

Appendix 12: Review of Proposals for Local Green Space, Protected Village Amenity Areas and Important Countryside Frontages

Local Green Space and Protected Village Amenity Areas

Within the villages of South Cambridgeshire there are undeveloped areas of land that need to be protected from development as they are important to the amenity and character of these rural settlements. In the Council's existing plans such areas that are within villages have been identified as Protected Village Amenity Areas (PVAA). The National Planning Policy Framework (NPPF) introduced a new designation – Local Green Space (LGS) which is for green areas of particular importance to local communities which once designated can prevent new development. In drafting the new South Cambridgeshire Local Plan the Council will need to consider whether to retain the existing policy for PVAAs as well as introducing a new policy for LGSs or whether to have a single policy for protecting open areas from development in villages.

Issues and Options 1 Consultation 2012

In the Consultation Report the Council included both PVAAs and LGS as issues for which questions were asked. PVAAs (Issue 37) received 99 representations supporting the retention of the existing policy and LGS (Issue 38) had 65 supporting the idea of open spaces being identified as LGS. This included 26 Parish Councils supporting PVAAs and 20 supporting LGSs.

The Council received a limited number of objections to these issues - 3 opposing PVAAs and 2 opposing LGS. These respondents did not agree that both designations should be included in a new Local Plan, considering it unnecessary duplication and that in order to align with the NPPF that LGS should be the policy to have in the new Local Plan. Comments were also made that the LGS is a matter to be determined by each local community and not for the Local Plan to identify.

The consultation also asked whether any existing PVAAs in villages should be removed or any new ones added and if any of the existing PVAAs should be included as LGS. Respondents were also asked to suggest open space that should be identified as LGS. As a result 27 villages either had new additional sites suggested or there were requests for designations to be removed. This amounted to over 100 sites to be assessed.

Before assessing these submitted sites it is important to have a clear idea of the distinctions between PVAAs and LGSs.

Review of PVAA and LGS designation

PVAAs are designated on land *within* villages in order to safeguard those areas of undeveloped land in villages which are important to retain the village character otherwise the blend of buildings and open space will be lost if such open spaces are developed. The LGS designation was introduced in the NPPF and says that local communities can identify for special protection green areas of particular importance to them which would result in these areas being ruled out for new development other than in very special circumstances. These designations would appear to be very similar in their aims.

Within the NPPF there is clear guidance as to when LGS designations should be used and when such areas should be identified and what their lifetime is. It would seem appropriate to use this to ascertain whether these criteria are the same or different for identifying PVAA.

Criteria for Local Green Space according to the NPPF

1. *Can only be designated when a plan is prepared or reviewed. Must be capable of enduring beyond the end of the plan period* – The forerunner to PVAAs was introduced in the 1993 Local Plan – Protected Frontages where development on land behind the protected frontages would not normally be permitted. PVAAs were first included in the 2004 Local Plan for South Cambridgeshire and there was an opportunity for them to be reviewed when the Local Development Framework was produced when they were included in the Development Control Policies DPD which was adopted 2007. The PVAAs have clearly endured beyond the life of each plan they have appeared in and only been designated when a plan was prepared or reviewed.
2. *By designating land as LGS local communities will be able to rule out new development other than in very special circumstances* – The policy for PVAAs states ‘Development will not be permitted within or adjacent to PVAAs if it would have an adverse impact on the character, amenity, tranquillity or function of the village’. It is only under very special circumstances that it is possible to develop within a PVAA and this is the same as the restrictions placed upon development within LGS.
3. *Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts* – Green Belt policies would not allow development that would impact on the openness of the Green Belt land or conflict with the purposes of including land within the Green Belt. If a similar policy was used for LGS this would be comparable to that already used for PVAAs. The policy for PVAA prevents development that would impact on the reasons why the area was designated in the first place whether it is its character, amenity, tranquillity or function for the village. Only in special circumstances would development be allowed within a PVAA or LGS as is the case for Green Belt areas. Exceptions could be included in a policy for LGS but given that such areas are not intended to be extensive there would only be a limited number of uses that could be allowed on such land. For example limited infilling in villages and limited affordable housing for local community needs; buildings that have a value for community uses; provisions of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries – as long as the use preserves the character of the area.
4. *Will not be appropriate for most green areas or open space. Must be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.* – PVAAs have not been identified on every area of open land within the villages of the district and have not been designated to prevent all development within the village frameworks. The character of villages is made up of a blend of buildings and open spaces. Given the pressure for development in the district, the remaining open land within villages is threatened. Some undeveloped land can be built on without harm to the character of the village and can contribute to the full and effective use of land in accordance with national

policy, but others are important to maintain the village character and should not be developed. PVAAs have been identified on such land that is particular to protecting the character of a village.

5. *Where the green space is in reasonably close proximity to the community it serves –*
As PVAAs are only on land *within* a village this always means that they are close to the village and the community that lives there.

6. *Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife -*
PVAAs have a variety of characteristics that make them special and worthy of protection. The character of villages is made up of a blend of buildings and open spaces and PVAAs play a vital role in preserving this local character. Some PVAAs may have important functions for the village such as allotments, recreation grounds and playing fields whilst others have an important amenity role in providing a setting for buildings and offer tranquil areas where there is minimum activity. For example in Over there was a PVAA which protected views of the listed church. Not all PVAAs have public access as some undeveloped areas which are important may be private gardens. They also vary from those which are very open to visual penetration to those which may be enclosed or semi-enclosed. Such areas are often ones that are cherished by the local community and the Council has received representations supporting the policy for retaining the protection of these areas within villages. The requests for additional PVAAs and LGSs have included open space that is used for play areas, allotments and recreation grounds which are of particular importance to their local community; wooded areas and community orchards on the edge of villages which are used by the local community for leisure and valued for their biodiversity. The examples given in the NPPF as reasons for identifying LGS are very similar to those that have been used to identify PVAAs.

7. *Where the green area concerned is local in character and is not an extensive tract of land. –* PVAAs are only designated on areas that protect the special local character of a village and do not cover large areas within a village. They cannot be identified on the edges of villages.

This analysis indicates that the criteria needed to designate LGSs and PVAAs are very similar apart from the fact that PVAAs can only be identified within a village. The assessment of the submitted sites has therefore considered whether all the sites could meet the criteria for both designations i.e. the only difference for PVAAs is the need to be within a village framework. Sites submitted by Parish Councils have been highlighted.

