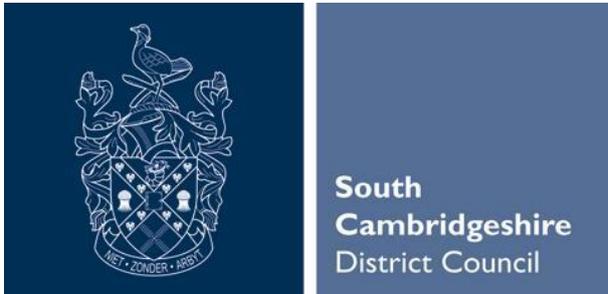


## SC4/SCDC – Supplement 3



Examination into the Soundness of the  
South Cambridgeshire Local Plan

### **Matter SC4 – Natural and Historic Environment – Supplement 3: Local Green Space at Cambourne**

South Cambridgeshire District Council

2 February 2017



## **Introduction**

1. At the Hearing on 17 January, the Inspector requested additional evidence regarding Local Green Space(LGS) at Cambourne, to further explain the identification of the various areas identified around the village. This supplement provide further information regarding:
  - the background on the plan making process that led to the identification of LGS in Cambourne;
  - the development of Green Infrastructure at Cambourne;
  - a review of the Cambourne LGS against National Guidance.
2. This supplement has been prepared in consultation with Cambourne Parish Council.

## **Background**

3. The South Cambridgeshire Proposed Submission Local Plan (RD/Sub/SC/010) was submitted for examination in March 2014. Local Green Space (LGS) (Policy NH/12) was included to reflect this new designation provided by the National Planning Policy Framework. A total of 172 LGS sites have been designated across the district and are identified in the Policies Map (RD/Sub/SC/020) submitted with the draft Local Plan. This includes 12 sites in Cambourne, identified on Inset Map 14.
4. The majority of sites in Cambourne were proposed by Cambourne Parish Council during the Issues and Options consultation in 2012 (Representation 42055). All the Cambourne sites were assessed to see if they met the criteria tests for LGS. All the sites were considered to meet the test and therefore were included in the plan as LGS. This is documented in Appendix 5 of Annex A of the Draft Final Sustainability Appraisal Report which was submitted with the Local Plan for examination in March 2014<sup>1</sup>. The Cambourne sites are addressed on Pages A1405 to A1411.
5. The NPPG stated that the Council should contact the owners of land proposed as LGS. As a consequence the Council, with the endorsement of the Local Plan inspector carried out a targeted consultation with the landowners of sites proposed as LGS in the local plan. This resulted in objections from McA developments, who considered Protected Village Amenity Area (PVAA) designation was more appropriate for nine of the sites, but in particular object to some areas within NH/12-35 being identified. The Council considered the issues raised, but consider that the sites warrant continued LGS designation. This was endorsed at the South Cambridgeshire Planning Portfolio Holder Meeting of 10 March 2015. A report on the targeted consultation with landowners of Local Green Spaces was then provided to the Examination<sup>2</sup>. The Cambourne sites are addressed in Appendix D, pages 3 to 7.

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<sup>1</sup> RD/Sub/SC/060 Pages A1405 to A1411

<sup>2</sup> Targeted Consultation with Landowners of Local Green Spaces (RD/NE/240)

## The Development of Green Infrastructure at Cambourne

6. The nature and extent of Cambourne's green spaces reflect the planned nature of this new settlement, and the integration of countryside and open space into its design from the outset. This special character should be appropriately considered when identifying areas suitable for Local Green Space designation.
7. The aims and objectives for the development of Cambourne were embodied in its Master Plan<sup>3</sup> and the first outline application approved in 1994<sup>4</sup>, and this includes the *conservation of the rural character*. The Master Plan aims to conserve existing features of landscape value within the site. It states that *an attractive rural landscape will be created which reflects the best traditions of the South Cambridgeshire villages and country houses*. This 'South Cambridgeshire landscape' is described as *including parkland, woodland and many delightful, intimate rural landscapes associated with villages and country houses, within wide expanses of otherwise open arable land*. The landscape framework was designed to enable the new settlement to be integrated harmoniously into the surrounding countryside. The settlement as it has evolved has had at its heart this creation of a new settlement in harmony with its landscape. It is for this reason that the green spaces in this new village are important to be protected from future development.
8. Also the Master Plan<sup>5</sup> included an objective of conserving and enhancing the ecology of the site. *Ecological considerations will be incorporated throughout the design process and all development stages. Existing habitats and species of nature conservation value will be protected. Biodiversity will be conserved and enhanced by habitat management and creation. Habitats characteristic of the local area and region will be created.* (Objective from Master Plan) The aim was to have a mosaic of open land creating woodlands, grasslands, marshes, ponds and lakes and hedges. This has resulted in the creation of a new village which has a rich biodiversity which is positively encouraged through management by the local Wildlife Trust. This management provides for visual amenity, caters for informal recreation, establishes an educational resource, provides opportunities for scientific study and conserves the wildlife. Habitat management aims to be mainly low-intensity and to maintain and enhance ecological diversity, whilst developing community involvement and appreciation of the site's wildlife.
9. The master planning of Cambourne as a new settlement included as a fundamental part of its design the inclusion of a network of green spaces which link the three villages that together form Cambourne. These green areas are a combination of land with different characteristics from village greens to allotments, from the bridleway that surrounds Cambourne to play areas and recreation grounds. These sites are all linked by a network of footpaths, cycleways and bridleways which means that they are all in close proximity of the local community living in the three villages of the original Cambourne, and will now link with the fourth new village at Cambourne West.

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<sup>3</sup> RD/NE/360 - Cambourne Master Plan 1995

<sup>4</sup> Outline planning permission for the new settlement of Cambourne was in 1994-(S/1371/92/O)

<sup>5</sup> RD/NE/360 - Cambourne Master Plan 1995

10. As such, the Masterplan was intended to delivery important green spaces within and around these new villages with the intention that these spaces should perform a visual, nature conservation and/or recreational function. It is considered therefore that these important components of the Masterplan were planned to and were intended to function as local green space, as that term has been defined subsequently in the NPPF and NPPG.

