urban edge; the distribution, physical separation, setting, scale and character of Green Belt villages; and a landscape that retains a strong rural character.⁵² The Cambridge Green Belt is under increasing pressure from development, which reinforces the need for adequate national and local protection.
88. In addition, the Green Belt provides important countryside separation between Cambridge and the surrounding necklace villages, preventing their merger. The Cambridge Green Belt is relatively small in extent, extending around 3 to 5 miles, and further encroachment into the Green Belt could perceptibly reduce the separation.

⁴⁸ National Planning Policy Framework (RD/NP/010)

⁴⁹ National Planning Policy Framework (RD/NP/010)

⁵⁰ Paragraph 2.29, page 24, Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010)

⁵¹ Policy P9/2a – Green Belt, page 106, Cambridgeshire and Peterborough Structure Plan 2003 (RD/AD/010)

⁵² Paragraph 2.30, page 24, Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010)

89. This reinforces the local importance of protecting the rural character and setting for Cambridge and the necklace villages, and maintaining their physical and perceptible separation with the Cambridge Green Belt, which supplement the national purposes in the NPPF.
90. The specific purposes of the Cambridge Green Belt, both nationally and locally, which will be applicable to recreational development will depend upon the nature and scale of the development and where within the Green Belt it is located. Due to pressures the Cambridge Green Belt, cumulative impact is also a very important consideration.
91. Whilst Cambridgeshire County Council supports the intention of the policy, it has raised a concern in that historically it has sought provision of school playing fields outside development frameworks, including in the Green Belt, as a means of supporting overall development viability. It is therefore concerned about its future ability to provide school playing pitches within the Green Belt, where needed. Each proposal would be required to be considered on its merits, including taking cumulative impacts into account.
92. Other representors suggest amendments to the policy. In reviewing issues in preparation of this statement the Council consider that it would be appropriate to amend Policy NH/10 for consistency with the NPPF and in particular paragraph 89.
93. The Council proposes modifications to the policy and supporting text as follows and included in Appendix 2:

Replace Policy NH/10 with:

Policy NH/10: Facilities for Recreation in the Green Belt

- 1. Proposals for new buildings to provide appropriate facilities for outdoor sport and recreation will be supported where it will not harm openness of the Green Belt and the purposes of including land within it.**
- 2. The Council will not permit additional buildings for outdoor sport, and/or outdoor recreation in accordance with paragraph 1 of this policy where it considers that the cumulative impact of these would conflict with the purposes of including land within the Green Belt.'**

Amend the supporting text at paragraph 6.38 to read:

'6.38 The NPPF guidance on Green Belt allows for the provision of **new buildings to provide** appropriate facilities for outdoor sport and recreation that **preserve the openness of the Green Belt and do** ~~does~~ not conflict with Green Belt purposes. With the growth proposed in the extensions around the City in the Cambridge Green Belt it is likely that land will become more intensively used, which could result in ~~uses such as playing fields~~ **pressure for sport and recreational facilities** being relocated to, or specifically developed on, Green Belt land. It is important this is done in a way which protects the overall open

character of the Green Belt and the Green Belt purposes rather than creating a character more associated with the urban environment.’

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?

94. The Council considers that the sites, areas and locations designated by Policies NH11, NH/12 and NH/13 do meet the objectives/criteria relevant to the respective designations.
95. The Council in preparing its Local Plan⁵³ has included policies to protect the character of villages, by identifying areas that warrant additional protection from that provided by the general policies of the plan. Each of the policies NH/11, NH/12 and NH/13 each performs /provides a slightly different function in this protection.
96. Development plans for the district have consistently sought to identify areas within villages that warrant particular protection. Important Countryside Frontages and Protected Frontages were identified in the 1993 Local Plan. Protected Village Amenity Areas were introduced in the 2004 Local Plan, replacing the important frontages designation with a policy that added areas of land rather than just frontages to be protected from development. The Important Countryside Frontage and Protected Village Amenity Areas were continued in the Local Development Framework. The sites identified by these policies are well known areas within the villages in the district, and are valued by their local communities for the important role they play in protecting the special character of each village in South Cambridgeshire.
97. The Council asked a number of questions during the Local Plan Issues and Options consultation in 2012⁵⁴ as to whether these policies in the adopted development plan should be carried forward into the emerging Local Plan. There was support for both policies during this consultation and some additional sites were put forward for consideration as well as some suggestions for sites to be removed. In addition a question was asked as to whether a new policy should be included in the Local Plan for 'Local Green Space' (LGS) – a new designation introduced in the National Planning Policy Framework⁵⁵ in 2012. A question was asked for suggestions for any open space to be identified within the Local Plan as LGS (Question 38 page 112). There was support for this new policy and new sites were put forward for testing.
98. The development of these policies is set out in the audit trail for Chapter 6 Protecting and Enhancing the Natural and Historic Environment in the Draft Final Sustainability Appraisal Annex A.⁵⁶ (PVAA & LGS Pages A438 - A483; ICF Pages A484 – A490). The new sites designated through these policies were assessed during plan making using the specific objective and criteria for each policy. These are set out below:

⁵³ RD/Sub/SC/010 - Proposed Submission South Cambridgeshire Local Plan

⁵⁴ RD/LP/030 Issues and Options Report July 2012 – Issues 37-39 Questions 37 -39 page 110-113

⁵⁵ RD/NP/010 - National Planning Policy Framework

⁵⁶ RD/Sub/SC/060 - Draft Final Sustainability Appraisal Report and HRA Screening Report

Policy NH/13: Important Countryside Frontages

99. The objective of Policy NH/13 is to protect frontages that enhance the setting, character and appearance of a village by retaining a sense of rural connection within a village. In South Cambridgeshire there are many villages where land with a strong countryside character penetrates into the village or separates two parts of the built up area. The frontage where this interface occurs has been identified to show that the frontage and the open countryside beyond should be kept open and free from development. The majority of these frontages were carried forward from the existing development plan as limited comments or objections were made to them through the consultation process. Any new frontages or objections to existing frontages were assessed to ensure whether they met the objective of the policy.

Policy NH/11: Protected Village Amenity Areas

100. The objective of Policy NH/11 is to identify land where development will not be permitted if it would have an adverse impact of the character, amenity, tranquillity or function of the village. As a result of the increasing pressure for development within villages it has been recognised that some open land needs to be protected to retain the character of these villages otherwise the blend of buildings and open space will be lost as a result of all the open spaces being developed. This pattern of areas of special character, openness, varying density adds significantly to the character of South Cambridgeshire villages, and warrants protection through the Local Plan.
101. Some of the PVAAs have important functions for the village such as allotments, recreation grounds and playing fields whilst others have an important amenity role. The majority of the sites designated with this policy were carried forward from the existing development plan, as it was considered appropriate that protection of these important areas should continue. No new PVAA sites were proposed for inclusion in the emerging Local Plan. Some previous PVAAs are proposed to be designated instead as LGS.

Policy NH/12: Local Green Space

102. LGS is a new designation introduced by the National Planning Policy Framework, which enables the identification of green areas of particular importance to local communities which once designated can prevent inappropriate new development. The NPPF⁵⁷ paragraph 77 sets out the criteria when this designation should be used. The criteria are as follows:
- The green area must be demonstrably special to the local community;
 - The green space must hold a particular local significance for example because of its beauty, historic significance, recreational value, tranquillity or richness of wildlife;
 - The green space must be in reasonably close proximity to the community it serves;
 - The green area must be local in character and not be an extensive tract of land

⁵⁷ RD/NP/010 [National Planning Policy Framework](#)

- The designation of the green space must be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.
103. The Council used these criteria to assess the sites put forward by local communities during the consultations in 2012 and 2013, to fully consider whether they warranted designation in the Local Plan.
104. The Council clearly documented its assessment process, establishing how the criteria would be applied, and providing a clear assessment of each site against those criteria. This can be found in Appendix 5 of Annex A of the Draft Final Sustainability Appraisal⁵⁸ (page A1390 – A1523).
105. In the same month as the Local Plan was being submitted for examination the Government published the National Planning Practice Guidance⁵⁹ (NPPG) which included more advice on LGS. The Council is aware that it must take into account national guidance and therefore considered in detail the changes resulting from the publication of the NPPG.
106. The NPPG in the section relating to LGS states that landowners should be contacted at an early stage about proposals to designate any part of their land⁶⁰. The Council decided to ask the Inspector appointed to examine the draft Local Plan for her view on the appropriateness of providing an additional opportunity for landowners to make comments on proposed LGS which was on their land.
107. The Local Plan inspector endorsed this consultation and emphasised to the Council that the NPPG was considered to be an exceptional circumstance that justified this targeted consultation. She advised that it was only landowners of proposed LGS who should be able to submit late representations and that the Council should not widen the remit to allow other respondents any further opportunity to make late representations on other aspects of the plan. The Council submitted a document providing details about this targeted consultation, the representations received and the Council's responses including a number of modifications to LGS⁶¹
108. When assessing potential sites the Council sought to avoid duplication of the protection provided by other policies. This is consistent with guidance provided by the National Planning Practice Guidance.⁶² Since LGS has a similar level of protection as Green Belt any sites that were proposed within existing Green Belt were not identified as LGS. Also all sites currently protected as Sites of Biodiversity or Geological Importance which include County Wildlife sites, Local Nature Reserves; Site of

⁵⁸ RD/Sub/SC/060Draft Final Sustainability Appraisal Report and HRA Screening Report

⁵⁹ RD/NP/020 – NPPG – Section on Local Green Space designation - ID: 37

⁶⁰ RD/NP/020 – NPPG Land in public ownership? Paragraph 018 (Reference ID: 37-018-20140306)

Revision date: 06 03 2014

⁶¹ RD/NE/240- South Cambridgeshire Local Plan – Targeted Consultation with Landowners of Local Green Space

⁶² RD/NP/020 – NPPG: Land already protected - Paragraph: 011 Reference ID: 37-011-20140306

Special Scientific Interest; Scheduled Monuments and Historic Parks and Gardens have not been proposed as LGS as this would give them duplicate the protection.

109. A number of representors have argued that sites within a Conservation Area or part of the setting of a Listed Building should not be designated as a LGS, as LGS would duplicate these designations. Unlike those addressed above, the Council does not consider that these designations warrant sites being ruled out as potential LGS. These two designations have different objectives/ functions in protecting a village and its setting. Considering impact on a conservation area, or setting of a listed building may address heritage issues, but it would not address all the benefits to the village provided by a site. Similarly the fact that trees on a potential LGS are protected by a TPO does not protect the overall special quality of a site.
110. A number of representors also consider that LGS should not be designated outside development frameworks, as this already provides protection from development. The Council considers that it is appropriate to consider LGS outside development frameworks if the NPPF criteria for designation are met. Being outside the development frameworks does not prevent all forms of development. It does not offer the same level of protection as Green Belt. Also, the Council considers that in the right circumstances agricultural land is capable of meeting the LGS objectives.
111. Some representors have stated that if a LGS is within a flood zone that this is a factor that would make it unsuitable as a LGS as it is already protected from development. However the Council considers that being within a flood zone is a different type of designation which would not exclude a proposed LGS.
112. There are some representors who consider that sites serving a recreation or allotments function are already protected by Policy SC/9. However, sites in these uses can still meet the LGS criteria. Policy SC/9 provides circumstances where in some cases a loss to development would be acceptable. This therefore does not provide the same level of protection or protect the same qualities of the land.
113. The Submission Local Plan⁶³ includes policies for both PVAAAs and LGS. The Council recognises that these two policies have similar objectives. During the consultations where objections were received to existing PVAA sites the Council reviewed whether the site still met the objective as a PVAA and also considered whether the site would meet the tests for being designated as LGS. If it did meet the later test it was proposed as LGS in the Plan. The Council considers that other PVAAAs could be suitable candidates for LGS but it would have been necessary to re-assess all the existing PVAAAs to test them for suitability as LGS and this would have been a challenge within the existing timetable of the plan.
114. Since the Local Plan was drafted the Council is aware that neighbourhood planning has evolved across the country and interest is growing locally with twelve neighbourhood areas now designated. This is seen as an important way of local communities engaging in considering what areas within their parish should be

⁶³ RD/Sub/SC/010 - Proposed Submission South Cambridgeshire Local Plan

protected from development. A review of existing PVAAAs and proposed LGS could be part of a community's neighbourhood plan making.

115. Within the Local Plan there is now a mix of PVAA and LGS designations – some proposed LGS overlaying existing PVAA sites which are included in the adopted LDF. If the inspector as part of the examination were to take an overarching view on LGS and the approach taken within the plan, the Council would be concerned that the protection of the amenity provided by these sites should be considered, and that the proposed change to the Policies Map from PVAA to LGS would be dropped.
116. The Council has to balance a range of objectives when preparing the Local Plan. This includes consideration of how identified development needs can be met, and providing appropriate protection to the character and environment of the district.
117. The Council has thoroughly considered site options, and identified in the Plan a development strategy and site allocations that will be required to meet its objectively assessed development needs until 2031 and beyond. The land covered by the policies for PVAAAs, LGS and ICF has been designated to ensure that the character of the district so valued by those that live, work and study here is retained into the future alongside the planned growth for South Cambridgeshire. These areas are not needed to meet the development needs of the district. They do not compromise the ability of the Council to deliver sustainable development. On the contrary, protection of sites which are important social and environmental assets contributes to a sustainable development strategy.

SC4C.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)

118. The Council has taken this opportunity to review the wording of Policy NH/12 and the relevant sections in the National Planning Policy Framework. Paragraph 78 of the NPPF⁶⁴ states that, 'Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts'. The NPPF⁶⁵ in paragraph 87 states that the policy for Green Belt is that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
119. It is therefore proposed to amend the wording of Policy NH/12 to more accurately reflect the wording of the NPPF. The policy wording for LGS in the Submission Local Plan⁶⁶ is to be amended as follows:

⁶⁴ RD/NP/010 [National Planning Policy Framework](#)

⁶⁵ RD/NP/010 [National Planning Policy Framework](#)

⁶⁶ RD/Sub/SC/010 - Proposed Submission South Cambridgeshire Local Plan

Amend Policy NH/12 to read:

Local Green Space identified on the Policies Map will be protected from development that would adversely impact on the character and particular local significance placed on such green areas which make them valued by their local community. **Inappropriate** development, **as defined in the National Planning Policy Framework**, would not be approved except in very special ~~Only in~~ ~~exceptional~~ circumstances and in discussion with the local community ~~would~~ ~~development be permitted.~~

SC4C.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?

120. The Council considers that Policies NH/11 and NH/12 are flexible enough to enable schools to develop existing playing fields with the re-provision of open space as an integral part of the overall development where this can be done without overall harm to the role played by the area.
121. Policy NH11: Protected Village Amenity Area is intended to protect from development that would cause harm areas within villages that need to be safeguarded as they have an important role to play in retaining the character of the village. Such areas are not necessarily open spaces that can simply be relocated to other parts of the village or repositioned in a schools redevelopment scheme as they have been included as a PVAA to protect land that performs a role in keeping the overall character of a particular part of a village. The Council will consider each case on its merits in terms of whether by allowing development on an existing field that is identified as a PVAA (together with any replacement proposed) there is no adverse impact on the character, amenity, tranquillity or function of the village of the proposal.
122. The sites proposed for designation through Policy NH/12 as LGS do not include any school playing fields and therefore the future development at schools would not be affected by this policy.
123. The Council considers that the PVAA policy provide sufficient flexibility to enable a school to have opportunities to develop on site unless this development is adversely impacting the character, amenity or function of the village. Sites proposed as LGS are not located within school sites.

SC4C.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?

124. This site is designated as a PVAA to protect the special character of this entrance to the village and setting of the listed buildings that are located within this area. The Council considers that the PVAA designation remains appropriate.

125. Whilst recognising that the site is within the conservation area, this would not fully protect the qualities of the PVAA and its contribution to village amenity from development. A Conservation Area does not provide the same type of protection from development as does the PVAA policy.

SC4C.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?

126. This area of land is part of a larger existing PVAA that extends over meadowland within Little Abington in the Adopted LDF. This wider meadowland has been recognised for a number of years as an important green area worthy of protection within Little Abington.
127. At the Proposed Submission⁶⁷ stage the existing PVAA including the farm buildings was included along with the adjacent meadow land in a larger designation as a LGS to be protected under Policy NH/12.
128. At that stage, following representations from the Parish, the Council worked with the Parish Council as they considered whether additional housing should be identified, using the local plan to bring forward neighbourhood proposals.
129. The brownfield land to the west of the meadows including the vacant farm buildings on Church Lane was considered as a potential site for housing.
130. Following local consultation the site was subsequently included within the Parish Councils' proposals for future housing to meet the needs of the village.
131. Little Abington Parish Council has submitted further evidence to support the site of the old farmyard being identified for development and removed from the larger LGS designation which includes the meadowland. (See Appendix 4)
132. The remainder of the existing PVAA was supported for inclusion in the Local Plan as LGS by Little Abington Parish Council.
133. The Council has proposed a modification which was submitted to the inspectors in March 2014 alongside the submitted Local Plan:

Modification to the Policies Map:

To amend the boundary of the LGS so that the site of Bancroft Farm is deleted from the larger LGS site.⁶⁸ (See Appendix 2)

⁶⁷ RD/Sub/SC/010 - Proposed Submission South Cambridgeshire Local Plan

⁶⁸ RD/Sub/SC/030 - [South Cambridgeshire Schedule of Proposed Major Modifications](#) – page 5 Map MM/PM/01

SC4C.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?

134. The Council considers that this frontage does meet the criteria for Policy NH/13, and warrants continued identification in the plan. The ICF follows the High Street and London Road protecting the views from the village to the west across open countryside. The frontage allows a strong countryside character to penetrate or sweep into the built-up area providing a significant connection between the street scene and the surrounding rural area, thus fully meeting the aims and requirements of the policy.
135. The Council's assessment⁶⁹ of this frontage states: 'The ICF follows the High Street and London Road protecting the views from the village to the west across open countryside. This frontage is important to be kept open and free from development to protect the setting, character and appearance of this part of Fowlmere. The land to the west of the road has a distinctly rural character in contrast to that on the eastern side which is clearly part of the built form of the village. The southern section of the rural land is an arable field and the northern section is treed grassland. These both form part of the wider countryside and not part of the urban form of Fowlmere. Removal of all or part of this protected frontage would result in losing the rural character that is brought into the village by the views across this land. The character of Fowlmere would be adversely impact.'
136. The objector to this frontage in Fowlmere has another representation seeking allocation of land in the vicinity of the frontages for a mixed development including 68 houses (representation 59633). The Council considers that it is important to retain this open frontage as the rural character that is brought into the village by the views across this land would be lost if the ICF was removed and the land developed. This frontage continues to meet the tests for being identified as an important frontage.

SC4C.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 parcel of land be consistent with achieving sustainable development in the area? (NH/12-016)

137. The Council in responding to this question has provided answers to the three issues included within it:
- a. Should the boundary of the Rouses LGS be amended?
 - b. Would this area which is an agricultural field meet the criteria?