Assessment Tables

Table 1 – Parish Council suggestions for PVAAs and LGS

Table 2 – Other suggestions for PVAAs (including existing ones being challenged) and LGS

Table 1: Parish Council suggestions for PVAAAs and LGS

Question 37B and 38

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos | Council assessment | Council Recommendation |
|--------------|---|--|-----------------|---|--|
| Bassingbourn | The play area and open space in Elbourn Way | PVAA or LGS | 34987; 38285 | <p>Open publically accessible land. Located either side of Elbourn Way on eastern edge of village. Need to consider each side of road separately since village framework boundary follows the line of the road.</p> <p>Land north of road is outside village framework so could only be considered for LGS. Recreational value to community since grassy area including formal play equipment.</p> <p>Land south of the road is adjacent to a wooded area and within the village framework. It is open grassland near to housing. Meets criteria for both PVAA and LGS.</p> | Part of site north of Elbourn Way meets test for only LGS. Land south of road meets test for PVAA and LGS. |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos | Council assessment | Council Recommendation |
|----------------|--|---|-----------------|---|--|
| Bassingbourn | Play area and open space owned by the Parish Council in Fortune Way | PVAA | 34987 | Open publically accessible land adjacent to housing. Recreational value to community since grassy area including formal play equipment on edge of village. Within village framework. Meets criteria for both PVAA and LGS | Site meets test for PVAA and LGS |
| Bassingbourn | 75 and 90 Spring Lane; and the junction with the by-way at Ashwell Street. | PVAA or LGS | 34987; 34991 | Highway and highway verges would not be a suitable candidate for PVAA as such areas could not be considered as 'green space'. Does not have historic significance or recreational value or amenity value to the community. A highway could not be considered a tranquil location. Site outside of village framework therefore site would not meet criteria for PVAA. The Council does not consider highway verges as being a local asset suitable for protection by LGS policy. | Site does not meet test for either PVAA or LGS. |
| Bassingbourn | The Rouses | LGS | 34991; 43090 | Identified in 'Issues and Options 1' consultation as Site option 39 –amber site. This site consists of an agricultural field and the house and garden at 60 | The site is currently identified as a potential site option for housing for inclusion in the draft Local Plan. |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos | Council assessment | Council Recommendation |
|---------|------------------------|--|---------|---|----------------------------------|
| | | | | <p>Spring Lane. The site adjoins housing to the north, west and east.</p> <p>The site adjoins Ford Wood to the south a Woodland Trust area open to the public. A footpath runs along part of this southern boundary giving access to this rural edge of the village. Willmott Playing Field is to the north and there is to be an extension to the playing fields on land adjoining the site.</p> <p>The site is close to a number of Grade II listed buildings.</p> <p>Site is outside of village framework and therefore could not be considered as PVAA.</p> <p>According to Parish Council this site is valued as a green, tranquil area and footpath is well used. The site in their opinion would be suitable for additional recreation uses located as it is close to the existing recreation ground and to the local community.</p> | The site meets the test for LGS. |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos | Council assessment | Council Recommendation |
|----------------|--|---|----------------|--|----------------------------------|
| Cambourne | Land north of School Lane, west of Woodfield Lane | PVAA | 42055 | This site has the cricket pavilion and a children's play area and therefore it valued as a recreational area by the community. It is located next to an existing PVAA. Within village framework so could be considered as a PVAA. | Site meets test for PVAA and LGS |
| Cambourne | Land east of Greenbank | PVAA | 42055 | These are allotments located outside of the village framework of Cambourne and therefore could not be considered as a PVAA. As allotments they have a value to the local community. | Site meets test for only LGS |
| Cambourne | Land north of School Lane, west of Broad Street | PVAA | 42055 | This site is an open grassy space with a new trim trial around it. It is located outside of the village framework and therefore could not be considered as a PVAA. It has seating and trees planted within it so is a tranquil area for the local community. | Site meets test for only LGS |
| Cambourne | Land north of Jeavons Lane, north of Monkfield Way | PVAA | 42055 | This is an area of grassland with trees and a pond that is accessible to the public. Having a pond it has a value for wildlife. It is within the village and adds character. It meets the criteria for being a PVAA. | Site meets test for PVAA and LGS |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos | Council assessment | Council Recommendation |
|----------------|--|---|----------------|--|---------------------------------------|
| Cambourne | Land south of Jeavons Wood Primary School | PVAA | 42055 | This is a wooded area accessible to the public with a footpath through it. It provides an opportunity for wildlife within an urban area. It is within the village and adds character. It meets the criteria for being a PVAA. | Site meets test for PVAA and LGS |
| Cambourne | Cambourne Recreation Ground, Back Lane (1) | PVAA | 42055 | This site is adjacent to the Sports Centre including playing fields. The vast majority of the site is outside of the village framework so could not be considered as a PVAA. As playing fields it has recreational value to the community of Cambourne. | Site meets test for only LGS |
| Cambourne | Cambourne Recreation Ground, Back Lane (2) | PVAA | 42055 | Small area of rough grassland within village framework behind the Sports Centre. It is open and accessible to the public. | Site does meets test for PVAA and LGS |
| Cambourne | Cambourne, land east of Sterling Way | PVAA | 42055 | Triangular areas of open space north of the large area of informal open space within village framework of Upper Cambourne. It forms part of this larger green informal space separated only by a small road. It has trees planted within it and a piece of public art. It meets the criteria for being a PVAA. | Site meets test for PVAA and LGS |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos | Council assessment | Council Recommendation |
|----------------|---|---|----------------------------|--|---|
| Cambourne | Land east of Sterling Way, north of Brace Dein | PVAA | 42055 | This is a large area within the village framework of Upper Cambourne. Provides informal green space for Upper Cambourne having large green area plus play equipment and public art located on it. It meets the criteria for being a PVAA. | Site meets test for PVAA and LGS |
| Cambourne | Land north of Green Common Farm, west of Broadway | PVAA | 42055 | Allotments located on the eastern side of Cambourne but outside of the village framework so could not be considered as a PVAA. As allotments they have a value to the local community. | Site meets test for only LGS |
| Cambourne | Large areas within village and around edge of village | LGS | 42057 | Large areas particularly around Lower and Upper Cambourne - to the western and eastern extent of the village; thin strip alongside A428 and finger of green around northern roundabout areas entering the village. These are areas of green space which are integral to the masterplan of Cambourne. | Sites do meets test for LGS |
| Comberton | As included in Village Plan | LGS / PVAA | 44874 – LGS 44873- PVAA | There appear to be no specific sites within the latest Action Plan for the village. | No specific sites to add from Action Plan |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos | Council assessment | Council Recommendation |
|---------|--------------------------|--|---------|--|-------------------------------|
| Foxton | Foxton Recreation ground | LGS | 35920 | Recreation ground in the middle of the village outside of the village framework so could not be considered as a PVAA. To the north of the site is a grade I listed church which overlooks the recreation ground with views across the green space to open countryside. Housing overlooks the green space on two sides. The local character of this part of the village would be protected if this area were designated as LGS. | Sites meets test for only LGS |
| Foxton | The Green | LGS | 35920 | Located to the south of the High Street. This is a triangle of green space with trees and seating which offers a tranquil area within the village. There are a number of grade II cottages overlooking the green. | Sites meets test for only LGS |
| Foxton | The Dovecote meadow | LGS | 35920 | Within centre of village on the High Street with important countryside frontage identified along its northern boundary to protect views across the site. It is outside of the village framework. The grassy meadow has a dovecote within it which has been restored by the local community. This dovecote has historical significance to the village. The site is being managed to improve its | Sites meets test for only LGS |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos | Council assessment | Council Recommendation |
|-----------|--|--|---------|--|---|
| | | | | biodiversity. (There is a 25 year lease (2006) from the owners, Cambridgeshire County Council to the Parish.) | |
| Foxton | The green area on Station Road in front of, and beside, the Press cottages | LGS | 35920 | This is a wide grass verge following the western side of Station Road. It has some trees within it creating a rural character to this stretch of road. As it is beside a road it would not have a recreational value or be tranquil. It is within the village framework. The Council does not consider that it meets the criteria for either a PVAA or LGS | Site does not meet test for either PVAA or LGS. |
| Gamlingay | Dennis Green, The Cinques, Mill Hill, Little Heath, The Heath | PVAA | 33539 | <p>The Parish Council would like to protect the particular settlement pattern that Gamlingay has with its numerous outlying hamlets namely Dennis Green, The Cinques, Mill Hill, Little Heath, and The Heath.</p> <p>The outlying hamlets are outside of the village framework of Gamlingay and there would need to be extensive coverage of LGS if it were to be used to protect the special local character of Gamlingay and its hamlets. Neither designation is appropriate</p> | Site does not meet test for either PVAA and LGS |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos | Council assessment | Council Recommendation |
|----------------|--|--|---------|---|---|
| Great Shelford | Grange field in Church Street | LGS Also identified in Q90B as potential open space areas | 41024 | <p>The site is adjacent to the recreation ground separated from it by a belt of trees. It consists of open grassland that is within the Green Belt and outside of the village framework.</p> <p>It does not appear to have any distinguishing features to it to be identified as PVAA or LGS.</p> <p>The Parish Council has also put this site forward as open space to be allocated in the Local Plan.</p> | Site does not meet test for either PVAA or LGS. |
| Great Shelford | Land between Rectory Farm and 26 Church Street | LGS Also identified in Q90B as potential open space areas | 41024 | <p>This is the eastern part of an area of grassland north of Church Street adjacent to farm buildings relating to Rectory Farm. There are a few well-established trees near the southern boundary. This is an attractive area fronting onto Church Street creating a rural feel to this part of the village. The site is within the Green Belt and outside of the village framework.</p> <p>It is adjacent to an existing PVAA to the east relating to part of the setting of the local parish church which is grade I listed</p> | Site meets test for LGS. |