### **Reviewing the Cambourne LGS against National Guidance**

11. NPPF paragraph 76 states that 'Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them'. Paragraph 77 (second bullet) states that such areas must be '...demonstrably special to a local community and holds a particular local significance'. The NPPG states that new residential areas can include green areas that were planned as part of the development, and where they are demonstrably special and hold particular local significance could be designated as LGS<sup>6</sup>. The Parish Council has submitted evidence which demonstrates that this green network is space that is valued by the local community as it is an integral part of the character of this relatively new settlement and area spaces to which significance is attached locally. These spaces together create a unique local character to the rural landscape within and around Cambourne. Cambourne is special and this particular local character is valued by the local community and is demonstrably special to them. It is considered that the proposed LGS at Cambourne, which has been delivered through the Masterplan and which has been demonstrated to have become (as intended) of special value and significance to the community, accords with the NPPF para.77 bullet 2 and also with the recognition in the NPPG that green areas within new residential development may appropriately be recognised as LGS. Appendix 1 of this document identifies each Local Green Space proposed in Cambourne and Cambourne Parish Council has provided comments on why each LGS site has value to the local community. Within this Appendix there is also a general statement from the Parish Council setting out their views on the masterplanning of their village and the importance of the green spaces to the local community. Appendix 2 is a map showing the location of all the LGS in Cambourne.
12. NPPF paragraph 76 also states that LGS should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. The areas identified as LGS in Cambourne are those identified as open space through a masterplan delivering a new village of approximately 4250 dwellings. The Council has now resolved to grant a planning application for Cambourne West that will deliver a further 2350 dwellings. Rather than stifling investment, delivery and protection of the Green Infrastructure Network is a central part of sustainable development. These spaces are also capable of enduring beyond the plan period.
13. With regard to the criteria in NPPF paragraph 77, on the first bullet point, all the areas in Cambourne are in close proximity to the Community they serve, being easily

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<sup>6</sup> National Planning Practice Guidance: Local Green Space Designation Paragraph: 012 Reference ID: 37-012-20140306

accessible from the housing and employment areas in the village. On the third bullet, they are no extensive tracts of land. They are specific areas with a specific character and purpose.

14. The second bullet of paragraph 77 provides examples of the qualities of spaces that may justify recognition as LGS, '*...for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.*' The open spaces in Cambourne meet these qualities, with different areas contributing different qualities. In order to demonstrate this, the table in **Appendix 1** of this document identifies each Local Green Space, describes the site and its purpose, and captures the particular local significance. Commentary has also been provided by Cambourne Parish Council on each site and its importance to the community.
15. NH/12 – 035 is larger than most LGS included in the Local Plan and it recognised that the NPPF, at para.77 bullet 3 advises that LGS should be "...is local in character and is not an extensive tract of land". This advice is expanded upon in the NPPG, which, provides that "consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.". However, this advice should be considered in the context of the particular nature and history of the planned open space at Cambourne. The proposed LGS here comprises a series of different components, each with different character and purpose and in order to demonstrate the value and significance it has been divided into five areas in the schedule, which reflect the different forms and functions of the various parts. It is not therefore appropriate to consider the LGS at Cambourne as a single entity but rather as a series of individual parcels, each with a different form and function for the local community. For reasons which we have elaborated elsewhere in this paper, the proposed areas of LGS are local in character and valued by the local community at Cambourne.
16. For the reasons which have been set out above, it is appropriate to consider the proposed LGS at Cambourne as a series of individual components rather than as single designated area. However, even if considered as a whole, that the proposed LGS at Cambourne, in total, comprises a sizeable area of land is reflective of the fact that it is a product of a careful masterplanning exercise which has created a substantial new settlement and as intended to deliver the various types open space necessary to serve the needs arising from that new settlement. The extent, in spatial terms, of the proposed LGS at Cambourne, when considered as a whole, is commensurate with the size and extent of the new settlement, and the process by which it has been created, namely through a sustainability-led masterplanning exercise. As such, it is not considered that the extent of LGS at Cambourne conflicts with the guidance in the NPPF and PPG. The LGS is not intended to amount to a "blanket designation of open countryside adjacent to a settlement" but rather to reflect and to protect special and significant open space, which has been purposely introduced as part of the planned settlement. For the same reason, it is not the case that the designation at Cambourne is intended to perform a function equivalent to green belt. Indeed, that this is not the intended function of the designation is demonstrated by the Council's recent decision to grant planning permission for an

expansion of the Cambourne settlement, at Cambourne West. It is not therefore considered that the extent, in spatial terms, of the proposed designation at Cambourne is, when considered in its proper functional and historic context, inconsistent with the Government advice to avoid designation of “extensive tracts” of land as LGS.

17. Cambourne Parish Council has been working over the last two years with residents to develop a Parish Plan for their village which is due to be launched in March 2017. As part of the work on this plan a questionnaire survey has recently been carried out with over 2,100 responses. The section on Green Spaces highlights the overwhelming support for green spaces in Cambourne and the benefits they bring for the residents of Cambourne. The rural environment is high amongst the reasons people give for moving to and remaining in the village. The emerging results from the survey highlights the importance that the local residents place upon the green network of spaces within their village from the Eco and Country Parks rich in wildlife to the allotments, play spaces for children, lakes and formal sports provision. The initial results of this questionnaire have been added where relevant to Appendix 1. An overarching finding from the survey is that 99% of the respondents considered the public open space provided by the Parish Council to be very important; 98% valued as very important the Wildlife Trust open spaces; 97% value the Country Park and 98% the Wildlife Trust woodlands.

### **Conclusion**

18. All of the Local Green Spaces identified in the Submitted Local Plan at Cambourne are considered to meet the requirements for designation identified in the National Planning Policy Framework.



