

**Appendix 4:  
Supporting Evidence provided to South Cambridgeshire District Council  
from Bassingbourn Parish Council**

**Local Green Space proposal NH/12-016 The Rouses Bassingbourn:**  
**Additional Bassingbourn-cum-Kneesworth Parish Council Comments**

These comments are based on the five criteria for Local Green Space specified in the National Planning Policy Framework, all of which the Parish Council considers are met. The Parish Council therefore requests that favourable consideration is given to the designation of the whole of The Rouses including the land between Clear Farm and Knutsford Road as Local Green Space.

**Criterion 1:** Green area must be demonstrably special to the local community

The value of The Rouses to the local community can be gauged by the number of responses sent to the District Council in support of this designation, understood to be over 60 more than any other green space designation in the District.

Bassingbourn-cum-Kneesworth Parish Council supported the proposal for The Rouses to be Local Green Space and this was reaffirmed by the Parish Council at a meeting on 01 November 2016.

An important point is that the Rouses connects and binds Ford Wood to the South-west (proposed as Local Green Space NH/12-017) and the Willmott Recreation Ground to the North (proposed as Local Green Space NH/12-018) and together the three sites represent a very important part of the village. If The Rouses were lost this feeling of interconnectedness would go. Any development on The Rouses site would have an adverse impact on the setting of both Ford Wood and the Willmott Recreation ground.

There has always been a tradition of community involvement with these three areas of land. Ford Wood was planted by the community on land given by a local landowner. Ford Wood is managed by the Woodland Trust and was planted a number of years ago and the trees are now developing and maturing very well. The more open aspect of the Rouses complements the more densely planted woodland very well and the two together provides a varied and diverse habitat which is lacking elsewhere in the village. In particular, owls are starting to colonise and nest in the woodland and the open meadow of the Rouses provides vital hunting territory for them which would be lost if the Local Green Space designation were lost and the Rouses were developed. In times gone by, local fairs were held on the Rouses. The Willmott Recreation Ground is used by local cricket and football clubs and is used as a tranquil area for walkers at other times; it was given to the village by a local benefactor in the 1930s.

The Rouses is unique in the sense that there is no similar space that is so close to the centre of the village and so accessible. If this went for development it would be a real loss to the local community and it is very difficult to see how any form of residential development on this field could take place without robbing it of its special charm and importance.

Because of the views, the charm of the Rouses and the accessibility it is widely used. Residents will often stop and exchange views on village matters where the footpaths intersect on the open ground. It is therefore an important informal meeting place and serves a very important village communication role, in line with the social dimension of sustainable development.

**Criterion 2:** Particular local significance

The Rouses site is considered to have particular local significance due to its tranquillity, its recreational use and its historic setting. The Rouses has a particular charm. It is located on slightly rising ground and views and glimpses are provided to South End and The High Street and the Church beyond and has a powerful sense of peace and tranquillity and a powerful sense of the history and continuity of the village.

**Tranquillity:** Despite being close to the village centre and densely populated areas of the village, the site is tranquil in its own right being essentially free from traffic noise, being surrounded by domestic gardens and other local green space. The charm, tranquillity and peace of the Rouses provides a pleasing contrast with the bustle and traffic of the High Street a short distance away and also with the busy village college which is located on South End in close proximity to the Rouses.

The Rouses provides a continuous tranquil corridor from the village through the Recreation Ground and The Rouses to Ford Wood, thus bringing Ford Wood into closer connection with the village.

**Recreational use:** Public footpaths 21/9 and 21/11 cross the site and connect Spring Lane and South End with Ford Wood. These footpaths are heavily used by residents. Though The Rouses is agricultural land, its limited size is such that it has rarely been used for agriculture and the natural setting thus created is valued by users of the footpath. The setting and tranquil nature of these footpaths is important and the recreational value extends beyond mere use as a footpath.

The Rouses is extensively used by dog walkers and other walkers as part of an enjoyable circular walk which connects South End, Spring Lane and the "Stret with the Rouses". If the Rouses were no longer a Local Green Space much of the enjoyment of this walk would be lost.

**Historic setting:** The area is well known to the local community and has been an accessible open space for hundreds of years. The Rouses and its wider environment has changed very little in the last century.

Excavation of the site has found evidence of four Bronze Age ring ditches.

The Rouses is the name of one of Bassingbourn's five original manors. The morphology of these manors can be traced in the Victoria County History so the name of this block of land makes it one of the few actual places in the village that connect it to any of these manors. The Rouses was first documented in the 1170s and in the 1800s this area was referred to as Rouses Home Close. The Victoria County History speculates that this may indicate that it was the site of the Rowses manor house which had been recorded as vacant in 1589.

The Independent Meeting House which over time developed into a congregation Chapel and then a United Reform Chapel is adjacent to the Rouses. At some point between 1791 when it was first recorded and about WW2 the chapel had a long tradition of using the Rouses for an annual feast and games. The meeting house is still there and is little changed from its original appearance.

The path on the southern side of the Rouses is particularly interesting and quite ancient as Bassingbourn's Field Book (1558) records it as 'New Lane'. This is a relic name and an analysis of the 11th century origins of the village suggest it may have been 'new' when some closes were first created at the southern end of South End. Three curved selion shaped pieces of land can still be identified between the narrower portion of the Rouses and New Lane as it leaves the Rouses and continues through the woodland. Such obvious traces of history are few and far between in our landscape and therefore need the protection they deserve.

The site is approximately 80 metres north west of the Grade II listed dwelling at 68 Spring Lane, approximately 90 metres south of the Grade II listed United Reformed Church (now converted to residential use), approximately 75 metres east of the Grade II listed dwelling at 43 & 45 South End, approximately 120 metres east of the Grade II listed dwelling at 53 South End, approximately 30 metres from the Grade II listed barns, coach house, bake house, maltings and dovecote at Clear Farm (now converted to residential use) and approximately 50 metres from the Grade II listed dwelling at 29 South End.

The Rouses provides an opportunity to take in the historical context of the village. This is particularly important for young people and the views of the village provides a powerful appreciation of the settled stable and well-ordered nature of the local community which is so important in a fast changing world.

**Criterion 3: Proximity of the site to the community**

The site is approximately 400 metres (5 minutes) walk from the centre of the village and adjacent to the development framework. The sole objector concedes that this criterion is met.

**Criterion 4: Local in character**

The Rouses site is a small site a little over 2 hectares, sitting between South End, Knutsford Road and Spring Lane and is considered by the Parish Council to be local in character. It is closely bounded by hedges and garden boundaries and has quite an intimate feel.

The Rouses has a soft landscape feel typical of South Cambridgeshire with a close relationship between the field, the sky and the edge of the village if this was lost and developed, the village would lose something precious.

