

LITTLE ABINGTON PARISH COUNCIL

Application for nomination of Sluice Wood, Little Abington as an Asset of Community Value

April 2021



Nomination form for an Asset of Community Value (one nomination per form)

Part A – The Nominating Group <i>(see non-discretionary assessment criteria)</i>			
A1	Organisation Name	LITTLE ABINGTON PARISH COUNCIL	
	Organisation Address and Postcode	Little Abington Parish Council 27 West Field, Little Abington, Cambridge. CB21 6BE	
A2	Contact Name	Genevieve Dalton	
	Position in Organisation	Clerk	
	Correspondence Address	As above	
	Daytime telephone number	077030486562	
	Email address	clerk@littleabington.clara.co.uk	
A3	Description of organisation	Tick all that apply and supply evidence	Registration number (where applicable)
	Parish Council	Y	
	Body designated as a neighbourhood forum under the Town and Country Planning Act		
	Unincorporated bodies with at least 21 individual members and which does not distribute any surplus it makes to its members (see A6)		
	Charity		
	Company limited by guarantee which does not distribute any surplus it makes to its members		
	Industrial and provident society which does not distribute any surplus it makes to its members		
	Community interest company		
	Other – please detail		

A4	Distribution of Surplus Funds	
	For groups other than parish councils, please provide evidence (see A6) that any surplus made by the group is wholly or partly applied for the benefit of the area covered by South Cambridgeshire District Council or a neighbouring authority area	

A5	Unincorporated Bodies	
	For a nomination from an unincorporated body to be valid, at least 21 members of the body must be included on South Cambridgeshire District Council's register of electors. Please include separately a list of these names and addresses as they appear on the electoral register. These details will be verified.	

A6	Evidence of Organisational Status	
	Please provide a copy of the following as relevant to your organisation	Tick those provided ✓
	Memorandum of Association	
	Articles of Association	
	Companies House return	
	Trust Deed	
	Constitution/ Terms of Reference	
	Standing Orders	Y
	Interest Statement for Community Interest Company	

A7	Local Connection	
	For groups other than parish councils, please provide details (including evidence – see question A6) of your group's local connection to the nominated asset, i.e. How your group's activities relate wholly or in part to the area covered by South Cambridgeshire District Council or a neighbouring authority area	

Part B – The Nominated Asset <i>(non-discretionary assessment criteria)</i>		
B1	Asset Name	Sluice Wood
	Asset Address and Postcode	<p>The land is to the south of Bourn Bridge Road Little Abington, Cambridge. CB21 6BJ .</p> <p>It is accessed via two routes:</p> <ol style="list-style-type: none"> 1. a permissive path running behind West Field managed by the Parish Council on behalf of the landowner (Abington Lea) 2. the Old Coach Road (owned by the Perse School) formerly the drive to Abington Hall- a Grade 2 listed building - on Granta Park.

B2	Owner and Occupier Details <i>(non-discretionary assessment criteria)</i> Please provide all information available to you	
	Owner(s)	
	Name	<p>Trustees of the Bancroft Farm Estate and managed by Cheffins.</p> <p>CHARLOTTE ELIZABETH SAWYER NUTT of 8 Chapman Square, London SW19 5QQ. Executors of Christopher Young Nutt deceased</p> <p>BARBARA ELIZABETH GORNA of 8 Chapman Square, London SW19 5QQ. Executors of Christopher Young Nutt deceased</p>
	Address	As above
	Status (delete as appropriate)	Current/
	Lawful Occupier(s)	
	Name	The site is an unoccupied woodland
	Address	
	Status (delete as appropriate)	Current/ Last Known/Not Known/Not Applicable
	Holder(s) of freehold estate (if not owner)	
	Name	
	Address	
	Status (delete as appropriate)	Current/ Last Known/Not Known/Not Applicable
	Holder(s) of any leasehold estate	
	Name	None to our knowledge
	Address	
	Status (delete as appropriate)	Current/ Last Known/Not Known/Not Applicable

B3	Additional Information (<i>non-discretionary assessment criteria</i>)	
	Is the asset used wholly or partly as a residence?	<input type="checkbox"/> YES (<i>provide details</i>) X NO
	Is the asset, or part of the asset a hotel or otherwise principally used for letting or licensing accommodation to paying occupants?	<input type="checkbox"/> YES (<i>provide details</i>) XNO
	Is the asset covered by the Caravan Sites and Control of Development Act 1960?	<input type="checkbox"/> YES (<i>provide details</i>) X NO
	Is the asset defined as operational land under section 263 of the Town and Country Planning Act 1990, owned by statutory undertakers such as utility companies?	<input type="checkbox"/> YES (<i>provide details</i>) XNO