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|----------------|--|--|---------|--|---|
| | | | | <p>and a grade II listed building whose grounds adjoins the site to the east. There is also PVAA to the west and south of the site.</p> <p>The Parish Council has also put this site forward as open space to be allocated in the Local Plan but is considered more appropriate under this policy as is not recreation open space.</p> | |
| Great Shelford | Field to the east of the railway line on the southern side of Granhams Road. | LGS Also identified in Q90B as potential open space areas | 41024 | <p>This is an area of open countryside adjacent to the railway line divided from north to south by a hedge line with trees. The site is within the Cambridge Southern Fringe Area Action Plan. - CSF/5 Landscape, Biodiversity, Recreation and Public Access.</p> <p>It does not appear to have any distinguishing features to it to be identified as PVAA or LGS.</p> <p>The Parish Council has also put this site forward as open space to be allocated in the Local Plan.</p> | Site does not meet test for either PVAA or LGS. |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos | Council assessment | Council Recommendation |
|----------------|-------------------------------|---|----------------|--|---|
| Haslingfield | Wellhouse Meadow | LGS | 43245 Map | This is an area of open space within the centre of Haslingfield which is already within a PVAA. The Parish Council has planted an orchard with local varieties of fruit trees. A wildflower meadow is being established close to the orchard. The site is valued by the local community. | The site is already within a PVAA and meets the test for LGS. |
| Haslingfield | Recreation Ground | LGS | 43245 Map | This site is the recreation ground for the village which is located on the eastern edge of Haslingfield outside of the village framework. The site is within the Green Belt. It has a recreational value to the community. The Parish Council is creating a wild area on the site to improve biodiversity. | Site meets test for only LGS |
| Haslingfield | Byron's Pool | LGS | 43245 | This site is a Local Nature Reserve. It is some distance from the nearest village and therefore not close to the local community. It has wildlife value which is of interest to the wider district community rather than a local one. | Site does not meet test for either PVAA or LGS. |
| Litlington | Recreation Ground, | LGS | 37612 | Located outside of the village framework south of South Street. There is an important countryside frontage along the northern side of the site protecting the views looking south over the recreation area. | Site meets test for only LGS |