**Criterion 5: Consistent with sustainable development**

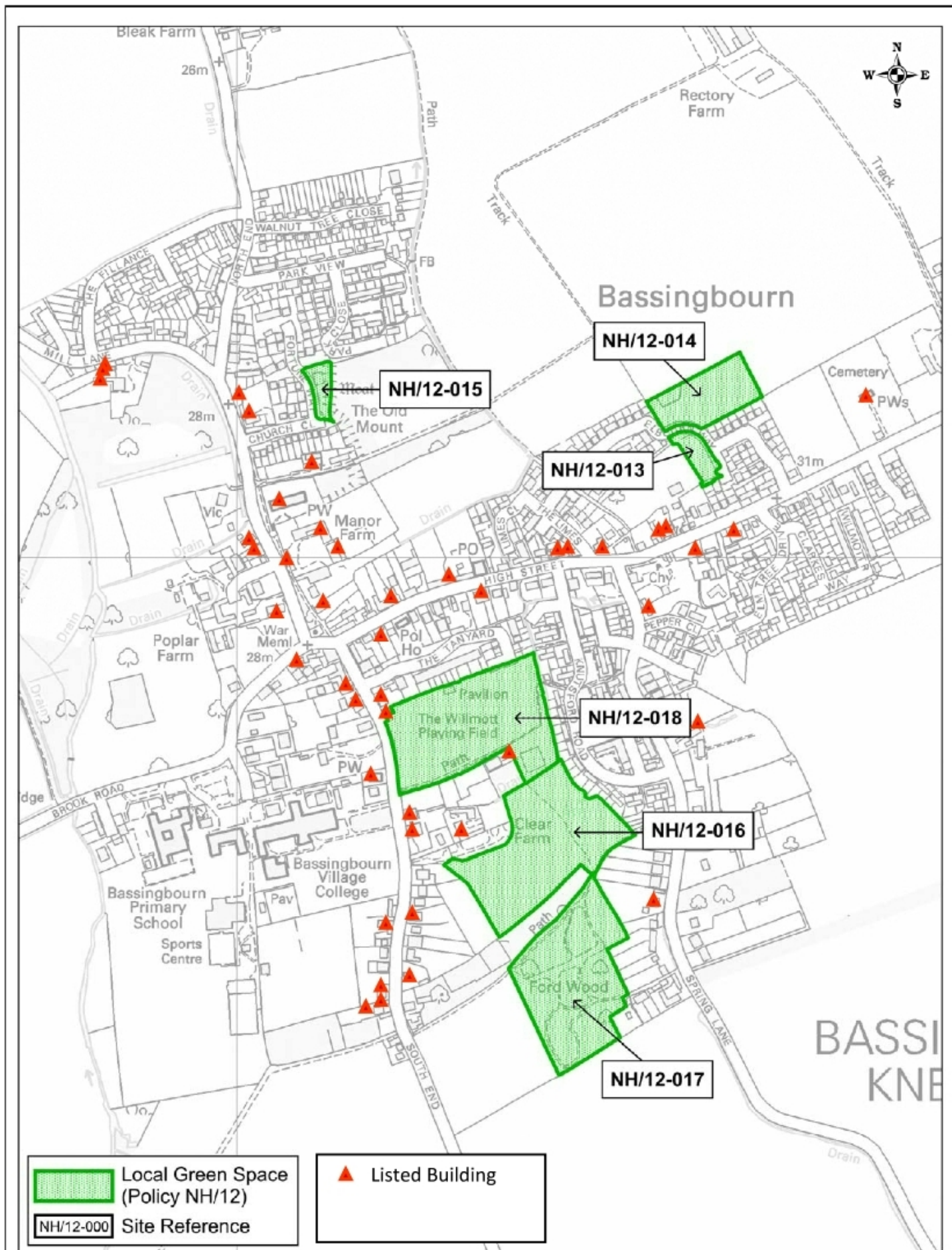
The Parish Council considers that The Rouses should be designated as Local Green Space and that use of the site for housing would not meet the social and environmental dimensions of sustainable development for the village.

The landowner requested the site to be included in the Local Plan for development in 1990 but this was resisted by the District Council and dismissed by the Inspector on appeal.

Parts of The Rouses are subject to flooding (zone 2 and zone 3 flood risk) and are not sustainable for housing development.

Outline planning permission granted for two sites elsewhere in the parish has already made a contribution of 50 dwellings to the 5-year housing land supply. One of these sites, providing 30 dwellings off Spring Lane, is only 400 metres (5 minutes) walk from The Rouses and therefore designation of The Rouses as Local Green Space will help to provide additional green space for this new development.

The Rouses is bounded by the development framework to the West, North, East and South-east and surrounded by housing on the West, East and South-east. It is only open to the North where it adjoins the Willmott Recreation Ground and to the South-west where it adjoins Ford Wood. Although there are many other constraints to the expansion of Bassingbourn and Kneesworth, The Rouses is not on the edge of the settlement and designation of The Rouses as a Local Green Space will not of itself be a barrier forming a spatial constraint to any geographic expansion of the settlement required elsewhere for sustainable development.



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## Local Green Spaces: Bassingbourn



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**Appendix 4:  
Supporting Evidence provided to South Cambridgeshire District Council  
from Bourn Parish Council**

Bourn Parish Council at its meeting on 16 November 2016 considered the questions relating to LGS in Bourn.

Bourn Parish Council supports the designation of Camping Close as a Local Green Space as it is used by many villagers for recreational activities especially walking.

However, we believe the map designating the area should be **Map 1 – Local Green Spaces, Camping Close Bourn (NH/12-022), 22/02/15** in the **Local Green Space Appendix E, Maps, March 2015<sup>1</sup>** which was redrawn limiting the LGS area to an area bounded on the south west by the concrete track and by Bourn Brook to the north east as detailed in **paragraphs 20 to 22 in the report to Planning Portfolio Holder’s Meeting, 10 March 2015, ‘South Cambridgeshire Local Plan – Responding to the Local Green Space landowner consultation’**.

If this map were adopted in the local plan, then we believe Camping Close, Bourn would meet the designation for LGS.

The Parish Council continues to support all the other LGS designated areas within the village, as follows: NH/12-019, NH/12-020, NH/12-021, and NH/12-023.

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<sup>1</sup> 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

**Appendix 4:  
Supporting Evidence provided to South Cambridgeshire District Council  
from Comberton Parish Council**

Comberton Parish Council responded as follows-

NH/12-038 - The green spaces 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 3 of 4 sides, and as such provide tranquility and a site for wildlife. The land referred to as garden at no 36 should be retained as Local Green Area as a larger area has greater benefit to the community and the dwelling at no 36 would retain a garden and curtilage

