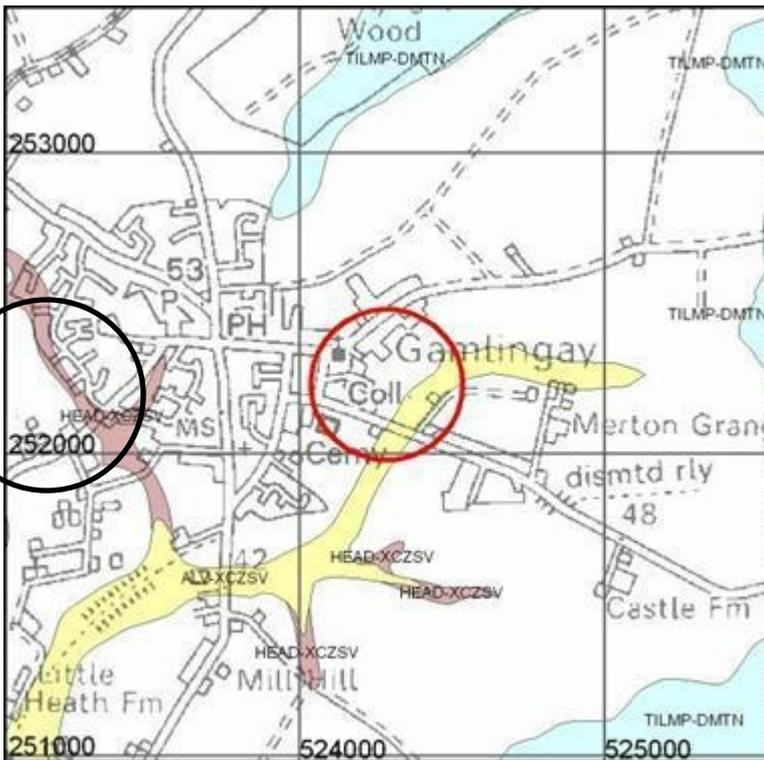


**Appendix 4:
Supporting Evidence provided to South Cambridgeshire District Council
from Gamlingay Parish Council**

Would Lupin Field, Gamlingay meet the designation criteria for LGS in terms of particular local significance as it represents an area of scrub and open grazing that is indistinguishable from other areas of open space around the village and only part of the area supports recreational activities and this is on a temporary arrangement? Further, the land is beyond the village development framework and would therefore be protected from future development which could result in coalescence with Dennis Green by Policy S/7 of the Plan. (NH/12-076)

Site's unique character- location see black circle below.

In October 2010 the site was completely stripped of all vegetation down to bare earth. The Habitat survey was produced by the owners of the site as evidence that the site has no biodiversity value. This survey was conducted in February 2012, when the site was at the early stages of recovery. The survey as such is very misleading and is not presenting an accurate representation of the wealth of flora and fauna which now is re-establishing on the Lupin Field. The geology of the site is particularly important- it marks the head deposits of the spring as shown in the figure below (HEAD-XCZSV) which consists of clay, silt sand and gravel. This sits on the bedrock –Woburn Sands formation (greensand). It is therefore of unique geology and associated biodiversity.



A resident of Denis Green states, " We regularly see all kinds of wildlife mainly muntjac deer, sometimes you only have to look out of our living room window and one will be right there staring at you! They can always been seen this time of year feeding especially first thing in the morning and last thing in the evening. We have also seen foxes and common birds. Early this year there was a barn owl that used to sweep the field at dusk I think it was around spring time it always at the same time around 6ish just before it got dark, it would sweep low from the fields along the clopton path and across the lupin field and back again. I'm sure its still around but haven't seen it over the summer as the nights got longer. During the summer if out in the garden it wasn't unusual to hear and see red kites and buzzards circling above."

Why the Lupin Field?

Specific characteristics include:-

-A natural spring rising just to the north of the site feeds along the eastern edge of the site. This is part of the Millbrook water course which is part of the St Ivel Internal Drainage Board management area. The water course naturally pools at the far south east of the site, before it is culverted under the road. This is an area which is extremely boggy in winter, and is the site of localised pooling of flood water and road run off during sustained and heavy downpours, particularly in the winter months. Run off from Fairfield, Green End and Green Acres naturally fall to this corner of the site. Biodiversity of the site is therefore significant and unique for Gamlingay.

-Gamlingay village settlement pattern- this is the only site which is left which earmarks the settlement edge from coalescence with the Denis Green hamlet. Central Gamlingay and the hamlet settlement pattern surrounding is an important part of understanding Gamlingay's role as an agricultural service centre, with outlying small settlements relying on the central core. Each have their own character- Dennis Green and Park Lane, and Little Heath are at present being significantly altered by unplanned individual private dwellings which are currently being granted permission, due to the lack of 5 year housing supply with no consideration about how this affects the countryside setting and traditional settlement pattern in Gamlingay. The historical background and map evidence is presented in Appendix 3 which shows development along Park Lane has occurred since world war 2.