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| | | | | As a recreation area this has value to the local community. | |
| Litlington | Village Green | LGS | 37612 | This is a large triangle of green space with trees and seating with views out over open countryside to the south. This view is protected by an important countryside frontage. It is a place for informal recreation and having a quiet place to sit and look at the countryside. The site is within the village framework. Middle Street separates this site from an existing large PVAA within the village. | Site does meet test for both PVAA and LGS. |
| Litlington | St Peter's Hill | LGS | 37612 | This is an area of green within the centre of the village with some trees. It has a telephone box and a listed building which was formerly the village lockup so has historical interest to the local community. | Site does meet test for both PVAA and LGS. |
| Little Abington | Scout Campsite, Church Lane | PVAA or LGS | 41780; 41777 | This site is to the south of Little Abington. There is a scout hut and extensive open land – a mix of grassland and trees stretching southwards to the River Granta. The site is private but used by local scouts so has an amenity value for the village. The wooded character of the site by the river provides a tranquil beauty spot with | The site has been proposed as a housing site during the Issues and Options Consultation. Site meets test for only LGS. |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos | Council assessment | Council Recommendation |
|------------------|--|--|--------------|--|---|
| | | | | <p>wildlife value for the local community. The vast majority of the site is outside of the village framework and therefore could not be considered as a PVAA.</p> <p>The site had been put forward as a potential site for housing during the 'Issues and Options 1' consultation.</p> | |
| Little Abington | Bowling Green, High Street | PVAA or LGS | 41780; 41777 | <p>The bowling green is located outside of the village framework and therefore cannot be considered as a PVAA. It has a recreational value for the local community.</p> | Site meets test for only LGS |
| Milton | Field opposite Tesco beside Jane Coston Bridge | LGS | 32408; 36323 | <p>Triangle of land on the edge of Milton adjacent to the A14. Land is within Green Belt. It is outside of the village framework. It is not close to the community to which it serves being beyond the industrial park area and Tesco supermarket.</p> | Site does not meet test for either PVAA or LGS. |
| Papworth Everard | Wood behind Pendragon Hill | LGS | 33606 | <p>Well established woodland area surrounded by housing which would have wildlife value. It is within the village framework. Appears to be an enclosed site. It brings local character to this part of Papworth.</p> | Site does meet test for either PVAA or LGS. |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos | Council assessment | Council Recommendation |
|----------------|--|---|----------------|--|----------------------------------|
| Over | Station Road/Turn Lane | Previous PVAA | 38568 | <p>The site is within the village framework and was previously identified as a PVAA. The Parish Council are requesting that it be reinstated as a PVAA.</p> <p>The views across the site towards the listed church would be protected if the site were to be designated as a PVAA or LGS.</p> | Site meets test for PVAA and LGS |
| Over | Willingham Road/west of Mill Road | PVAA | 38568 | <p>This site is outside of the village framework and therefore cannot be considered as a PVAA.</p> <p>The site is a field on the edge of Over with open countryside to the east across Mill Road and housing to the west and south and beyond Willingham Road to the north. The field is a pocket of undeveloped land.</p> | Site meets test for only LGS |
| Pampisford | The Spinney adjacent to 81 Brewery Road. | PVAA | 35562 | <p>This area of woodland is outside of the village framework and therefore cannot be considered as a PVAA.</p> <p>It is within the Green Belt and there is an existing important countryside frontage looking southwards from Brewery Road over the site. This stretch of road has a</p> | Site does meets test for LGS. |

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|------------------|--|---|----------------|---|---|
| | | | | <p>rural character and the woodland is well established and enclosed. It creates a distinctive entrance to the west side of the village.</p> <p>It has value for wildlife. It appears to be private with no access from public footpaths.</p> | |
| Papworth Everard | Pendragon Primary School Playing fields | LGS | 33606 | These are the playing fields associated with the primary school and are already within a PVAA. The area has a recreational value to the local community. | The site is already within a PVAA and meets the test for LGS. |
| Papworth Everard | Village playing fields and wood at Wood Lane | LGS | 33606 | This area is already within a PVAA and as playing fields has a recreational value to the local community. The woodland will have wildlife value. | The site is already within a PVAA and meets the test for LGS. |
| Papworth Everard | Baron's Way Wood | LGS | 33606 | A long strip of woodland following behind properties in Baron's Way. It has wildlife value. It adds to the rural character of the village. The entire site is within the village framework. | Site meets test for PVAA and LGS. |
| Papworth Everard | Rectory Woods | LGS | 33606 | An area of woodland part within and part outside of the village framework on the eastern edge of the village west of Chequers Lane and south of Old Pinewood Way. The woodland adjoins | Site meets test for only LGS |

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| | | | | the Baron's Way Wood and has wildlife value and is part of a larger expanse of woodland to the south. There is public access and provides a tranquil location on the edge of residential areas. | |
| Papworth Everard | Jubilee Green | LGS | 33606 | This is a grassy area within the centre of Papworth with some trees along the edge. It has value to local community as being a green space in the centre of the village. | Site meets test for PVAA and LGS |
| Papworth Everard | Meadow at west end of Church Lane | LGS | 33606 | This is grassland outside of the village framework. St Peter's Church is to the south overlooking this area but screened by trees. This has value to local community. | Site meets test for only LGS |
| Papworth Everard | Papworth Hall/ Papworth hospital grounds , South Park and woods at South Park | LGS | 33606 | This area is already within a PVAA. | The site is already within a PVAA and meets the test for LGS. |
| Papworth Everard | Summer's Hills open space | LGS | 33606 | Open space sloping up from bypass on the western side of village adjacent to the new housing development of Summer's Hill. This is an extensive area of open space outside of the village framework. The guidance in the NPPF does not | Site does not meet test for either PVAA or LGS. |

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|----------------|-----------------------------------|--|--------------|---|------------------------------|
| | | | | support the identification of extensive areas of open space as LGS. | |
| Steeple Morden | The Recreation Ground, Hay Street | PVAA /LGS | 38649; 38654 | <p>This site is located outside of the village framework and therefore cannot be considered as a PVAA.</p> <p>The site is the local recreation ground consisting of grass playing fields with trees around the edge. It has recreational value for the local community.</p> <p>Two listed properties on the east side of Hay Street overlook the site.</p> | Site meets test for only LGS |
| Steeple Morden | The Ransom Strip, Craft Way | PVAA/ LGS | 38649; 38654 | <p>This site is located outside of the village framework and therefore cannot be considered as a PVAA.</p> <p>It is a field with well-established area of trees at the western end of the site. This section of the site is within the Steeple Morden Conservation Area.</p> <p>There appears not to be public access to the site. To the south of the site are residential houses in Craft Way. A grade II listed building overlooks the site to the west.</p> | Site does meet test for LGS. |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos | Council assessment | Council Recommendation |
|----------------|-------------------------------|---|-----------------|--|---|
| Steeple Morden | The Cowslip Meadow | PVAA /LGS | 38649; 38654 | <p>This site is located outside of the village framework and therefore cannot be considered as a PVAA.</p> <p>It is a field to the west of the recreation ground which is rough grassland. Its name implies it has cowslips upon in so would have biodiversity value. Place of beauty at cowslip time. Of local importance to the community.</p> | Site meets test for only LGS |
| Steeple Morden | Whiteponds Wood | LGS | 38654 | <p>This woodland is in the ownership with the Woodland Trust. Public footpaths from the village lead to the wood making it accessible to the local community. Beyond village framework west of the Recreation Ground and Cowslip Meadow. The site has wildlife interest offering a tranquil location outside of the village.</p> | Site meets test for only LGS |
| Steeple Morden | Tween Town Wood | LGS | 38654 | <p>This wood is in the ownership with the Woodland Trust and is located to the north of the village well outside village framework. There are no public footpaths from the village and it is not in the Council's judgement reasonably close to the community it serves.</p> | Site does not meet test for either PVAA or LGS. |