**Appendix 4:  
Supporting Evidence provided to South Cambridgeshire District Council  
from Cottenham Parish Council**



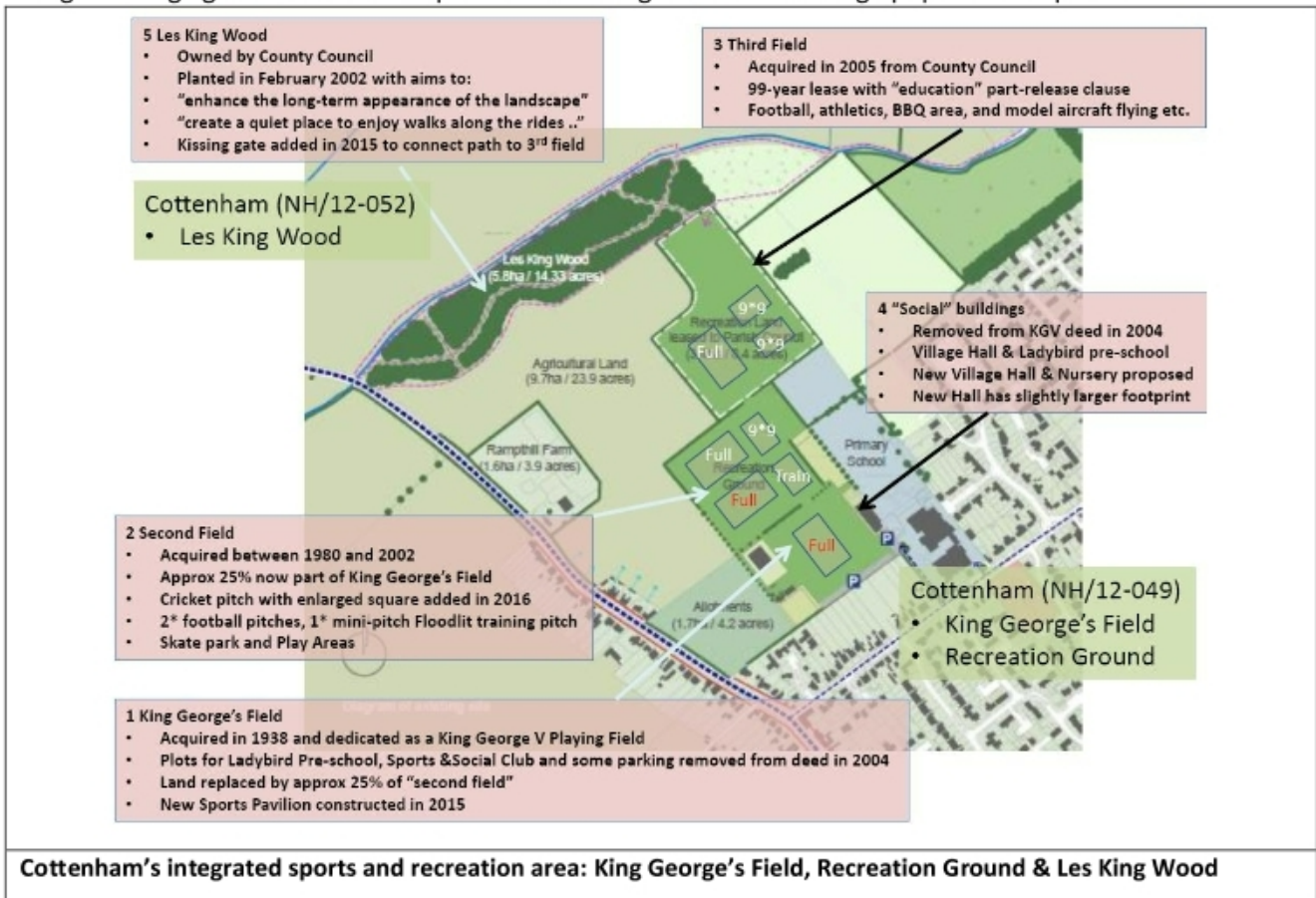
## Local Green Space – NH/12-049 and LH/12-052

### Cottenham Parish Council refutes the reasons given for the County Council objection but requests a minor modification to the proposed outline to allow for a slightly enlarged Village Hall & Nursery.

The Recreation ground site generally comprises five areas which, together, form an integrated area for sport and recreation, including a riverside and woodland walk and safe running area on the village edge:

1. The King George's Field – the "first field" was purchased and dedicated as a King George's Playing Field in 1938. Cottenham Parish Council is the sole trustee of the King George's Field Charity. The field hosts a full-size football pitch, the Bowls Club, two tennis courts and several play spaces.
2. The "second field" was added between 1980 and 2002. It is home to a recently-improved cricket square, two full-size football pitches, a mini-football pitch, a floodlit training area and a skatepark.
3. A "third field" was leased from the County Council in 2005. The site is generally poorly-drained, but applications of an FA-approved "shockwave" treatment have proved effective in bringing football pitches into use for as much of the season as the neighbouring second field. It currently houses a full-size football pitch and two mini-pitches. Other parts of the field are in use as a barbecue area, an open space for flying electric model aircraft and a 400 metre athletic track.
4. Conflicts between the charitable purposes led to removal of some "first field" land around the Ladybird pre-school and Cottenham Sports & Social Club (now Village Hall) with around 25% of the "second field" dedicated to the charity in its place. The "social buildings" land surrounds the Village Hall and adjoining Ladybird Pre-school.
5. Les King Wood was created in February 2002 by Cambridgeshire County Council. The main aims of this wood are to "enhance the long-term appearance of the landscape", and to "create a quiet place to enjoy walks along the rides meandering through the woods and glades".

Neighbouring agricultural land has potential for integration as the village population expands.



Currently, two relevant sites are being proposed in SCDC's emerging Local Plan as **Local Green Space**:

1. NH/12-052 Les King Wood: against which no objections appear to have been received.
2. NH/12-049 King George's Field and Recreation Ground: against which Cambridgeshire County Council has very recently objected to the inclusion of the "third field" above on the grounds:
  - poor location relative to the rest of the recreation ground
  - poor drainage, and
  - underuse

In the CCC objection, there is an assertion that the County Council can reclaim the "third field" provided it offers an equivalent-sized area in close proximity to the recreation ground to replace it. In fact, the County Council's "reclamation clause" only relates to part of the land and then only for an educational purpose, not residential development.

In practice, the "third field" is now used for a wide variety of social, recreation and sports purposes. As regards the **NPPF77** tests for designation as LGS:

1. The site, although remote and rural in character, is in close proximity to the village and within 1,200 metres of most residents.
2. As shown above, the site is demonstrably special in connection with social, sport and recreational needs in Cottenham and provides potential for more waterside walks as identified in the recent survey for Cottenham's Neighbourhood Development Plan; it is:
  - an integrated part of the complex, as can be seen on the diagram, providing a rare and special opportunity at the village edge for recreation as riverside and woodland walks, safe running area, barbecue area, model aircraft flying and as an extension to the formal sport provision
  - used for a larger proportion of the season following investment in the FA-approved "shockwave" technique of ground-breaking and back-filling with sand, which has significantly improved drainage
  - used increasingly intensively, especially following installation of a designated barbecue area and a kissing gate to link the recreation ground better with Les King Wood, improved drainage to accommodate increased use by the growing Cottenham United Colts FC, for training by Cottenham United FC, and for flying large model aircraft
3. The land may be relatively featureless but that character is an intrinsic part of the fen-edge landscape and the accessible open field helps residents enjoy spectacular views of "big sky" sunsets. As noted in the **2011 SHLAA** report "the site is in an elevated position and sloped down to the west with relatively high land at the edge of the village. It is largely open with few trees and there are long views to and from the site over the flat fen landscape to the north and west.



**September sunset looking west from King George's Field**

There is only contradictory evidence to the assertion that the County Council is committed to providing additional land for recreational use on Cottenham. CCC has so far failed to engage with Cottenham Parish Council on the latter's offer to buy or lease approximately 2 hectares of County Council land adjoining the recreation ground which could make up Cottenham's current shortfall of space for formal sport without requiring reclamation of the third field or, of itself, preventing development of the remaining 7+ hectares of adjacent land. It should be noted that all this land is outside the village's residential framework.

In the planning application S/2876/16/OL, the County Council proposes to reclaim around 2.4 ha of the third field, partly to reserve some 2 hectares for a possible future extension to Cambridgeshire's largest Primary School, and partly for residential development as part of its scheme to build 154 homes.