⁶⁹ RD/Sub/SC/060Draft Final Sustainability Appraisal Report and HRA Screening Report - Appendix 6 : Evidence for Importance Countryside Frontages - page A1531

c. Would designation be consistent with achieving sustainable development?

138. The Rouses LGS (NH/12-016) was proposed by the Bassingbourn Parish Council as they considered the site is valued by the local community as a green, tranquil area and that it is used for informal recreation. The site forms part of the setting of listed buildings and the conservation area and is part of the historic core of the village. During the Proposed Submission consultation 71 respondents supported the inclusion of the whole site as a LGS. The full assessment of this site is in the note on the Targeted Consultation with Landowners of Local Green Space'.⁷⁰
139. An objection has been received to this LGS from the owners of this land who are Cambridgeshire County Council. The County Council has proposed an amended boundary and was considered in the Targeted Consultation with Landowners of LGS – Appendix D.⁷¹
140. Bassingbourn Parish Council has submitted further detailed evidence to support the designation of this LGS (See Appendix 4). The PC has set out why this LGS meets all the criteria for being a LGS. It is demonstrably special to the local community reflected by the fact that some 70 respondents supported its inclusion in the Local Plan. It has a long history of being used as a meeting place for the local community.

Should the boundary be amended?

141. The suggested amendment to the LGS boundary described in the above question is not that proposed by the objector. The objector's proposal is to exclude the whole of LGS NH/016 – the Rouses LGS and to allow the land currently leased by the County Council to the Parish Council, immediately to the south of the Bassingbourn Recreation Ground to remain in LGS NH/018. The objectors recognise that the village benefits from this leased land as these forms an extension to the current recreation ground. The land which is proposed for exclusion from the LGS is an agricultural field which the objector does not consider meets the criteria for being a LGS.
142. The Council do not consider that the boundary should be amended as the Rouses LGS is valued by the local community as is set out in Bassingbourn PC's statement in Appendix 4. It forms an important green edge to the village bringing countryside up to the built form of Bassingbourn and alongside the two adjoining LGS of the Recreation Ground and Ford Wood is an important part of the village that if developed would have an adverse impact on the setting of both the wood and recreation ground.

Would this area meet the criteria for LGS as it is an agricultural field?

143. Bassingbourn Parish Council submitted the larger site as they considered that it had value as an informal area for recreation and is a green, tranquil area. The Inspector

⁷⁰ RD/NE/240- South Cambridgeshire Local Plan – Targeted Consultation with Landowners of Local Green Space– Appendix D of the Planning Portfolio Holder Report 10 March 2015.

⁷¹ RD/NE/240- South Cambridgeshire Local Plan – Targeted Consultation with Landowners of Local Green Space– Appendix D of the Planning Portfolio Holder Report 10 March 2015.

examining the Local Plan 1993⁷² considered the land at Clear Farm to be wholly open in character and that development of this land would be harmful to the character and appearance of this part of the village.

144. The whole LGS forms an area open in character which is valued by the local community and if developed would alter the character of this edge of Bassingbourn impacting on both the adjacent LGSs to the north and south. The PC considers that the Rouses has a particular local significance due to its tranquillity, its recreational use and its historic setting. It is close to the high street but retains a quiet charm. Footpaths cross the site and are well used by local residents for walks and dog walking. Due to its limited size it has rarely been used for agricultural purposes. It is the site of one of the original manors in the village and is close to a number of listed buildings providing a historic setting.

Would the designation of this land be consistent with achieving sustainable development in the area?

145. The site proposed by the representor for exclusion from the LGS is outside of the village framework in both the adopted LDF and the Submitted Local Plan, and therefore would not be suitable for development other than as a rural exception site for affordable housing.
146. The whole site was included as a site option for housing (Site Option 39) in the Issues and Options consultation in 2012⁷³ where it was considered as a site with limited development potential. The site was rejected as an option for a housing allocation in the Submission Local Plan. As addressed in paragraph 117 above, the designation of LGS in the plan will not prevent the council from delivering a sustainable development strategy which meets identified development needs.
147. The PC in their supporting evidence consider that other sites within the village have come forward for housing development and that the site should remain as LGS. Its designation would not in itself be a barrier to development elsewhere in Bassingbourn. (See Appendix 4)
148. The Council remains of the opinion that the designation of this site should remain in the plan as no new issues have been raised that affect the assessment carried out by the Council nor has it been shown that circumstances have changed.

⁷² RD/AD/160 - South Cambridgeshire Local Plan 1993 Inspector's Report

⁷³ RD/LP/030 South Cambridgeshire District Council Issues and Options Report

SC4C.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)

149. The Council has since the Local Plan⁷⁴ was submitted in March 2014 had the opportunity to reappraise the extent of this LGS. The site was originally proposed by Bourn Parish Council during the Issues and Options 2 consultation in 2013⁷⁵. The owners of this site during the targeted landowner consultation in 2014 expressed their concern at the extent of the LGS designation believing it to be contrary to the guidance in the NPPF⁷⁶. They stated that the land is already protected as it is within the conservation area and in the flood plain. The owners considered that by having this designation on their land it could impact on the future uses they may wish to carry out affecting the economic viability of their farm. They are supportive of the LGS policy but took the opportunity during targeted consultation to submit a revised boundary for the site. If the boundary is not amended they have requested that the whole LGS designation be removed from their land.
150. The main area of special character is the open area adjacent to Bourn Brook which is a well used local route for informal recreation. This smaller area clearly meets the tests used by the Council for LGS designation and reflects the criteria provided by the NPPF. The wider open field objected to by the landowner has less special character. A smaller site would be more acceptable to the landowners who are supportive of the policy but not the scale of the original LGS proposed for their land. The Parish Council is supportive of the amendment. (See Appendix 4)
151. In the report to the South Cambridgeshire Planning Portfolio Holder on 10 March 2015 it was agreed to amend the boundary of the site of the Camping Close, Bourn LGS to include just the area adjacent to Bourn Brook (see Note to the Inspectors on the Targeted Consultation with Landowners of LGS.⁷⁷). This is proposed as a modification to the Policies Map.

Modification to the Policies Map:

Amend the boundary of LGS NH/12-022

⁷⁴ RD/Sub/SC/010 - Proposed Submission South Cambridgeshire Local Plan

⁷⁵ RD/LP/050 - South Cambridgeshire District Council - Issues and Options 2 Report: Part 2 – South Cambridgeshire Further Site Options

⁷⁶ RD/NP/010 National Planning Policy Framework

⁷⁷ RD/NE/240 - South Cambridgeshire Local Plan – Targeted Consultation with Landowners of Local Green Space– Appendix 2 – The Planning Portfolio Holder Report 10 March 2015 – Paragraph 20-22 of the report and Appendix E Map 1

152. The Council has proposed to amend the boundary of the LGS and has met the objectors concerns. This modification was submitted to the inspectors on 5 July 2016 with the note about the targeted consultation with landowners.⁷⁸
153. Bourn Parish Council has submitted further evidence of their support for this site meeting the tests as a LGS but with the amended boundary put forward as a modification following the targeted consultation with landowners of LGS. (See Appendix 4)

SC4C.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?

154. Each of these sites in Cambourne have been assessed individually⁷⁹ to review if they meet the test for designation as LGS. The Council has considered that once assessed unless there are new issues raised during the targeted consultation with landowners of LGS carried out in 2014 that affect the assessments of these sites or where it can be shown that circumstances have changed the Council remains of the opinion that the sites designated should remain in the plan.
155. The master planning of Cambourne as a new settlement included as a fundamental part of its design the inclusion of a network of green spaces which link the three villages that together form Cambourne. These green areas are a combination of land with different characteristics from village greens to allotments, from the bridleway that surrounds Cambourne to play areas and recreation grounds. The NPPG states that new residential areas can include green areas that were planned as part of the development, and where they are demonstrably special and hold particular local significance could be designated as LGS. The Parish Council submitted this green network as being space that it valued by the local community as it is an integral part of the character of this relatively new settlement.⁸⁰

⁷⁸ RD/NE/240 - South Cambridgeshire Local Plan – Targeted Consultation with Landowners of Local Green Space

⁷⁹ RD/Sub/SC/060 - Draft Final Sustainability Appraisal Report and HRA Screening Report – Assessments of LGS A438 – A483.

⁸⁰ RD/NP/020 - NPPG – What about new communities? Paragraph: 012 Reference ID: 37-012-20140306

156. Objections to some of these sites have suggested that it would be more appropriate if some were identified as Protected Village Amenity Areas (NH/12- 025; 028; 029; 030; and 035). The Council has not designated any additional PVAAs in the emerging Local Plan as it is intended that existing PVAAs will be reviewed and tested to see if they meet the criteria for LGS when the Local Plan for the district is next reviewed. PVAA designation will be superseded by the new LGS policy.⁸¹
157. The Council remains of the opinion that the designation of these sites should remain in the plan as no new issues have been raised that affect the assessment carried out by the Council nor has it been shown that circumstances have changed.

SC4C.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)

158. This land forms a green wedge into the centre of the village and is partly within the Green Belt and the rest is currently protected as PVAA. The central green area in Comberton has had a long history of being recognised as land worthy of protection from inappropriate development. It makes a significant contribution to the character of the centre of the village, and is valued by the local community.
159. The Parish Council submitted this wider area, for consideration as a LGS through the Issues and Options Consultation 2 in January 2013. The area was described by the Parish Council as a 'green lung' through the village. The Council assessed the land south of Barton Road as meeting the tests for LGS. The land to the north is within the Green Belt therefore the Council did not designate as LGS avoiding duplicating policy protection of the land.
160. During the targeted consultation with landowners of proposed LGS a number of the owners submitted representations relating to different parts of this wider area.
161. Comberton Parish Council has submitted further evidence to support the designation of this LGS. (See Appendix 4) The PC has re-emphasised that the green space form a green lung through the village in a conservation area and represent a protected village amenity, being adjacent to a historic footpath, with public access on three sides, and as such provides tranquillity and a site for wildlife.
162. The Council in responding to this question has provided answers to the two issues included within it:
- a. Should the garden of 36 Barton Road be excluded?

⁸¹ RD/Sub/SC/060 - Draft Final Sustainability Appraisal Report and HRA Screening Report – Annex A Appendix 5.

- b. Should all the PVAA excluding the brownfield land be designated?

Excluding the garden of 36 Barton Road?

163. Land does not have to be publicly accessible or indeed in public ownership for it to be valued by the local community⁸². The PC when it submitted the larger site for consideration as a LGS identified this garden area within its boundary as it forms a part of this 'green lung'. The PC has provided further evidence to support the designation of this LGS and state that the land referred to as garden at no 36 should be retained as LGS as a larger area has greater benefit to the community and the dwelling at no 36 would retain a garden and curtilage. (Appendix 4) The Council remains therefore of the opinion that the designation of this site should remain in this LGS.

Designate all the current PVAA excluding the brownfield land?

164. During the targeted consultation with landowners of proposed LGS one respondent questioned why only part of the existing PVAA in Comberton had been included as a LGS (Representation 64952). In their representation they considered that the wider area should be protected by just one policy rather than two. Comberton Parish Council when asked to consider what areas of land within the village merited consideration as LGS only included certain areas to the north and south of the Barton Rd, i.e. not the whole PVAA. The Council in assessing sites has only considered the areas proposed by local residents and from parish councils taking their lead on what is considered by them to be demonstrably special to the local community. The remit of the targeted consultation about LGS was only to give landowners the opportunity to make comments about their own land being proposed as LGS and not to suggest further areas for consideration. The Council therefore has not had the opportunity to assess the whole PVAA as to its suitability as a candidate for LGS.
165. No new issues have been raised that affect the assessment carried out by the Council nor has it been shown that circumstances have changed and therefore the Council remains of the opinion that the designation of this site should remain in the plan.
166. The PVAA addresses a significantly wider area than the area identified as an LGS. Due to the characteristics of the area, which has a distinct rural character at the heart of the village, development has the potential to have an adverse impact on the character, amenity, tranquillity or function of the village. It is correct this is specifically recognised in the plan, in order to provide clear guidance for potential developers and future planning decisions. Not all PVAAs meet the tests for LGS designation.
167. It should be noted that PVAAs can include individual buildings or areas of built development. This typically occurs where development is of a low density, or is of a particular character that it contributes to village amenity. On this basis it would not be automatically appropriate to exclude 'brownfield land', as the amenity provided by

⁸² RD/NP/020 - National Planning Practice Guidance – Public Access - Paragraph: 017 Reference ID: 37-017-20140306 ; Public ownership - Paragraph: 019 Reference ID: 37-019-20140306

these areas could be compromised by development which did not take account of the particular contribution the area makes to contribution to the amenity, tranquillity or function of the village.

SC4C.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)

168. The Recreation Ground and Playing Fields is identified in the Cottenham Design Statement Supplementary Planning Document⁸³ as open space and was submitted by the Cottenham Design Group for consideration as a LGS. The Council's assessment shows that this site meets the tests for LGS designation.
169. An objection has been received from Cambridgeshire County Council to amend the boundary of the LGS to exclude part of the area from LGS designation as they do not consider it meets the tests for LGS.
170. Cottenham Parish Council has submitted further evidence to support why they consider that the whole of this proposed LGS should be included in the Local Plan. (See Appendix 4) The Parish Council has provided a detailed description and history of the elements that together form this LGS. The PC has set out the reasons why the field the County Council considers should be excluded from the LGS meets the test for designation and that this part of the site is demonstrably special to the local community as it provides for social, sport and recreational needs in Cottenham.
171. Cottenham Parish Council is currently preparing a neighbourhood plan and during the neighbourhood plan making process consideration has been given to the need for a new village hall and nursery facility within the village. The PC has recently submitted a planning application to demolish an existing single storey village hall and build a new two storey village hall in the same location⁸⁴. It would be located on the edge of the Recreation Ground and the PC has provided as part of its additional evidence the proposed boundary of the village hall and nursery which partly extends into the southern area of the LGS. (See Appendix 4)
172. A planning application has been submitted for residential development on land north east of Rampton Road, Cottenham comprising 154 dwellings. (S/2876/16/OL) part of which falls within the northern part of this site – 'Two Mill Field' as well as the adjoining LGS – NH/12 – 052.⁸⁵ The application, as well as proposing development on part of the proposed LGS area, also proposes additional open space in a different location. In considering this planning application the Council will give the appropriate weight to the LGS designation and the current status of the plan. A decision on this

⁸³ RD/SPD/010 - Cottenham Village Design Statement Supplementary Planning Document

⁸⁴ RD/NE/340 - Planning application for a new village hall, Cottenham (S/3163/16/FL)

⁸⁵ RD/NE/330 - Planning application for residential development on land north east of Rampton Road, Cottenham comprising 154 dwellings. (S/2876/16/OL)

application will be decided on the merits of the case taking into account all the material considerations. It is anticipated it will be determined in early 2017.

173. An update on the status of these applications and any implications for the LGS will be provided to the Inspectors when available.

SC4C.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)

174. The Council has since the Local Plan was submitted in March 2014 had the opportunity to reappraise the extent of this LGS. This site includes part of the front garden of a house adjacent to Cottenham Village College. The owner has requested that the boundary of the LGS be amended to exclude this residential land. The residential property has a different character to the adjoining open green area in front of the village college. It forms one of a row of residential properties. A change to exclude this and adjoining front gardens would better reflect the area of special character and would not undermine the protection of this wider area.

175. In the report to the South Cambridgeshire Planning Portfolio Holder on 10 March 2015 it was agreed to amend the boundary of the Village College, Cottenham LGS to exclude the front gardens of adjacent residential properties (see Appendix E Map 2 in the Note to the Inspectors on the Targeted Consultation with Landowners of LGS.⁸⁶)

Modification to the Policies Map:

Amend the boundary of LGS NH/12-050.

176. The Council has proposed to amend the boundary of the LGS and has met the objector's concerns.

SC4C.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)

177. The Council considers that there have been no new issues raised neither has there been a change of circumstance to merit the removal of the designation. The site was submitted by Duxford Parish Council who considered it to be an area of informal recreation valued by the local community.

⁸⁶ RD/NE/240 - South Cambridgeshire Local Plan – Targeted Consultation with Landowners of Local Green Space– Appendix 2 – The Planning Portfolio Holder Report 10 March 2015 –Paragraph 23-24 of the report and Appendix E Map 2

178. The owner of the land has objected to the designation of the land as LGS. A planning application (S/2038/08/F) for a dwelling and garage on the site was refused in 2008. Included in the reasons for refusal was the fact that the open green space contributes towards the local character of this part of the village and the proposed development would compromise the openness and landscape character of the area. The site is valued by the local community as it is an area of green space within a predominately residential area. Land that is designated as LGS can be in private ownership and there does not have to be public access for the local community nearby to value the space⁸⁷. Development of this green space for additional housing would impact on the character of this part of Duxford and the Council considers that it should remain in the plan as a LGS.
179. The Council remains of the opinion that the designation of this site should remain in the plan as no new issues have been raised through the landowner consultation that affect the assessment carried out by the Council nor has it been shown that circumstances have changed.

SC4C.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)

180. The Council in responding to this question has provided answers to the two issues included within it:
- a. Amend the boundary of the LGS
 - b. Remaining land meets the LGS test?

Amendment of the boundary?

181. This site is an existing Protected Village Amenity Area, and since 1993 has been recognised in plans for the district as an area worthy of protection in the central part of Duxford⁸⁸, due to the contribution the openness of the area makes to the character and amenity of the village. The Council has assessed this area as being a suitable candidate for LGS.
182. An objection has been received from the owners of the residential properties whose garden land is included within this LGS requesting that it be removed. The Council assessed the area⁸⁹ and considered that it met the test for LGS providing an important open area within the village. A LGS can be made up of land with different characters – the paddocks alongside the residential gardens form an important open

⁸⁷ RD/NP/020 - National Planning Practice Guidance – Public Access - Paragraph: 017 Reference ID: 37-017-20140306; Public ownership - Paragraph: 019 Reference ID: 37-019-20140306

⁸⁸ RD/AD/180 - South Cambridgeshire Local Plan 2004 - See Proposals Map- inset map 24 for Duxford

⁸⁹ RD/Sub/SC/060 - Draft Final Sustainability Appraisal Report and HRA Screening Report Annex a Appendix 5 A438-483

area within the centre of the village that if developed would impact on the character of this area.

Remaining land meeting the LGS test?

183. The 'remaining land' is an area which comprises of two paddocks with mature trees. The Council considers that this holds a particular local significance to this part of the village and therefore would meet the test for LGS together with the residential garden areas.
184. The Council remains of the opinion that the designation of this site should remain in the plan as no new issues have been raised through the landowner consultation that affect the assessment carried out by the Council nor has it been shown that circumstances have changed.