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|----------------|--------------------------------|---|------------------|--|----------------------------------|
| Toft | Home Meadow, | LGS /PVAA | 45129; 43074; | Located outside of the village framework between School Lane and Church Road, to the south east. The site is within the Green Belt. This large paddock has a recreational value to the community as public footpaths cross the site. | Site meets test for only LGS. |
| Toft | The Recreation Ground | LGS /PVAA | 45129; 43074 | The site is outside of the village framework and therefore cannot be considered as a PVAA. It is an area of grassland, the recreation ground for Toft and therefore has a recreational value for the village. | Site meets test for only LGS. |
| Toft | Land adjacent to 6 High Street | LGS/ PVAA | 45129; 43074 | Area of land at junction of High Street with Mill Lane and Comberton Road forming a small green with seating around a tree. Accessible to the public. Site is within the village framework and could be considered as a PVAA. | Site meets test for PVAA and LGS |

Table 2: Protected Village Amenity Areas & Local Green Space

Suggested by other than Parish Councils

Question 37B and 38

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos. | Council Assessment | Recommendation |
|----------------|---|---|-----------------|--|---|
| Bassingbourn | Land between Spring Lane and South End | PVAA or LGS | 38269; 38285 | <p>This site is on the southern edge of the village outside of the village framework and therefore could not be considered as a PVAA. The site is part of an arable field with no distinguishing features from adjoining countryside. It is adjacent to Ford Wood - Woodland Trust woodland accessible to the public.</p> <p>Unlikely to be a site valued by the local community except in being open undeveloped field on edge of village.</p> <p>It does not appear to have any distinguishing features to it to be identified as LGS.</p> | Site does not meet test for either PVAA or LGS. |
| Bassingbourn | Recreation Ground – Wilmott Playing Field | LGS | 38285 | <p>This is the recreation ground within Bassingbourn village which is already a PVAA. It has recreational value to the local community.</p> | The site is already within a PVAA and meets the test for LGS. |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos. | Council Assessment | Recommendation |
|----------------|---|---|-----------------|--|---|
| Caldecote | Recreation sports field off Furlong Way | PVAA or LGS | 45128 | The sports field is located on the western edge of the village outside of the village framework and therefore could not be considered as a PVAA. It has recreational value to the local community. | Site meets test for only LGS |
| Coton | Coton nature reserve | LGS | 35353 | This is a site that is a nature reserve and therefore already has a policy protecting it from development. Its wildlife interest will meet the wider needs of the district rather than for the local community in particular. | Site does not meet test for either PVAA or LGS. |
| Cottenham | All Saints Church | LGS | 37769 | This area is around the church with its associated setting. It is within the Conservation Area. It therefore has historic value for the local community. | Site meets test for PVAA and LGS |
| Cottenham | Old Recreation Ground | LGS | 37769 | This is an area of open space on the north-western edge of Cottenham. It is open to the public for informal recreation. | Site meets test for only LGS |
| Cottenham | Moat | LGS | 37769/ 40507 | The site includes a scheduled ancient monument which is a moat with surrounding green space. This has historic interest and the green space provides a setting to the moat. There is access to the open space and housing all around the site. | Site meets test for PVAA and LGS |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos. | Council Assessment | Recommendation |
|----------------|--------------------------------------|---|-----------------|---|----------------------------------|
| Cottenham | Broad Lane - High Street Junction | LGS | 37769/ 40507 | This is a triangle of grass at a road junction. It is within the village framework and Conservation Area. It has a number of well-established trees and some seating. It provides a pocket of green space within a urban setting. | Site meets test for PVAA and LGS |
| Cottenham | Land at Victory Way | LGS | 37769/ 40507 | This is a large area of grass in the middle of a housing estate. There are a few trees at each end. It provides a valuable area of informal open space and has recreational value for the local community. | Site meets test for PVAA and LGS |
| Cottenham | Recreation Ground and Playing Fields | LGS | 37769/ 40507 | This is an extensive area of open space which includes the village recreation ground with pitches for football and cricket, plus a bowling green as well as allotments. It has a variety of uses which are of value to the local community. It is outside of the village framework. It is an extensive area which would not follow the guidance in the NPPF for designating LGS. | Site meets test for LGS only |
| Cottenham | Cemetery , Lamb Lane | LGS | 37769/ 40507 | This is a cemetery with some trees on the northern boundary. It could provide a haven for wildlife and be a tranquil place. | Site meets test for PVAA and LGS |
| Cottenham | Orchard Close | LGS | 37769/ 40507 | This is a grassy area in the middle of a housing estate. There are some trees and scrubs | Site meets test for PVAA and LGS |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos. | Council Assessment | Recommendation |
|----------------|-------------------------------|---|-----------------|---|---|
| | | | | planted within the green space. Car parking spaces have been designed into the space (assuming it was originally oval). It provides an area of grass for informal recreation within this residential area. | |
| Cottenham | Coolidge Gardens | LGS | 37769/ 40507 | This is a large green space scattered with trees within a residential area. It has a meadow like atmosphere which adds to the character of this part of the village. It is within the Conservation Area. | Site meets test for PVAA and LGS |
| Cottenham | South of Brenda Gautry Way | LGS | 37769/ 40507 | This is a strip of woodland that follows the village framework boundary and the rear of housing on the edge of Cottenham. The strip is within the village. It forms a distinctive edge to this part of Cottenham and has value for wildlife as well as for informal recreation. | Site meets test for PVAA and LGS |
| Cottenham | West of Sovereign Way | LGS | 37769/ 40507 | This area of woodland links with the strip of green space south of Brenda Gautry Way. It creates a distinctive character to this part of Cottenham and has value for wildlife and for informal recreation. | Site meets test for PVAA and LGS |
| Cottenham | Morgans 1 | LGS | 37769/ 40507 | These are areas of open space at the entrance to the village college. They provide a setting to this entrance with well established trees. This area is already a PVAA. | The site is already within a PVAA and meets the test for LGS. |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos. | Council Assessment | Recommendation |
|----------------|-------------------------------|---|-----------------|---|---|
| Cottenham | Morgans 2 | LGS | 37769/ 40507 | These are areas of open space at the entrance to the village college. They provide a setting to this entrance with well established trees. This area is already a PVAA. | The site is already within a PVAA and meets the test for LGS. |
| Cottenham | Morgans 3 | LGS | 37769/ 40507 | These are areas of open space at the entrance to the village college. They provide a setting to this entrance with well established trees. This area is already a PVAA. | The site is already within a PVAA and meets the test for LGS. |