## Appendix 1

### Assessment table for Local Green Space in Cambourne

Site reference and address	Description of site and its purpose	Land ownership	Particular local significance to local community – for example its beauty, historic significance, recreational value, tranquillity, richness of its wildlife (NPPF para 77)	Views of Parish Council
<b>NH/12 – 025</b>				
Land north of Jeavons Lane, north of Monkfield Lane	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 has a bus shelter and facilities for dog walkers. There is a bus shelter and an electricity supply for the Christmas tree that is erected on the site each year.	Parish Council - formerly McA when 2014 consultation carried out with landowners .	<p>Valued by the local community for:</p> <p><b>Tranquil</b> area for appreciating local <b>wildlife</b> especially as there is a large pond on the site.</p> <p>Part of the green network that creates the special character of Cambourne that contributes to its <b>beauty</b>.</p> <p>It is a focal point for Great Cambourne as it is where the Christmas tree has been placed each year since 2007 by the Parish Council and previously by McA. It is also where residents wait to catch to local bus It therefore has <b>local significance to the local community</b> as a site that can be appreciated on a daily basis.</p> <p>Site managed to encourage <b>wildlife</b> with</p>	<p>This was the second site used for Christmas trees in Cambourne and has become a focal point for Great Cambourne residents as a large proportion of the residents of this part of Cambourne pass the green .</p> <p>On the green is a swale and pond which is part of the sustainable drainage system for the whole of Cambourne linking into the lakes.</p> <p>The swales and ponds support a range of wildlife and fauna and are managed by the Parish Council to maintain this. It has been used by residents for picnics.</p>

Site reference and address	Description of site and its purpose	Land ownership	Particular local significance to local community – for example its beauty, historic significance, recreational value, tranquillity, richness of its wildlife (NPPF para 77)	Views of Parish Council
			<p>areas allowed to grow wild.</p> <p>Open space area for informal <b>recreation</b> by the surrounding residents and those wishing to enjoy the outdoors. It is sometimes used as a picnic site. Also used by local dog walkers ( there is a dog bin facility on the site)</p>	
<b>NH/12 -026</b>				
Land south of Jeavons Wood Primary School	This is a wooded area with native trees and hedges which is accessible to the public with a footpath through it. It is located adjacent to the local primary school which uses part of the site which has a pond as a wildlife area. It provides an opportunity for wildlife within an urban area and is a remnant of the original woodland in this area which is to be enhanced through the Master Plan of Cambourne. It is within the	Parish Council	<p>Valued by the local community for:</p> <p><b>Tranquil</b> area for appreciating local wildlife in a woodland setting. Accessible to the local community to enjoy the <b>wildlife</b>.</p> <p>Part of the green network that creates the special character of Cambourne that contributes to its <b>beauty</b>.</p> <p>This site is where the development of Cambourne began and therefore has <b>local significance</b> to the village</p> <p>Site managed to encourage <b>wildlife</b> with areas allowed to grow wild. Part of the site</p>	This area is being cleared and tidied up for community use. The site is the balance of the site that was one of the original buildings that Cambourne was built around. The remainder of the site has been used for the third school in Cambourne. The native trees and hedging are to be maintained with a swathe of grass around the edge which will be cut in the Spring and Autumn with the two central areas being more regularly cut. The balanced management will support the

Site reference and address	Description of site and its purpose	Land ownership	Particular local significance to local community – for example its beauty, historic significance, recreational value, tranquillity, richness of its wildlife (NPPF para 77)	Views of Parish Council
	village and adds character.		is used as a nature reserve by the adjoining primary school.	diverse wildlife in Camborne and also provide a tranquil location for residents to have picnics and safely explore the wood. Part of the area is used as a pond for the adjoining primary school. The aim of the pond is to have a safe environment for the pupils to interact with nature and provide a good environment for wildlife, the Parish Council and Environment Agency has been involved. The Primary school has 420 pupils that through their time at school will get the chance to use the space.
<b>NH/12 – 027</b>				
Cambourne Recreation Ground, Back Lane (2)	Tennis courts behind the Sports Centre. It is open and accessible to the public.	Parish Council	Valued by the local community for:  This area is used by the local community and by the Cambourne Lawn Tennis Club for <b>recreational</b> use for playing tennis.  This is a valuable asset to the village.	This site is shared with Cambourne Lawn Tennis Club which has nearly 200 members with plans to grow. The courts are extensively used by Cambourne residents providing a valuable

Site reference and address	Description of site and its purpose	Land ownership	Particular local significance to local community – for example its beauty, historic significance, recreational value, tranquillity, richness of its wildlife (NPPF para 77)	Views of Parish Council
				space to promote the health and wellbeing of the residents.
<b>NH/12 – 028</b>				
Cambourne, land east of Sterling Way	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 (with site 029) separated only by a small road. Together these areas are the village green for Upper Cambourne. It has trees planted within it and a piece of public art.	Parish Council – formerly McA when 2014 consultation carried out with landowners .	<p>Valued by the local community for:</p> <p>The village green of Upper Cambourne forms part of the green network that creates the special character of Cambourne that contributes to its <b>beauty</b>.</p> <p>The grass maze is a focal point for this area of open space which creates a character unique to this part of Cambourne and creates an area of <b>local significance</b>.</p> <p>Grassed area of open space for informal <b>recreation</b> for the surrounding local residents to appreciate the public art and trees on the site. Other users include dog walkers and families with young children who wish to play on the green space.</p>	This site forms part of the village green. The focal point is a grass maze that radiates from a standing stone at its centre. The maze is to be re cut to enhance its status and will have a display board with the history of mazes.