SC4C.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)

185. The Council considers that the allotments should continue to be designated under Policy NH/12. Elsworth Parish Council submitted this site as they considered it to be valued community asset providing recreational use for the village in the form of allotments in this part of the village. The Council considers that the site meets the tests for LGS designation. The Council recognises that Policy SC9 of the Plan does provide protection to allotment uses in general but not to specific sites and the policy would allow for another suitable location if there was a proposal to remove the allotment use from this site. The LGS designation shows that the local community value this particular location for the allotments as it has a long history and is over-subscribed by villagers. The protection of allotments is one of the types of green area that is listed in the National Planning Practice Guidance as being a suitable use for a LGS⁹⁰.
186. Elsworth Parish Council has submitted further evidence to support the designation of this LGS. (See Appendix 4) The Parish Council has set out the reasons why this LGS meets the tests for a LGS as this site is of special local significance. These are the only allotments in the village and the PC would find it difficult to find a suitable alternative site for this use within the village. They have been consistently and continuously in use as allotments for at least 80 years. There has been a high demand for them. They contribute to the character and amenity of the rural community of the village.
187. The Council remains of the opinion that the designation of this site should remain in the plan as no new issues have been raised through the landowner consultation that

⁹⁰ RD/NP/020 - National Planning Practice Guidance - Paragraph: 013 Reference ID: 37-013-20140306

affect the assessment carried out by the Council nor has it been shown that circumstances have changed.

SC4C.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)

188. The value of this site in contributing to the character of this part of Elsworth has been recognised through earlier plan making as it is protected as an existing PVAA. This field is adjacent to the local church surrounded by mature trees. Brings green treed area to within the village adding rural character. The Council considers that the land known as Glebe Field should be designated as a LGS. Elsworth Parish Council submitted this site as it is an area of historical interest being the only 'glebe land' remaining within the village. The Council considers that the site meets the tests for LGS designation.
189. Elsworth Parish Council has submitted further evidence to support the designation of this LGS. (See Appendix 4). This LGS has both historic significance and recreational value for the local community. Glebe originates in the Middle Ages as land held by the parish church to support the incumbent priest. After the 1803 Enclosure Award there was 58 acres of glebe land within the village and this field proposed as LGS is the last remaining piece of that mediaeval legacy - it therefore has great historical significance. It also has landscape value as it abuts the churchyard and contributes to the setting of the Grade I listed church. It has recreational value as it is the site of the church fete and other village events.
190. The Council remains of the opinion that the designation of this site should remain in the plan as no new issues have been raised through the landowner consultation that affect the assessment carried out by the Council nor has it been shown that circumstances have changed.

SC4C.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)

191. No. The Council considers that this site should remain as a LGS, and warrants protection in the Local Plan. Elsworth Parish Council submitted this site as an area which is important to the character of the rural setting of the village. The Council considers that this site meets the tests for LGS designation.
192. The proposed residential development was refused by the Council in a planning application in September 2015 (Ref S/1279/15/OL) and subsequently there was an unsuccessful appeal in January 2016 (APP/W0530/W/15/3135579)⁹¹. One of the main reasons for refusal was the important contribution this site makes in its current undeveloped form to the overall character and appearance of the conservation area

⁹¹ RD/NE/300 - Appeal decision - APP/W0530/W/15/3135579 Brockley Road, Elsworth

and the setting of the church and other buildings including listed buildings which have views across this land. Due to the surrounding topography in the inspector's opinion it provides important contextual views of the parish church and the village within the wider rural landscape. Development of this site would result in a substantial change in the land's character and appearance. It would significantly erode the important balance of historic built form and landscape within the conservation area.

193. Elsworth Parish Council in its additional evidence (See Appendix 4) has highlighted the appeal decision and indicated that the current owners of this LGS support the LGS designation.

194. The value of the proposed LGS has been supported through the appeal decision as the Inspector recognised the important contribution this site makes to the rural character of this part of the village. This has further reaffirmed the Council's assessment that this site should remain in the plan.

SC4C.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)

195. The value of this site in contributing to the character of this part of Elsworth has been recognised through earlier plan making as it is protected as an existing PVAA.

196. The Council considers that this site should remain as a LGS. Elsworth Parish Council submitted this site as an area which is considered to be a tranquil area by the village brook, adjacent to the Brockley End Meadow Wildlife site and has wildlife value to the village. The Council considers that this site meets the tests for LGS designation.

197. It should be noted that a LGS does not have to have public access and can be valued by the local community if it has a rural unkempt appearance⁹².

198. Elsworth Parish Council has submitted further evidence to support the designation of this LGS. (See Appendix 4). This site meets the tests for LGS on the grounds of its tranquillity and richness of wildlife. The site sits between LGS NH/12-061 to the north which has within it the oldest building in the village and the County Wildlife site to the south. It is a highly significant area for wildlife and environmental conservation in the village and each component should be given the highest protection against development.

199. The Council remains of the opinion that the designation of this site should remain in the plan as no new issues have been raised through the landowner consultation that affect the assessment carried out by the Council nor has it been shown that circumstances have changed.

⁹² RD/NP/020 - National Planning Practice Guidance – Public Access - Paragraph: 017 Reference ID: 37-017-20140306; Managing a site? Paragraph: 021 Reference ID: 37-021-20140306

SC4C.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)

200. Eltisley Parish Council (PC) submitted this site as it is the village green and is an important key green feature within the village recognised by already being identified as a PVAA. The Council considers that this site meets the tests for LGS designation and designated the LGS to follow the same boundary as the existing PVAA.
201. The Parish Council has requested that the inclosure award boundary be used to identify the LGS and has submitted a map showing this boundary (See Appendix 4). This boundary is very similar to that proposed as that for the LGS. Where there are differences it would appear that development has taken place since 1864 on the southern boundary of the green. The existing PVAA has protected the village green over a number of years and the Council considers that for planning purposes continuing the boundary of the PVAA to the LGS provides continuity and is an effective logical boundary for the LGS.
202. The Council remains of the opinion that the designation of this site should remain in the plan with no amendment to its boundary.

SC4C.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)

203. Fen Ditton Parish Council submitted this site for consideration as a LGS stating that it is always regarded as the 'green lung' of the village and that it enhances its rural aspect. The Green Belt surrounds the village of Fen Ditton and this field is a pocket of green space within the village where the boundary of the Green Belt extends around the built form of Fen Ditton.
204. The value of this land has been recognised in an earlier plan as there is an Important Countryside Frontage identified along part of its boundary in the Cambridge East Area Action Plan. This frontage is along the northern and western boundary of the site; protecting views out across the site towards properties and gardens and beyond to the wider open countryside. This frontage provides protection from development of the site. The Council is assessing this site considered that it met the tests for LGS designation.
205. The owners of the land, the RM Francis Will Trust have objected to the LGS designation considering that it does not meet the test for LGS according to paragraph 77 of the NPPF and that designation as LGS would preclude any consideration of a sensitively designed scheme for sustainable development.

206. The PC has submitted further evidence to support their original request for the paddock land to be identified for special protection. It provides an important green space that enhances the setting of 6 High Ditch Road, Honeysuckle Cottage which is a Grade II listed building along with other listed buildings in the vicinity. Also the site is at the top of the filled in Fleam Dyke, considered to date from the Iron Age period. (See Appendix 4)
207. The Council remains of the opinion that the designation of this site should remain in the plan as no new issues have been raised through the landowner consultation that affect the assessment carried out by the Council nor has it been shown that circumstances have changed.

SC4C.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)

208. The Council in responding to this question has provided answers to the two issues included within it:
- a. Remove the allotment area from LGS
 - b. Designation consistent with sustainable development principles?

Remove the allotment area from the LGS?

209. Foxton Parish Council submitted this site for consideration as a LGS. It comprises of the village recreation ground and allotments which were identified as much loved local amenities and would have a hugely detrimental effect on the character of the village if they were lost. The local community value both the recreation area and the allotments and in other villages where these two uses are separate LGS has been designated on both sites. The Council considers that this site meets the tests for LGS designation. The protection of allotments is one of the types of green area that is listed in the National Planning Practice Guidance as being a suitable use for a LGS.⁹³
210. A statement has been submitted by Foxton Parish Council PC (See Appendix 4) which reaffirms the high significance that the local community place on this LGS, both the recreation ground and the allotments – it is a green space at the heart of the community. The allotments are highly valued and the PC has suggested that they would be supportive of the allotments being designated as a separate area to the main recreation ground. The Council however considers that the whole site meets the LGS criteria and therefore it is not necessary to split the site into two separately designated areas.

⁹³ RD/NP/020 - National Planning Practice Guidance - Paragraph: 013 Reference ID: 37-013-20140306

Would the designation be consistent with sustainable development principles?

211. The owners of the allotment land – Cambridgeshire County Council has objected to this area being included in the LGS designation. In designating LGS areas within villages the Council has taken into account the need to ensure that these designations are not over used so that a village ends up with no future space for growth.
212. In Foxton there are only four sites being proposed as LGS. The Parish Council is currently preparing a neighbourhood plan and through this process will be considering the future uses of land within the village. The Council considers that the current boundary of the LGS should be retained and that during the neighbourhood plan process there could be an opportunity for the Parish Council to take account of the views of the local community to see if there are opportunities for sites suitable for housing.
213. The Council remains of the opinion that the designation of this site should remain in the plan as no new issues have been raised through the landowner consultation that affect the assessment carried out by the Council nor has it been shown that circumstances have changed.

SC4C.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)

214. The Council considers that this site should remain as a LGS. Foxton Parish Council (PC) submitted this site in the Issues and Options consultation in 2012⁹⁴ and the Council did not consider that it met the criteria as little evidence was submitted by the parish council at that time as to the reasons for why it was a site demonstrably special to the local community. It was included as a Parish Council proposal in the Issues and Options 2 consultation in 2013⁹⁵ where there was support from the Parish Council and also further evidence submitted by them to explain the value of the site. The PC states that the land adds to the character of this part of the village and is the setting of two listed buildings. As a result of this additional information the Council re-assessed the site and decided that it met the tests for LGS and was included in the Proposed Submission Plan.
215. The PC has submitted further evidence to support the designation of this area as LGS (See Appendix 2). The historical importance of this site is set out including its close links to the adjacent housing built for key worker at the University Tutorial Press in the early twentieth century. According to the PC it is a unique example of a model village development in Cambridgeshire, and the open space in front of the cottages is as much at the heart of this as the buildings themselves. The area is being considered by the PC for inclusion in a proposed extension to the Foxton Conservation Area in a

⁹⁴ RD/LP/030 - South Cambridgeshire District Council Issues and Options Report

⁹⁵ RD/LP/050 - South Cambridgeshire District Council - Issues and Options 2 Report: Part 2 – South Cambridgeshire Further Site Options

review that is currently being carried out. The Council is working closely with the PC during this review.

216. The owners of the land have objected to its designation – Goreway Holdings Ltd and have submitted a planning application to the Council in August 2016. This application (S/2148/16/OL⁹⁶) is for residential development of up to 22 dwellings on the land to the rear of 7-37 Station Rd, Foxton. Access to this proposed development is indicated as crossing a section of the LGS. This application is to be considered by the Council at the December 2016 Planning Committee. An update on the status of the application and the implications for the LGS will be provided to the Inspectors prior to the hearing.

SC4C.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)

217. The Council in responding to this question has provided answers to the two issues included within it:
- a. LGS designation necessary?
 - b. Designation consistent with sustainable development principles?

218. The Council considers that the site should remain as a LGS as it is valued by the local community.

LGS designation necessary?

219. The site is located on the northern edge of Fulbourn south of the railway line from Cambridge to Ipswich. The site comprises of two enclosed fields and is adjacent to Green Belt land. Two existing PVAAs adjoin the southern boundary one of which includes the Horse Pond. The respondent who proposed this site as suitable for LGS stated that the area is used by many residents for recreation, dog walking, toddler walking etc. and is a green space that is widely used and appreciated.
220. The site was considered by the Council to meet the test for LGS designation and received a high level of support when it was consulted upon in Issues and Options 2⁹⁷ including support from Fulbourn Parish Council who pointed out that the Parish Plan supports this site as it forms part of the village's setting that the parish wants to be preserved. The landowner also objected at this stage stating that the site was neither

⁹⁶ RD/NE/310 - Planning application for land to the rear of 7-37 Station Rd, Foxton S/2148/16/OL <http://plan.scams.gov.uk/swiftlg/apas/run/WPHAPPDETAIL.DisplayUrl?theApnID=S/2148/16/OL&theTabNo=3>

⁹⁷ RD/LP/050 - South Cambridgeshire District Council - Issues and Options 2 Report: Part 2 – South Cambridgeshire Further Site Options

available for open space nor deliverable as such. The site is in private ownership and does not benefit from public access. It should be noted that the National Planning Practice states that LGS can be in private ownership with no public access.⁹⁸

221. As stated at paragraph 109 above, the Council does not consider that a site being within a conservation area means that it cannot be considered as a suitable candidate for LGS. It does not duplicate protection. It is in fact only the southern part of the site that is within the conservation area.
222. Fulbourn Parish Council has submitted further evidence in support of the designation of this LGS. (See Appendix 4). The Parish Council has outlined the reasons why this site meets the test for LGS. For many years the site has been an area of peace and tranquillity for parishioners to enjoy and is a much loved local amenity which allows for quiet enjoyment. It is used for informal outdoor lessons by local school children and for informal recreation – dog walking and as an informal play space. It is considered an oasis of green space frequently by all over many years. Residents of the local nursing home appreciate walks or just the view to the green space. The site has a rich biodiversity with a chalk stream running through it.

Designation consistent with sustainable development principles?

223. The landowners of the site, Castleford International Ltd, have objected to its designation as a LGS saying that South Cambridgeshire District Council should give priority to allocating housing land in sustainable locations such as this site.
224. The site had been submitted during the Call for Sites as part of the SHLAA (Site 162)⁹⁹. The site was assessed by the Council for its development potential and was found to have limited development opportunities and was not included as a housing option in the Local Plan. In assessing sites for LGS the Council has taken into account the need to ensure the designations are not over used so that a village ends up with no future space for growth. There are only two LGS sites within Fulbourn. A recent appeal decision¹⁰⁰ has recognised that there is strong support for the LGS designation from local people. It is acknowledged that in this case the Inspector was not persuaded that the site possesses any particular beauty, historic significance, or richness of wildlife to warrant LGS designation.
225. However, whether the proposed LGS designation should be retained is now a matter for the Local Plan Inspectors to determine having regard to all of the evidence before them, including the views of the s.78 appeal Inspector.

⁹⁸ RD/NP/020 - National Planning Practice Guidance – Public Access - Paragraph: 017 Reference ID: 37-017-20140306 ; Public ownership - Paragraph: 019 Reference ID: 37-019-20140306

⁹⁹ RD/Strat/120 Strategic Housing Land Availability Assessment

¹⁰⁰ RD/NE/290 - Appeal Ref: APP/W0530/W/15/3139730 Land at Teversham Road, Fulbourn.

SC4C.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)

226. This site has been recognised for a number of years as providing character to this part of the village being a PVAA and during plan making was proposed by the Fulbourn Forum for community action for consideration as a LGS as it is the area where the Old Pumping Station is located within a garden designed in 1891. The presence of the pumping station and related garden give this area a historic value to the local community.
227. There was support for this LGS from the Fulbourn Forum and 16 individuals during the Issues and Options 2 consultation in 2013¹⁰¹. This level of support is high compared to other LGS areas proposed in the plan. The supporters highlighted that this site was recognised as having landscape value where countryside penetrates into the village contributing to the rural character of Fulbourn.
228. The owners of the proposed LGS have suggested an amended boundary to the site which excludes the paved access roads and parking areas in front of their property. This amended area would also exclude some mature trees that add to the character of this part of the village linking to the garden site where the pumping station is located. The Council considers that the whole of the site meets the tests for LGS designation and therefore no modification is proposed.
229. Fulbourn Parish Council has not previously provided any views about this LGS. However the Council consulted with the PC for their help in providing comments on any local support for LGS sites in Fulbourn. The PC has submitted comments regarding this LGS confirming that it does not have an objection to the boundary of this LGS being amended to exclude the area of land extending east across the frontage of the private office accommodation which is fenced off from the Victorian Garden. (See Appendix 4)
230. The Council does not consider on balance that the removal of this LGS would be necessary for the plan to be found sound.

SC4C.xxiv.

Should the land between Townley Hall and fronting Home End in Fulbourn be considered for LGS designation?

231. Since LGS has the same level of protection as Green Belt any sites that were proposed within the existing Green Belt have not been identified as LGS. This is the case with this land in Fulbourn which received much support from the local

¹⁰¹ RD/LP/050 - South Cambridgeshire District Council - Issues and Options 2 Report: Part 2 – South Cambridgeshire Further Site Options

community when it was initially proposed as a LGS in the Issues and Options 2 consultation¹⁰².

232. If the Parish Council decides to prepare a neighbourhood plan it could consider adding a policy to specifically recognised the value of this site.

SC4C.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)

233. The Council considers that this site should remain as a LGS. This site was submitted by Gamlingay Parish Council during the Issues and Options 2¹⁰³ consultation in which they stressed the value the local community place upon the site for its beauty, tranquillity and richness of wildlife. It is seen as a green lung providing a buffer between Gamlingay and Dennis Green. It has high recreational value since it is close to an area of housing with few green spaces. The Council considers that the site meets the tests for LGS designation using the evidence from the Parish Council and was included in the Proposed Submission Local Plan¹⁰⁴ where there was much local support for its inclusion (Gamlingay Parish Council and 54 individuals).
234. The owners of the land, Merton College, have objected to the designation considering that the LGS does not meet any of the criteria for being designated as a LGS. They consider that the site is indistinguishable from other areas of open space around the village. However the local community have indicated that it is considered a demonstrably special area by them. The site does not have to be in recreational use for it to be a LGS. The LGS is outside of the village development framework but could be considered as a rural exception site for development and therefore is not protected from future development if the LGS designation were to be removed.
235. Gamlingay Parish Council has submitted further detailed evidence supporting the continued designation of this site as a LGS. (Appendix 4) There are specific characteristics that support the site as being worthy of LGS status. A natural spring on the site has created a biodiversity that has a significant value to the village and is unique to this site. It also plays an important role in preserving the settlement pattern of hamlets surrounding the village of Gamlingay. This site preserves the village separation on the edge of the village from the Denis Green/Park Lane hamlet – it is the last ‘green lung’. It has a distinct character and is highly valued by the residents of Green Acres who use the northern part of the site- Log Field - for recreation. There is

¹⁰² RD/LP/050 - South Cambridgeshire District Council - Issues and Options 2 Report: Part 2 – South Cambridgeshire Further Site Options

¹⁰³ RD/LP/050 - South Cambridgeshire District Council - Issues and Options 2 Report: Part 2 – South Cambridgeshire Further Site Options

¹⁰⁴ RD/Sub/SC/010 - Proposed Submission South Cambridgeshire Local Plan

a lack of play spaces within the adjoining residential area. The southern section of the site has a more natural environment which is treasured by local residents. It also has a historical value as it forms the main access the Clopton Way – a long distant walkway that dates from Anglo-Saxon times. The PC supports the site remaining in the plan as LGS

236. The Council remains of the opinion that the designation of this site should remain in the plan as no new issues have been raised through the landowner consultation that affect the assessment carried out by the Council nor has it been shown that circumstances have changed.

