



# **Draft Final Sustainability Appraisal Annex A**

## **Appendix 6: Evidence paper for Importance Countryside Frontages**



## **ANNEX A - Appendix 6**

### **Evidence Paper for Important Countryside Frontages**

In many places land with a strong countryside character penetrates or sweeps into South Cambridgeshire villages or separates two parts of built-up areas. These areas have been identified in existing plans to show that the frontage and the open countryside beyond should be kept open and free from development to protect the setting, character and appearance of the village.

The existing Important Countryside Frontages policy has successfully protected these views and an issue raised in the 2012 Issues and Options consultation was whether to retain the existing policy and where existing ICFs should be removed or any new ones should be identified.

The Council received much support for retaining the existing policy – 90 supporting representations including support from 21 Parish Councils and a number of new ones were suggested by Parish Councils and individuals. There were only two requests for existing ICFs to be removed.

The Council assessed all the new suggestions for ICF ensuring that they meet the following criteria. –

- Open views of wider countryside
- Open countryside separates two parts of the built up area
- Frontage and open countryside beyond should be kept open and free from development to protect the setting, character and appearance of the village.

Following the consultation in 2012 a number of new ICF were suggested and these were included in the Issues and Options 2 Consultation 2013. Further sites were proposed during this consultation.

Table 4 includes an assessment of all the frontages that have been submitted to the Council during both consultations.

Note: Any representations submitted on Important Countryside Frontages during the consultation on the Proposed Submission Local Plan are included in the Audit Trail ( Annex A – Chapter 6: Protecting and Enhancing the Natural and Historic Environment.).

**Table 4 - Important Countryside Frontages**

Sites included in the Issues and Options 2 Consultation 2013 are referenced as follows -

Option Fxx – These sites met the tests for ICF

Option PCxx – These sites did not meet the tests for ICF but were proposed by Parish Councils and therefore consulted upon.

ICFxx – These are new frontages submitted during Issues and Options 2 consultation 2013

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
PC24	Cambourne	Western and part of southern edge of Lower Cambourne	Parish Council suggestion.  This frontage is extensive and follows the village framework boundary of this part of Cambourne. It does not follow a roadway but goes along property boundaries that face or back onto countryside. For the most part it looks onto a bridleway so views are not to open countryside. This would not protect open views of the village as is intended by the creation of ICF. It would instead protect the views of the countryside available from those properties on this edge of Lower Cambourne. Neither does it separate two parts of the village.	Support: 4 Object: 0 Comment: 1  Cambourne PC support stating that important areas giving views of surrounding countryside linked to Greenways. These must be protected to preserve concept of Cambourne.  However this frontage does not meet the criteria for ICF. Local Green Space has been designated to protect from development much of the land around Cambourne.	This does not meet the criteria for ICF therefore do not include in local plan

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
PC25	Cambourne	Southern edge of Greater Cambourne	<p>Parish Council suggestion.</p> <p>This frontage is extensive and follows the village framework boundary of Greater Cambourne. It does not follow a roadway but goes along property boundaries that face or back onto the open countryside. This would not protect open views of the village as is intended by the creation of ICF. It would instead protect the views of the open countryside available from those properties on this edge of Greater Cambourne. Neither does it separate two parts of the village.</p>	<p>Support: 4 Object: 0 Comment: 0</p> <p>Cambourne PC support stating that important areas giving views of surrounding countryside linked to Greenways. These must be protected to preserve concept of Cambourne.</p> <p>However this frontage does not meet the criteria for ICF. Local Green Space has been designated to protect from development much of the land around Cambourne.</p>	This does not meet the criteria for ICF therefore do not include in local plan

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
PC26	Cambourne	Southern edge of Upper Cambourne	Parish Council suggestion.  This frontage is extensive and follows the village framework boundary of Upper Cambourne. It does not follow a roadway but goes along the property boundaries that will be built that face or back onto the open countryside. This would not protect open views of the village as is intended by the creation of ICF. It would instead protect the views of the open countryside available from those properties on this edge of Upper Cambourne. Neither does it separate two parts of the village.	Support: 4 Object: 0 Comment: 0  Cambourne PC support stating that important areas giving views of surrounding countryside linked to Greenways. These must be protected to preserve concept of Cambourne.  However this frontage does not meet the criteria for ICF. Local Green Space has been designated to protect from development much of the land around Cambourne.	This does not meet the criteria for ICF therefore do not include in local plan
N/A	Cottenham	Vistas as included in Cottenham Village Design Guide SPD	These vistas are located outside of the village and are intended to protect views into the village from the open countryside around Cottenham. This is not the purpose of ICF.	N/A	This does not meet the criteria for ICF therefore do not include in local plan