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<b>NH/12 – 029</b>				
Land east of Sterling Way, north of Brace Dein	<p>This is a large grassed area within the village framework of Upper Cambourne which forms the village green along with the area to the north ( NH/12- 028) It provides informal green space for Upper Cambourne. The area is surrounded by housing thereby providing a pleasant outlook for these properties. The Vine Primary School is located to the south of the area. Footpaths link across the site to provide safe links to the school from the surrounding residential area. To the south of the area is a large area with play equipment and public art in a form of a mini Stonehenge located on it. The public art is accessible for children to play around and on it</p>	McA part Parish Council	<p>Valued by the local community for:</p> <p>The village green of Upper Cambourne forms part of the green network that creates the special character of Cambourne that contributes to its <b>beauty</b>.</p> <p>Footpaths across the site link the residential areas and the school providing safe routes to school.</p> <p>Large grassy area of open space for informal <b>recreation</b> used by dog walkers and those wishing to enjoy the outdoors. It is a very popular play area extensively used by the surrounding local residents. The play area has a wide range of equipment which makes it well used by local families and by school children from the adjoining primary school before and after their school day. The green space is used by the local school for outdoor activities.</p>	<p>The play area to the south east corner has been transferred to the Parish Council. The balance of the site is in the process of being transferred to the Parish Council and should be completed by the summer of 2017.</p> <p>The site has been designed as the central focal point for the village of Upper Cambourne and is extensively used by residents of all of Cambourne. The third of the Christmas trees that the Parish Council erected (since 2013) each year is located on the green. The local church holds a carol service around the tree each year which has attracted over fifty residents.</p> <p>Adjacent to the location of the tree is an amphitheatre with lawn terraces this has been used by</p>

Site reference and address	Description of site and its purpose	Land ownership	Particular local significance to local community – for example its beauty, historic significance, recreational value, tranquillity, richness of its wildlife (NPPF para 77)	Views of Parish Council
			<p>Seating provided to enable local residents to appreciate the public art and trees on the site in a <b>tranquil</b> setting whilst children play on the play equipment located on the southern part of the site.</p> <p>The site is used for a range of community activities including where the Parish Council erects the Christmas tree for Upper Cambourne and holds a carol service.</p> <p>This village green is used for a wide range of activities and is very popular with the local community – it forms an area of <b>local significance</b> for the residents of Upper Cambourne and the wider population of the village of Cambourne.</p>	<p>the Vine Primary School for activities.</p> <p>The green is regularly used by parents and children for picnics after school. We have also supported the residents to hold neighbour events including barbeques on the green.</p> <p>Children often play informal football games on the green.</p> <p>The south eastern corner contains a substantial play area with an extensive choice of play equipment form small toddlers to the teenagers. There is small springers play towers, climbing frames, aerial runway, sand and water play. There is also a stone circle set in wild flowers and grass with circular paths. During the summer of 2016 there was times when there were over 60 children</p>

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				<p>and parents using the play area.</p> <p>Therefore it is considered it forms an important focal point for the village and well used by residents.</p>
<b>NH/12 – 030</b>				
<p>Land north of School Lane, west of Woodfield Lane</p>	<p>This grassed area is part of the village green for Lower Cambourne. It is adjacent to the local Co-op store with residential housing nearby.</p> <p>It has the cricket pavilion which is associated with the adjoining cricket pitch which forms the major part of the village green and is recognised by being designated as a Protected Village Amenity Area in the Local Plan.</p> <p>There is an enclosed children's play area which has a variety of</p>	<p>Parish Council - formerly McA when 2014 consultation carried out with landowners</p>	<p>Valued by the local community for:</p> <p>This section of the Lower Cambourne village green is part of the green network that creates the special character of Cambourne that contributes to its <b>beauty</b>.</p> <p>The children's play area is well equipped and used for <b>informal recreation</b> This play space is enclosed to which provides a safe, dog free place to play for the families that use this area.</p> <p>The cricket pavilion is associated with the adjoining cricket pitch for <b>formal recreation</b> by the community of Lower Cambourne.</p>	<p>This is a LEAP and NEAP owned by the Parish Council.</p> <p>The play area is extensively used by local residents. It is well equipped with towers, swings, climbing frames, balance beams etc. it is laid out for all age groups up to 14yrs.</p> <p>The play area provides a safe area for informal play and is well used.</p> <p>The play area is used in association with the cricket pitch with player's children using it</p>

Site reference and address	Description of site and its purpose	Land ownership	Particular local significance to local community – for example its beauty, historic significance, recreational value, tranquillity, richness of its wildlife (NPPF para 77)	Views of Parish Council
	equipment.			<p>during cricket matches.</p> <p>It provides a key green buffer for the co-op store adjoining the site.</p>
<b>NH/12 - 031</b>				
Land east of Greenbank	<p>These are allotments located outside of the village framework of Cambourne. As allotments they have a value to the local community.</p> <p>Site meets test for only LGS.</p> <p>The site is outside the built framework of Great Cambourne and Lower Cambourne, but within the settlement framework set out in the Master Plan for Cambourne as a whole.</p>	Parish Council	<p>Valued by the local community for:</p> <p>Part of the green network that creates the special character of Cambourne that contributes to its <b>beauty</b>.</p> <p>Well used <b>allotments</b> created as part of the facilities for the local community in the new settlement of Cambourne. These provide a <b>tranquil</b> location for enjoying the outdoor environment.</p> <p>In a recent questionnaire survey carried out as part of the Parish Plan for Cambourne 77% of the respondents considered that there are sufficient allotments for the current population.</p>	<p>This is a valuable asset to the community and has been extensively used by the residents with 68 plots and there is a waiting list of 25 residents.</p> <p>The allotments provides a tranquil place for residents to relax and cultivate their plots reliving the stress of a busy working live and a chance to get the whole family working together. They also enjoy a healthier life style.</p> <p>A number of plots also keep chickens and bees in addition to their crops. This contributes to the sustainability of the community.</p>