SC4C.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)

AND

SC4C.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)

237. These two sites together are part of a much large PVAA in the adopted LDF which have provided protection to this important green area within the centre of Guilden Morden. It has a long history of being recognised as providing an important open rural character to this part of the village.
238. The Council has responded to these two questions as one given that the two sites are adjacent to each other.
239. Guilden Morden Parish Council submitted these two sites providing identical reasons for them being suitable candidates for LGS – both areas were according to the PC part of a higher level of Countryside Stewardship scheme in 2013 and are important areas for wildlife and public access. The sites adjoin each other and are within an existing PVAA which extends over pastureland that brings land with a rural character into the heart of the village.
240. The owners of the land, the Ely Diocesan Board of Finance has objected to the designation considering that the sites does not pass the tests set out in paragraph 77 of the NPPF¹⁰⁵ and that by designating them as LGS this will preclude consideration of any sustainable housing development. The Council considers that both the sites meet the tests for LGS designation with the Parish Council indicating that they consider them suitable candidate as LGS. In assessing all LGS sites the Council took into account the need to ensure that the LGS designations are not used so that the

¹⁰⁵ RD/NP/010 [National Planning Policy Framework](#)

village ends up with no future space for growth. The designation is therefore consistent with sustainable development principles in the area.

241. The Council remains of the opinion that the designation of these sites should remain in the plan as no new issues have been raised through the landowner consultation that affect the assessment carried out by the Council nor has it been shown that circumstances have changed

SC4C.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)

242. The Council considers that this site should remain as a LGS. Guilden Morden Parish Council (PC) submitted this site as being a suitable candidate for LGS. This is an area of pasture on the western edge of the village with a public foot path along its northern boundary. The Council considers that the site meets the tests for LGS designation being an area that brings a rural character into the village and a setting for adjoining houses which include some listed buildings.
243. The owner of the land has objected to the LGS designation considering that the site is an agricultural field with no significant value. The PC by submitting this site as a candidate for LGS considers that it does have value to the local community as a LGS as it provides a setting to adjoining listed buildings and enhances the rural character of this part of the village.
244. The Council remains of the opinion that the designation of this site should remain in the plan as no new issues have been raised through the landowner consultation that affect the assessment carried out by the Council nor has it been shown that circumstances have changed.

SC4C.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)

AND

SC4C.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)

245. The Wellhouse Meadow has been recognised since the Local Plan of 2004 as a valued area within the heart of Haslingfield village as it has been protected from development as a PVAA. It includes a patchwork of different green spaces which together create a very special character which is valued by the local community.

246. The Council has responded to the two questions about this LGS jointly as they relate to the same eastern part of the LGS.
247. Haslingfield Parish Council submitted this site as a suitable candidate as a LGS. Wellhouse Meadow is an area of open space within the centre of Haslingfield within an existing PVAA. The Council considers that the site meets the tests for LGS designation. The boundary of the existing PVAA was that carried forward for the LGS.
248. The owners of land on the eastern part of the LGS have objected to its inclusion in the site considering that it is only the meadow area that should be designated as LGS which is the western portion of the site. Both the Manor Orchard and the Granary Meadow are privately owned and are within the conservation area and protected as being part of the setting of adjacent listed buildings. The objectors consider that the Council by designating this land as LGS are duplicating protection. It has not been the intension of the Council to duplicate protection of green space within the Local Plan and has not designated any sites that are currently protected as Sites of Biodiversity or Geological Importance which includes County Wildlife sites; Local Nature Reserves; Sites of Special Scientific Interest; Scheduled Monuments and Historic Parks and Gardens. This concurs with the on-line guidance in the Planning Practice Guidance.¹⁰⁶ However sites have been designated in the Local Plan for LGS within conservation areas and on land that is within the setting of a listed building. The Council considers that a green space may have a particular historic significance to the local community which merits its designation as a LGS and indeed this is a consideration included in paragraph 77 of the NPPF¹⁰⁷.
249. Both the Manor Orchard and the Granary Meadow although not forming part of the meadowland associated with Wellhouse Meadow they both add to the character of this part of the village. The naming of this LGS does not mean that the area it covers should be restricted to the meadowland but to include all the green space that together creates the character of this part of Haslingfield. Part of the character of this LGS is that it is a patchwork of different green spaces that together create a special area in this part of Haslingfield valued by the local community. The extent of the LGS is that of the existing PVAA and was submitted as a whole by the Parish Council.
250. The Council remains of the opinion that the designation of these sites should remain in the plan as no new issues have been raised through the landowner consultation that affect the assessment carried out by the Council nor has it been shown that circumstances have changed

¹⁰⁶ RD/NP/020 - National Planning Practice Guidance - Paragraph: 011 Reference ID: 37-011-20140306

¹⁰⁷ RD/NP/010 [National Planning Policy Framework](#)

SC4C.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)

251. The Council in responding to this question has provided answers to the two issues included within it:

- a. Amend the boundary of the LGS
- b. Designation consistent with sustainable development principles?

Amend the boundary of the LGS?

252. Haslingfield Parish Council submitted this site as a suitable candidate as a LGS. Wellhouse Meadow is an area of open space within the centre of Haslingfield within an existing PVAA. The Council considers that the site meets the tests for LGS designation. The boundary of the existing PVAA was carried forward for the LGS as this whole green area creates a distinctive character to this part of the village.

253. The Ely Diocesan Board of Finance who own that part of the site which is to the south of Broad Lane do not consider that it forms part of the LGS being different in character to the rest of the site. However the Councils believes that part of the character of this LGS is that it is a patchwork of different green spaces that together create a special area in this part of Haslingfield valued by the local community.

Designation consistent with sustainable development principles?

254. In assessing the site the Council took into account the need to ensure that the LGS designations are not used so that the village ends up with no future space for growth. The designation is therefore consistent with sustainable development principles in the area. Development of this part of the site would impact on the character of the whole LGS.

255. The Council remains of the opinion that the designation of this site should remain in the plan as no new issues have been raised through the landowner consultation that affect the assessment carried out by the Council nor has it been shown that circumstances have changed

SC4C.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)

256. The Council has since the Local Plan¹⁰⁸ was submitted in March 2014 had the opportunity to reappraise the extent of this LGS. Kingston Parish Council (PC)

¹⁰⁸ RD/Sub/SC/010 - Proposed Submission South Cambridgeshire Local Plan

submitted this site for inclusion as a LGS during the Issues and Options 2¹⁰⁹ consultation in 2013. The map provided included an error. The northern boundary of the 'Village Orchard' was defined to include a private house and garden which lies immediately to north of the orchard. The owner of the house and garden has objected to its inclusion in the LGS. This property has never been part of the 'Village Orchard' and the Parish Council has submitted a representation requesting that this house and garden be excluded from the designation. An amendment to the boundary is appropriate to correct this error.

257. The PC has submitted further support for all the LGSs designated within the village. (See Appendix 4) In particular the PC reaffirmed their support for the Village Orchard and the need to exclude the private house and garden wrongly submitted.
258. In the report to the South Cambridgeshire Planning Portfolio Holder on 10 March 2015 it was agreed to amend the Village Orchard, Kingston LGS to exclude the private house and garden adjacent to the "Village Orchard" (Note to the Inspector on the Targeted Consultation with Landowners of Local Green Space¹¹⁰).

Modification to the Policies Map:

Amend the boundary of LGS NH/12-102

259. The Council has met the concerns of the objectors by excluding the private house and gardens from the Village Orchard LGS.

SC4C.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)

260. This site was submitted by Little Abington Parish Council during the Issues and Options consultation in 2012 and the proposed extent of the LGS was larger than that now included in the Submission Local Plan¹¹¹. It was this larger site that was consulted upon during the Issues and Options 2¹¹². Following this consultation the Council revised the site to exclude that part of the area with planning permission for bungalows and a new scout headquarters. The southern boundary of the conservation Area and the northern edge of the proposed LGS follow the same line and therefore the whole site is within the conservation Area.

¹⁰⁹ RD/LP/050 - South Cambridgeshire District Council - Issues and Options 2 Report: Part 2 – South Cambridgeshire Further Site Options

¹¹⁰ RD/NE/240- South Cambridgeshire Local Plan – Targeted Consultation with Landowners of Local Green Space– Appendix 2 – The Planning Portfolio Holder Report 10 March 2015 –Paragraph 25-26 of the report and Appendix E Map 4

¹¹¹ RD/Sub/SC/010 - Proposed Submission South Cambridgeshire Local Plan

¹¹² RD/LP/050 - South Cambridgeshire District Council - Issues and Options 2 Report: Part 2 – South Cambridgeshire Further Site Options

261. The Council has therefore already excluded the area of land that has a lapsed planning permission (S/0893/11) and met the objectors concerns.
262. Little Abington Parish Council has submitted further evidence to support the designation of this LGS. The area is well used by the local community for camping and other outdoor activities. It is a valued wildlife area visited for nature lessons by young children and maintained by local volunteer working groups. The PC supports the view that the site contributes to the health and well-being of younger members of the local community and their families and offers great potential as a source of enjoyment and benefit for the community as a whole.

SC4C.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 development with access limited to a public right of way which crosses the site? (NH/12-104)

263. This site is valued as an area that makes an important contribution to the character of this part of the village and it has long been recognised as it is currently protected as a Protected Village Amenity Area. The Council considers that the site should remain as LGS.
264. The site was submitted as a potential housing site during the Call for Sites for the SHLAA (Site 28 and 29)¹¹³. The site is within the heart of the village and comprises of a field and on its western side are the former farm buildings which were part of Bancroft Farm. To the north, east and south the site is enclosed by residential dwellings. When assessed as a housing site it was concluded that the site had no development potential. The Council considered that the development of this site would have a significant adverse effect on the townscape and landscape setting of Little Abington because the site has a distinctly rural character and would result in the loss of an open space within the village.
265. The existing designation of the site as a PVAA protects this undeveloped land and preserves the special local character of Little Abington. It is the intension of the Council when it next reviews its Local Plan to assess all PVAAs as to whether they meet the tests to become LGS. Where existing PVAA were challenged during the preparation of the emerging Local Plan the Council has considered their potential as LGS. As it was concluded that the site of Meadows, Bancroft Farm was not suitable for housing the opportunity was taken to review whether the site would meet the tests for as being a suitable candidate for LGS. The Council assessed the site as meeting the LGS tests and included in the Proposed Submission Local Plan¹¹⁴ as a LGS.
266. The Council has worked with both Great Abington and Little Abington Parish Councils during the plan making process to consider key issues within these villages. It has been recognised that there is a need for local housing and the PCs have considered

¹¹³ RD/Strat/120 Strategic Housing Land Availability Assessment

¹¹⁴ RD/Sub/SC/010 - Proposed Submission South Cambridgeshire Local Plan

that the old derelict farmyard on the western side of the site should not be included in the LGS as it is brownfield land that could be sensitively developed for housing. They formally objected during the summer 2013 to the boundary of the LGS site requesting that the farmyard area be excluded from the LGS. They did however strongly support the wider meadows area as being suitable as a LGS. A modification has been proposed by the Council to delete the site of Bancroft Farm from the larger LGS site.

267. Little Abington Parish Council has submitted further evidence to support the designation of this LGS (Appendix 4). Local residents have enjoyed and benefited from unlimited access to the meadow for many years. The meadow is valued for its biodiversity particularly its wildflowers and in recent years the PC has planted trees on the site. The PC would not support any development on the meadow area of this LGS but do support the amendment of the boundary to exclude the brownfield part of the site which is the old farmyard area proposed to meet local housing needs
268. The landowner of the proposed LGS has objected to its designation as LGS. The LGS is valued by the local community as an area of undeveloped pasture land creating a special character to this part of the village being surrounded by housing. LGS does not have to be accessible to the public for recreational uses although a public right of way does cross this meadowland. The on-line Planning Practice Guidance about LGS highlights that a LGS can remain in private ownership¹¹⁵ but that the landowner should be contacted for their views when a site is proposed – the Council has carried out a targeted consultation with landowners which the landowner of this site responded to¹¹⁶.
269. The Council has responded to issues raised by Great and Little Abington Parish Councils which resulted in an amendment to the LGS boundary. No other issues have been raised that affect the assessment carried out by the Council and therefore the Council remains of the opinion that the designation of this site should remain in the plan with an amended boundary.

Modification to the Policies Map:

Amend the boundary of LGS NH/12-102 to exclude Bancroft Farm

SC4C.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)

270. The Council considers that this site should remain as a LGS. The site was submitted by Melbourn Parish Council and was assessed by the Council as meeting the tests for LGS. It consists of two areas of grassland with mature trees which is within a built

¹¹⁵ RD/NPPG - Paragraph: 019 Reference ID: 37-019-20140306

¹¹⁶ RD/NE/240- South Cambridgeshire Local Plan – Targeted Consultation with Landowners of Local Green Space– Appendix 2 – The Planning Portfolio Holder Report 10 March 2015 Appendix C Representation 64925.

up area in Melbourn. The LGS provides an important area of informal open space providing green space for the surrounding houses.

271. The owner of part of this LGS whilst objecting to any development being permitted on the site would support designating car parking sites for the local residents who jointly own the green space. The PC has submitted additional evidence supporting the designation of this green area as LGS. (See Appendix 4) If the site were to be used for car parking for the local residents it would have an adverse impact on the character of this part of the village and the Council does not consider that such a use would be appropriate.
272. The Council remains of the opinion that the designation of this site should remain in the plan as no new issues have been raised through the landowner consultation that affect the assessment carried out by the Council nor has it been shown that circumstances have changed.

SC4C.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)

273. The Council has since the Local Plan was submitted in March 2014 had the opportunity to reappraise the extent of this LGS. This site was submitted for consideration as a LGS by Melbourn Parish Council in the Issues and Options 2 consultation in 2013¹¹⁷. An objection has been received from the owner of a triangle of land included on the southern edge of the meadow. The purpose of this LGS is to identify and protect the Riverside Park. The site that received planning permission as a public open space in 2005 to form the Riverside Park is slightly different from the LGS shown on the Policies Map. It excluded the objector's triangle of land and included an additional small parcel of land on the north-eastern edge of the meadow. The Parish Council has confirmed that it supports a revised boundary to reflect the planning permission boundary.
274. In the report to the South Cambridgeshire Planning Portfolio Holder on 10 March 2015 it was agreed to amend the Stockbridge Meadows, Melbourn LGS boundary to exclude a triangle of land on the southern boundary and include an additional area to the north (see Appendix E Map 5¹¹⁸). Melbourn PC supports this amended boundary. (See Appendix 4)

Modification to the Policies Map:

Amend the boundary of LGS NH/12-115

¹¹⁷ RD/LP/050 - South Cambridgeshire District Council - Issues and Options 2 Report: Part 2 – South Cambridgeshire Further Site Options

¹¹⁸ RD/NE/240- South Cambridgeshire Local Plan – Targeted Consultation with Landowners of Local Green Space– Appendix 2 – The Planning Portfolio Holder Report 10 March 2015 –Paragraph 29-30 of the report and Appendix E Map 5

275. The Council has therefore proposed to exclude the area of land and has met the objector's concerns.

SC4C.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)

276. The Council in responding to this question has provided answers to the two issues included within it:

- a. Meeting the test for LGS?
- b. Designation consistent with sustainable development principles?

Meeting the test for LGS?

277. This site was submitted by Orwell Parish Council for consideration as a LGS. The site is a steep hillside field valued for centuries by the local community as a historical backdrop which provides views to the church and its tower from many locations in the village. The Council assessed the site and considers that it meets the tests for LGS designation.

278. The PC has submitted further evidence to support their view that this site should be designated as a LGS. (See Appendix 4) The PC considers that this site is a focal centre of the village with a memorial bench at the top of the field so that the public can enjoy the spectacular views over the church and towards Royston. The field has been used for recreational use by parishioners for many decades. Its management is closely linked to that of the adjoining Clunch pit where rare breed sheep are used to graze the pasture. As a result of this management it is an important area for wild flowers which attract butterflies particularly the Chalkhill Blue.

279. LGS designation provides protection from development for a specific green area valued by the local community. The Council does not consider that this same level of protection is afforded to land within the conservation area. Development could be permitted on it within such an area but a LGS designation provides a higher level of protection and has the value of being recognised by the Parish Council as having a specific local significance.

Designation consistent with sustainable development principles?

280. The Ely Diocesan Board of Finance, the landowners of the site have objected to its designation as a LGS. In assessing the site the Council took into account the need to ensure that the LGS designations are not used so that a village ends up with no future space for growth. Within Orwell there are five LGS areas designated which does provide for other opportunities within the village for development at a future

date. The designation is therefore consistent with sustainable development principles in the area.

281. The Council remains of the opinion that the designation of this site should remain in the plan as no new issues have been raised through the landowner consultation that affect the assessment carried out by the Council nor has it been shown that circumstances have changed

SC4C.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)

282. The Council in responding to this question has provided answers to the two issues included within it:
- a. Meeting the test for LGS?
 - b. Extant Planning permission?

Meeting the test for LGS?

283. The Council considers that the site should be designated as LGS as it is valued by the local community and plays an important role in providing an open green area at the heart of Over that contributes to the amenity and character of the village.
284. PVAA designation had been removed by the Inspector of the Site Specific Policies DPD in his report in 2009¹¹⁹ as he had considered that the site was covered in thick scrub and did not contribute to the amenity and character of this part of the village. Over Parish Council submitted this site for reinstatement as a PVAA during the Issues and Options¹²⁰ consultation in the summer 2012. As the Council does not intend to designate any additional PVAA through this plan-making process and indeed will be reviewing all existing PVAAs during the next review of the Local Plan this site was tested to see if it met the criteria for LGS. The site was considered to meet the tests for LGS. The views across the site towards the listed church would be protected if the site is designated as a LGS.
285. The value of this site to the village was reaffirmed when a Planning Appeal Inspector in 2015 considered that the site forms part of the setting of the Grade 1 church and conservation area. *'The land provides a buffer between the Conservation Area, which comprises a collection of older buildings built at different periods of time and in different styles, and the more modern built-up part of the village characterised by estate style development which has a greater uniformity and density. As such the open space provides a distinction between the two areas allowing the historic development of the village to be appreciated.'*

¹¹⁹ RD/AD/210 - Report of the Examination Into The South Cambridgeshire Site Specific Policies Development Plan Document – paragraph 28.4 Page 73

¹²⁰ South Cambridgeshire District Council Issues and Options Report (RD/LP/030)

286. *In addition, the open character of the land emphasises the significance and visual impact of the Church as a focal point in an open rural landscape at the heart of a small village. As such the land forms part of the assets context. The built development around the church is of limited depth and, as such, gaps between buildings enable the open space to be appreciated from the church and Conservation Area. Furthermore the open space allows the heritage assets to be seen and thereby experienced from the public footpath to the south. Although the footpath is bordered by a mature hedgerow, there are gaps in that hedgerow and the church and its immediate environs are readily visible.*¹²¹
287. The Inspector considered that any development on the site would result in the consolidation of built form around this part of the village which is its historic core and there would be a reduction in the openness between the historic part of the village, the conservation area and the more built up, modern part of the settlement. The designation of the site as a LGS will protect these features for the village.
288. Over Parish Council has submitted further evidence to the Council to assist with the writing of this statement and has informed the Council that at its recent meeting the PC voted by a very small minority to not petition for the re-inclusion of the land included in this LGS. (Appendix 4)
289. The Council considers that the value of keeping this LGS within the plan has been well recognised in planning evidence which has supported keeping the site open and free from development. It was the PC who originally submitted the site for consideration as a PVAA and the Council assessed the site and considered it met the test for being included in the plan as a proposed LGS. It was by a small minority that the PC recently voted to not support the re-inclusion of protection of the land in the plan. The Council does not consider on balance that the removal of this LGS would be necessary for the plan to be found sound.