The Lupin Field effectively is the last 'green lung' between the central village and the coalescence of Dennis Green and Park Lane. Park Lane exists through piecemeal historically unauthorised and unplanned development, along the ancient Clopton Way anglo-saxon long distance walkway (un made unadopted footway) which have occurred through the siting of temporary mobile homes, which in the fullness of time have been permitted to develop full permanent dwelling status and infilling with other properties. The current plan affords no protection of the growth of these hamlets in the open countryside and as result numerous other permissions have been granted in the past 12 months, with currently no effective formal planning controls. More evidence on this can be provided if required.

Public Access- The site has an individual character and is significantly different in character compared with any other village edge land use. It is highly valued by the residents of Green Acres, who have limited access to recreation space and as a result heavily use the Log Field (the northern portion of the site as identified on the plan) Please see Appendix 2 photographs illustrating this point. This is the main access to the Clopton Way for walkers, ramblers, dog walkers of Green Acres, Fairfield and Green End residents. The field has had public access at least since 1978, as letter from Green Acres Residents Association confirms (letter dated 17th January 1994-as attached Appendix 1). Recent contact from long standing residents stated that the Log Field was used for football in the 1950's and early 1960's until the drainage ditch was removed from the First School field- enabling them to play closer to the main school building. Reports have also stated that the field was also used as the Bonfire field in the late 1960's.

The lack of open space in this part of the village is very apparent, the Green Acres estate was designed with no children's play facility or areas for children to kick a football. The estate is quite densely developed and populated. Part of the Lupin field to the south has a wilder natural environment which is equally treasured by the Green Acres community in particular. Significant evidence of this was demonstrated by residents when the site was considered for housing development in 2012. Almost all responses at that time detailed the depth and variety of natural habitat. Historically the residents of Gamlingay accessed the historic parkland of Downing Park through the site (adjacent to the western boundary of the site). It has been stated that villagers used to go swimming in the triangular lake up until World War 2 /early 1950's.

-All other sites surrounding the village edge are either grazed or cropped, with the exception of the Millbridge Brook Meadows parkland which is an open space for residents to the east of the settlement, which is owned and managed by the Parish Council. The Lupin Field site is therefore unique in its character through its diversity of uses which directly benefit the residents to the west of the settlement. It is also unique as it preserves the village separation from the hamlet of Denis Green/Park Lane.

Emerging Neighbourhood Plan- A village group is conducting a series of consultations at present. In a recent face to face survey (66 residents) (September 2016)84% of respondents felt that protecting green spaces in the village was very important or essential. Current detailed village survey is likely to provide further evidence and support for specific site green space protection.

The owner of the Lupin Field has been involved with discussions on the future of the site with the Neighbourhood Plan group in 2015. However communication has abruptly stopped once the Local Plan Inquiry was restarted, which has meant that the community have not had the opportunity to comment on their recent plans they may have for the site. However the site has been included in our most recent round of consultations, results of which should be available by end February 2017.

Gamlingay is currently deficient in formal play space and playing pitch/recreation space provision for its population. With the recent approval of a further 90 units of housing at Green End Industrial Estate, with very limited recreational /informal open space it is a high priority that the village preserve our existing open spaces for its residents in the east of the settlement.

Kirstin Rayner

Parish Clerk

18-11-16

copy Tom Hamilton

8 MAPLE COURT

GAMLINGAY GREEN ACRES RESIDENTS' ASSOCIATION

Hon. Treasurer
E.C. Newman
15 Birchmead
Gamlingay
nr. Sandy
Beds. SG19 3ND

Tel: 650964

Date: 17 January 1994

R.J. Kitchener
Clerk to the Parish Council
Parish of Gamlingay
25 St. Swithun's Way
Sandy
Beds. SG19 1BG

Dear Councillors

**Merton College field - off Green Acres
Annual Grant to Residents' Association**

Having recently taken over as Treasurer to G.A.R.A., I have noticed, going through the current year's accounts, that the Parish Council has not made a payment towards the rent of the above field. Looking back through the records, I notice that a sum of £50.00 has been awarded annually, since at least 1978, to the Residents' Association's funds by the Parish Council.

This amount represents half the rent payable to Merton College Bursary. As you will be aware, the field in question is used not only by subscribing members of the Association but also by many other parishioners. The award of this grant has been much appreciated by us. It enables us to provide and care for this extra facility in addition to our contractual obligation to tend the "green areas" on the estate, imposed by the freeholder.

May I ask for the making of a grant, to cover the year 1993-94, by your good selves to be considered at your next meeting and for a similar provision to be made for the coming year, 1994-95.

Thanking you in anticipation,

Yours sincerely

EC

Hon. Treasurer
for Gamlingay Green Acres Residents' Association

16/3 Any news?

Appendix 2: Photographs showing unique character of the Lupin Field, and log field



Barn owl over Lupin field 2016



June 2012



Lupins emerging June 2016



Winter 2015



Lupin Field- Autumn 2016

The Log Field



Public access path heavily worn- Autumn 2015



Dog walking popular route- Autumn 2016