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<b>NH/12 -032</b>				
Land north of School Lane, west of Broad Street	This site is an open grassy space with a trim trail around it which consists of a variety of equipment that can be used by the local community for informal outdoor exercise. It is located outside of the village framework. It has seating and trees planted within it so is a tranquil area for the local community. It has an enclosed children's play area which is well equipped	Parish Council	<p>Valued by the local community for:</p> <p>Part of the green network that creates the special character of Cambourne that contributes to its <b>beauty</b>.</p> <p>The trim trail provides equipment for the local community to keep fit thereby ensuring a healthy community. Site used for <b>informal recreation</b>. The children's play area is enclosed thereby creating a safe, dog free area for children to play in.</p> <p>Site partly managed to encourage <b>wildlife</b> especially those areas around the edge adjacent to the woodland fringe.</p> <p><b>Tranquil</b> area close to the high street of Cambourne - with seating provided along the footpath that runs along the eastern edge of the site.</p> <p>Open space area for informal <b>recreation</b> used by dog walkers and those wishing to enjoy the outdoors. It is used for informal</p>	<p><b>This is a well used green space that has a number of uses.</b></p> <p>There is an equipped LEAP that has a number of play elements catering for toddlers to 14year olds. This is enclosed to make it safe for play and to keep animals out. There is also a picnic area for parents to site while their children play.</p> <p>There is a teenage hangout with seating and one twist swing.</p> <p>There is also a trim trail that circumnavigates the park this is used for informal and organised exercise.</p> <p>Within the central area there is a kick about area for informal games. It is also used for regular boot camps.</p>

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			games of football.	<p>To the south on the slope and bumpy area is an area that is cut in the spring and autumn to promote wild flower growth to encourage wildlife.</p> <p>The varied areas offer a lot of uses involving all age ranges. Staff from the local shops and offices use the green space as a tranquil area at lunch time throughout the year.</p> <p>It forms a valuable green space separation between Lower and Great Cambourne while adhering to the aims of the master plan for Cambourne mean you are never far from a green space.</p>
<b>NH/12 – 033</b>				
Cambourne Recreation Ground, Back	This site is adjacent to the Sports Centre including playing fields. The vast majority of the site is outside of the village	Parish Council	Valued by the local community for:  Main <b>recreation</b> ground with playing fields for the village of Cambourne. Conveniently	The sports pitches, 3G artificial turf area , bowls green and Multi use games area (MUGA) are an important part of the community

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Lane (1)	<p>framework. The playing fields were assessed as part of the Playing Pitch Strategy 2016 and where found to provide vital facilities for the local community of Cambourne.</p> <p>The site is outside the built framework of Great Cambourne and Upper Cambourne, but within the settlement framework set out in the Master Plan for Cambourne as a whole.</p>		<p>located next to the Sports Centre. In a recent questionnaire survey carried out as part of the Parish Plan for Cambourne 81% of the respondents considered there was sufficient sports provision for the current population.</p> <p>This site is a well used facility with a range of sports clubs from Cambourne using the playing fields for different sporting activities. It is a vital part of the village and has been important in creating a community spirit within this new settlement. It therefore has <b>local significance</b> as a green space used for sport.</p>	<p>supporting a number of clubs that have been fundamental to the development of Cambourne and its continued success. The clubs cater for all age groups from under5 footballers to over 90s on the bowls green.</p> <p>There are 10 Cambourne clubs based on the site with over 40 teams and a membership of nearly 1000 residents. In addition to the teams a large number of residents use it for informal recreation when not used by the clubs. The clubs include bowls, football, netball, rugby and Tennis.</p> <p>The pitches are also home to the annual fireworks display which normally draws around 5000 people, but this year there was approximately 11,000 people equating to almost all of the</p>

Site reference and address	Description of site and its purpose	Land ownership	Particular local significance to local community – for example its beauty, historic significance, recreational value, tranquillity, richness of its wildlife (NPPF para 77)	Views of Parish Council
				<p>residents of Cambourne (although it drew people in from surrounding villages.</p> <p>The pitches, 3g, MUGA, bowls green tennis courts and sports centre forms a sporting village that provides a key element of creating a sustainable healthy community.</p> <p>A section of NH/12-035 west of Monk Drive north of Back Lane forms part of the sports provision and is set out for four junior football pitches.</p> <p>Sport has been one of the fundamental cornerstones for the development of the community spirit in Cambourne bringing people together and needs to be protected for the future. The sports pitches contribute to the setting of Great Cambourne and Upper Cambourne creating a</p>

Site reference and address	Description of site and its purpose	Land ownership	Particular local significance to local community – for example its beauty, historic significance, recreational value, tranquillity, richness of its wildlife (NPPF para 77)	Views of Parish Council
				tranquil space on the edge of both villages linking in with the areas NH/12-035 to provide a green edge to the villages.
<b>NH/12 – 034</b>				
Land north of Green Common Farm, west of Broadway	<p>Allotments located on the edge of Upper Cambourne outside of the village framework. As allotments they have a value to the local community.</p> <p>The allotments are outside the built framework of Upper Cambourne, but within the settlement framework set out in the Master Plan for Cambourne as a whole.</p>	Parish Council	<p>Valued by the local community for:</p> <p>Part of the green network that creates the special character of Cambourne that contributes to its <b>beauty</b>.</p> <p>Well used <b>allotments</b> created as part of the facilities for the local community in the new settlement of Cambourne. These provide a <b>tranquil</b> location for enjoying the outdoor environment.</p> <p>In a recent questionnaire survey carried out as part of the Parish Plan for Cambourne 77% of the respondents considered that there are sufficient allotments for the current population.</p>	<p>This is a valuable asset to the community and has been extensively used by the residents with 108 plots and there is a waiting list of 19 residents.</p> <p>The allotments provides a tranquil place for residents to relax and cultivate their plots reliving the stress of a busy working live and a chance to get the whole family working together. They also enjoy a healthier life style.</p> <p>A number of plots also keep chickens and bees in addition to their crops. This contributes to the sustainability of the community.</p>

Site reference and address	Description of site and its purpose	Land ownership	Particular local significance to local community – for example its beauty, historic significance, recreational value, tranquillity, richness of its wildlife (NPPF para 77)	Views of Parish Council
<b>NH/12 - 036</b>				
Honeysuckle Close and Hazel Lane green space	Wild area with trees planted forming informal area of greenery - overlooked by housing and adjacent to grassy walkway - rectangular area outside village framework. Part of planned green space of village which is valued by the local residents	McA	<p>Valued by the local community for:</p> <p>Part of the green network that creates the special character of Cambourne that contributes to its <b>beauty</b>.</p> <p>The site is valued by the residents of the surrounding houses as contributing to the green network of spaces within this part of Cambourne. They supported its inclusion as a LGS in the Local Plan.</p> <p>It contributes to the <b>tranquil</b> character and encourages <b>wildlife</b></p>	This is a small pocket of trees and shrub that brings a green space into the housing adding to the tranquil nature of the area. It also used by wildlife including Muntjac Deer, badgers and hedgehogs.