Around 1 ha would be retained by the Parish Council and an additional 2.4 ha added to the west and south-west of the existing recreation ground as shown in the schematic.



### **Cambridgeshire County Council's proposed reconfiguration of the Recreation Ground.**

This proposal has several flaws related specifically to the Recreation Ground:

- The third field "reclaim clause" does not provide for reclamation for residential development nor is there a proven need for any of this land to be reclaimed for an educational purpose as required by the lease.
- The new site would lose the integrated mix of woodland and riverside walks forever **NPPF 75**
- Reconfiguring sports grounds and preparation of sports pitches is expensive and time-consuming; the Parish Council has recently spent nearly £11,000 on pitch improvements. A full reconfiguration would require a substantially higher, and avoidable, amount to be spent.
- The revised site is too small (by about 2 hectares) for Cottenham's needs today; this remodelling, apart from being costly in itself, would preclude any future site expansion to meet Cottenham's expanding population in conflict with **NPPF 73-76 and 109**.
- Development of an alternative location for formal sport in Cottenham would be unavoidably costly for both pitch preparation and secure changing facilities etc.

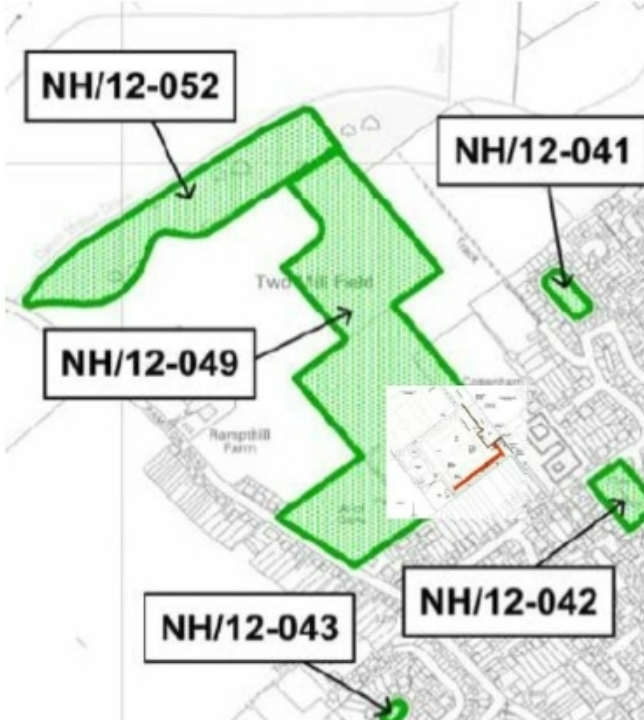


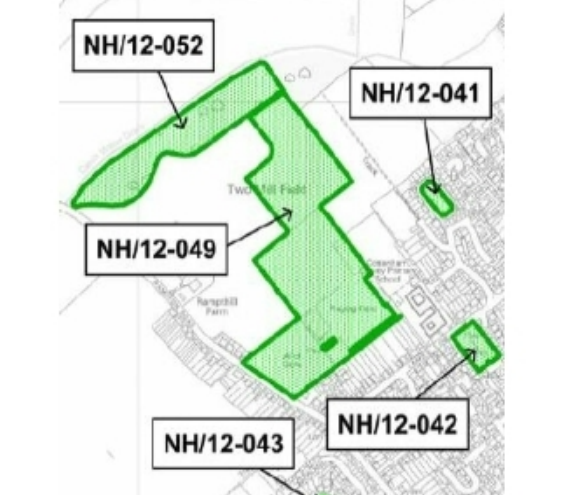
The flaws could be alleviated by abandoning residential development at the southern edge of the site and therefore extending the land available as Recreation Ground and significantly reducing the amount of land claimed for educational expansion to ensure retention of a substantial green corridor.

**New Village Hall & Nursery**

The plans (permission recently applied for) for the replacement Village Hall & Nursery involve a replacement building on approximately the same footprint as the existing building.

Clockwise from top left, the diagrams show:

1. NH/12-049 area overlaid with proposed Village Hall & Nursery development
2. Village Hall & nursery development site layout
3. NH/12-049 area overlaid with proposed Village Hall & Nursery development
4. Extract from deed transferring built land out of the King George’s Field charity

	
<p><b>Area proposed as Local Green Space including area proposed for replacement Village Hall</b></p>	<p><b>Area proposed for replacement Village Hall showing extensions to car park, paved areas and safety fenced play area for young children</b></p>
	
<p><b>Hatched area (approx. footprint of today's Village Hall &amp; Ladybird pre-school) was sapped out of the King George’s Field in exchange for sports land</b></p>	<p><b>Unmodified area proposed for Local Green Space</b></p>

**Appendix 4:  
Supporting Evidence provided to South Cambridgeshire District Council  
from Elsworth Parish Council**

# ELSWORTH PARISH COUNCIL

c/o Elizabeth Sim  
Parish Clerk  
Mercia Cottage  
Brockley Road  
Elsworth  
Cambridge  
CB23 4JS

Ms A Talkington  
Senior Planning Policy Officer  
South Cambridgeshire District Council  
Cambourne Business Park  
CAMBOURNE  
Cambridge CB23 6EA

3 November 2016

Dear Alison,

## **Local Green Space designations in the South Cambridgeshire Local Plan – Elsworth**

Further to our meeting on 1 November, I set out below the comments of Elsworth Parish Council on the four questions raised by the Inspectors on the proposed LGS designations in this village.

***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)?***

LGS designation is a part of the National Planning Policy Framework, whereas Policy SC9 is part of the SCDC Local Plan. They are not mutually exclusive and, in our view, if a site is eligible, protection under the NPPF must be better than protection under a local policy.

As Representation 64911 concedes, these allotments fall fairly and squarely within the first and third criteria for LGS designation under para 77 of the NPPF. However, it is asserted that they do not meet the second criterion - special local significance. We disagree, for the following reasons:

- They are the only allotments in the village. There is no other land available to the Parish Council for allotments so it would be difficult, if not impossible, for the Parish Council to fulfil its statutory obligation to provide allotments if this site ceased, for any reason, to be available.
- The site has been consistently and continuously in use as allotments for over 80 years and probably before that. There is strong demand for plots which are rarely available and are seldom unoccupied for long.
- Elsworth remains today a traditional rural village. The allotments are highly significant in contributing to the character and amenities of such a community and, in our submission, should enjoy the strongest protection available under the planning system - i.e. LGS designation - to secure this significant Elsworth amenity in the future.
- The owners' agent's threat that there is '*a distinct risk*' that the recreational use of the site '*may now be significantly curtailed or prevented altogether*' only serves to reinforce our view that designation is most certainly both necessary and appropriate.

***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)?***

In our submission: yes, it would, due to its historic significance and recreational value.

Glebe originates in the Middle Ages as land held by the parish church to support the incumbent priest. In 1803, when Elsworth was enclosed, the Enclosure Award granted the Rector of Elsworth 58 acres for his glebe. Most of that land has been disposed of by the Rector over the years - notably for community purposes (e.g. for the building of the Baptist chapel in Boxworth Road or for the original village school in Brook Street).

Glebe Field is the last remaining piece of that mediaeval legacy still in Church hands and

is, for that reason, of great historic significance.