B4	Maps and Drawings (<i>non-discretionary assessment criteria</i>)
	<p>For a community nomination to be valid, it must include a description of the nominated land, including its proposed boundaries.</p> <p>This could be:</p> <ul style="list-style-type: none"> • Land Registry title information document and map with the boundaries clearly marked in red, if the land is registered. This should be recent, i.e. Less than one month old (Provision of Land Registry information is not essential, but it may help us to reach a decision on the nomination more quickly) • A drawing or sketch map with boundaries clearly marked in red • A written description with Ordnance Survey location, explaining where the boundaries lie, the approximate size and location of any building(s) on the land and details of any roads bordering the site <p>Please use the space below, and/or tick box to indicate the attachment of additional sheet <input type="checkbox"/></p> <p>It has not been possible to identify the site on the Land Registry web site. A map showing the location and boundaries based on Google maps is attached. Sluice Wood is also shown on OS maps.</p> <p>The area is the part of Sluice Wood to the north of the river Granta bounded by the fence of the garden at Bancroft Farm, the river , the Old Coach Road and a permissive path on the boundary between the wood and a field owned by the Perse School.</p> <p>We estimate the area is 3.5 hectares.</p>

B5	Current Use of Asset (<i>discretionary assessment criteria 2.1, 2.2, 2.3</i>)	
	What is the current and main use of the asset?	<p>Woodland.</p> <p>The land is not used or maintained by the landowner.</p> <p>It is a green space used by the local community for walking, in particular riverside walks.</p>
	Over what period is this current and main use of the asset anticipated to continue?	<p>Residents have enjoyed and benefited from unencumbered access for many years. 40+years. Its use as a recreational green space is anticipated to continue in perpetuity.</p> <p>Some elderly residents recall playing there as children.</p> <p>Signs were erected making access to the wood from the north side “permissive” in July 2015</p>
	Does the local community have legal and authorised use of the land/property?	<p>Please tick (✓)</p> <p><input checked="" type="checkbox"/> YES</p> <p><input type="checkbox"/> NO</p> <p>Residents have enjoyed and benefited from unencumbered access to the woods for many years. In July 2015 access to the area was designated as permissive by the trustees of the Estate</p>
	Do you consider that the current and main use of the asset furthers the social well-being or cultural, recreational or sporting interests of the local community?	<p>Please tick (✓)</p> <p><input checked="" type="checkbox"/> YES</p> <p><input type="checkbox"/> NO (If ‘NO’ please proceed to B6)</p>

If 'YES' please explain in detail **HOW** the asset furthers social well-being, cultural, recreational or sporting interests of the local community. You should provide specific **evidence** to demonstrate the use of the asset, e.g. activity programmes, website links and/or verifiable dates and times of specific events.

Please use the space below, and/or tick box to indicate the attachment of additional sheet ☐

Sluice Wood is a much valued area of woodland on the banks of the river Granta on the outskirts of Little Abington. Residents have benefited from and enjoyed unencumbered access to the wood for many years. Many feel that the walk along the river contributes to their health and wellbeing.

There are very few open access green spaces in Little Abington. Sluice Wood has become more important since the Welding Institute (TWI) took away open access to Granta Park, including the area of Sluice Wood south of the river in 2017 and the meadow (a PVAA) between Church Lane and Cambridge Road was fenced in 2015 allowing access only along the public footpath. Some of this land is now used for grazing by the Shetland Pony Welfare Trust.

Health and Wellbeing

The health benefits of access to green open spaces are now well established.

Sluice Wood has been particularly important to residents during lockdown and the coronavirus pandemic as an opportunity for exercise and enjoyment of the local environment and contributing to maintaining mental health. The walk is part of a 2.4km circuit of permissive paths developed in collaboration with landowners. Without them there would be no substantial "green" walking areas in Little Abington

The woods have not been managed or maintained for many years. Some residents look after them informally for the benefit of the community - maintaining trees, picking up litter and removing any hazards. From time to time the local Rivercare Group and the Naturewatch Group remove fallen trees from the river in order to maintain free flow.

Biodiversity.

Sluice Wood is an important area for biodiversity in Little Abington.

There is Village Naturewatch Group and a Nature Interest Group on Granta Park. Both groups observe and monitor wildlife. In 2020, the Abington Naturewatch Group recorded many sightings in Sluice Wood, including wild flowers, Muntjac, fungi and a large number of birds. Notable birds include Buzzard overhead, Egret, Kingfisher, Great Spotted Woodpecker and Tawny Owl as well as many others. A few butterflies were also seen.