Extant Planning permission?

290. There are no extant permissions relating to this site.

SC4C.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)

291. The Council considers that the site should remain as a LGS and that this designation should replace the existing PVAA.

¹²¹RD/NE/280 - Land adjacent No 7 Station Road, Over, Cambridge, Cambridgeshire CB24 5NJ - Appeal Decision APP/W0530/A/14/2215375

292. An objection to the PVAA designation was made during the Issues and Options consultation in the summer 2012. The Council will be reassessing all existing PVAAs as to whether they are suitable candidates for LGS during the next review of the Local Plan. It therefore took the opportunity to see if this site meets the tests for LGS. The Inspector of the Site Specific Policies DPD in his examination report in 2009¹²² considered that this site, which was the eastern part of what was then a larger PVAA, did contribute to the amenity and character of this part of Over. The Council in reviewing the value of this site agreed with this assessment considering that the site meets the test for LGS. The site is a green space surrounded to north, east and south by residential uses which provides an amenity for this part of Over. The identification of this area as a LGS protects this undeveloped land and preserves the special local character of this part of Over. This site in Over was considered to meet the tests for LGS.
293. The Council remains of the opinion that the designation of this site should remain in the plan as no new issues have been raised through the landowner consultation that affect the assessment carried out by the Council nor has it been shown that circumstances have changed

SC4C.xi.

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)

294. Papworth Everard Parish Council submitted this site for consideration as LGS and strongly supported its designation stating that it was valued by parishioners. In their opinion the village is characterised by housing separated by relatively large greens. This site is well established woodland with wildlife value which brings local character to this part of the village.
295. The Papworth Trust as owners of the site have objected to its designation as it does not meet the NPPF¹²³ requirements and is land that has 'run wild' over time.
296. The Parish Council has submitted further evidence to support the designation of all LGS within their parish including this triangular area that was left following the development of housing in this area. (Appendix 4) According to the PC at least two well-grown oak trees in the area were planted when Pendragon Hill was constructed in the 1930s. However they acknowledge that public access to the site has been blocked by redevelopment in this area. LGS does not have to have such access to be valued by the local community.
297. The Council remains of the opinion that the designation of this site should remain in the plan as no new issues have been raised through the landowner consultation that affect the assessment carried out by the Council nor has it been shown that circumstances have changed

¹²² RD/AD/210 - Report of the Examination Into The South Cambridgeshire Site Specific Policies Development Plan Document – paragraph 28.4 Page 73

¹²³ RD/NP/010 [National Planning Policy Framework](#)

SC4C.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)

298. Papworth Everard Parish Council submitted this site for consideration as LGS and strongly supported its designation stating that it was valued by parishioners. In their opinion the village is characterised by housing separated by relatively large greens. This site is a long strip of woodland following behind properties in Baron's Way. It has wildlife value and adds to the rural character of the village
299. The Papworth Trust as owners of the site have objected to its designation as it does not meet the NPPF¹²⁴ requirements and is land that has 'run wild' over time.
300. The Parish Council has submitted further evidence to support the designation of all LGS within their parish including this strip of woodland which provides a much appreciated backdrop to views across playing fields in this part of the village. (Appendix 4) Part of the woodland pre-dates the housing development providing a haven for wildlife. (Appendix 4). There is an informal path through the wood which provides an alternative safe route for local residents than walking by a road.
301. The Council remains of the opinion that the designation of this site should remain in the plan as no new issues have been raised through the landowner consultation that affect the assessment carried out by the Council nor has it been shown that circumstances have changed

SC4C.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)

302. Papworth Everard Parish Council submitted a large area of open space associated with the new development at Summer Hill for consideration as LGS. The Council in assessing the site considered this to be too extensive an area which would not comply with the guidance for designation in the NPPF¹²⁵. The Council therefore only designated pockets of green space and recreations areas within the new development. These areas were strongly supported by the Parish Council stating that it was valued by parishioners. In their opinion the village is characterised by housing separated by relatively large greens for which this LGS forms a new addition to the village.
303. The Parish Council has submitted further evidence to support the designation of all LGS within their parish including this formal area of open space in the new development within the village. (Appendix 4). This LGS acts as a buffer between any future development to the south and the older part of the village to the north. It is in a

¹²⁴ RD/NP/010 [National Planning Policy Framework](#)

¹²⁵ RD/NP/010 [National Planning Policy Framework](#)

quiet part of the village and will give some protection to maintain the setting of the parish church of St Peter's, a Grade II* Listed Building.

304. The Council remains of the opinion that the designation of this site should remain in the plan as no new issues have been raised through the landowner consultation that affect the assessment carried out by the Council nor has it been shown that circumstances have changed

SC4C.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)

305. The Council remains of the opinion that the site designation should remain in the plan as one LGS.
306. This whole site was submitted by Papworth Everard Parish Council and the boundary that was assessed for consideration as a LGS was that of the existing PVAA. The Council considered that it meets the criteria for LGS. The Parish Council strongly supported its designation during the Issues and Options 2 consultation¹²⁶ stating that it was valued by parishioners.
307. During the targeted consultation with the owners of land proposed as LGS the owners of the narrow finger of land north of the Business Park submitted a representation (Rep no 64903) that pointed out that this part of the site is private land in residential use. They support the designation of it as LGS but requested that their land be a separate LGS to that of Papworth Hall. Although it is recognised that this site is in two different ownerships the designation of a LGS is not determined by its ownership. A LGS can contain a mix of characters as is the case with example.
308. The Council does not consider it necessary to create two separate LGSs.
309. The Parish Council has submitted further evidence to support the designation of all LGS within their parish including this LGS. The narrow finger of land between Papworth Business Park and the existing residential areas is an important physical barrier and therefore its long-term retention is strongly supported by residents. This wooded strip marked the southern boundary of the parkland attached to Papworth Hall and was contiguous to the grassland of South Park before the interjection of new housing.
310. The Council remains of the opinion that the designation of this site should remain in the plan as no new issues have been raised through the landowner consultation that affect the assessment carried out by the Council nor has it been shown that circumstances have changed

¹²⁶ RD/LP/050 - South Cambridgeshire District Council - Issues and Options 2 Report: Part 2 – South Cambridgeshire Further Site Options

SC4C.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)

311. The Council remains of the opinion that the whole site designation should remain in the plan.
312. This whole site was submitted by Papworth Everard Parish Council for consideration as LGS. The boundary assessed was that of the existing PVAA where it was considered by the Council to meet the tests for LGS. The majority of the site is playing field and is considered to have recreational value to the local community. The Parish Council strongly supported its designation during the Issues and Options 2 consultation¹²⁷ stating that it was valued by parishioners.
313. The owners of the land, the Varrier Jones Foundation, objected to the designation of the woodland strip along its northern edge considering that this site does not include the 'richness of wildlife' which the NPPF¹²⁸ expects. The Council when it assessed the site considered that the woodland strip was valued by the local community as the Parish Council had proposed the whole site rather than just the playing fields. The existing PVAA extends over the whole site recognising the value of this woodland in adding to the character of this part of the village. The Parish Council has highlighted that the village is characterised by housing separated by green areas and this LGS performs this function. The public do not have to have access to an area to appreciate its value.
314. The Parish Council has submitted further evidence to support the designation of all LGS within their parish including this LGS. (Appendix 4) The narrow wood along the northern edge of the playing field is valued by the PC. It contains mature trees and is a backdrop to the playing fields and highly regarded by local residents as well as visiting sportspeople. It has high amenity value as evidenced by the network of informal pathways that run through it. It is part of what was once a larger wood that existed in the area before the 20th century. It is an important woodland containing a group of TPOs. The PC also submitted a suggested amendment to this LGS which had not previously been raised as an issue.
315. The Council remains of the opinion that the designation of this site should remain in the plan as no new issues have been raised through the landowner consultation that affect the assessment carried out by the Council nor has it been shown that circumstances have changed

¹²⁷ RD/LP/050 - South Cambridgeshire District Council - Issues and Options 2 Report: Part 2 – South Cambridgeshire Further Site Options

¹²⁸ RD/NP/010 [National Planning Policy Framework](#)

SC4C.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)

316. The Spike Playing Field is an area of open space on the southern edge of Sawston. It provides a pocket of green open space between urban uses in this part of the village. It has value for the local community for informal recreation and therefore the Council considers that it meets the test for LGS. During the Issues and Options 2¹²⁹ consultation there was much support for this LGS including support from the Parish Council. However the Trustees of Sawston Church Institute who are responsible for the field consider that it is not suitable as a LGS and is not a recreational area for the public. It is not their intention to permit public access to this private area. It should be noted that a LGS can be in private ownership and does not have to be accessible to the public¹³⁰ – however in this circumstance if access were to be denied to the public its value as a LGS would be diminished.
317. Sawston Parish Council has submitted further evidence to support the designation of this LGS. (Appendix 4) The PC considers that the area forms an important LGS and historically has been used as a playing field. During the 1990s the land was leased to the PC for the construction of an earth BMX track in response to a request from a local youth group. Although this use has not lapsed the land is still used for informal recreation, such as dog walking and informal play by residents within the local area. In the Recreation and Open Spaces Study 2013¹³¹ Sawston was identified as having a shortfall of both sports provision and play space and this land makes a significant contribution towards informal play space.
318. The Council remains of the opinion that the designation of this site should remain in the plan as no new issues have been raised through the landowner consultation that affect the assessment carried out by the Council nor has it been shown that circumstances have changed

SC4C.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)

319. The Council has since the Local Plan¹³² was submitted in March 2014 had the opportunity to reappraise the extent of this LGS. A representation was received from the owners of the western section of this site indicating that a nursery had been built on their land in 2000 and therefore in their opinion could not be designated as LGS.

¹²⁹ RD/LP/050 - South Cambridgeshire District Council - Issues and Options 2 Report: Part 2 – South Cambridgeshire Further Site Options

¹³⁰ RD/NP/020 - National Planning Practice Guidance – Public access - Paragraph: 017 Reference ID: 37-017-20140306; Private ownership - Paragraph: 019 Reference ID: 37-019-20140306

¹³¹ RD/CSF/060 Recreation and open space study (July 2013) Appendix A: Sawston
<https://www.scambs.gov.uk/content/recreation-and-open-space-study-july-2013>

¹³² RD/Sub/SC/010 - Proposed Submission South Cambridgeshire Local Plan

The designated area incorrectly extends across the nursery site, beyond the wooded area of the Copse. It is appropriate to amend the western boundary to this area.

320. In the report to the South Cambridgeshire Planning Portfolio Holder on 10 March 2015 it was agreed to amend the Millennium Copse, Sawston LGS to exclude the nursery site (Note to Inspector on the Targeted Consultation with Landowners of LGS¹³³.)
321. The Council has proposed an amendment to this site and therefore has met the objectors concerns.

Modification to the Policies Map:

Amend the boundary of LGS NH/12-143.

322. Sawston Parish Council has submitted further evidence to support the designation of this LGS and confirm the nursery facility should be excluded from the LGS. (Appendix 4) It is noted that the PC in its statement has raised matters that had not previously been identified for additional land to be included in the LGS. This land is identified in the plan as PVAA.

SC4C.xlvii.

Would Butlers Green, Sawston meet the criteria for LGS designation in terms of its sustainable location for development? (NH/12-144)

323. The Council considers that this LGS should remain the Plan as LGS. Butlers Green is an informal grass area surrounded by tall hedgerow/trees, with public access from Mill Lane. It forms part of the setting of the conservation area and provides a tranquil area for informal recreation use for the village which the Council considers meets the test for LGS. During the Proposed Submission consultation in the summer of 2013 there was general support for all the LGSs in the village.
324. The owner of the land objected to its designation considering that the site is not a special one cherished by the village and would harm the potential for a sympathetic development on the site. In assessing all the LGS the Council took into account the need to ensure that such designations are not overused so that a village ends up with no future space to grow. The site was formerly the playing fields of the adjoining former John Falkner Infants School. Planning permission was given in June 2013 (S/1783/12/FL) to this adjoining site for nine dwellings. The design statement for this application describes the green as a landscaped area that will be retained as a communal area. The design of the scheme creates, enhances and retains the distinctive character that relates to the local area and surrounding environment.

¹³³ RD/NE/240- South Cambridgeshire Local Plan – Targeted Consultation with Landowners of Local Green Space– Appendix 2 – The Planning Portfolio Holder Report 10 March 2015 –Paragraph 31-32 of the report and Appendix E Map 6

325. The Sawston Conservation Area Appraisal 2007¹³⁴ identifies the important contribution made by the green adjacent to The Baulks as open space. The conservation area was extended to include this area – these boundary changes were approved on 12 September 2007. The trees on the site make a major contribution to the character and appearance of the area and provide a setting to the adjoining listed buildings.
326. Sawston Parish Council has submitted further evidence to support the designation of this LGS. The PC states that the area is within the Conservation Area and forms an important feature in the street scene to the north of Mill Lane Recreation Ground (NH/12-142) contributing to the openness of this part of Mill Lane and providing with the recreation ground to the south, a clear green separation between the eastern and western section of Mill Lane. The Conservation Area was extended to include Butler's Green in 2007 at the time of the closure of the adjacent school in recognition of this area's importance in maintaining the rural aspect of this section of Mill Lane and its historical links to the Victorian buildings of the former school. These buildings are of considerable local historic significance, the external fabric of these buildings has been retained in the new housing development. The openness of this area is essential for retaining the setting of these preserved buildings and their visibility from Mill Lane. The PC also mentioned the contribution made by the well established trees on the site to the green environment of this part of Sawston.
327. The Council remains of the opinion that the designation of this site should remain in the plan as no new issues have been raised through the landowner consultation that affect the assessment carried out by the Council nor has it been shown that circumstances have changed

SC4C.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)

328. Steeple Morden Parish Council submitted the site for consideration as LGS during the Issues and Options consultation in the summer of 2012. The site is a field with well established trees at the western end. Overlooking the area is a Grade II listed building and residential housing in Craft Way. The Council assessed the site as meeting the tests for LGS.
329. The owner of the land has objected to its designation as the public will not be able to gain access to the site as it is in private ownership and in the owners opinion the site does not meet the criteria for LGS. The landowner considers that there is a need for affordable housing in the village and this site provides an opportunity to deliver such development. The Council when assessing sites for LGS took into account the need to ensure that LGS designations are not over used so that a village ends up with no future space for growth. Through the plan making process sufficient land has been allocated to meet the district's housing requirements.
330. The PC has reassessed the site and consider that it does not meet the criteria for LGS as it is in private ownership..(Appendix 4) It should be noted that LGS can be in

¹³⁴ RD/NE/320 – Sawston Conservation Area Appraisal 2007 – Part 2 - See page 22-24

private ownership and there does not need to be public access for a site to be valued by the local community¹³⁵.

331. The site was previously assessed by the Council as meeting the tests for LGS. The Council does not consider on balance that the removal of this LGS would be necessary for the plan to be found sound.

SC4C.xlix.

Would the Spinney, Thriplow meet the designation criteria for a LGS as it could prejudice access to Pegs Close? (NH/12-157)

332. The Council considers that this site should remain in the Plan as LGS. This site was submitted by Thriplow Parish Council. It is an existing PVAA which enhances the character of this part of the village. It leads to an open field, known as Pegs Close which is to the south and is within the Green Belt. – this site was proposed too by the Parish Council but was not designated as LGS as the Council has not duplicated protection if a site is already within the Green Belt. The Council assessed the Spinney site and considered that it meets the test for LGS.
333. An objection was received by the owner of the land who considered that by being identified as LGS the track through the Spinney that leads to Pegs Close would be forced to be shut off thereby no longer providing an access to the field. LGS designation does not change the access arrangements to a piece of land nor does it alter the management arrangements for the land. ¹³⁶ LGS would protect the land from development. The designation of this site as a LGS would not prejudice access to the adjoining area.
334. The Council remains of the opinion that the designation of this site should remain in the plan as no new issues have been raised through the landowner consultation that affect the assessment carried out by the Council nor has it been shown that circumstances have changed.

SC4C.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)

335. The Council considers that this site should remain in the Plan as LGS. This site was submitted by Thriplow Parish Council for consideration as a LGS. It is an existing PVAA and forms part of the setting of adjoining listed buildings including the Grade II* Manor Farmhouse. The Council considers that the site meets the test for LGS.

¹³⁵ RD/NP/020 - National Planning Practice Guidance – Public access - Paragraph: 017 Reference ID: 37-017-20140306 ; Private ownership - Paragraph: 019 Reference ID: 37-019-20140306

¹³⁶ RD/NP/020 - National Planning Practice Guidance – Public access - Paragraph: 017 Reference ID: 37-017-20140306; Management of LGS land Paragraph: 021 Reference ID: 37-021-20140306; Restrictions on landowner? Paragraph: 020 Reference ID: 37-020-20140306.

336. The owners of a strip of land on the southern edge of the site use this as vehicular access to land they own to the south east of the site. They have proposed that the boundary of the LGS be amended to remove their land. The Council does not consider that the boundary needs to be amended as LGS designation would not prevent the owners from continuing to use their land for access but would prevent the whole site from being developed.

SC4C.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)

337. Toft Recreation Ground was included in the Submission Local Plan¹³⁷ as a proposed LGS and is owned by the Parish Council. During the targeted consultation with land owners of proposed LGS the Parish Council was asked for their views on the designation of their land. They supported it but suggested that an additional nearby area of Community Land in Toft be included as LGS in the Local Plan. The opportunity to submit new areas for LGS to the Council for assessment was during the earlier consultations on the Local Plan and therefore the Council did not consider this new separate area of green space. If such a site had been assessed there would not have been a chance for others to comment on its inclusion in the plan and it had been made clear that the targeted consultation was only to consider existing proposed sites.
338. The Council does not consider that an additional site should be added or that the existing LGS can be amended as the two areas do not appear to have shared boundaries.