It also has landscape value because it abuts the Churchyard and thus contributes to the landscape setting of our Grade 1 Listed church.

Lastly, Glebe Field has long been of recreational value to the village. It is the site of Church Fetes and other similar events.

***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)?***

Events have overtaken this question. The application for residential development referred to (S/1279/15/OL) was refused by the District Council on 15 September 2015. The Applicants (being the authors of Representation 64896) appealed, but their appeal was dismissed on 2 February 2016. We refer to the Appeal Decision which, in our view, admirably explains why this site is both eligible for, and deserving of, designation as an LGS.

Since losing their Appeal, the Applicants have sold the majority of the field to a neighbour and have left the village. The new owners are most definitely in favour of retaining the LGS designation.

***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)?***

Again, we submit: yes, it would, on the grounds of its tranquility and richness of wildlife. This site sits between site NH/12-061 to the North (the curtilage of the oldest building in the village) and the County Wildlife Site to the South and links the two. This combination represents a highly significant area for wildlife and environmental conservation and it is entirely appropriate that each component should be given the highest protection against



development.

Finally, may we make a general observation about all four sites? In each case, the sole objection to the proposed designation has been from the owner of the land in question who, plainly, is not impartial and is no doubt acting out of self-interest. That is their prerogative, but we urge the Inspectors not to give undue weight to the subjective views expressed.'

Yours sincerely

**Paul C M Solon**

Chairman

Elsworth Parish Council

**Appendix 4:  
Supporting Evidence provided to South Cambridgeshire District Council  
from Eltisley Parish Council**

Eltisley Parish Council has provided a map showing the inclosure award of 17 March 1864.



white = village green

- 17
- 17a
- 17b
- 17c
- 17d

M

P

9

10

11

10

3

2

2

SIRSAKE COLLEGE

12

RELATING TO THE PARISH OF ELTISLEY

TO ALL TO WHOM THESE PRESENTS SHALL COME

I CHARLES MURIEL BIDWELL of the Parish of Saint Mary in Ely in the County of Cambridge Land surveyor SEND GREETING

WHEREAS the Inclosure of Eltisley open field situate in the Parish of Eltisley in the County of Cambridge has been duly authorised under the provisions of "The Acts for the Inclosure Exchange and Improvements of Land"

AND WHEREAS I the said Charles Muriel Bidwell have been appointed the valuer in the matter of the said Inclosure and having made the declaration required by the said Acts have duly held all necessary meetings and drawn up and sent to the Inclosure Commissioners for England and Wales my report in writing in the matter of the said Inclosure with a map thereunto annexed and in all other respects complied with the provisions of the said Acts

AND WHEREAS all such objections as have been made to my said report having been heard and all such inquiries having been made in relation thereto as the said Inclosure Commissioners have thought it fit the said Inclosure Commissioners have authorised and directed me to cause to be drawn up and engrossed on parchment my award in the matter of such Inclosure

AND WHEREAS the said Inclosure Commissioners have by an order under their seal by virtue of the power vested in them in that behalf by the said Acts directed that the lands in respect of which allotments are hereby made shall not be comprised or shown on the map hereunto annexed

AND WHEREAS the Governors of Saint Thomas' Hospital the persons interested in a certain old and freehold Inclosure numbered 1 on the map hereunto annexed situate in the said Parish of Eltisley have given their consent in writing to the same being considered allotable and parcel of the land to be Inclosed

AND WHEREAS George Onslow Newton Esquire the person interested in a certain old freehold Inclosure numbered 2 part of on the map hereunto annexed situate in the said Parish of Eltisley has given his consent in writing to the same being considered allotable and parcel of the land to be inclosed

NOW KNOW YE that in pursuance of the provisions of the said Acts and by virtue of the powers and authorities in me vested I the said Charles Muriel Bidwell the valuer as aforesaid do make and declare this to be my award in the matter of the said Inclosure and to this my award I have annexed the map referred to by my said report AND I DECLARE that the said old inclosures numbered 1 and

part of 2 on the said map shall be considered as allotable and part of the land to be inclosed

AND I FURTHER DECLARE that I have set out and appointed and do hereby set out and appoint one public bridle road and private carriage road called the Caxton Road numbered 1 on the said plan of the width of 30 feet commencing at the Bury and Stratton Turnpike Road on the village green at a point marked "A" and extending thence in a southwesterly direction over the said green between old inclosures the green allotted to the labouring poor and eastern field to and terminating at the northeastern corner of an allotment to William and George Heading numbered 29 where the same adjoins the Parish of Caxton at a point marked "B" on the said map

AND I direct and appoint that the said public bridle road and the private carriage road shall forever hereafter be maintained by the allotments numbered 26, 27, 28, 29, 30 and 31 adjoining the same in acreage proportion

AND I declare that I have set out and appointed and do hereby set out and appoint the following public watercourses that is to say,

One public watercourse of the width of 5 feet 6 inches and 4 feet deep called Lechinere numbered 2 on the said map commencing at a point marked "C" on the said map and running thence in a northwesterly direction to and terminating at the Parish of Yelling at a point marked "D"

AND I declare that the said public watercourse numbered 2 and the bridges and tunnels over and under the same shall be cleansed scoured repaired and maintained by and at the sole expense of the owner and occupier for the time being of the allotment hereinafter awarded and numbered 55

One other public watercourse of the width of 6 feet and 4 feet deep called Easton Brook numbered 3 on the said map commencing at a point marked "E" on the said map and running thence in an easterly direction to and terminating at the Parish of Caxton at a point marked "F"

AND I DECLARE that the said public watercourse numbered 3 and the bridges and tunnels over and under the said shall be cleansed scoured repaired and maintained as follows that is to say from its commencement at the point "E" for the distance of 15 chains by the owners and occupiers for the time being of the allotment hereinafter awarded numbered 26 thence for the like distance of 15 chains by the owners and occupiers for the time being of the allotments hereinafter awarded numbered 33, 34, 35, 36, 37, 38, 39, 40, 41 and 42 thence to the north west angle of the allotment numbered 30 being a distance of about 17 chains by the owners and occupiers of the allotments hereinafter awarded and numbered 31

and 32 and thence to the termination of the said watercourse at the point marked "F" by the owner and occupier for the time being of the said allotment numbered 30

One other public watercourse of the width of 6 feet and 4 feet deep called Papley Brook numbered 4 on the said map commencing at the St. Neets and Cambridge Turnpike Road in the southwest corner of an allotment numbered 46 at a point marked "G" and running in a northerly and westerly direction to and terminating at the Bury and Stratton Turnpike Road in the Parish of Yelling at a point marked "H"

AND I DECLARE that the said public watercourse numbered 4 and the bridges and tunnels over and under the same shall be cleansed scoured repaired and maintained as follows that is to say along the east side of the allotment hereinafter awarded and numbered 50 by the owners and occupiers for the time being of the last mentioned allotment thence to the northwest angle of the allotment hereinafter awarded and numbered 46 by the owners and occupiers for the time being of the last mentioned allotment numbered 46 and thence to the termination of the said watercourse at the said point "H" by the owners and occupiers for the time being of the allotment hereinafter awarded and numbered 47