Historic interest.

The Sluice has been listed by Historic England (Ref 1127654) and the Conservation Team at SCDC. Sadly, it has not been well maintained but it is evidence of a time when the fields nearby were flooded to create water meadows for agricultural purposes.

Sluice Wood is mentioned in various historical surveys. At the beginning of the 19th century Humphry Repton – a nationally recognised landscape designer advised John Mortlock, owner of Abington Park, about landscaping the Park and it is very possible that Sluice Wood was part of Repton's design. There is reference to it in the Gentleman's Magazine in 1815 *'the residence owned by John Mortlock, Esquire, ...is pleasantly situated ... surrounded by a beautiful plantation, where during the summer evenings the nightingale sings darkling and in the shadiest covert tunes her nocturnal note'*.

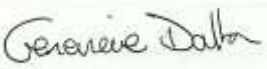
B6	Assets NOT <u>currently</u> used for community benefit (<i>discretionary assessment criteria 2.1, 2.2, 2.3</i>)	
	If the main use of the asset does not <u>currently</u> further the social well-being or cultural, recreational or sporting interests of the community, did it do so at some stage in the recent past ?	Please tick (✓) <input type="checkbox"/> YES <input type="checkbox"/> NO
	If 'YES' please explain in detail HOW the asset was used in the recent past to benefit the social well-being, cultural, recreational or sporting interests of the local community. You should provide specific evidence to demonstrate the use of the asset, e.g. activity programmes, website links and/or verifiable dates and times of specific events. Please use the space below, and/or tick box to indicate the attachment of additional sheet	
	Please provide the dates during which the asset was used in this capacity	From: To:
B7	How do you anticipate that the asset would return to furthering the social well-being or cultural, recreational or sporting interests of the local community?	
	<i>This social benefit does not have to continue in the same way was before. E.g. A pub does not necessarily need to remain as a pub for the social benefit provided to return.</i> The wood has the potential to be managed and developed as a Community Woodland along the lines of The Nuttery owned and managed by Clare Parish Council in Suffolk. The local Naturewatch Group has local and national contacts in the Wildlife Trust, for expert advice and input. There may also be opportunities for partnership working with the local primary school and the Perse School which owns land nearby.	
	When do you consider that the asset could realistically return to furthering the social well-being or cultural, recreational or sporting interests of the local community? Please provide approximate timescales	We would aim to develop a 5-year project plan, with some expert input, to manage the wood and bring it to an acceptable standard with a view to obtaining some kind of wildlife or nature designation

B8	Further Information
	<p>Please provide any further information or evidence to support your nomination of this asset for inclusion in the register of 'Assets of Community Value' maintained by South Cambridgeshire District Council.</p> <p>Please use the space below, and/or tick box to indicate the attachment of additional sheet <input type="checkbox"/></p> <p>The Parish Council has a list of 26 residents who confirmed that they walked in the woods over many years. If required, a more extensive list can be compiled of further residents who walk the woods regularly for their mental and physical well-being.</p>

Attachment Checklist	(✓)
Evidence of organisation type (question A3) including a copy of Constitution / Standing Orders of parish council or other organisations	
Names and home addresses of 21 members registered to vote in nomination area (for constituted bodies)	
Copy of Land Registry Register View/ Official Copy register entries including title plan	
Additional plans (where applicable)	
Evidence of current or past community use (e.g. activity programmes, weblinks, verifiable event times / dates)	

By signing your name here (if submitting by post) or typing it (if submitting electronically) you are confirming:

- i) that the contents of this form are correct, to the best of your knowledge
- ii) that the names and addresses provided in A5 (where applicable) are, to the best of your knowledge, as they appear on the electoral register
- iii) that relevant operating rules or procedures of your organisation have been followed in making this nomination

Name	Genevieve Dalton		
Role in organisation	Clerk, on behalf of Little Abington Parish Council.		
Signature		Date	30 April 2021

Please speak to one of our officers for information and guidance about the ACV nomination procedure on 01954 713070. Please send your completed form by email to: Partnerships@scambs.gov.uk	Or by post to: Resource Officer –Health & Environmental Services South Cambridgeshire District Council Cambourne Business Park Cambourne CB23 6EA
---	--

Data Protection Act 2018 - Statement

We will process the information provided in accordance with the Data Protection Act 2018 (GDPR) for the purposes of administering the Community Right to Bid procedure. The information provided will be stored securely by South Cambridgeshire District Council and will be destroyed after six years.
Information provided may be published on the Council's website and will be released in response to any reasonable request, subject to redaction of personal contact details (e.g. questions A2 & B2).