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
N/A	Fowlmere	Object to the current ICF designation of the east boundary of land west of High Street, Fowlmere.	<p>The ICF follows the High Street and London Road protecting the views from the village to the west across open countryside. This edge 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.</p>	N/A	<p>This ICF should be retained.</p> <p>Continue to include in local plan</p>

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
PC27	Gamlingay	Outlying hamlets Dennis Green, The Cinques, and the Heath	Parish Council suggestion.  Gamlingay has many outlying hamlets which are part of the local character and it has suggested that the ICF policy be used to protect this local character.  However it would not be appropriate to designate many ICFs in order to protect this particular character since it is not the intention of this policy to prevent infilling of extensive areas such as is described in the representation. It is only frontages along a defined road or boundary that could be designated within this policy.	Support: 0 Object: 1 Comment: 0  Objection from landowners in vicinity of area referred to. Do not consider area appropriate for such a designation - already protected by prevailing open countryside policy.	This does not meet the criteria for ICF therefore do not include in local plan
ICF 01	Great and Little Chishill	Village on the Hill	N/A	Residents and Parish Council keen to protect vistas that befit 'The Village on the Hill'. However the ICF policy is not appropriate for protecting such an area – it is for frontages. Existing countryside policies will protect the setting of the village.	This does not meet the criteria for ICF therefore do not include in local plan

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
F1	Great Eversden	The elm hedge along the north side of Church street Great Eversden between the Hoops and the church	Church Street for part of its length between the Hoops and the Church is in open countryside – with views both to the south and north. The church is not within a village framework and therefore one of the criteria of protecting countryside between two parts of a village is not met by identifying an ICF along this length of road. Consideration could be given to protecting the character of the rural edge to the south of the village by identifying part of the south side of Church Street nearest to the Hoop within the village framework and from the cross roads along the eastern part of Wimpole Road up to property no 38. This frontage has open views of the countryside to the south of the village and towards the church.	Suggesting designating part of south side of Church Street within the village framework and along southern side of Wimpole Road which was included in 2013 consultation.  Support:7 Object: 0 Comment: 1  Support for this ICF and it meets the tests for ICF.	Include ICF in local plan as it meets the tests for ICF.

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
PC28	Great Shelford	Southern side of Granhams Road hill.	Parish Council suggestion.  This frontage is located outside of Great Shelford and therefore having an ICF would not protect views out from the village. It is in open countryside so does not fulfil the criteria for ICF.	Support: 5 Object: 0 Comment: 0  Support from Parish Council wishing to protect the countryside but this frontage is outside of the village and does not meet criteria for ICF.	This does not meet the criteria for ICF therefore do not include in local plan
F2	Guilden Morden	Suggest the open views of the countryside that extend north-west from Dubbs Knoll Road, Guilden Morden (north of 33 Dubbs Knoll Rd)	This frontage follows the road and clearly brings a rural character to this edge of the village. There are clear views of the open countryside beyond with long views from the village. This frontage and open countryside beyond should be kept open and free from development to protect the setting, character and appearance of this part of Guilden Morden. Fox Cottage is a listed building which looks out over this frontage and its setting would be adversely impacted if the open countryside beyond where to be developed.	Support: 2 Object: 0 Comment: 0	This does meet the criteria for ICF and therefore should be considered.

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
F3	Guilden Morden	Area opposite 38-44 Dubbs Knoll Road (south of 33 Dubbs Knoll Rd)	<p>This frontage follows the road and clearly brings a rural character to this edge of the village. There is a well-established hedge along the boundary which offers glimpses of the countryside beyond. This frontage creates a rural edge to the village and the adjoining countryside should be kept open and free from development to protect the setting, character and appearance of this part of Guilden Morden.</p>	<p>Support: 2 Object: 1</p> <p>Redhouse Trust objects to proposed ICF. Disagree with phrase 'well established hedgerow'. Designation not sound. Site should be developed for affordable housing which would not significantly alter character or appearance of village and would be of benefit to residents.</p> <p>Guilden Morden Parish Councils suggests that ICF is extended to both sides of track. This would extend the frontage along an area which is in places densely treed and does not have the same open character offering views of the countryside beyond and therefore does not meet the criteria for ICF.</p>	<p>This does meet the criteria for ICF and therefore should be included in local plan. The extent of this frontage to be that consulted upon in the Issues and Options 2 consultation 2013.</p>

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
ICF02	Haslingfield	Chalk ridge running east – west.	N/A	Proposed by Parish Council. The ICF policy is not appropriate for protecting such a ridge – it is for frontages within and on the edge of a village. Existing countryside policies will protect the setting of a village.	This does <b>not</b> meet the criteria for ICF and therefore should <b>not</b> be included in local plan.
ICF03	Linton	Land either side of footpath to Lt Linton via Clapper stile (horse paddocks) -	N/A	According to the Parish Council this is a sensitive landscape of the River Granta valley between Linton and Hildersham and the setting of the important historic site of Little Linton proposed by Parish Council  The ICF policy is not appropriate for protecting such an area outside of the village – it is for frontages within and on the edge of a village. Existing countryside policies will protect such landscape.	This does <b>not</b> meet the criteria for ICF and therefore should <b>not</b> be included in local plan.