AND I DO DECLARE that I have set out and appointed and do hereby set out and appoint the following private watercourse that is to say one private watercourse numbered 5 on the said map of the width of 3 feet and the depth of 4 feet for the drainage of the allotment numbered 44 commencing at a point marked "I" on the said map and running thence in a northwesterly direction through the allotment numbered 46 to and terminating at the public watercourse numbered 4 at a point marked "J"

AND I DO DECLARE that the said private watercourse numbered 5 and the bridges and tunnels over and under the same shall be cleansed scoured repaired and maintained by and at the sole expense of the owner or proprietor for the time being of the allotment hereinafter awarded and numbered 46

One other private watercourse numbered 6 on the said map of the width of 3 feet and depth of 4 feet for the drainage of the allotment numbered 33, 34, 35, 36 and 37 commencing at a point marked "K" and running thence in a southerly direction through the allotment numbered 32 to and terminating at the public watercourse numbered 3 at a point marked "L"

One other private watercourse numbered 7 on the said map of the width of 3 feet and the depth of 4 feet for the drainage of the allotments numbered 38, 39, 40, 41

and 42 commencing at a point marked "M" and running thence in a southerly direction through the allotment numbered 32 to and terminating at the public watercourse numbered 3 at a point marked "N"

AND I DO DECLARE that the said private watercourses numbered 6 and 7 and the bridges and tunnels over and under the same shall be cleansed scoured repaired and maintained by and at the joint expense of the owners and proprietors for the time being of the allotments hereinafter awarded and numbered 33, 34, 35, 36, 37, 38, 39, 40, 41 and 42 for one moiety and the allotment numbered 32 for the other moiety thereof

One other private watercourse numbered 8 on the said map of the width of 3 feet and the depth of 4 feet for the drainage of the allotments numbered 36 and 31 commencing at a point marked "O" and running thence in a northerly direction through the allotment numbered 31 to and terminating at the public watercourse numbered 3 at a point marked "P"

One other private watercourse numbered 9 on the said map of the width of 3 feet and the depth of 4 feet for the drainage of the allotments numbered 26 and 31 commencing at a point marked "Q" and running thence in a northeasterly direction through the allotment numbered 31 to and terminating at the public watercourse numbered 3 at a point marked "R"

AND I DO DECLARE that the said private watercourses numbered 8 and 9 and the bridges and tunnels over and under the same shall be cleansed scoured repaired and maintained by and at the joint expense of the owners and proprietors for the time being of the allotments hereinafter awarded numbered 26 and 31 respectively

AND I DECLARE that I have set out and do hereby set out allot and award unto the Churchwardens and Overseers of the Poor of the said Parish of Eltisle ALL THAT piece or parcel of land known as the village green numbered 17, 17a, 17c and 17d on the said map number 17 3 acres and 22 perches, number 17b 1 acre 2 roods and 10 perches, number 17c 1 acre and 20 perches and number 17d 3 roods and 10 perches and containing together 6 acres 2 roods and 22 perches to be held by them and their successors in trust as a place for exercise and recreation for the inhabitants of the said Parish and the neighbourhood

AND I HAVE ALSO set out and do hereby set out and allot and award unto the said Churchwardens and Overseers of the Poor of the said Parish of Eltisle ALL THOSE pieces or parcels of land numbered 19, 20 and 20b on the said map containing respectively 1 acre 2 roods and 8 perches, 3 roods and 24 perches to be held by them and their successors in trust as allotments for the labouring

269138

poor of the said Parish of Eltisley subject nevertheless to and chargeable with a clear rent charge of £2 5s. which said sum does not exceed the net annual value of the said allotment in its present condition

AND I DECLARE the same to be the value of such number of imperial bushels and decimal parts of an imperial bushel of wheat barley and oats as hereinafter set forth that is to say

	<u>PRICE PER BUSHEL</u>	<u>BUSHELS AND DECIMAL PARTS</u>
Wheat	7s. 0 $\frac{1}{2}$ d.	2.13650
Barley	3s. 11 $\frac{1}{2}$ d.	3.78947
Oats	2s. 9d.	5.45455

AND I DIRECT that the fences on the north and south sides of the road running through and dividing such allotments shall be made and from time to time be repaired and maintained by and at the expense of the Churchwardens and Overseers of the Poor of the said Parish for the time being

AND I have also set out and do hereby set out allot and award unto George Onslow Newton Lord of the Manor of Eltisley aforesaid ALL THAT piece or parcel of land numbered 8 on the said map and containing 7 acres 1 rood and 23 perches which I adjudge and declare to be equal in value to 1/13th part of the waste lands to be inclosed and to be in lieu and in full compensation for the right and interest of the said George Onslow Newton in the soil of the said waste lands exclusive of his right and interest to all mines and minerals stone and other sub strata under the said same.

AND I DIRECT that the fences on the east side next the road and next allotment 9 shall be made and maintained by and at the expense of the owner of the said allotment for the time being

AND I FURTHER DECLARE that I do reserve and set out to the said Lord of the Manor of Eltisley all mines minerals stone and other sub strata under the said waste lands and also under the commonable lands of copyhold tenure to be inclosed with full power and authority for him his heirs lessees and assigns and his and their agents miners and servants at all times hereafter to enter upon all or any part of the said land to search for work and carry away all mines minerals stone and other sub strata under the said lands and to do all necessary or reasonable acts for the convenient exercise of this power and authority he and they paying reasonable and adequate compensation to the persons entitled to the surface of such lands for damage done to such surface in the exercise of the rights and easements intended to be hereby reserved



AND I FURTHER DECLARE that I have set out all the remainder of the lands to be inclosed among the several persons hereinafter named being all the persons interested therein in the shares and allotments following set opposite to their respective names which allotments I have adjudged and determined to be proportionate to the value of the respective rights and interests of such several persons in the said lands that is to say

AND I do set out allot and award unto....

[TABLE OF ALLOTMENTS NOT RELEVANT TO THIS HEARING]

.... AND I FURTHER SET OUT allot and award the said rent charge of £2 5s. payable out of the allotment for the labouring poor unto George Onslow Newton Esquire AND I the said Charles Muriel Bidwell do hereby order direct and appoint that good and sufficient fences for inclosing the several allotments hereinbefore described if not already set up and made shall be raised set up and made respectively within the space of one year from the confirmation by the said Inclosure Commissioners of this my award by the several persons owners for the time being of the said several allotments on the sides hereinbefore on that behalf prescribed on which sides respectively and marked is drawn thus "T" on the said map

AND I FURTHER ORDER AND DIRECT that the several fences hereinbefore directed to be made in the open field shall consist of ditches 4 feet wide at the top and of sufficient depth for the drainage of the adjacent land with a proper culvert at each gateway and shall be planted with whitethorn layer in a proper manner and that proper posts and rails shall be set within one foot of the summit of the inside of such ditch and shall there remain or if taken away or spoiled shall from time to time be renewed during the space of five years next ensuing the date of this my award and that such ditches and fences shall be made on the land of the respective proprietors who are hereby directed to make the same and shall forever hereafter respectively be kept in repair and properly cleansed by such owner respectively

IN TESTIMONIUM whereof I the said Charles Muriel Bidwell have to this my award which I have under the directions of the said Inclosure Commissioners for England and Wales caused to be drawn up and engrossed on parchment set my hand this 23rd day of April in the year of Our Lord One thousand eight hundred and sixty eight

"Charles M. Bidwell"

IN WITNESS and CONFIRMATION whereof we the undersigned Inclosure Commissioners for England and Wales have hereunto subscribed our respective names and cause our official seal to be affixed. this 13th day of April in the year of Our Lord

One thousand eight hundred and sixty eight

"G. Ridley" L.S.