| Cottenham | Morgans 4 | LGS | 37769/ 40507 | These are areas of open space at the entrance to the village college. They provide a setting to this entrance with well established trees. This area is already a PVAA. | The site is already within a PVAA and meets the test for LGS. |
| Cottenham | The Green | LGS | 37769/ 40507 | This is a large triangle of green space within the village which has well established trees across it. It is already identified as a PVAA. | The site is already within a PVAA and meets the test for LGS. |
| Cottenham | Playing Fields | LGS | 37769/ 40507 | These are the playing fields associated with Cottenham Village College. They are within the Green Belt. They have recreational value to the local community. | Site meets test for LGS only |
| Cottenham | Dunstall Field | LGS | 40507 | This site is a field on the edge of the village within the village framework. It has value to the local community for informal recreation. | Site meets test for PVAA and LGS |
| Duxford | End of Manger's Lane | Existing PVAA | 43658 | Site is within the village framework adjacent to Duxford Primary school and playing fields. Is within Conservation Area. Appears not to be | This should be retained as a PVAA. It meets the test for a |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos. | Council Assessment | Recommendation |
|----------|---|--|--|--|------------------------------|
| | | | | <p>accessible to the public. Fields with trees can be seen from Green St to the east. Enclosed area with well-established trees which adds to the character of this part of the village.</p> <p>Respondent states that within the site lie two derelict former barns which are beyond functional use. Entire site has overgrown and has unkempt appearance which detracts from character and appearance of PVAA and wider Conservation Area. No longer satisfies the set criteria for PVAAs.</p> | LGS. |
| Fulbourn | Small parcel of land between the Townley Hall at the Fulbourn Centre and the access road to the same, and fronting Home End | PVAA or LGS | 41550; 46585; 47517; 41401; 36475; 41431; 41302; 41319; 41659; 42920; 44418; 44186; 42743; 42186; 43130; | <p>The site is on the eastern edge of Fulbourn. It is adjacent to the village hall, recreation ground and scout hut. The site comprises of a grass field bounded by hedge / post and rail fencing. It is within the Green Belt.</p> <p>The site was submitted during the Call for Sites as part of the SHLAA as a positional site for housing. (Site 214) It was assessed and rejected as having no development potential.</p> <p>The site is outside of the village framework and therefore cannot be considered as a PVAA.</p> <p>The respondents have stated that the site is</p> | Site meets test for only LGS |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos. | Council Assessment | Recommendation |
|---------|------------------------|--|--|---|----------------|
| | | | 41287; 41354; 41371; 42888; 33903; 41068; 35453; 35469; 34905; 41335; 35279; 43372; 43453; 44099; 43393; 39455; 42250; 41551; 46586; 47518; 41402; 36477; 41432; 41304; 41320; 41660; 42922; | important to visual amenity and character of this part of Fulbourn Conservation Area with its links to the recreation ground and the wider countryside beyond. Its development would have an adverse impact by removing the open element of the road that brings the positive green, rural feel into the village streetscape. | |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos. | Council Assessment | Recommendation |
|----------|---|--|--|---|------------------------------|
| | | | 44419; 44187; 42744; 42187; 43131; 41288; 41355; 41372; 42889; 33904; 41071; 35454; 35470; 34932; 41336; 35280; 43373; 43454; 44100; 43394; 39458; 42251; | | |
| Fulbourn | The field between Cox's Drove, Cow Lane and the railway line - as well as the | PVAA or LGS | 39455; 39458; 39459 Map with 39459 | 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. | Site meets test for only LGS |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos. | Council Assessment | Recommendation |
|----------|--|--|---------------------------------------|---|--|
| | associated low-lying area on Cow Lane adjacent to the Horse Pond. | | | <p>This site was submitted during the Call for Sites as part of the SHLAA (Site 162). The site was assessed and was found to have limited development opportunities.</p> <p>Two existing PVAAs adjoin the southern boundary one of which includes the Horse Pond.</p> <p>The site is outside of the village framework and therefore cannot be considered as a PVAA. The respondents have 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.</p> | |
| Fulbourn | Two fields between Fulbourn Old Drift, Hinton Road and Cambridge Road. | PVAA or LGS | 39455; 41317 (LGS) Map with rep 41317 | <p>The site is outside of the village framework and therefore cannot be considered as a PVAA. It does not appear to have any distinguishing features to it to be identified as LGS.</p> <p>The respondent has stated that these fields are presently the only barrier between Fulbourn and the continuing spread of Cambridge. It seems that Green Belt status is insufficient to protect land, so extra protections applied to that visibly important parcel of land would be greatly appreciated.</p> | Site does not meet test for either PVAA or LGS |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos. | Council Assessment | Recommendation |
|-----------|---|--|---|--|---|
| Fulbourn | Land between Ida Darwin site and Teversham Road | PVAA or LGS | 39455 | <p>The site is outside of the village framework and therefore cannot be considered as a PVAA. It does not appear to have any distinguishing features to it to be identified as LGS.</p> <p>The respondent has stated that applying the same protections to land between the Ida Darwin site and Teversham Road would stop the connection of Cambridge to Fulbourn the other side of the railway line.</p> | Site does not meets test for either PVAA or LGS |
| Gamlingay | Lupin Field | LGS | 40376 33539(Parish Council rep that mentions this area) | <p>A large rough grassy area with well-established trees along north-eastern edge beside Greenacres. It would have some wildlife values. It is on the western edge of Gamlingay village outside of the village framework.</p> <p>It does not appear to have any distinguishing features to it to be identified as LGS.</p> <p>The Parish Council has mentioned this field in their submission relating to wanting to preserve the special character Gamlingay has with its nearby hamlets. (Representation no.33539) According to the respondent this area is demonstrably special to the village.</p> | Site does not meet test for either PVAA or LGS. |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos. | Council Assessment | Recommendation |
|----------------|--|--|----------|--|---|
| Great Abington | Central grassed amenity area in the middle of Magna Close | LGS | 46435 | This is an expansive of grassland in the middle of a residential area in Great Abington. It is already identified as a PVAA It has some trees and a goalpost so has a recreational value for the local community. | The site is already within a PVAA and meets the test for LGS. |
| Great Eversden | Field between Walnut Tree Cottage and the Homestead, Church Street | LGS | 40397 | <p>This site is a field north of Church Street on the eastern edge of the village outside of the village framework. It is within the Green Belt. It does not appear to have any distinguishing features to it to be identified as LGS being part of the wider countryside between Great and Little Eversden.</p> <p>The respondent considers that by identifying this field as LGS it would preserve the character of that part of the village which represents an increasingly rare and unspoilt heritage asset in this district.</p> | Site does not meet test for either PVAA or LGS. |