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<b>NH/12 - 035</b>				
<p>Areas within village and around edge of village</p>	<p>Large patchwork of areas around Cambourne which together create the special character of the three villages that together form Cambourne.</p> <p>The four areas forming this LGS are:</p> <p><b>Area 1- Green boundary bridleway to the three planned villages:</b></p> <p>This wide green corridor forms the informal edge to Cambourne. It was part of the Master Plan for this new settlement. This edge contains within it a popular bridleway and circular footpath that links to other pathway network of the village. There are links to the wider countryside from this bridleway which helps to</p>	<p>Parish Council and</p> <p>McA (McA as part of the agreement for Cambourne will transfer all the areas to the Wildlife Trust and Parish Council on Completion of the existing Cambourne)</p>	<p>Valued by the local community for:</p> <p>Part of the green network that creates the special character of Cambourne that contributes to its <b>beauty</b>.</p> <p>Site positively managed by the Wildlife Trust to encourage <b>wildlife</b> with areas allowed to grow wild, whilst providing public access. The green edge has been planted to enhance its biodiversity. Bees have been encouraged</p> <p><b>Tranquil</b> area for appreciating local wildlife and experiencing the countryside on the edge of the village.</p> <p>Open space area for informal <b>recreation</b>. Green Corridor which provides a broad green edge around the village, a special feature of this new community, used by a wide section of the local community including families, dog walkers and joggers as it is so close to all the residential areas</p>	<p>The Parish Council consider that it is hard to treat the various Areas that form NH/12 -035 separately, however each has a separate identity which should be individually protected, but it is how they go together as a whole that makes them so important to the setting character of the three villages that make up Cambourne. All four areas provide space for the residents to escape into as a family to enjoy peace and tranquillity away from the busy working life style. Because of the design and layout successfully achieved through the Master plan and its implementation Cambourne provides a unique place to live that is attractive to its residents and also provides a level of biodiversity that was not available</p>

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	<p>harmonise the new settlement within the existing rural landscape. This is a landscaped area that provides a broad green edge merging from the built form of Cambourne to the open countryside beyond. . It has a rustic character with high hedges and grassland areas that are allowed to grow wild thereby allowing a mix of wildlife to thrive. These grasslands have been planted with plants that harmonise with the surrounding countryside. A deep strip of trees have been planted along the pathway which over time will mature and further enhance this green edge to the village. Along the southern edge there were existing copses that have been enhanced by the landscaping of the new settlement. A path is kept clear for easy walking and access for all. There are also</p>		<p>in the village. There are seats , litter and dog bin facilities so all can enjoy this green space.</p> <p>This green edge is valued by the local community and creates a special character to this new settlement of Cambourne which is <b>locally significant</b>.</p>	<p>before Cambourne was built.</p> <p>Throughout the green space there are benches, litter and dog bins so the residents can enjoy the spaces without detrimental effect on the environment or wildlife.</p> <p>The green areas around the perimeter are seen as not just bridleways, but as quiet tranquil areas where you can step out of the built area and into a sheltered quiet space where you can wonder and relax or go for a jog around the village in a safe quiet environment.</p> <p>All the areas are used by residents for recreation with them for walking, jogging, dog walking, studying the flora and fauna, horse riding, cycling and fishing.</p> <p>A large part of the areas in NH/12-35 is used for the annual</p>

Site reference and address	Description of site and its purpose	Land ownership	Particular local significance to local community – for example its beauty, historic significance, recreational value, tranquillity, richness of its wildlife (NPPF para 77)	Views of Parish Council
	some ponds that encourage water-based wildlife to thrive especially newts. These areas are largely managed by the Wildlife Trust.			10k and fun run which attracts over 1200 entrants and at least three times that number spectating. There is also a permanent 5k course in the Country Park.
	<p><b>Area 2 - Lower Cambourne and the Country Park:</b></p> <p>To the west of Lower Cambourne is an informal area centred around Crow Hill and two lakes (Lake Ewart and Redgrave Water). The hill is an artificial mound created by the spoils of building the new settlement – formerly a flat landscape. From the top of the hill are views out across the three villages into the surrounding countryside. It comprises a mix of grassland, parkland and scrub edged by mature hedgerows which are all</p>		<p>Valued by the local community for:</p> <p>Part of the green network that creates the special character of Cambourne that contributes to its <b>beauty</b>. Provides a green setting between great and lower Cambourne.</p> <p>Site managed by the Wildlife Trust to encourage <b>wildlife</b> with areas allowed to grow wild.</p> <p><b>Tranquil</b> area for appreciating local wildlife, and providing quiet enjoyment of the countryside.</p> <p>Open space area for informal <b>recreation</b> used by dog walkers, fishermen and those wishing to enjoy the outdoors.</p>	<p>This area is used by residents for recreation with them for walking, jogging, dog walking, studying the flora and fauna, horse riding, cycling and fishing.</p> <p>Throughout the green space there are benches, litter and dog bins so the residents can enjoy the spaces without detrimental effect on the environment or wildlife.</p> <p>The uniform groups in Cambourne utilise all the green areas for outdoor activities and this will be enhanced with a scout hut and camp site adjacent to the allotments on Crow Hill within</p>

