

South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB3 6EA

t: 03450 450 500  
f: 01954 713152  
dx 729500 Cambridge 15  
minicom: 01480 376743  
[www.scambs.gov.uk](http://www.scambs.gov.uk)



Mr Peter Brunning  
47, Church Lane  
Little Abington  
Cambridge  
Cambridgeshire  
CB21 6BQ

Our ref: PRE/0405/18  
Your ref:  
Date: 06 November 2018

Planning & New Communities  
Contact: Michael Sexton  
Direct dial: 01954 713417  
Email: [michael.sexton@scambs.gov.uk](mailto:michael.sexton@scambs.gov.uk)

Dear Sir / Madam

### **Request for Pre-Application Advice**

**Proposal: Mountain bike track along edge of recreation ground.**

**Location: Abington Recreation Ground, opposite Three Tuns, High Street, Great Abington, Cambridge, Cambridgeshire, CB21 6AE**

Thank you for the above enquiry. This letter is a response to your pre-application enquiry dated 22 June 2018 and subsequent meeting held at the Council's offices on 01 August 2018 seeking the pre-application views of the Local Planning Authority. The relevant information is set out below. Please be aware of the disclaimer at the end of this letter. If you have any questions relating to the advice given, please contact the case officer.

### **Recommendation**

It is my opinion that the proposed development is likely to be supported by officers, should a formal application be submitted.

### **Site Constraints**

The application site lies outside of the Great Abington village development framework. The site is located within Great Abington Conservation Area. Adjacent to the recreation ground is St Marys Church is a Grade II\* Listed Building. A number of other listed buildings are also in the locality but mainly align the High Street. The site is surrounded by a number of trees, some of which are covered by Tree Preservation orders; given the site is within the Conservation Area all the trees have a statutory protection. The site is within a Flood Zone 3 (high risk) as defined on the Environment Agency's Flood Maps.

### **Planning History**

PRE/0429/17 – Mountain bike track along edge of recreation ground

## **Permitted Development**

As referred to in the response by Rebecca Ward to pre-application enquiry reference PRE/0429/17, Part 12(a) of the Town and Country Planning General Permitted Development Order (2015) which allows Parish Councils to undertake certain types of development without the need for full planning permission. The proposal is for the construction of a pump mountain bike track on land belonging to the Parish Council. In accordance with the regulations, the proposed development may fall within the scope of the Part 12(a) permitted development rights; however, it could not exceed a volume capacity of more than 200 cubic meters. The information provided does not make it clear if the development would meet or exceed these requirements to come to a conclusion in this regard.

However, there are matters detailed below, most notably archaeology, which need to be considered before potentially proceeding under permitted development rights.

## **Principle of development**

The site is located outside of the village framework boundary of Great Abington. Policy S/7 of the South Cambridgeshire Local Plan 2018 states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted. The track would fall within this category and would therefore be in an acceptable location in principle.

## **Heritage Impact**

The site lies within the Conservation Area and is directly adjacent to St Mary's church (Grade II\* Listed Building); consultation on the pre-application proposal has taken place with the Councils Listed Building Officer who raises no in principle objection.

As part of a formal application, clarification should be provided regarding the trees to be lost and any proposed planting scheme in order to fully understand the impact on views within the conservation area, particularly on the approach to St. Mary's from the south. With appropriate planting filtering views, it is considered that the proposals will not adversely affect the significance of the conservation area or listed buildings including the Grade II\* St. Mary's and the Grade II\* Gildencroft.

The Council's Historic Buildings Officer has also suggested that the applicant engage at an early stage with the Historic Environment Team (Archaeology) at Cambridgeshire County Council, to establish any Archaeological constraints. This matter was discussed on site. In conversation with the Historic Environment Team there is current insufficient information to fully understand the potential archaeological impact and full assessment will be made at application stage when full details of the track, including foundation details, are available. A condition relating to archaeological investigation may therefore be imposed as part of any consent.

The following advice has been provided by the Historic Environment Team:

The pre-application area is adjacent to a 13<sup>th</sup> century parish church (Historic Environment Record reference DCB5820). Within the application area is cropmark evidence for medieval earthworks (00312), with further cropmark evidence of earthworks continuing to the north of the River Granta (06194). In addition, a geophysical survey in the immediate vicinity identified evidence for earlier field boundaries, a possible trackway and a moated site (ECB2682).

## **Visual Amenity**

The proposed track is located on the southern corner of the recreation ground. Given the number of mature trees around the site and the relative low-key nature of the development, the proposal is unlikely to result in significant harm to the visual amenity of the area. Furthermore, the proposal is for a recreational development and therefore of a general appearance typically expected of its location.

