

Great & Little Chesterford Neighbourhood Plan
Steering Group

Date: 27th April 2021
Our Ref: 20-44

By e-mail: [REDACTED]

Dear Sirs

Great & Little Chesterford Neighbourhood Plan: Regulation 14 Pre-Submission Consultation

We act on behalf of Mr Robert Fairhead who owns land and property both within and surrounding Great and Little Chesterford. Much of this property falls within the defined area for the Neighbourhood Plan. On behalf of Mr Fairhead, we have set out below comments in respect of the Regulation 14 Neighbourhood Plan.

Comments

1. Settlement Boundary Development Limits

We support the defined Development Limits set out on Figure 5.7 and the approach to Development Limits as set out in Policy GLCNP/1.

2. Settlement Pattern & Separation Zone

We support the separation zone defined on Figure 5.14 and the related policy which applies to that zone under GLCNP/2.

3. Local Green Spaces – Policy GLCNP/7

We support the identification of Sites LGS15 (The Green by Manor Cottages) and LGS16 (Meadow behind Little Chesterford Village Hall) as Local Green Spaces – both sites are owned by our client. We have noted the content of the background paper 'Local Green Spaces Designation Report' (March 2021) and we believe that, in the case of LGS15, it should note that there are existing residential and agricultural access rights across the designated LGS area. Designation of this land as a Local Green Space should not interfere in any way with established and legal access rights. In addition, the above report describes LGS16 as 'informal grass'. In our view it would be better described as 'permanent pasture' which would reflect its current status and primary use.

4. Section 5.6 Valued Community Spaces

We do have some concerns over this section. Page 68 refers to the 'riverside walk between Great and Little Chesterford'. This is described in Paragraph 5.6.11, it is listed in the Table of Valued Community Spaces (as Item 22) and illustrated on Figure 5.34 (page 70). This 'walk' is located on our clients' agricultural land and is an informal path.

The current factual situation is that there is no right of way along the River Cam between Great and Little Chesterford. In recent times, the landowner has generously allowed informal access alongside the

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River Cam and is giving consideration to the creation of a possible permissive path, subject to certain provisions and limitations. Our concerns are as follows:

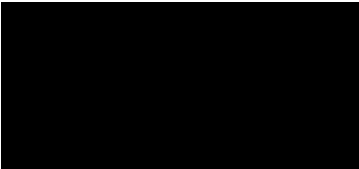
- i) It is inappropriate for a statutory Neighbourhood Plan to seek to protect an informal 'walk' which has no statutory status. We would question whether Neighbourhood Plans should be seeking this at all as it seems outside of the field of land use and development planning;
- ii) The relevant Policy (Policy GLCNP/6) is concerned with *spaces*, rather than routes, and the policy should not seek to protect something which only exists temporarily on the basis of the current landowners' generosity; and
- iii) We therefore question the principle of including a 'walk' on this basis and, whether a Neighbourhood Plan should be seeking to protect such features at a detailed level. It seems unnecessary, somewhat ineffective and beyond the scope of a Neighbourhood Plan.

Conclusion

In conclusion, on behalf of our client, Mr Robert Fairhead:

- We support the Development Limits defined in the Neighbourhood Plan;
- We support the Separation Zone defined in the Neighbourhood Plan;
- We support the designated Local Green Spaces LGS 15 and 16 – with comments outlined above; and
- We have some concerns over the references to the riverside walk and whether this rightly falls within the scope of a statutory Neighbourhood Plan.

Yours faithfully



Ian Smith
Director of Planning