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	<p>managed to encourage a diversity of wildlife. The grassland has been deliberately planted to reflect the grasses found in the surrounding area to Cambourne. The northern lake – Lake Ewart has facilities for fishing around its edge and is well used by the local fishing community.</p> <p>The southern lake – Redgrave Water is dedicated to wildlife and is managed appropriately with islands which act as refuges for the local bird population. There are shallow areas for aquatic and marginal plants to benefit amphibians. Together, the hill, grasslands and lakes are establishing a local habitat rich in biodiversity in Cambourne. There is a well used marked footpath and cycle path network across this area.</p>		<p>Informal <b>recreation</b> for fishing, home to the Cambourne Fishing Club. In a recent questionnaire survey carried out as part of the Parish Plan for Cambourne 93% considered that sufficient the fishing lakes are provided for the current population.</p>	<p>Area 2.</p> <p>Area 2 is also the home to active Badger sets. The Parish Council and Wildlife Trust have also established bee vernaculars to enhance the environment for bees.</p>

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	<p>The land is managed by the Wildlife Trust, who publicise its availability as a recreation resource.</p>			
	<p><b>Area 3: Lower and Great Cambourne and the Eco Park:</b></p> <p>To the north of School Lane is a mix of woodland, parkland and open grassland with drainage channels that form part of the Sustainable Urban Drainage system of this part of Cambourne. This wetland area has been planted with appropriate species to encourage establishment of a local ecosystem. This mixed woodland area is part of the existing landscape around which the new settlement was planned and built. This area is actively managed to encourage wildlife, and is managed by the Wildlife</p>		<p>Valued by the local community for:</p> <p>Part of the green network that creates the special character of Cambourne that contributes to its <b>beauty</b>.</p> <p>Site managed by the Wildlife Trust to encourage <b>wildlife</b> with areas allowed to grow wild. Supports a range of habitats, including wetland areas and woodland.</p> <p><b>Tranquil</b> area for appreciating local wildlife, and providing access to the countryside.</p> <p>Open space area for informal <b>recreation</b> used by dog walkers and those wishing to enjoy the outdoors, or view wildlife.</p> <p>The Eco park is highly valued by the local community. This was highlighted in a recent questionnaire survey which was</p>	<p>This area is used by residents for recreation with them for walking, jogging, dog walking, studying the flora and fauna, horse riding, cycling and fishing.</p> <p>Throughout the green space there are benches, litter and dog bins so the residents can enjoy the spaces without detrimental effect on the environment or wildlife.</p>

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	Trust. The area is crossed by a number of formal and informal paths, with a number of information boards describing the site and the wildlife it contains. There is a small car park for site users, also run by the Wildlife Trust.		carried out as part of the preparation of the Parish Plan for Cambourne where 97% of the respondents considered the park very important to the village and 98% considered the woodland areas very important. These areas together form an important part of the character of this part of Cambourne and are <b>locally significant to the local community</b> .	
	<p><b>Area 4: Great and Upper Cambourne Country Park and the Lakes:</b></p> <p>A wedge of green space forming a country park separating the two villages which includes two lakes. To the south is Whomping Willow Lake and to the north Lake Sirius which are managed to encourage water based wildlife and are home to a mix of wildfowl. There is a footpath network across this area which will become</p>		<p>Valued by the local community for:</p> <p>Part of the green network that creates the special character of Cambourne that contributes to its <b>beauty</b>. Forms the informal countryside setting between Great and Upper Cambourne.</p> <p>Parts of the area are managed by the Wildlife Trust to encourage <b>wildlife</b>, in particular around Whomping Willow Lake. Sirius Lake has been used as a home for newts transferred from construction sites around the village.</p>	<p>This area has not yet achieved its full potential as it is still being contoured as the final houses are constructed on land adjoining this part of the green space.</p> <p>Currently the area is not maintained to the same level as Area 2, but is planned to be a Golf Course or an extension of the Country park in area 2. However there is still a network of paths, bridal ways and cycle paths that pass through it. As with the other areas it is well used by</p>

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	<p>increasingly used as the construction of Upper Cambourne is completed and the population increases in this area.</p> <p>There are ponds that encourage water-based wildlife to thrive especially newts.</p>		<p><b>Tranquil</b> area for appreciating local wildlife</p> <p>Open space area for informal <b>recreation</b> used by dog walkers and those wishing to enjoy the outdoors. There is a network of pathways and cycle paths over the area.</p>	<p>the residents and has an abundance of wildlife. Sirius Lake was until recently used for all the Great Crested Newts transferred from the construction sites and as with all the lakes maintained by the Wildlife Trust.</p>
	<p><b>Area 5: The Entrance Park to Cambourne from the A428:</b></p> <p>The exit from the A428 southwards into the village follows a green corridor which creates a rural character to entrance of the new settlement of Cambourne. There are young trees which will mature as the new settlement grows. These are areas of green space which are integral to the master plan of Cambourne and is called the Entrance Park.</p>		<p>Valued by the local community for:</p> <p>Part of the green network that creates the special character of Cambourne that contributes to its <b>beauty</b>. Significant contribution to the character of the new village, by providing a parkland entrance feature.</p>	<p>Area 5 sets the tone for how attractive Cambourne is most people coming to Cambourne arrive from the A428 and enter via the Entrance park and are welcomed by a wide open space. Thus setting the scene for the rest of Cambourne.</p> <p>The Entrance Park through its setting and links in with the other areas in NH/12-35 contributes to the beauty of Cambourne. This area is owned and managed by the Parish Council.</p>

## **General Statement from Cambourne Parish Council to support the designation of Local Green Spaces within the village.**