"James Keird"

"The Inclosure Commissioners for England and Wales hereby certify this to be a true copy of the original award in testimony whereof they have hereunto caused their official seal to be affixed this 13th day of April in the year of Our Lord

1865"

1868

APR 13 1868  
INCLOSURE COMMISSIONERS

**Appendix 4:  
Supporting Evidence provided to South Cambridgeshire District Council  
from Fen Ditton Parish Council**

Fen Ditton Parish Council,  
Barton Ley, Bannold Drove,  
Waterbeach, Cambridge, CB25 9QQ  
[clerk@fenditton-pc.org.uk](mailto:clerk@fenditton-pc.org.uk) 01223 862687

14th November, 2016

Alison Talkington,  
Senior Planning Officer,  
South Cambridgeshire District Council,  
Cambourne Business Park,  
Cambourne,  
Cambridge,  
CB23 6EA

Dear Alison,


Local Green Space designations in the South Cambridgeshire Local Plan,

Further to your e-mail of 27<sup>th</sup> October on the subject above the parish council of Fen Ditton have considered the questions raised with regard to NH/12-068, the paddock, Ditton Lane with the junction of High Ditch Road.

The Council consider that the site should be identified for special protection as the paddock, NH/12-068, provides an important green space that enhances the setting of 6 High Ditch Road, Honeysuckle Cottage, a c17 cottage which is Grade II listed. Furthermore the site is at the top of the filled in Fleam Dyke, noted to be possibly as early as the Iron Age period. SCDC Fen Ditton conservation policy of 2005 recognises both points and the importance of the site in relation to the setting of 106 Ditton Lane and the junction of High Street with its abundance of listed buildings circa c15 and c16.

In addition to the above the conservation policy aforementioned recognises that the paddock NH/12-068 'performs an important townscape function, helping to preserve the separateness of the original village, and stopping it from becoming totally subsumed in the outer suburbs and contributing to the overall setting contributing to the buildings on the south side of the Conservation Area'.

Yours sincerely,

  
Sarah Smart  
Parish clerk

#### **Appendix 4: Supporting Evidence provided to South Cambridgeshire District Council from Foxton Parish Council**

##### **Recreation Ground and Allotments, Foxton (NH/12-070)**

The allotments adjacent to Foxton Recreation Ground, together with the recreation ground itself, form an integral part of the green space at the heart of the community. They are highly significant to the local community – run for sustainable living and recreational purposes by the Foxton Gardens Association, of which every resident is a member; produce grown in these allotments is celebrated at an annual village show each year. Foxton Parish Council is keen to designate this area as a Local Green Space, but would be quite happy to designate it as a separate area to the main recreation ground

##### **Station Road, Foxton (NH/12-073)**

The long raised green in front of the Press Houses on Station Road (NH/12-073) is a vitally important part of the village of Foxton. This part of Station Road is considered an important character area of the village, in terms of the architecture of the locality, its contribution to the street scene, the significance of its historic connections, landscape value and space for social interaction in the area. It is the setting of two Grade II listed buildings at nos. 18 and 22 Station Road, dating from 1582 and 1570 respectively, and is the only green space on Station Road, helping to give some degree of separation of the road from the houses beyond it. It greatly improves the look of this part of Foxton and gives an impression of open space as one enters the narrow section of Station Road from the A10 to the north.

This green space survives from historic times, when Station Road was named 'Stockers Lane', and is part of original parkland pasture. After the University Tutorial Press building was established in Foxton in 1908, four blocks of four dwellings were built on Station Road for key workers at the press. Taken together, the press and its cottages for key workers on Station Road (and in Caxton Lane) constitute 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 green space in front of the cottages was used for the recreation of the residents and as a safe play area for the children, and in fact one of the trees still had a much-used rope swing until the tree was unfortunately recently cut down.

The District Council is currently carrying out an appraisal of Foxton's Conservation Area, in conjunction with the Parish Council, and the Press cottages and green space NH/12-073 are included in a proposed extension to the Conservation Area, because of their historical significance and contribution to the character of the village.

Foxton Parish Council therefore feel that this space meets all the NPPF criteria for a Local Green Space, and ask that it is recognised as such in the emerging SCDC Local Plan:

1. Demonstrably special to the local community;
2. Of particular historical significance and recreational value;
3. In the heart of the community it serves;
4. Local in character, and not extensive;
5. Consistent with local planning of sustainable development (any additional development in Foxton would be inappropriate on this land).

**Appendix 4:  
Supporting Evidence provided to South Cambridgeshire District Council  
from Fulbourn Parish Council**

Fulbourn Parish Council has submitted the following evidence in support of the LGS within their parish.

xxii) (LH/12-074) As far as we were aware, the field has not been given designated heritage asset protection, is not in the conservation area and although adjacent to, is outside the village development framework. The Inspector in the recent appeal hearing for this site said that Poorwell and the pumping station garden are designated as Protected Village Amenity Areas in the adopted Local Plan.

We believe the field should be designated a Local Green Space in the South Cambridgeshire Local Plan for the following reasons:

**Tranquillity** – 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. School children are taken there for ‘outdoor school lessons’ which allows them to experience the benefits of being in the fresh air and being taught the beauty of nature. Parishioners take their children and dogs there to exercise and enjoy the peacefulness. In this day and age there are very few such places in urban areas and this is an oasis of green space frequented by all over many years.

Opposite the site is Home Close, a residential nursing home. Those occupants of Home Close who are mobile are able to cross the road onto the green space to enjoy the amenity. There are however some who are not mobile and have to look out of their windows. Any proposed development will totally change the landscape in and around Cow Lane and this area of peace and calm will be lost forever.

**Richness of wildlife** – the biodiversity of the site is apparent with the area alive with insects, plant life, flowers and birds and the chalk stream which runs through the site. It is to preserve and in the future enhance the area that we wish it to be designated a Local Green Space.

xxiii) (NH/12-075) – we confirm that we have no objection to the boundary designation being amended to exclude the area of land extending east across the frontage of private office accommodation which is fenced off from the Victorian Garden.

During the recent planning appeal <sup>1</sup>material was submitted that the parish council would like to include with their statement

- Letter from the Steiner School in Fulbourn which sets out how much the fields are valued by the school
- District/County Councillor John Williams report to the appeal Inspector

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<sup>1</sup> RD/NE/290 - Appeal Ref: APP/W0530/W/15/3139730 Land at Teversham Road, Fulbourn



Cambridge Steiner School  
Hinton Road  
Fulbourn  
Cambridgeshire  
CB21 5DZ

Telephone: 01223 882727  
reception@cambridge-steiner-school.co.uk  
www.cambridge-steiner-school.co.uk

David Marchant

05 July 2016

Dear David,

**Re: Poor Well, Teversham Road, Fulbourn**

Attached: pictures of Steiner Kindergarten children visiting the Poor Well area

**Fulbourn Parish Council, Chair Cllr Mary Drage**

Cambridge Steiner School was made aware of a planning application which was submitted last year for 110 dwellings on the land at Poor Well, Teversham Road, Fulbourn by the developer Castlefield Developments. This application was recommended for refusal by Fulbourn Parish Council and ultimately refused by South Cambs District Council. Cambridge Steiner School fully supports the refusal of another appeal that has been lodged by the developer which is due to be held in September 2016.