## **Trees**

The pre-application proposal is supported by an Arboricultural Report and has been subject to consultation with the Council's Trees Officer and considered sufficient for this stage of the application and the approach is reasonable. The Council's Trees Officer offers the following points of guidance and comment:

All trees on site should be retained wherever possible. As part of any future application the agent should submit a Tree Protection Plan/Methodology compliant with BS5837 (or state why it does not). Tree Protection Plans and Methodologies are for the future site manager who might have a limited knowledge of trees and never have previously worked on a site with trees. They should be easy to read, clear and concise and contain information tailored to the site and proposal. Please can the tree pruning/works schedule be clear and the specifications explicit.

### **Existing hedgerows notes**

From a quick desk study it is likely that some of the hedgerows on or adjacent to site would qualify as 'important hedgerows' under the Hedgerow Regulations 1997. These should be kept intact wherever possible. This is especially important where the retained the hedgerow will not be a residential boundary. All existing hedgerows on site should be retained wherever possible.

No ground level changes associated with existing hedges should be changed or re-profiled e.g. ditches, mounds or other 'steps' created through ploughing.

## **Flood Risk**

The site is located within a Flood Zone 3 (high risk). In accordance with the national planning guidance for 'water compatible' developments (such as recreational facilities) development is considered to be appropriate. Therefore a 'Flood Risk Assessment' is not required.

## **Planning Application**

Should you wish to submit an application, a list of information required to register it as a valid application can be found at appendix 1 below. Further detailed information to assist you can be found at <https://www.scambs.gov.uk/content/apply-planning-permission> where guidance to accompany an application is provided.

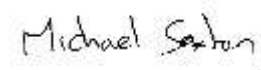
## **Please Note**

Applicants are encouraged to submit planning applications through the national Planning Portal. This can be found using the following link <http://www.planningportal.gov.uk>

If you are submitting documents in CD form or in electronic format to be loaded into the Public Access System on our website, please note that in order to ensure complete compatibility with our on-line system, all documents must be under 5MB in size. They should also be correctly orientated and are either in Adobe pdf or Microsoft Word format.

Failure to do so, will delay validation and registration of your application.

Yours sincerely



Michael Sexton  
Senior Planning Officer

### Appendix 1 - List of information required to validate an application

Document	Required
Affordable Housing Statement	
Archaeology Assessment	X
Agricultural Dwellings	
Air Quality Assessment	
Biodiversity Survey and Report	
Daylight / Sunlight Assessment	
Design and Access Statement	X
Environmental Statement	
Flood Risk Assessment	
Foul Sewage and Utilities Assessment	
Heritage Statement (including Historical, Archaeological features and Scheduled Ancient Monuments)	X
Land Contamination Assessment	
Landscaping Details	X
Lighting Assessment	
Noise Assessment	
Open Space Assessment	
Parking Provision	
Photographs / Photomontages	
Planning Obligation(s) / Draft Heads of Terms	
Planning Statement	
Renewable Energy Statement	
Structural Survey	
Sustainability Statement and Health Impact Assessment	
Telecommunication Development - Supplementary Information	
Town Centre Uses - Evidence to Accompany Applications	
Transport Assessment	
Travel Plan	
Tree Survey / Arboricultural Survey	X
Ventilation / Extraction Statement	
Waste Design Guide Toolkit	

Document	Required
Waste Management Audit	
Water Conservation Audit and Strategy	

**Disclaimer:**

- The above advice is given for purposes relating to the Town and Country Planning Acts and for no other Council function
- The advice is given without reference to statutory or other consultees, except where stated. The comments of such consultees may affect the advice given.
- The advice is given on the basis of the information that you have supplied. The Local Planning Authority will not be responsible for any errors resulting from inaccuracies in that information.
- The Local Planning Authority is required to perform within government targets with respect to processing planning applications. You are therefore advised to conclude your pre-application discussions before submitting a planning application.
- The advice given may subsequently be affected by external factors (e.g. new government guidance, local appeal decisions) which could result in a different view being subsequently put forward
- Planning policies are periodically reviewed and updated. The advice given relates to the policy framework at the time the advice was given.
- The Local Planning Authority seeks to provide the best advice possible on any enquiry received. However, the advice given does not bind the authority to any particular decision on any planning application that may subsequently be submitted which will be the subject of the publicity and consultation.
- Planning permission does not override the need to obtain any necessary approvals under the Building Regulations, Party Wall Act or any other relevant legislation. Separate approval may also be required in other areas, for example, restrictive covenants, shared agreements, easements, rights of way etc.
- Any advice given in relation to the planning history of the site, planning constraints or statutory designations does not constitute a formal response under the provisions of the Local Land Charges Act 1975.
- The Council positively encourages applicants to enter into pre-application discussions but if a major or minor application is submitted without such discussions, the Council may determine the application as submitted without post-submission discussions.
- The provisions of The Freedom of Information Act bind the Council, as a public authority, and therefore it should be presumed that information supplied to the Council is likely to be disclosable under the above Act. If you want information to remain confidential, you should state clearly why. Information sent to the Council "in confidence" may still be disclosable under the above Act. Before sending such information you are advised to take legal advice if there are fears that disclosure would prejudice you in some commercial way.