SC4C.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)

339. The Council has since the Local Plan¹³⁸ was submitted in March 2014 had the opportunity to reappraise the extent of this LGS. Defence Infrastructure Organisation objected to the designation of the site during the targeted consultation with landowners of LGS. The reason stated for their opposition was that as it falls within the Area Action Plan (AAP) area for the new town proposed north of Waterbeach village, and could be important for creating sustainable transport links. DIO stated that the area should be considered as part of the wider masterplan.
340. The LGS does lie within the area proposed for the new town and in the report to the South Cambridgeshire Planning Portfolio Holder on 10 March 2015 it was agreed to

¹³⁷ RD/Sub/SC/010 - Proposed Submission South Cambridgeshire Local Plan

¹³⁸ RD/Sub/SC/010 - Proposed Submission South Cambridgeshire Local Plan

delete the Barracks Frontage, Waterbeach LGS (see Note to the Inspectors on the Targeted Consultation with Landowners of LGS ¹³⁹). At that time it was considered that the AAP process would be able to decide the future of the land within its boundary.

341. The Council has recently proposed modifications to the local plan in relation to the proposed new town at Waterbeach. It is proposed that rather than an AAP a Supplementary Planning Document (SPD) should be prepared for this strategic site. An SPD could not designate a LGS however it could look at the relationship between the new town and the edge of the village which includes this area. The SPD could therefore provide an appropriate mechanism for deciding the future of land within its boundary and the Council considers that the deletion of this LGS from the Local Plan Policies Map is still a valid modification/ way forward.

Modification to the Policies Map:

Delete LGS NH/12-167

¹³⁹ RD/NE/240- South Cambridgeshire Local Plan – Targeted Consultation with Landowners of Local Green Space– Appendix 2 – The Planning Portfolio Holder Report 10 March 2015 –Paragraph 33-34 of the report and Appendix E Map 7

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?

342. Yes the Local Plan provides a positive strategy for the conservation and enjoyment of the historic environment and is consistent with the NPPF.
343. Paragraph 126 of the NPPF refers specifically to local planning authorities taking into account:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - the desirability of new development making a positive contribution to local character and distinctiveness; and
 - opportunities to draw on the contribution made by the historic environment to the character of a place.
344. Policy S/2 sets out 6 key objectives for the Local Plan to achieve the Vision¹⁴⁰ for the district, including:
- “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.”¹⁴¹
345. Local Plan Policies NH/14: Heritage Assets and NH/15: Heritage Assets and Adapting to Climate Change specifically relate to the historic environment and, together with a suite of policies, support of the Vision and Objective b. All of the policies are prepared positively with a view to maintaining and enhancing the significance of unique heritage assets. These policies include:
- Policy HQ/1: Design Principles
 - Policy NH/2: Protecting and Enhancing Landscape Character]
 - Policy NH/6: Green Infrastructure
 - Policy NH/7: Ancient Woodlands and Veteran Trees
 - Policy NH/12: Local Green Space
346. These policies do not stand alone from the remainder of the Local Plan and there is frequent and appropriate reference to proposals for new development having regard to the special character and setting of the historic environment throughout the Local Plan.

¹⁴⁰ Policy S/1: Vision, page 21, Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010)

¹⁴¹ Policy S/2: Objectives for the Local Plan, page 21, Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010)

347. The policies seek to balance the aim of conserving heritage assets with the wider benefits that development may bring; a judgement will be made on a case by case basis depending upon the nature and significance of the asset and the type and scope of potential impacts, with the benefits which may arise from development.
348. Additional guidance on the character and how to respect the historic environment is also provided in a number of Supplementary Planning Documents, which the Council will update once the Local Plan is adopted. These include:
- Development Affecting Conservation Areas SPD¹⁴² *
 - Listed Buildings SPD¹⁴³ *
 - District Design Guide SPD¹⁴⁴
 - Landscape and New Developments SPD¹⁴⁵
- * Note – the Council intends to prepare a new Heritage Assets SPD which will incorporate these SPDs.
349. The Council considers the suite of policies in the Local Plan provide a positive strategy for the conservation and enjoyment of the historic environment and is consistent with the NPPF.

SC4D.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?

350. Yes criterion 2d of Policy NH/14: Heritage Assets should refer to non-designated heritage assets, consistent with paragraph 135 of the National Planning Policy Framework (NPPF).¹⁴⁶
351. The Council submitted proposed modification MC/6/15 alongside the Submission Local Plan in March 2014,¹⁴⁷ to amend ‘undesigned heritage asset’ to read ‘non-designated asset’.
352. The Council is proposing a further change to criterion 2d in order to clarify that the means of identifying non-designated assets is not restricted to, but may include, conservation area appraisals, through the development process and through further supplementary planning documents.

¹⁴² Development Affecting Conservation Areas Supplementary Planning Document (RD/SPD/040)

¹⁴³ Listed Buildings Supplementary Planning Document (RD/SPD/030)

¹⁴⁴ District Design Guide Supplementary Planning Document (RD/SPD/080)

¹⁴⁵ Landscape and New Developments Supplementary Planning Document (RD/SPD/090)

¹⁴⁶ National Planning Policy Framework (NPPF) (RD/NP/010)

¹⁴⁷ Schedule of Proposed Minor Changes following Proposed Submission Consultation (March 2014) (RD/Sub/SC/040).

Amend criterion 2d of Policy NH/14 as follows:

~~‘Undesignated~~ **Non-designated** heritage assets which are **including those** identified in conservation area appraisals, through the development process and through further supplementary planning documents;’

SC4D.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?

353. The Council will need to update its extant SPDs once the Local Plan is adopted and proposes to prepare a new Heritage Assets SPD.
354. The extant Listed Buildings SPD¹⁴⁸ and Development Affecting Conservation Areas SPD¹⁴⁹ supplement policies in the adopted Local Development Framework¹⁵⁰.
355. The Council’s extant Listed Buildings SPD¹⁵¹ provides guidance on the implementation of Policies CH/3: Listed Buildings and CH/4: Development Within the Curtilage or Setting of a Listed Building within the adopted Local Development Framework¹⁵². Part 1 of the SPD outlines the legal and general principles and provides guidance on caring for listed buildings and how sensitive alterations can be made, provides examples of best practice, and how to go about gaining the correct consent for works. Part 2 provides guidance on the specific materials, approaches and building types, addressing how to make alterations, both internal and external, historic details of buildings, materials and construction techniques, and addresses structures within the setting of listed buildings. There is also a section on sustainability and energy efficiency.
356. The extant Development Affecting Conservation Areas SPD¹⁵³ currently provides guidance on adopted policy CH/5: Conservation Areas. The SPD addresses new development and extensions to existing buildings within conservation areas, demolition, use of advertisements and signage, sustainability and energy efficiency measures and satellite dishes.
357. Once the Local Plan is adopted it is intended that the Listed Buildings and Conservation Areas SPDs will be amalgamated into a new Heritage Assets SPD. This SPD will supplement Policies NH/14 and NH/15 in the Local Plan. In addition to continuing to provide guidance on designated assets such as listed buildings and conservation areas (as outlined above), further guidance will be provided on the ways

¹⁴⁸ Listed Buildings Supplementary Planning Document (RD/SPD/030)

¹⁴⁹ Development Affecting Conservation Areas Supplementary Planning Document (RD/SPD/040)

¹⁵⁰ South Cambridgeshire District Council Development Control Policies Development Plan Document (RD/AD/110)

¹⁵¹ Listed Buildings Supplementary Planning Document (RD/SPD/030)

¹⁵² South Cambridgeshire District Council Development Control Policies Development Plan Document (RD/AD/110), pages 90-91.

¹⁵³ Development Affecting Conservation Areas Supplementary Planning Document (RD/SPD/040)

in which the environmental performance of heritage assets can be improved without compromising their significance, as stated in paragraph 6.63.¹⁵⁴ The SPD will also address non-designated heritage assets, outlining general principles and providing guidance on caring for the assets to ensure development proposals minimise harm to the significance of heritage assets. Non-designated assets will be identified through the Local List. The Local List can include any heritage assets (building, monument, site, place, area or landscapes) of local significance and is not limited to buildings. It can include assets both within and outside conservation areas. All identified heritage assets of local significance would also be included within the HER for Cambridgeshire.

358. The scope of the SPD is within the scope of Town and Country Planning (Local Plan) (England) Regulations 2012 regulation 5(1)(a)(iii). It will supplement how the Council's Local Plan policies should be implemented, and achievement of the environmental, social and economic objectives for the area.

SC4D.iii.

Does Policy NH/14 provide the same degree of protection to non-designated (undesigned) assets as designated assets thereby conflicting with the Framework?

359. The Council considers the policy as drafted provides protection appropriate to its significance. However, in order to avoid misinterpretation, the Council is proposing a modification.
360. Policy NH/14 paragraph 2 (as amended by modification MC/6/15)¹⁵⁵ refers to supporting development proposals when they sustain and enhance the significance of heritage assets. The supporting text explains that this should be applied in a way that "does not compromise heritage significance and exploits opportunities for enhancement."¹⁵⁶
361. The Council's revised paragraph 6.49 (as outlined in paragraph 367) directly refers to the NPPF and the avoidance of harm to heritage assets, but where proposals would result in wider public benefits then those benefits need to be weighed against the harm to significance.
362. In accordance with the NPPF a judgement needs to be made on a case by case basis, taking into account the significance of the asset (which includes whether it is designated or not); whereby "the more important the asset, the greater the weight should be"¹⁵⁷, and the degree of harm. Substantial harm to significant assets should be exceptional. The NPPF goes on:

¹⁵⁴ Page 126, Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010)

¹⁵⁵ Schedule of Proposed Minor Changes following Proposed Submission Consultation (March 2014) (RD/Sub/SC/040).

¹⁵⁶ Paragraph 6.49, page 124, Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010)

¹⁵⁷ Paragraph 132, National Planning Policy Framework (NPPF) (RD/NP/010)

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”¹⁵⁸

363. Paragraph 6.52 states that decisions will be based on a good understanding of how the proposals will affect heritage, and requires applicants to describe the significance of any heritage asset, with the level of detail provided reflecting the importance of the asset. Therefore the Council will judge proposals differently depending upon whether it is a designated or non-designated asset, as this will be one factor taken into consideration in weighing up the significance of the asset and the degree of harm to it.
364. Although most significant assets are designated there are some that are not; for example assets of archaeological interest. The NPPF considers these to be of equal significance to scheduled monuments.¹⁵⁹ It is therefore not appropriate to consider only the status of the asset (i.e. whether it has been designated or not) in applying the significance test. Policy NH//14, in apply the significance test to all assets on their own merits, in terms of assessing the significance, harm and potential wider benefits, fully accords with NPPF paragraphs 132 to 134¹⁶⁰.
365. The Council considers that whilst the supporting text explains the NPPF approach, the policy itself could be clearer and proposes to amend paragraph 2 of the policy:

Amend paragraph 2 of Policy NH/14 to read:

‘2. Development proposals will be supported when they sustain and enhance the significance of heritage assets, including their settings, **as appropriate to their significance and in accordance with the National Planning Policy Framework**, particularly:’

SC4D.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? Could they be better worded in this regard?

366. The Council agrees the last two sentences of paragraph 6.49 in the published Local Plan could be better worded to accord more closely with the NPPF¹⁶¹.
367. The NPPF refers to the relationship between harm and wider public benefits which need to be weighed against harm to the significance of the asset. The Council proposes a modification to paragraph 6.49 as follows:

¹⁵⁸ Paragraph 134, National Planning Policy Framework (NPPF) (RD/NP/010)

¹⁵⁹ Paragraph 139, National Planning Policy Framework (NPPF) (RD/NP/010)

¹⁶⁰ National Planning Policy Framework (NPPF) (RD/NP/010)

¹⁶¹ National Planning Policy Framework (NPPF) (RD/NP/010)

Replace the last two sentences of paragraph 6.49 with the following:

'Section 12 of the NPPF provides guidance regarding the consideration of development proposals on heritage assets. In summary the more significant the asset, the greater the weight should be applied to its conservation. Where development would lead to the substantial harm or loss of significance of a designated asset, the local planning authority should refuse consent unless demonstrated it is necessary to achieve substantial public benefit that outweigh the harm or loss. Proposals leading to less than substantial harm should also be weighed against public benefits of the proposal. For proposals affecting non-designated assets a balanced judgement will be made, having regard to the scale of any harm or loss and the significance of the heritage asset.'

368. The modification replaces an earlier modification (MC/6/17) submitted alongside the Submission Local Plan in March 2014.¹⁶²

SC4D.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?

369. Yes Policy NH/15 does address the balance of climate change benefits and potential harm to heritage assets and fully reflects the approach of the NPPF.
370. Climate Change is addressed in detail within Chapter 4: Climate Change.¹⁶³ Within the supporting text at paragraph 4.11 the Plan outlines how to adapt to the effects of climate change through a variety of measures including through managing and conserving water resources, managing flood risk, and through encouraging energy efficiency and renewable energy generation.
371. Some of these measures can be incorporated into existing buildings which are heritage assets (e.g. listed buildings) quite easily and with minimal impact; for example there are opportunities in most historic buildings to improve energy conservation without causing harm, through measures such as secondary glazing, improved loft insulation using natural materials, low energy lighting, and use of fuel efficient boilers. Water saving devices such as the installation of dual flush mechanisms in toilets and reduced flow taps can be installed. In some situations, renewable energy technologies can also be installed without causing harm.
372. However, other measures to improve energy efficiency and/or renewable energy generation may require installation of technology into / onto the fabric of buildings which, for heritage assets, may be an issue that requires careful consideration.

olicy Framework (NFFP) (RD/NP/010)

¹⁶² Policy S/1: Vision, page 21, Proposed Submission South Cambridgeshire Loc¹⁶³ Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010), pages 83-95.

¹⁶³ Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010), pages 83-95.

373. Where harm to the significance of the asset would be caused by energy conservation or renewable energy measures, then less harmful measures should be considered. Where conflict is unavoidable, the benefits of the energy conservation measures and the extent of harm to the heritage significance should be weighed against public benefits, in accordance with Policy NH/14 and the NPPF.
374. In the early stages of preparing the Local Plan the Council explored whether it should include a policy specifically to provide guidance on how listed buildings and buildings in conservation areas can be adapted to improve their environmental performance.¹⁶⁴ The responses to the Issues and Options consultation¹⁶⁵ showed support for inclusion of a policy, but there were mixed views on which way the balance should lie in terms of erring on the side of conservation or allowing modifications to buildings for renewable energy.¹⁶⁶
375. As a result, the Council included Policy NH/15: Heritage Assets and Adapting to Climate Change to address the reuse of buildings and adapting them to climate change. Given the mixed views expressed and lack of a clear direction from the earlier stages of plan making the policy seeks to provide guidance which carefully balances both the desire to improve the performance of heritage assets, but at the same time protecting the essential attributes of this finite resource for future generations.
376. Paragraph 2 of Policy NH/15 provides a steer on how proposals should be considered. The policy seeks to ensure the protection of the heritage asset but is also flexible to allow each type of renewable energy and historic building to be considered on their individual merit; it takes into account the significance of the asset as well as the type of renewable energy measure proposed. This approach fully accords with NPPF paragraphs 132 to 134¹⁶⁷ which refer to considering the impact of development on the significance of the heritage asset, with greater weight being attached to the more important assets and where proposals would lead to harm this should be weighed against the public benefits of the proposal.
377. This approach is explained in the supporting text¹⁶⁸ which recognises there are opportunities in most historic buildings to improve energy conservation without causing harm. However, where harm may be caused, and to comply with the policy,

¹⁶⁴ Issues and Options Question 44: Should the Local Plan include a policy to provide guidance on how listed buildings and buildings in Conservation Areas can be adapted to improve their environmental performance? If so, where should the balance lie between visual impact, and the benefits to energy efficiency? Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060) Annex A - Audit Trail, Chapter 6 (Pages A502-A506)

¹⁶⁵ South Cambridgeshire District Council Issues and Options Report (RD/LP/030)

¹⁶⁶ Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060) Annex A - Audit Trail, Chapter 6 (Pages A502-A506)

¹⁶⁷ National Planning Policy Framework (NPPF) (RD/NP/010)

¹⁶⁸ Paragraph 6.61, South Cambridgeshire District Council Development Control Policies Development Plan Document (RD/AD/110), page 125

- the applicant should consider alternative solutions which cause no or less harm¹⁶⁹. For example, it may not be appropriate to attach renewable energy technology directly to a listed building but it may be possible to use an outbuilding or place them on the ground in a location which does not form part of the building's setting.¹⁷⁰
378. In addition, there is further guidance available from English Heritage¹⁷¹ and in the Council's Listed Buildings¹⁷² and District Design Guide¹⁷³ SPDs. Chapter 14 of the Listed Buildings SPD addresses Sustainability, Energy Efficiency and Listed Buildings, and provides guidance on the ways to improve the energy efficiency of Listed Buildings and incorporate various renewable energy measures. The Council will review the SPDs once the Local Plan is adopted and can provide further guidance to address this issue in the new Heritage Assets SPD (as outlined in response to SC4D.ii and SC4D.vii.).
379. Some representors have proposed alternative wording for paragraph 2 of Policy NH/15. These seek to strengthen the balance towards conservation of the heritage assets rather than allowing changes to be made to assets. One representor proposed a wording change that would not permit any development which would impact on or detract from the heritage value of the asset. Another representor sought to require measures to be tailored to the building with the benefit of a full understanding of its historic and architectural significance.
380. When read in conjunction with Policy NH/14, Policy NH/15 allows proper consideration of the merits in relation to the significance of the asset, degree of harm and wider benefits which may result. To not allow any impact on heritage assets is contrary to the NPPF. The supporting text at paragraph 6.52 requires applicants to demonstrate the significance of the asset, which will draw out the historic and architectural significance of the asset that should be protected and paragraph 6.62 requires that when proposals will have a potentially negative impact on heritage assets, then alternative solutions which cause no or less harm should be identified.
381. Another representor sought to safeguard 'character', but this does not reflect the NPPF which focusses on the significance of the heritage asset. The only reference to character in the NPPF (at paragraph 131) relates to new developments, rather than adapting buildings as is the purpose of Policy NH/15.
382. As currently worded, Policy NH/15 provides the appropriate balance between protecting heritage assets whilst providing for adaptation to climate change in appropriate circumstances. There is no need for the Policy to be amended.

¹⁶⁹ Paragraph 6.62, South Cambridgeshire District Council Development Control Policies Development Plan Document (RD/AD/110), page 125

¹⁷⁰ As illustrated on page 118 in the Listed Buildings Supplementary Planning Document (RD/SPD/030)

¹⁷¹ Energy Efficiency and Historic Buildings - Application of Part L of the Building Regulations to historic and traditionally constructed buildings (RD/NE/260)

¹⁷² Listed Buildings Supplementary Planning Document (RD/SPD/030)

¹⁷³ District Design Guide Supplementary Planning Document (RD/SPD/080)

SC4D.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?