| Guilden Morden | 36 Dubbs Knoll Road | Existing PVAA | 42101 | <p>The PVAA is an extensive area of farmland within the heart of Guilden Morden.</p> <p>The boundary of the existing PVAA includes the rear garden of 36 Dubbs Knoll Road but excludes the gardens of adjoining properties to the north and south. A revised boundary removing the garden would be acceptable. Given the extensive nature of the PVAA the</p> | Revise the boundary of the PVAA to exclude the garden of 36 Dubbs Knoll Road. |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos. | Council Assessment | Recommendation |
|----------|------------------------|--|--------------------------------------|--|---|
| | | | | exclusion of the garden would not detract for the reasoning why the PVAA has been designated. | |
| Ickleton | Part of Back Lane | PVAA /LGS | 39681; 39735 Map with 39681 | <p>The site is on the edge of Ickleton and is a public footpath to the recreation ground and wider countryside. It provides access to the rear of some properties in Abbey Street. It does not have an amenity value other than providing access to the recreation ground. Would not be a location to enjoy tranquillity within the village or have recreational value. It does not therefore meet the criteria for being designated as a PVAA.</p> <p>The respondent has indicated that Back Lane is a public footpath/ bridleway similar to a green lane and provides a safe route for children, adults and dog walkers to the recreation ground, village hall and village shop and, in the opposite direction, to Coploe Hill and a popular walk into open countryside. The path goes back to at least medieval times and is highly valued by villagers</p> | Site does not meet test for either PVAA or LGS. |
| LGS | Ickleton | Village green - opposite the Church | 39735 Map of village green | This is a triangle of grassland with some trees and the village war memorial on it. The parish church overlooks the green from the north of the site. It provides a tranquil location for the | Site meets test for PVAA and LGS |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos. | Council Assessment | Recommendation |
|-----------------|--|--|----------|---|---|
| | | | | <p>memorial and has historical value for the local community.</p> | |
| Little Abington | Meadow, surrounded by residential development and Bancroft Farm. | Existing PVAA | 47016 | <p>The site was submitted during the Call for Sites for the SHLAA (Sites 28 and 29).</p> <p>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.</p> <p>When assessed as a housing site it was concluded that the site has no development potential.</p> <p>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. If the farm buildings were removed the setting of Church Lane would lose its intimate rural backdrop.</p> <p>The identification of this area as a PVAA protects this undeveloped land and preserves the special local character of Little Abington. It</p> | This should be retained as a PVAA. It meets the test for a LGS. |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos. | Council Assessment | Recommendation |
|---------|---|--|----------|---|---|
| | | | | continues to meet the criteria needed to be retained as a PVAA. | |
| Milton | Long strip beside Fen Road, Milton on the left including trees and grazing. | LGS | 36323 | This is a strip of woodland and farmland following the north side of Fen Road. There is no public access to the land. It creates a rural character to this side of Milton but it does not appear to have any distinguishing features for it to be identified as LGS. | Site does not meet test for either PVAA or LGS. |
| Milton | Spinney running perpendicular to Fen Road to the North. | LGS | 36323 | This is a well-established belt of trees running northwards from Fen Road. It is not accessible to the public. It creates a rural character to this side of Milton but it does not appear to have any distinguishing features for it to be identified as LGS. | Site does not meet test for either PVAA or LGS. |
| Over | Land to rear of The Lanes | Existing PVAA | 40607 | <p>The site is a green space surrounded to north, east and south by residential. It provides an amenity for this part of Over.</p> <p>The identification of this area as a PVAA protects this undeveloped land and preserves the special local character of this part of Over. It continues to meet the criteria needed to be retained as a PVAA.</p> | This should be retained as a PVAA. It meets the test for a LGS. |
| Sawston | Challis Garden, Mill Lane | PVAA | 42313 | The site is an area of private woodland adjacent to the recreation ground within Sawston. It is within the Green Belt but | Site meets test for PVAA and LGS |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos. | Council Assessment | Recommendation |
|---------|------------------------------|--|----------|--|---|
| | | | | outside of the Conservation Area. There is a dense cover of trees which is likely to have a high wildlife value. The site is enclosed but creates an important area of green within the village giving a wooded edge to the recreation ground. | |
| Sawston | Orchard Park, Tannery Road | LGS | 42314 | <p>This is an extensive area of green space within Sawston and is adjacent to a large allotment area. The whole site is already a PVAA. It provides a variety of uses for the local community- a large informal open space with play equipment. There are some trees scattered over the site which will add to the richness of the wildlife. Given its size it can offer areas of tranquillity.</p> <p>The respondent has stated that the land is under the control of the parish council and not at any risk, but the principle is supported for LGS.</p> | The site is already within a PVAA and meets the test for LGS. |
| Sawston | Mill Lane Recreations Ground | LGS | 42314 | The site is the recreational ground for the village and as such has recreational value for the local community. It is already a PVAA. The respondent has stated that the land is under the control of the parish council and not at any risk, but the principle is supported for LGS. | The site is already within a PVAA and meets the test for LGS. |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos. | Council Assessment | Recommendation |
|----------------|-------------------------------|---|-----------------|--|---|
| Sawston | Spicer's Playing Field | LGS | 42314 | <p>This is an area of playing fields adjacent to Sawston Community College and as such has recreational value for the local community. They are already identified as PVAA.</p> <p>The respondent has stated that the land is under the control of the parish council and not at any risk, but the principle is supported for LGS.</p> | The site is already within a PVAA and meets the test for LGS. |
| Sawston | Lynton Way Recreation Ground | LGS | 42314 | <p>These are playing fields within the village of Sawston and as such offer recreational value to the local community. They are already identified as PVAA.</p> <p>The respondent has stated that the land is under the control of the parish council and not at any risk, but the principle is supported for LGS.</p> | The site is already within a PVAA and meets the test for LGS. |
| Sawston | Bellbird School Playing Field | LGS | 42314 | <p>These are playing fields associated with the local primary school and as such offer recreational value to the local community. The site is already a PVAA.</p> | The site is already within a PVAA and meets the test for LGS. |
| Sawston | The Spike | PVAA /LGS | 42313; 42314 | <p>This is an area of allotments which have an amenity value to the local community. Site is already within a PVAA.</p> | The site is already within a PVAA and meets the test for LGS. |