The Cambridge Steiner School is situated in close vicinity to the site. The school moved into the present building in Hinton Road in 2009 and has since developed close relationships with the local environment and the parish of Fulbourn.

Our educational programme emphasises the importance of the outdoors for the health and development of our students. Three of our four kindergartens, as well as all classes of the primary school (ca 90 children), use the area comprising Poor Well and the meadows behind it every week as part of their educational programme. Not only do our children go there in their school time but many parents report back that their children take them on walks through this whole area and how much they love it.

Spending much time throughout the year in this special place, we experience the changing seasons very closely and develop a natural sense of rhythm. We are very grateful for these opportunities on our doorstep as we can just walk there and benefit greatly from the beautiful environment. Our children are gaining more confidence and improving their general health, resilience, physical abilities, personal skills and attitudes through spending time in Poor Well and the meadows. Time outdoors provides a wonderful counterbalance to the stresses and challenges of everyday life. In particular, children who struggle socially in the confines of a classroom simply relax and thrive in this naturally therapeutic environment.

Children love to look at all the tiny little creatures in the earth, are mesmerised by the little creatures in the stream, they build boats out of bark and leaves, and we even saw some Muntjac deer. We go for walks in the meadows, play games and make little crafts out of dried grass. They learn to respect the environment and take memories away that stay with them for a lifetime.

As this whole area is an outstanding place of beauty, a place of peace and tranquility, the children were deeply upset to see the archaeology trench digging going on in the first phase of the proposed development.

The children see this place as their second home, and building lots of houses there would completely destroy the habitat of the varied flora and fauna. Poor Well would never be the same.

We are fortunate to be able to give our children experiences that will last a lifetime, and which set them on the path to becoming confident adults who care for their natural environment.

We strongly support the Parish Council, along with Fulbourn Forum and Save Fulbourn Fields, to save these meadows. There is no other nearby area of this kind where we could take our children to gain this priceless experience.

Yours sincerely

Cambridge Steiner School  
Hinton Road  
Fulbourn  
CB21 5DZ  
Tel: 01223 882727  
Email: [reception@cambridge-steiner-school.co.uk](mailto:reception@cambridge-steiner-school.co.uk)

Photos of Kindergarten children visiting the Poor Well and the meadows:







## **PROOF OF EVIDENCE**

**by Councillor John G Williams**

**PINS Ref: APP/W/0530/W/15/3139730**

**LPA Case Ref: S/2273/14/OL**

**Land at Teversham Road, Fulbourn, Cambridgeshire**

1. This proof of evidence is given on behalf of “Fulbourn Parish” a Rule Six party at this Inquiry. My evidence relates to South Cambridgeshire District Council’s second reason for refusal in their decision notice of 12 August 2015. It explains the emerging South Cambridgeshire Local Plan designation of the site as Local Green Space is based on the wishes of the village of Fulbourn.
2. I have lived since 1990 at 73 Station Road, Fulbourn, CB21 5ER. I am currently a District councillor and a County councillor. I was elected to represent the ward of Fulbourn on South Cambridgeshire District Council in 2010 and again in 2014 and I was elected to represent the division of Fulbourn on Cambridgeshire County Council in 2013. From 2005 to 2007 I was Chair of the Fulbourn Parish Plan Steering Group and in 2010 Chair of the Parish Plan Action Group set up to monitor the implementation of the Parish Plan action points. I and my family have used the site for informal recreation.
3. In 2007 A Parish Plan for Fulbourn Questionnaire was delivered to every household and business address in the village of Fulbourn in order to produce a Parish Plan for Fulbourn (Appendix 1). There was an exceptional response rate with over 1450 responses from the estimated 3500 residents in the village. In responding to Q66 1099 respondents indicated that the quality of the countryside around Fulbourn was very important or important to them (Appendix 2). And in response to Q68 816 respondents considered looking after marshes and wetlands/lakes and

water course/woods and fields was either very important or worth doing (Appendix 3). As a result the Parish Plan Planning action points included the retention of the rural setting of Fulbourn and the protection of the village amenity areas (Appendix 4). In 2010 the Parish Plan action points were copied to South Cambridgeshire District Council for it to take into account in future planning strategies.

4. In July 2012 the Issues and Options Report for the South Cambridgeshire Local Plan Public Consultation in paragraph 8.20 offered for consideration the possibility of a policy for the new designation of Local Green Space and Question 38 asked for sites to be identified (Appendix 5). At the Planning Policy and Localism Portfolio Holder's meeting on 21 March 2013 it was reported that 65 respondents had supported the inclusion of a policy, 3 had objected and 35 had commented (Appendix 6).
5. The Part 2 "Further Site Options" document of the Issues and Options public consultation for the South Cambridgeshire Local Plan January 2013 gave at paragraph 8.8 (Appendix 7) the criteria used for assessing sites for Local Green Space designation. The list of potential sites was given in Table 8.1 and the site which is the subject of this Appeal was recorded as Option G34 (Appendix 8). The consultation for the Further Site Options ran from 7 January 2013 to 18 February 2013 and an exhibition was held in Fulbourn on 9 January 2013 (Appendix 9) at which the proposal to include the site as an LGS was displayed.
6. The results of this consultation can be found in Appendix 5 "Evidence paper for Local Green Spaces and Protected Village Amenity Sites" of Annex A "Audit Trail" in The Draft Final Sustainability Appraisal (March 2014). It reports that there were 60 representations in support of

Option G34, 1 representation against (from the applicant) and 1 comment (Appendix 10). Fulbourn Parish Council having taken regard of the Parish Plan and its action points supported Option G34 in its response to this consultation (Appendix 11).

7. The Local Plan Proposed Submission July 2013 included the site in its Policies Map Insert No.36 under policy NH/12 Local Green Space (Appendix 12). When this was put to public consultation (19 July 2013 to 30 September 2013) Fulbourn Parish Council responded to support policy NH/12 (Appendix 13).
8. This evidence demonstrates that South Cambridgeshire District Council in designating the site as a LGS was having regard to the wishes of the local community of Fulbourn.

**Appendices:**

1. A Parish Plan for Fulbourn Questionnaire.
2. Responses to Q66.
3. Responses to Q68.
4. Parish Plan Planning action points.
5. Issues and Options Report for the South Cambridgeshire Local Plan Public Consultation July 2012 paragraph 8.20
6. Planning Policy and Localism Portfolio Holder's meeting 21 March 2013.
7. Issues and Options Report for the South Cambridgeshire Local Plan Public Consultation January 2013 paragraph 8.8
8. Issues and Options Report for the South Cambridgeshire Local Plan Public Consultation January 2013 Table 8.1 Option G34.
9. Notice of Public Exhibitions.
10. The Draft Final Sustainability Appraisal (March 2014) Appendix 5 "Evidence paper for Local Green Spaces and Protected Village Amenity Sites" of Annex A "Audit Trail".
11. Fulbourn Parish Council response to January 2013 Public Consultation.
12. South Cambridgeshire Local Plan Proposed Submission July 2013 Policies Map Insert No.36.
13. Fulbourn Parish Council response to July 2013 Public Consultation.