383. No the wording of Policy NH/15 does not need to be amended.
384. Policy NH/14: Heritage Assets addresses how development proposals will be considered in relation to heritage assets in their broadest sense; where heritage assets comprise: “buildings, monuments, sites, places, areas or landscapes which are significant because of their historic interest.”¹⁷⁴
385. As outlined in paragraph 374, the Council explored whether it should include a policy specifically to provide guidance on how listed buildings and buildings in conservation areas can be adapted to improve their environmental performance. The consultation showed there was support for inclusion of such a policy. As a result, the Council included Policy NH/15: Heritage Assets and Adapting to Climate Change, to address the reuse of buildings and adapting them to climate change.
386. Whilst the policy title refers to heritage assets, the remit of the policy relates specifically to those assets which are buildings; the reuse of buildings (paragraph 1) and adapting buildings to climate change (paragraph 2). It therefore refers to ‘historic buildings’ as a collective term, which may include listed buildings and/or other buildings of heritage value. The Policy does not relate to wider heritage assets such as sites, places, areas or landscapes. Therefore whilst ‘historic buildings’ may not be directly referenced in the NPPF, referring to historic buildings within Policy NH/15 adds clarity to its purpose.
387. Furthermore Policy NH/15 refers to historic buildings rather than listed buildings as this encompasses a wider remit, given that not all historic buildings are listed. There are many other important historic buildings, for example located within the setting of a listed building and/or within conservation areas, which also need careful consideration. They would all come under the remit of Policy NH/15.
388. The extant Listed Buildings SPD will need to be reviewed once the Local Plan is adopted to provide guidance on the application of Policies NH/14 and NH/15. In addition, as outlined in the response to Question SC4D.ii., the Council intends to prepare a new Heritage Assets SPD in place of the Listed Buildings SPD and Conservation Areas SPD.
389. The wording in Policy NH/15 is appropriate to provide clarity and does not need be modified.

¹⁷⁴ Definition of heritage assets included in paragraph 6.44, page 123, Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010)

SC4D.vii.

What would be the nature and status of the supplementary guidance referred to in paragraph 6.63?

390. The Council will need to update its extant SPDs once the Local Plan is adopted and proposes to prepare a new Heritage Assets SPD.
391. As explained in response to SC4D.ii. the Council has an extant Listed Buildings SPD¹⁷⁵ which provides guidance on the implementation of Policies CH/3: Listed Buildings and CH/4: Development Within the Curtilage or Setting of a Listed Building within the adopted Local Development Framework. The Development Affecting Conservation Areas SPD¹⁷⁶ currently provides guidance on adopted policy CH/5: Conservation Areas.
392. The Council's extant Listed Buildings SPD¹⁷⁷ provides guidance on the implementation of Policies CH/3: Listed Buildings and CH/4: Development Within the Curtilage or Setting of a Listed Building within the adopted Local Development Framework¹⁷⁸. Part 1 of the SPD outlines the legal and general principles and provides guidance on caring for listed buildings and how sensitive alterations can be made, provides examples of best practice, and how to go about gaining the correct consent for works. Part 2 provides guidance on the specific materials, approaches and building types, addressing how to make alterations, both internal and external, historic details of buildings, materials and construction techniques, and addresses structures within the setting of listed buildings. There is also a section on sustainability and energy efficiency.
393. The extant Development Affecting Conservation Areas SPD¹⁷⁹ currently provides guidance on adopted policy CH/5: Conservation Areas. The SPD addresses new development and extensions to existing buildings within conservation areas, demolition, use of advertisements and signage, sustainability and energy efficiency measures and satellite dishes.
394. Once the Local Plan is adopted it is intended that the Listed Buildings and Conservation Areas SPDs will be amalgamated into a new Heritage Assets SPD. This SPD will supplement Policies NH/14 and NH/15 in the Local Plan. In addition to continuing to provide guidance on listed buildings and conservation areas (as outlined above), further guidance will be provided on the ways in which the environmental performance of heritage assets can be improved without compromising their significance, as stated in paragraph 6.63.¹⁸⁰

¹⁷⁵ Listed Buildings Supplementary Planning Document (RD/SPD/030)

¹⁷⁶ Development Affecting Conservation Areas Supplementary Planning Document (RD/SPD/040)

¹⁷⁷ Listed Buildings Supplementary Planning Document (RD/SPD/030)

¹⁷⁸ South Cambridgeshire District Council Development Control Policies Development Plan Document (RD/AD/110), pages 90-91.

¹⁷⁹ Development Affecting Conservation Areas Supplementary Planning Document (RD/SPD/040)

¹⁸⁰ Page 126, Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010)

395. The scope of the SPD is within the scope of Town and Country Planning (Local Plan) (England) Regulations 2012 regulation 5(1)(a)(iii). It will supplement how the Council's Local Plan policies should be implemented, and achievement of the environmental, social and economic objectives for the area.

Appendix 1: List of Reference Documents

The Council's evidence in relation to SC4: Natural and Historic Environment is set out in the following documents:

National Policy:

- National Planning Policy Framework (NPPF) (RD/NP/010)
- National Planning Practice Guidance (NPPG) (RD/NP/020)
- Assessing needs and opportunities: a companion guide to PPG17 (RD/NP/190)

Cambridge and South Cambridgeshire Submission Documents:

- Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010)
- Schedule of Proposed Minor Changes following Proposed Submission Consultation (March 2014) (RD/Sub/SC/040)
- Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/SC/060)
- Cambridge Local Plan 2014 - Proposed Submission (RD/Sub/C/010)

Earlier stages of plan making:

- South Cambridgeshire District Council Issues and Options Report (RD/LP/030)
- South Cambridgeshire District Council - Issues and Options 2 Report: Part 2 – South Cambridgeshire Further Site Options (RD/LP/050)

Adopted Development Plans:

- Cambridgeshire and Peterborough Structure Plan 2003 (RD/AD/010)
- South Cambridgeshire District Council Development Control Policies Development Plan Document (RD/AD/110)
- Site Specific Policies Development Plan Document (RD/AD/120)
- South Cambridgeshire District Council Cambridge Southern Fringe Area Action Plan (RD/AD/14)
- Cambridge City Council & South Cambridgeshire District Council - Cambridge East Area Action Plan (RD/AD/280)
- Cambridge City Council & South Cambridgeshire District Council - North West Cambridge Area Action Plan (RD/AD/290)

Supplementary Planning Documents:

- Cottenham Village Design Statement Supplementary Planning Document (RD/SPD/010)
- Biodiversity Supplementary Planning Document (RD/SPD/020)
- Listed Buildings Supplementary Planning Document (RD/SPD/030)
- Development Affecting Conservation Areas Supplementary Planning Document (RD/SPD/040)
- District Design Guide Supplementary Planning Document (RD/SPD/080)
- Landscape and New Developments Supplementary Planning Document (RD/SPD/090)
- South Cambridgeshire District Council 'Local List' of Requirements (RD/SPD/280)

Development Strategy:

- Strategic Housing Land Availability Assessment (RD/Strat/120)

Protecting and Enhancing the Natural and Historic Environment:

- National Character Areas (RD/NE/010)
- Cambridgeshire Green Infrastructure Strategy (RD/NE/020)
- South Cambridgeshire Local Plan – Targeted Consultation with Landowners of Local Green Space (RD/NE/240)
- East of England Landscape Typology (RD/NE/250)
- Energy Efficiency and Historic Buildings - Application of Part L of the Building Regulations to historic and traditionally constructed buildings (RD/NE/260)
- Ancient Woodland Inventory for England (RD/NE/270)
- Appeal Decision for Land adjacent No 7 Station Road, Over, Cambridge, Cambridgeshire CB24 5NJ - APP/W0530/A/14/2215375 (RD/NE/280)
- Appeal Decision for Land at Teversham Road, Fulbourn .Appeal Ref: APP/W0530/W/15/3139730 (RD/NE/290)
- Appeal decision for land at Brockley Road, Elsworth - APP/W0530/W/15/3135579 (RD/NE/300)
- Planning application for land to the rear of 7-37 Station Rd, Foxton - S/2148/16/OL (RD/NE/310)
- Sawston Conservation Area Appraisal – (RD/NE/320)
- Planning application for residential development on land north east of Rampton Road, Cottenham comprising 154 dwellings. (S/2876/16/OL) (RD/NE/330)

Communities, Services and Facilities:

- Recreation Study Audit and Assessment of Need for Outdoor Playspace and Informal Open Space in South Cambridgeshire Update 2013 (RD/CSF/060)
- South Cambridgeshire Community Facilities Assessment (RD/CSF/120)
- The Greater Cambridge Area Encompassing Cambridge City Council & South Cambridgeshire District Council Playing Pitch strategy 2015-2031 (May 2016) (RD/CSF/190)
- The Cambridge City Council and South Cambridgeshire District Council Indoor Sports Facility Strategy 2015-2031 (May 2016 Version 14) (RD/CSF/200)

Other:

- South Cambridgeshire District Council's Matter SC8 hearing statement (SC8/SCDC)
- Cambridge City Council's Matter CC1 hearing statement (CC1/CCC)

Appendix 2: List of Proposed Modifications to South Cambridgeshire Local Plan

The proposed modifications set out below relate to a number of policies and their supporting text in Chapter 4: Climate Change of the South Cambridgeshire Local Plan¹⁸¹. Text to be deleted is shown as a ~~strikethrough~~ and text to be added is shown in **bold and underlined**.

The references to page and paragraph numbers in the table below do not take account of the deletion or addition of text proposed through modifications submitted previously.

Page	Policy/Paragraph	Modification	Justification
23	Policy S/4: Cambridge Green Belt	Add to the end of Policy S/4: <u>'New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework.'</u>	To include the NPPF Green Belt test of appropriateness within Local Plan policy.
109	Paragraph 6.8	Add to the end of paragraph 6.8: <u>'The East of England Landscape Typology provides further detail on the landscape character within the National Character Areas, providing a finer grain of landscape assessment based on geology, landform, natural features, landscape patterns, vegetation, settlement patterns, and historic features and development. Each typology is also assessed in terms of Historic Features, Enclosure Patterns, Settlement Patterns and Historic Development.'</u>	Modification to provide additional guidance and explicit reference to the East of England Typology.
113	Policy NH/5: Sites of Biodiversity or Geological Importance	Amend paragraph 1 of Policy NH/5 to read: '1. ...Exceptions will only be made where the benefits of the development <u>clearly</u> demonstrably and significantly outweigh any adverse impact.'	This modification was published in Schedule of Proposed Minor Changes following Proposed Submission Consultation (March 2014) (RD/Sub/SC/040) as MC/6/05.

¹⁸¹ RD/Sub/SC/010

Page	Policy/Paragraph	Modification	Justification
			<p>Modification is in response to a representation from Cambridge Past Present Future – clarification to ensure consistency with the wording in Policy NH/4 and NPPF.</p>
117	Paragraph 6.31	<p>Add the following to end of paragraph 6.31:</p> <p><u>‘An example of a Green Infrastructure project coming forward is a River Cam Corridor Strategy which is being prepared by local stakeholders.’</u></p>	<p>This modification was published in Schedule of Proposed Minor Changes following Proposed Submission Consultation (March 2014) (RD/Sub/SC/040) as MC/6/09.</p> <p>Modification is in response to representations – clarification to provide an example of a Green Infrastructure project that is coming forward after the Green Infrastructure Strategy was completed.</p>
118	Paragraph 6.33	<p>Amend paragraph 6.33 to read:</p> <p>‘Ancient woodlands and veteran trees represent an important constituent of green corridors across the district since they have a high inherent biodiversity value. A list of known veteran trees will be compiled by the Council working with the Environmental Records Centre. The list will not exclude the inclusion of new trees identified during the Local Plan’s lifetime. The list will be included in the Biodiversity SPD. <u>Where there are trees within the application site, or on land adjacent to it that could</u></p>	<p>Modification to update the supporting text to remove reference a list of veteran trees, reflecting the fact it is not practicable or necessary to do so, and provide further guidance to applicants.</p>

Page	Policy/Paragraph	Modification	Justification
		<p><u>influence or be affected by the development, information will be required on which trees are to be lost / retained, including whether any are ancient or veteran. It is best practice to undertake a tree survey in accordance with BS 5837 ‘Trees in relation to construction – Recommendations’ to determine the significance and amenity value of trees on and near the site.’</u></p>	
118	<p>Policy NH/8: Mitigating the Impact of Development In and Adjoining the Green Belt</p>	<p>Amend paragraph 1 of Policy NH/8 to read:</p> <p>‘1. Any development considered appropriate proposals within the Green Belt, or proposals outside but in the vicinity of the Green Belt, must be located and designed so that it does they do not have an adverse effect on the rural character and openness of the Green Belt.’</p>	<p>Modification to ensure the wording is consistent with the NPPF.</p>
119	<p>Paragraph 6.35</p>	<p>Amend paragraph 6.35 to read:</p> <p>‘Green Belt is a key designation in the district, designed to protect the setting and special character of Cambridge. Even where exceptional circumstances warrant changes to the Green Belt or a <u>Inappropriate development is by definition harmful to the Green Belt and will not be approved except in very special circumstances and in accordance with the approach set out in the NPPF. All</u> development proposals is <u>including these</u> considered an appropriate form of development in the Green Belt, it will need to be designed and landscaped to ensure it does they do not have an adverse impact on wider rural character and openness.’</p>	<p>This modification supersedes MC/6/11 that was published in Schedule of Proposed Minor Changes following Proposed Submission Consultation (March 2014) (RD/Sub/SC/040).</p> <p>Modification is in response to representations – clarification relating to the National Planning Policy Framework test for development in the Green Belt.</p>
119	<p>Policy NH/9: Redevelopment of Previously Developed Sites and Infilling in the Green Belt</p>	<p>Replace Policy NH/9 with:</p> <p><u>‘1. Redevelopment of Previously Developed Sites and Infilling in the Green Belt will be inappropriate development except for:</u></p> <p><u>a. The re-use of buildings provided that the buildings are of</u></p>	<p>Modification to ensure the wording is consistent with paragraphs 89 & 90 of the NPPF.</p>

Page	Policy/Paragraph	Modification	Justification
		<p><u>permanent and substantial construction, are consistent Policies E/17 and H/16, provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt;</u></p> <p><u>b. The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;</u></p> <p><u>c. The replacement of a building, provided the new building is in the same use, and not materially larger than the one it replaces;</u></p> <p><u>d. Limited infilling, where infilling is defined as the filling of small gaps between existing built development (excluding temporary buildings). Such infilling should have no greater impact upon the openness of the Green Belt and the purpose of including land within it than the existing development. The cumulative impact of infilling proposals will be taken into account.</u></p> <p><u>e. The partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.</u></p>	
119	Paragraph 6.36	<p>Amend the supporting text at paragraph 6.36 to read:</p> <p><u>'6.36 There are existing developments within the Cambridge Green Belt, ranging from large institutions, to smaller groups of scattered</u></p>	<p>Modification to ensure the supporting text reflects modified Policy NH/9.</p>

Page	Policy/Paragraph	Modification	Justification
		<p>development and individual buildings. The NPPF <u>paragraph 89</u> now enables limited infilling or <u>the partial or</u> complete redevelopment of previously developed sites in the Green Belt <u>in a number of specific circumstances</u>. Planning applications will be assessed to ensure that such infilling or redevelopment does not cause harm to the rural character and openness of the Green Belt <u>There are no villages within the Cambridge Green Belt, each is an 'island' inset within the Green Belt with its own defined development framework boundary.</u></p>	
120	<p>Policy NH/10: Recreation in the Green Belt</p>	<p>Replace Policy NH/10 with:</p> <p>Policy NH/10: <u>Facilities for Recreation in the Green Belt</u></p> <p><u>1. Proposals for new buildings to provide appropriate facilities for outdoor sport and recreation will be supported where it will not harm openness of the Green Belt and the purposes of including land within it.</u></p> <p><u>2. The Council will not permit additional buildings for outdoor sport, and/or outdoor recreation in accordance with paragraph 1 of this policy where it considers that the cumulative impact of these would conflict with the purposes of including land within the Green Belt.</u></p>	<p>Modification to ensure the wording is consistent with paragraph 89 of the NPPF.</p>
120	<p>Paragraph 6.38</p>	<p>Amend the supporting text at paragraph 6.38 to read:</p> <p>'6.38 The NPPF guidance on Green Belt allows for the provision of <u>new buildings to provide</u> appropriate facilities for outdoor sport and recreation that <u>preserve the openness of the Green Belt and do</u> does not conflict with Green Belt purposes. With the growth proposed in the extensions</p>	<p>Modification to reflect modification to Policy NH/10.</p>

Page	Policy/Paragraph	Modification	Justification
		<p>around the City in the Cambridge Green Belt it is likely that land will become more intensively used, which could result in uses such as playing fields pressure for sport and recreational facilities being relocated to, or specifically developed on, Green Belt land. It is important this is done in a way which protects the overall open character of the Green Belt and the Green Belt purposes rather than creating a character more associated with the urban environment.'</p>	
121	NH/12 :Local Green Space	<p>Amend Policy NH/12 to read:</p> <p>Local Green Space identified on the Policies Map will be protected from development that would adversely impact on the character and particular local significance placed on such green areas which make them valued by their local community. Inappropriate development, as defined in the National Planning Policy Framework, would not be approved except in very special Only in exceptional circumstances and in discussion with the local community would development be permitted.'</p>	<p>Responding to need confirm to paragraph 78 of the NPPF so that the wording of the policy is consistent with the policy for Green Belt.</p>
122	Policy NH/14: Heritage Assets	<p>Amend paragraph 2 of Policy NH/14 to read:</p> <p>'2. Development proposals will be supported when they sustain and enhance the significance of heritage assets, including their settings, as appropriate to their significance and in accordance with the National Planning Policy Framework, particularly:'</p>	<p>Modification to provide clarification in relation to the impact on significance of heritage assets and ensure consistency with the NPPF.</p>
123	Policy NH/14: Heritage Assets	<p>Amend criterion 2d of Policy NH/14 to read:</p> <p>'Undesignated Non-designated heritage assets which are including those identified in conservation area appraisals, through the development process and through further supplementary planning documents;'</p>	<p>This modification was published in Schedule of Proposed Minor Changes following Proposed Submission Consultation (March 2014) (RD/Sub/SC/040) as MC/6/15.</p>