| Village | Site Location /Address | Proposed PVAA and/ or Local Green Space? | Rep nos. | Council Assessment | Recommendation |
|------------|--|--|----------|--|---|
| Sawston | Millennium Copse | LGS | 50764 | Strip of green space north of Tannery Road. There are a number of young trees growing on the site – planted for millennium? This is already within a PVAA. As the trees grow there will be increased biodiversity value for the local community. The site appears to be enclosed behind hedges. | The site is already within a PVAA and meets the test for LGS. |
| Sawston | Spike Playing Field – open space at the end of South Terrace | LGS | 50764 | This is an area of green space on the southern edge of Sawston outside of the village framework. The site is surrounded by well-established hedges and has housing to the north and east; and commercial uses to the south. It provides a pocket of green open space between urban uses. It has value for the local community for informal recreation. | Site meets test for only LGS |
| Wandlebury | Wandlebury Country Park | | 35353 | The Country Park meets the wider needs of the district rather than for the local community in particular. It would not therefore be appropriate to identify this area as a LGS. | Site does not meet test for either PVAA or LGS. |

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 has 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 has 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.

The following tables include all of the suggested additions from Parish Councils and those submitted by individuals.

Assessment Tables

Table 3 – Parish Council suggestions for Important Countryside Frontages

Table 4 – Other suggestions for ICF and requests for existing ICF to be removed.

Table 3: Parish Council suggestions for Important Countryside Frontages

Question 39

| Village | Site Location /Address | Rep nos | Council assessment | Recommendation |
|----------------|---|-----------------|--|--|
| Cambourne | Western and part of southern edge of Lower Cambourne | 42058 | 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. | This does not meet the criteria for ICF. |
| Cambourne | Southern edge of Greater Cambourne | 42058 | 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. | This does not meet the criteria for ICF. |
| Cambourne | Southern edge of Upper Cambourne | 42058 | 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. | This does not meet the criteria for ICF. |
| Gamlingay | Outlying hamlets Dennis Green, The Cinques, and the Heath | 40382; 33540 | 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. | This does not meet the criteria for ICF. |

| Village | Site Location /Address | Rep nos | Council assessment | Recommendation |
|----------------|--------------------------------------|---------|---|--|
| | | | 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. | |
| Great Shelford | Southern side of Granhams Road hill. | 41030 | 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. | This does not meet the criteria for ICF. |
| Over | Longstanton Road | 38574 | 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. | This does not meet the criteria for ICF. |
| Over | Willingham Road/Mill Road | 38574 | Already identified as ICF. | Already identified as ICF |
| Over | New Road/Station Road | 38574 | 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. | This does not meet the criteria for ICF. |

Table 4: Important Countryside Frontages

Suggested by other than Parish Councils

Question 39 – Suggestions for new ICFs and challenges to existing ICFs

| Village | Site Location /Address | Rep no, | Council assessment | Recommendation |
|----------------|---|----------------|---|--|
| Cottenham | Vistas as included in Cottenham Village Design Guide SPD | 37771 | 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. | This does not meet the criteria for ICF. |
| Fowlmere | Object to the current ICF designation of the east boundary of land west of High Street, Fowlmere. | 39180 | 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. | This ICF should be retained. |
| Great Eversden | The elm hedge along the north side of Church street Great Eversden between the Hoops and the church | 40399 | 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 | Suggesting designating part of south side of Church Street within the village framework and along southern side of Wimpole |

| Village | Site Location /Address | Rep no, | Council assessment | Recommendation |
|----------------|---|-----------------|---|---|
| | | | 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. | Road. |
| 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) | 43114; | 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. | This does meet the criteria for ICF and therefore should be considered. |
| Guilden Morden | Area opposite 38-44 Dubbs Knoll Road (south of 33 Dubbs Knoll Rd) | 43114; 42596 | 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. | This does meet the criteria for ICF and therefore should be considered. |
| Longstanton | ICF around village should be removed | 46292 | <p>Due to the presence of the Northstowe proposal it has been requested that the ICF around Longstanton be removed.</p> <p>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.</p> | These ICFs should be retained. |

| Village | Site Location /Address | Rep no, | Council assessment | Recommendation |
|----------------|---|----------------|---|--|
| River Cam | River corridor | 47053 | 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. |
| Sawston | The frontage between Sawston Hall Grounds and open countryside - land east of Huddleston Way. | 42315 | 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. |
| Fulbourn | End of School Lane and its continuation along Cambridge Rd and up Shelford Rd | 44395 | This is a roadside frontage that looks over land that is within the Green Belt. The frontage does not make a distinctive impact on the character of this edge of the village. | This does not meet the criteria for ICF. |
| Fulbourn | View countryside from Church Lane up through The Chantry and Lanthorn Stile. | 44395 | This suggested frontage would be following the rear of properties and not alongside a road. ICFs are not intended to protect such open views from houses. The land behind these houses is also within the Green Belt. | This does not meet the criteria for ICF. |
| Fulbourn | Land around Fulbourn windmill | 44395 | The majority of this extensive frontage follows the rear of houses and not along a roadside. The setting of the windmill would be protected by its designation as a listed building and also the land is within the Green Belt. | This does not meet the criteria for ICF. |