Cambourne is a settlement of three villages which has been developed round a master plan that which has been closely adhered to as the village has been built out the key elements of this is the large green areas bring the countryside into the development and giving clear separation and identity to each village which also has its own character even going down to each village having its own colour street lights. Then to give each village an identity they have a village green at its centre which has the NEAP and LEAP sited adjacent to the green so they become a focal point for the residents. In addition to the village greens there was the sports provision centrally in Great Cambourne which with the greens and Country Park have made a major contribution to the development of the community spirit in Cambourne. This has made it into a successful sustainable development and made it family friendly with residents not wanting to leave the Villages some are in their forth house in Cambourne. The master plan laid out some key elements to ensure each village felt connected with the countryside (including the Country Parks). This was achieved by the siting and layout of the country parks and also the green ways within each village. As you travel around the villages you do not have to walk far before you come across a path or green way that affords a few into the country parks. The design of Cambourne open spaces by Randall Thorpe has been nationally recognised and received awards and is promoted on their web site - <http://www.randallthorp.co.uk/panorama-1.html>

The Parish Council over the last two years has been working with residents to develop a parish plan which is due to be launched in March. the data has been compiled from over 2100 responses (over half of the dwellings in Cambourne) the section on Green Space highlights the overwhelming support for the green spaces in Cambourne and the benefits they bring for the residents of Cambourne .

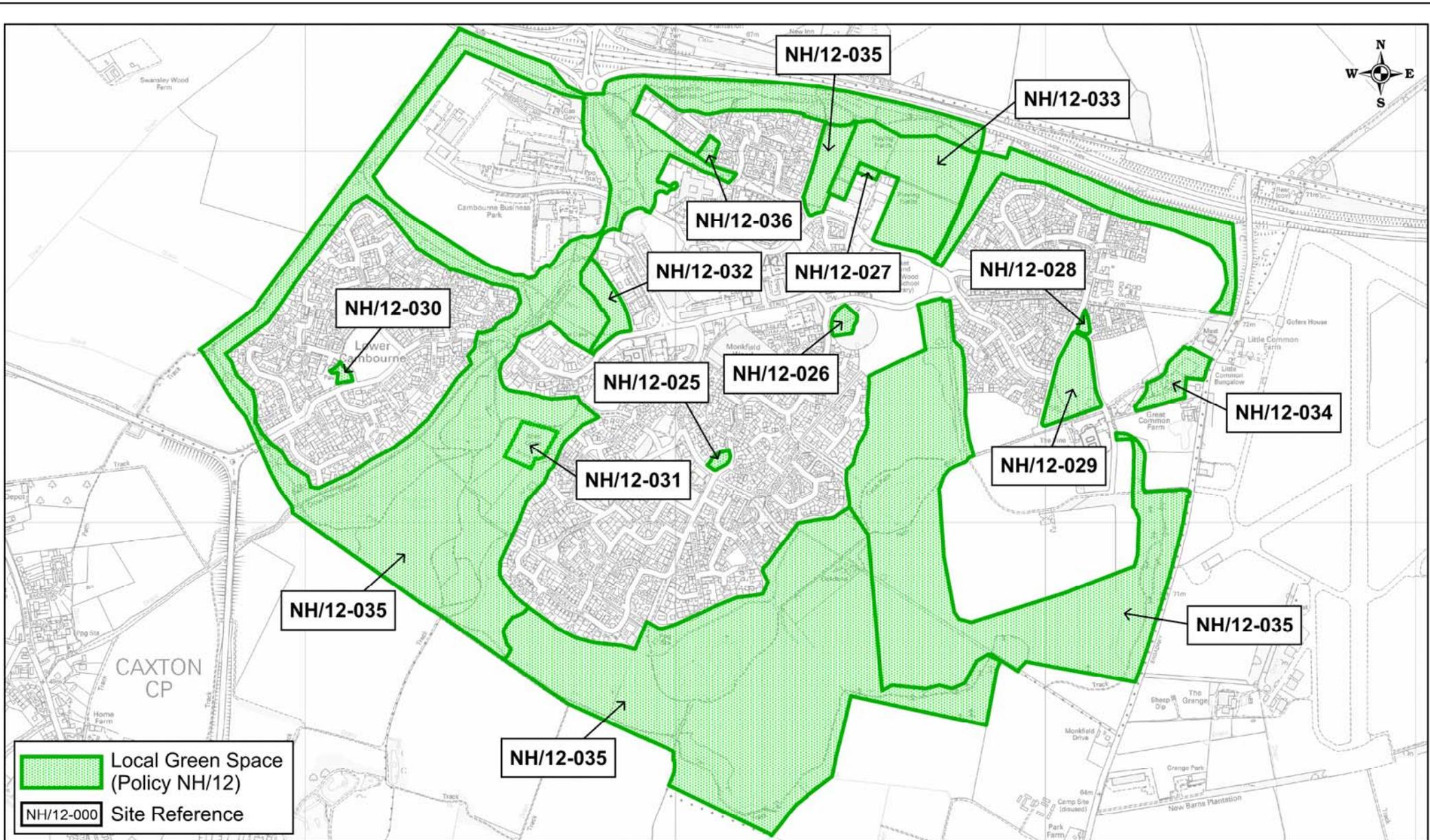
Although the spaces put forward as Local Green Spaces appear to be extensive tracts this is only because the Parish Council has recognised the intrinsic value of the spaces to Cambourne and the surrounding villages who also use and appreciate them.

The Parish Council is not against the development in Cambourne in accordance with the master plan and has indeed worked with McA and the District Council to achieve an extra 950 dwellings from the last local plan without having a negative impact on the amenities of the villages. We have also in the past three years worked closely with McA, South Cambs and the County Council on the provision of a forth village to the west of Camborne.

It is credit to the foresight of South Cambs and the Developers that the Master plan was put in place and the extent of green space has been delivered and it is the recognition of this and to ensure the aims of the master plan are protected in the future. By getting the areas designated as LGS the Parish Council wants to protect what has been achieved by the Master Plan and which makes Cambourne Special.

## **Appendix 2**

**Map to show the proposed Local Green Space Areas in  
Cambourne**



Date:	01/10/2014
Produced by:	Michael Sexton
Service:	Planning Policy
Scale:	1:14000 @ A4

## Local Green Spaces: Cambourne



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