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
ICF04	Linton	Borley Wood area to Roman Road - Heath Farm area	N/A	<p>According to the Parish Council this is ancient woodland site and has been largely converted to plantation. Proposed by the Parish Council.</p> <p>The ICF policy is not appropriate for protecting such an area outside of the village – it is for frontages within and on the edge of a village. Ancient woodland in the district is being protected within a policy in the local plan.</p>	This does <b>not</b> meet the criteria for ICF and therefore should <b>not</b> be included in local plan.
ICF05	Linton	Land from the A1307 to Catley Park	N/A	<p>According to the Parish Council Catley Park is an open undisturbed part of the East Anglian Chalk Landscape Area it defines the distinctive, open and variable topography of the Chalk Landscape. Proposed by the Parish Council.</p> <p>The ICF policy is not appropriate for protecting such an area outside of the village – it is for frontages within and on the edge of a village.</p>	This does <b>not</b> meet the criteria for ICF and therefore should <b>not</b> be included in local plan.

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
ICF06	Linton	Rivey Hill	N/A	<p>According to the Parish Council this is part of the East Anglian Chalk Landscape Character Area and Natural Area, open and rising agricultural land which is highly prominent. Proposed by the Parish Council.</p> <p>The ICF policy is not appropriate for protecting such an area outside of the village – it is for frontages within and on the edge of a village. Existing countryside policies will protect such landscape. .</p>	This does <b>not</b> meet the criteria for ICF and therefore should <b>not</b> be included in local plan.
ICF07	Linton	Fields off Balsham Road leading to Water Tower	N/A	<p>According to the Parish Council this is part of the East Anglian Chalk Landscape Character Area and Natural Area, open and rising agricultural land which is highly prominent. Proposed by the Parish Council.</p> <p>The ICF policy is not appropriate for protecting such an area outside of the village – it is for frontages within and on the edge of a village. Existing countryside policies will protect such landscape.</p>	This does <b>not</b> meet the criteria for ICF and therefore should <b>not</b> be included in local plan.

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
ICF08	Little Gransden	Area between Main Road and the bottom of Primrose Hill known as the Pyckle	N/A	This section of road which is between two parts of the village framework of Little Gransden already has ICF on both sides of the road.	These ICFs should be retained. Continue to include in local plan.
N/A	Longstanton	ICF around village should be removed	Due to the presence of the Northstowe proposal it has been requested that the ICF around Longstanton be removed.  However the need to retain and protect the views from Longstanton into the nearby open countryside in order to protect the character of the village will still be valid once Northstowe is developed. The existing ICFs to the south of the village protect important views across countryside from Rampton Road that must be kept open and free from development to protect the setting, character and appearance of Longstanton.	N/A	These ICFs should be retained. Continue to include in local plan

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
PC29	Over	Longstanton Road	Parish Council suggestion.  This frontage is for most of its length alongside an employment site in Over with open countryside beyond. The employment site is behind a tall hedge and so the rural character of the village is not necessarily enhanced by its presence. An ICF along this stretch of road would not protect the rural character of this part of Over.	No representations	This does not meet the criteria for ICF therefore do not include in local plan
PC30	Over	New Road/Station Road	Parish Council suggestion.  All of these frontages along Station Road and New Road are outside of the village beyond the edge of the rural/urban boundary. They are rural in character. Therefore having these lengths of road designated as ICF would not be in the spirit of the policy which is to protect views of countryside looking from within a village not looking from outside back towards the village.	Support: 0 Object: 1 Comment: 0  Objection since frontage does not meet criteria for ICF	This does not meet the criteria for ICF therefore do not include in local plan

Site ref ICFxx Fxx PCCxx	Village	Site Location /Address	Council assessment 2012	Council assessment 2013 including results of 2013 consultation if site is included in consultation.	Council Recommendation 2013
N/A	Over	Willingham Road/Mill Road	Parish Council suggestion. Already identified as ICF.		Already identified as ICF. Continue to include in local plan
N/A	River Cam	River corridor	The inclusion of the whole of the river corridor is not in the spirit of the policy for designating ICFs which should be for specific viewpoints rather than a mass designation.		This does not meet the criteria for ICF therefore do not include in local plan
N/A	Sawston	The frontage between Sawston Hall Grounds and open countryside - land east of Huddleston Way.	This frontage follows the rear of properties in Huddleston Way and does not provide open views for the local community across the adjoining countryside. The views that would be protected would be for those properties backing onto the fields.		This does not meet the criteria for ICF therefore do not include in local plan