Page	Policy/Paragraph	Modification	Justification
			Modification is in response to a representation – clarification that the policy does not only refer to designated assets, in accordance with the NPPF and that their identification is not limited to the identified sources.
124	Paragraph 6.49	<p>Replace the last two sentences paragraph 6.49 with the following:</p> <p><u>'Section 12 of the NPPF provides guidance regarding the consideration of development proposals on heritage assets. In summary the more significant the asset, the greater the weight should be applied to its conservation. Where development would lead to the substantial harm or loss of significance of a designated asset, the local planning authority should refuse consent unless demonstrated it is necessary to achieve substantial public benefit that outweigh the harm or loss. Proposals leading to less than substantial harm should also be weighed against public benefits of the proposal. For proposals affecting non-designated assets a balanced judgement will be made, having regard to the scale of any harm or loss and the significance of the heritage asset.'</u></p>	<p>This modification supersedes MC/6/17 that was published in Schedule of Proposed Minor Changes following Proposed Submission Consultation (March 2014) (RD/Sub/SC/040).</p> <p>Modification is in response to a representation from English Heritage – clarification to replace the term historic asset with heritage.</p>
	Policies Map LGS NH/12 – 022 Camping Close, Bourn	Amend the boundary of NH/12 – 022	<p>Removing a larger area from the LGS to include the main area of interest for the LGS.</p> <p>Agreed by the Planning Portfolio Holder at his meeting on 10 March 2016 following a targeted consultation with landowners of LGS.</p>

Page	Policy/Paragraph	Modification	Justification
			<p>Submitted to the Inspectors in the following document RD/NE/240- South Cambridgeshire Local Plan – Targeted Consultation with Landowners of Local Green Space</p>
	<p>Policies Map LGS NH/12- 050 Land in front of Village College Cottenham</p>	<p>Amend boundary of NH/12- 050</p>	<p>Removing an area of residential garden from the wider LGS.</p> <p>Agreed by the Planning Portfolio Holder at his meeting on 10 March 2016 following a targeted consultation with landowners of LGS.</p> <p>Submitted to the Inspectors in the following document RD/NE/240- South Cambridgeshire Local Plan – Targeted Consultation with Landowners of Local Green Space</p>
	<p>Policies Map LGS NH/12 – 102 Village Orchard Kingston</p>	<p>Amend the boundary of site NH/12 – 102</p>	<p>Amend boundary as an error was made on the map showing the site when the original submission was made by the Parish Council . This included a private house and garden not related to the orchard.</p> <p>Agreed by the Planning Portfolio</p>

Page	Policy/Paragraph	Modification	Justification
			<p>Holder at his meeting on 10 March 2016 following a targeted consultation with landowners of LGS.</p> <p>Submitted to the Inspectors in the following document RD/NE/240- South Cambridgeshire Local Plan – Targeted Consultation with Landowners of Local Green Space</p>
	<p>Policies Map LGS NH/12 – 102 Bancroft Farm , Little Abington</p>	<p>Amending boundary of site NH/12-102 to exclude Bancroft Farm</p>	<p>Modification already submitted to Inspectors in March 2014.</p> <p>RD/Sub/SC/030 - Schedule of Proposed Major Modifications to the Proposed Submission Local Plan March 2014</p>
	<p>Policies Map LGS NH/12 – 115 Stockbridge Meadows Melbourn</p>	<p>Amend boundary of site NH/12 – 115</p>	<p>An area of land not part of the Riverside Park was wrongly included in the LGS</p> <p>Agreed by the Planning Portfolio Holder at his meeting on 10 March 2016 following a targeted consultation with landowners of LGS.</p> <p>Submitted to the Inspectors in the following document RD/NE/240-</p>

Page	Policy/Paragraph	Modification	Justification
			<p>South Cambridgeshire Local Plan – Targeted Consultation with Landowners of Local Green Space</p>
	<p>Policies Map LGS NH/12 - 143 Millennium Copse Sawston</p>	<p>Amend the boundary of site NH/12 - 143</p>	<p>An area which has been built upon has wrongly been included in the LGS area.</p> <p>Agreed by the Planning Portfolio Holder at his meeting on 10 March 2016 following a targeted consultation with landowners of LGS.</p> <p>Submitted to the Inspectors in the following document RD/NE/240- South Cambridgeshire Local Plan – Targeted Consultation with Landowners of Local Green Space</p>
	<p>Policies Map LGS NH/12 -167 Barracks Frontage Waterbeach.</p>	<p>Delete site NH/12 -167</p>	<p>Area of land that will be considering during the master planning of the new town north of Waterbeach.</p> <p>Agreed by the Planning Portfolio Holder at his meeting on 10 March 2016 following a targeted consultation with landowners of LGS.</p>

Matter SC4: Natural and Historic Environment
Statement by South Cambridgeshire District Council
November 2016

Page	Policy/Paragraph	Modification	Justification
			Submitted to the Inspectors in the following document RD/NE/240- South Cambridgeshire Local Plan – Targeted Consultation with Landowners of Local Green Space

Appendix 3: List of documents and policies addressing Issue SC4A

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)?

A1.1 Paragraph 114 of the Framework reads:

“Local planning authorities should:

- *set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure; and*
- *maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes, particularly in areas defined as Heritage Coast, and improve public access to and enjoyment of the coast.”*

A1.2 Table 1 sets out how the Local Plan meets the requirements of paragraph 114 of the Framework. The plan should be read alongside existing adopted Development Plan Documents for South Cambridgeshire (and Cambridge where applicable), which make reference to the need to enhance and protect biodiversity and green infrastructure. These documents include:

- Cambridge East Area Action Plan (adopted by Cambridge and South Cambridgeshire) (RD/AD/280)
- North West Cambridge Area Action Plan (adopted by Cambridge and South Cambridgeshire) (RD/AD/290).

A1.3 Table 2 provides details of the Area Action Plans’ compliance with the requirements of paragraph 114 of the Framework.

Table 1: South Cambridgeshire Local Plan’s compliance with the requirements of paragraph 114 of the Framework

Clauses of Paragraph 114	South Cambridgeshire Local Plan: Proposed Submission (RD/Sub/SC/010)
<i>Strategic approach</i>	<ul style="list-style-type: none"> • Policy S/1: Vision, page 21 • Policy S/2: Objectives of the Local Plan, pages 21 and 22 • Policy SS/2: North West Cambridge - Land between Huntingdon Road and Histon Road, pages 49 to 52 • Policy SS/5: Waterbeach New Town, pages 63 to 67 • Policy SS/6: New Village at Bourn Airfield, pages 69 to 72

Clauses of Paragraph 114	South Cambridgeshire Local Plan: Proposed Submission (RD/Sub/SC/010)
	<ul style="list-style-type: none"> • Policy SS/8: Cambourne West, pages 74 to 78 • Policy NH/2: Protecting and Enhancing Landscape Character, page 109
<p><i>Opportunities to create / support biodiversity and green infrastructure</i></p>	<ul style="list-style-type: none"> • Policy SS/2: North West Cambridge - Land between Huntingdon Road and Histon Road, pages 49 to 52 • Policy SS/5: Waterbeach New Town, pages 63 to 67 • Policy SS/6: New Village at Bourn Airfield, pages 69 to 72 • Policy SS/8: Cambourne West, pages 74 to 78 • Policy CC8: Sustainable Drainage Systems, page 92 • Policy HQ/1: Design Principles, pages 99 to 101 • Policy NH/1: Conservation Area and Green Separation at Longstanton, page 108 • Policy NH/4: Biodiversity, pages 111 and 112 • Policy NH/6: Green Infrastructure, page 115 • Policy NH/10: Recreation in the Green Belt, page NH/10, page 120 • Policy NH/14: Heritage Assets, pages 122 and 123 • Policy H/1: Allocations for Residential Development at Villages, pages 130 to 132 • Policy H/2: Bayer CropScience Site, Hauxton, pages 133 and 134 • Policy E/2: Fulbourn Road East (Fulbourn) 6.9 hectares • Policy E/7: Fulborn and Ida Darwin Hospitals, pages 172 and 173 • Policy SC/1: Allocation for Open Space, page 194 • Policy SC/7: Outdoor Play Space, Informal Open Space and New Developments, page 201
<p><i>Opportunities to protect biodiversity and green infrastructure</i></p>	<ul style="list-style-type: none"> • Policy HQ/1: Design Principles, pages 99 to 101 • Policy NH/4: Biodiversity, pages 111 and 112 • Policy NH/5, Sites of Biodiversity or Geological Importance, page 113 • Policy NH/6: Green Infrastructure, page 115 • Policy NH/7: Ancient Woodlands and Veteran Trees, page 118 • Policy NH/8: Mitigating the Impact of Development In and Adjoining the Green Belt, pages 118 and 119 • Policy NH/11: Protected Village Amenity Areas, page 121 • Policy NH/12: Local Green Space, page 121 • Policy NH/13: Important Countryside Frontage, page 122 • Policy NH/14: Heritage Assets, pages 122 and 123 • Policy H/5: Development of Residential Gardens, page 149

Clauses of Paragraph 114	South Cambridgeshire Local Plan: Proposed Submission (RD/Sub/SC/010)
	<ul style="list-style-type: none"> • Policy E/8: Mixed-use Development in Histon & Impington Station area • Policy SC/9: Protection of Existing Recreation Areas, Allotments and Community Orchards, page 205
<i>Opportunities to enhance biodiversity and green infrastructure</i>	<ul style="list-style-type: none"> • Policy NH/4: Biodiversity, pages 111 and 112 • Policy NH/6: Green Infrastructure, page 115 • Policy NH/14: Heritage Assets, pages 122 and 123
<i>Opportunities to manage networks of biodiversity and green infrastructure</i>	<ul style="list-style-type: none"> • Policy CC8: Sustainable Drainage Systems, page 92 • Policy NH/4: Biodiversity, pages 111 and 112 • Policy NH/6: Green Infrastructure, page 115

Table 2: Adopted Area Action Plans' compliance with the requirements of paragraph 114 of the Framework

Clauses of Paragraph 114	Northstowe Area Action Plan (RD/AD/130)	Cambridge Southern Fringe Area Action Plan (RD/AD/140)	Cambridge East Area Action Plan (RD/AD/280)	North West Cambridge Area Action Plan (RD/AD/290)
<i>Strategic approach</i>	<ul style="list-style-type: none"> • Policy NS/2: Development Principles, pages 9 and 10 • Objectives C1/c, C2/a, C2/b, C2/c and C2/d, page 13 • Policy NS/4: Green Separation from Longstanton and Oakington, page 19 • Objectives D7/a, D7/b, D7/c, D7/d, D7/e, D7/f, D7/g and D7/h, page 53 • Policy NS/12: Landscape Principles, pages 53 to 55 • Objectives D8/a, D8/b, D8/c, D8/d, D8/e, D8/f, D8/g, D8/h and D8/i, page 65 • Objectives D10/a, D10/b, 	<ul style="list-style-type: none"> • Policy CSF/1: The Vision for the Cambridge Southern Fringe, page 9 • Policy CSF/2: Development and Countryside Improvement Principles, pages 10 and 11 • Objectives C2/a, C2/c, C3/a, C3/b, C3/c and C3/d, page 15 • Policy CSF/12: Landscape Principles, pages 57 to 59 • Objectives D7/a, D7/b, D7/c, D7/d and D7/e, 	<ul style="list-style-type: none"> • Policy CE/4: The Setting of Cambridge East, pages 19 and 20 • Policy CE/15: Linking Cambridge East to its Surroundings, pages 83 and 84 • Policy CE/20: Public Open Space and Sports Provision, pages 95 – 96 • Policy CE/21: Countryside Recreation, pages 101 – 102 	<ul style="list-style-type: none"> • Objectives f, i, j, l, o and p, page 10

Clauses of Paragraph 114	Northstowe Area Action Plan (RD/AD/130)	Cambridge Southern Fringe Area Action Plan (RD/AD/140)	Cambridge East Area Action Plan (RD/AD/280)	North West Cambridge Area Action Plan (RD/AD/290)
	<p>D10/c and D10/d, page 73</p> <ul style="list-style-type: none"> • Policy NS/20: Countryside Recreation, page 79 	<p>page 65</p> <ul style="list-style-type: none"> • Objectives D9/b and D9/c, page 71 • Policy CSF/18: Access to the Countryside, page 74 		
<p><i>Opportunities to create / support biodiversity and green infrastructure</i></p>	<ul style="list-style-type: none"> • Objectives C1/c, C2/a, C2/b and C2/c, page 13 • Policy NS/4: Green Separation from Longstanton and Oakington, page 19 • Objectives D7/a, D7/b, D7/c, D7/d, D7/e, D7/f and D7/g, page 53 • Policy NS/12: Landscape Principles, pages 53 to 55 • Policy NS/13: Landscape Treatment of the Edges of Northstowe, pages 58 and 59 • Policy NS/14: Landscaping within Northstowe, pages 60 and 61 • Policy NS/15: Linking Northstowe to its Surroundings, page 63 • Objectives D8/a, D8/b, D8/c, D8/d, D8/e and D8/f, page 65 • Policy NS/17: New 	<ul style="list-style-type: none"> • Objectives C2/c, C3/b and C3/c, page 15 • Policy CSF/5: Countryside Enhancement Strategy, pages 21 and 22 • Policy CSF/6: The Design of the Edges of Trumpington West, page 27 • Objectives D6/a, D6/b, D6/c, D6/d, D6/e and D6/f, page 57 • Policy CSF/12: Landscape Principles, pages 57 to 59 • Policy CSF/13: Landscaping Within Trumpington West, pages 60 and 61 • Objectives D7/d and, D7/e, page 65 • Policy CSF/14: Public Open Space and Sports 	<ul style="list-style-type: none"> • Policy CE/4: The Setting of Cambridge East, pages 19 and 20 • Landscape Objectives, page 75 • Policy CE/13: Landscape Principles, pages 75 – 77 • Policy CE/14: Landscaping within Cambridge East, pages 81 and 83 • Policy CE/15: Linking Cambridge East to its Surroundings, pages 83 and 84 • Biodiversity Objectives, page 85 • Policy CE/16: Biodiversity, pages 85 and 86 	<ul style="list-style-type: none"> • Policy NW2: Development principles, page 11 • Policy NW4: Site and Setting, page 15 • Policy NW23: Open Space and Recreation Provision, page 35 • Policy NW25: Surface Water Drainage, page 40

Clauses of Paragraph 114	Northstowe Area Action Plan (RD/AD/130)	Cambridge Southern Fringe Area Action Plan (RD/AD/140)	Cambridge East Area Action Plan (RD/AD/280)	North West Cambridge Area Action Plan (RD/AD/290)
	<p>Biodiversity Features, page 68</p> <ul style="list-style-type: none"> • Objectives D10/a, D10/b, D10/c and D10/d, page 73 • Policy NS/19: Public Open Space and Sports Provision, pages 73 to 75 • Policy NS/20: Countryside Recreation, page 79 • Policy NS/25: Strategic Landscaping, page 97 	<p>Provision, pages 62 and 63</p> <ul style="list-style-type: none"> • Policy CSF/15: Enhancing Biodiversity, pages 65 and 66 • Objectives D9/b and D9/c, page 71 • Policy CSF/18: Access to the Countryside, page 74 		
<p><i>Opportunities to protect biodiversity and green infrastructure</i></p>	<ul style="list-style-type: none"> • Policy NS/4: Green Separation from Longstanton and Oakington, page 19 • Objective D8/h, page 65 • Policy NS/16: Existing Biodiversity Features, pages 66 and 67 	<ul style="list-style-type: none"> • Objective C3/a, page 15 • Policy CSF/5 Countryside Enhancement Strategy, pages 21 and 22 • Objective D6/g, page 57 • Policy CSF/12 Landscape Principles, pages 57 to 59 • Policy CSF/13: Landscaping within Trumpington West • Policy CSF/14: Linking Trumpington West to its Surroundings, pages 62 and 63 • Objective D7/b, page 65 • Policy CSF/15: Enhancing Biodiversity, pages 65 and 	<ul style="list-style-type: none"> • Landscape Objectives, page 75 • Policy CE/13: Landscape Principles, pages 75 – 77 • Policy CE/14: Landscaping within Cambridge East, pages 81 and 83 • Policy CE/15: Linking Cambridge East to its Surroundings, pages 83 and 84 • Biodiversity Objectives, page 85 • Policy CE/16: Biodiversity, pages 85 and 86 	<ul style="list-style-type: none"> • Objectives f, i, j, l, o and p, page 10 • Policy NW2: Development principles, page 11 • Policy NW24: Climate Change & Sustainable Design and Construction, page 37

Clauses of Paragraph 114	Northstowe Area Action Plan (RD/AD/130)	Cambridge Southern Fringe Area Action Plan (RD/AD/140)	Cambridge East Area Action Plan (RD/AD/280)	North West Cambridge Area Action Plan (RD/AD/290)
		66		
<i>Opportunities to enhance biodiversity and green infrastructure</i>	<ul style="list-style-type: none"> • Policy NS/4: Green Separation from Longstanton and Oakington, page 19 • Policy NS/16: Existing Biodiversity Features, pages 66 and 67 • Policy NS/20: Countryside Recreation, page 79 	<ul style="list-style-type: none"> • Objective C2/a, page 15 • Policy CSF/5 Countryside Enhancement Strategy, pages 21 and 22 • Objective D7/c and D7/d, page 65 • Policy CSF/15: Enhancing Biodiversity, pages 65 and 66 	<ul style="list-style-type: none"> • Policy CE/4: The Setting of Cambridge East, pages 19 and 20 • Landscape Objectives, page 75 • Policy CE/15: Linking Cambridge East to its Surroundings, pages 83 and 84 • Biodiversity Objectives, page 85 • Policy CE/16: Biodiversity, pages 85 and 86 • Policy CE/17: Existing Biodiversity Features, pages 87 – 89 • Policy CE/20: Public Open Space and Sports Provision, pages 95 – 96 	<ul style="list-style-type: none"> • Policy NW2: Development principles, page 11 • Policy NW4: Site and Setting, page 15 • Policy NW23: Open Space and Recreation Provision, page 35 • Policy NW25: Surface Water Drainage, page 40
<i>Opportunities to manage networks of biodiversity and green infrastructure</i>	<ul style="list-style-type: none"> • Objective C2/d, page 13 • Objective D7/h, page 53 • Policy NS/12: Landscape Principles, pages 53 to 55 • Objectives D8/g, and D8/i, page 65 	<ul style="list-style-type: none"> • Objective C3/d, page 15 • Objective D6/h, page 57 • Objective D7/d, page 65 • Policy CSF/15: Enhancing Biodiversity, pages 65 and 66 	<ul style="list-style-type: none"> • Policy CE/17: Existing Biodiversity Features, pages 87 – 89 • Policy CE/20: Public Open Space and Sports Provision, pages 95 – 96 	<ul style="list-style-type: none"> • Policy NW24: Climate Change & Sustainable Design and Construction, page 37

**Appendix 4: Supporting Evidence provided to South Cambridgeshire District Council
from Parish Councils with Proposed Local Green Space in the Local Plan**

Statements have been received by the following Parish Councils

- Bassingbourn PC
- Bourn PC
- Comberton PC
- Cottenham PC
- Elsworth PC
- Eltisley PC
- Fen Ditton PC
- Foxton PC
- Fulbourn PC
- Gamlingay PC
- Guilden Morden PC
- Kingston PC
- Little Abington PC
- Melbourn PC
- Orwell PC
- Over PC
- Papworth Everard PC
- Sawston PC
- Steeple Morden PC