



By Online Planning Register

Cambridge Past, Present & Future
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28/09/2022

Dear Beth

Response to 22/03508/HFUL: Provision of 3no. residential parking spaces at The Cottage 1 The Baulks Sawston

Cambridge Past, Present & Future is Cambridge's largest civic society. We are a charity run by local people who are passionate about where they live. We operate in the greater Cambridge area and working with our members, supporters and volunteers we:

- Are dedicated to protecting and enhancing the green setting of Cambridge for people and nature.
- Care about Cambridge and are an independent voice for quality of life in the strategic planning of Greater Cambridge.
- Are working to protect, celebrate and improve the important built heritage of the Cambridge area.
- Own and care for green spaces and historic buildings in and around the city for people and nature, including Wandlebury Country Park, Coton Countryside Reserve, Cambridge Leper Chapel & Barnwell Meadows, Bourn Windmill and Hinxtton Watermill.

Cambridge Past, Present & Future object to this application as it will result in the loss of land protected as a village amenity and harm the character of the Sawston Conservation Area, contrary to adopted policy.

The proposed parking spaces are to be located on the edge of an amenity area, identified on the interactive proposals map as Butlers Green.

Butlers Green is an important open space in the centre of the village. It was the playing field for the former John Faulkner Infants School. The former school buildings front onto the open space and have now been converted to residential use.

Butlers Green is identified in the Local Plan as a Protected Village Amenity Area. This is open land protected for its contribution to the character of the village. Policy NH/11 does not permit development if it would have an adverse impact on the character of the village.

The site lies within the Sawston Conservation Area. Policy NH/14 supports development which sustains the special character and distinctiveness of the historic environment. The 2007 Conservation Area Appraisal led to the extension of the conservation area to include Butlers Green. It identifies it as a 'positive open space' (Townscape Appraisal Map page 32). It describes the space as a large green space bordered by 18 mature trees and a low timber barrier which provides a green buffer between the (former) school and the road (paragraph 9.4).

The creation of 3 parking spaces will involve the loss of village amenity land. They would be located between 2 mature trees and involve the removal of hedgerow and timber rail fence. They would be located where there is currently a pedestrian access to the Green. Although the proposed parking spaces only cover a small proportion of the open space, it will result in an incursion into the space and a change of surfacing from grass

to grey pavements and loss of hedgerow to provide access and visibility spays. They will introduce an urban feature in an area of natural open space.

It is interesting to note that when permission was applied for the conversion of the school buildings and erection of new dwellings (S/1783/12/FL), the site plan included 3 parking spaces on the Green, in the same location as being applied for now. However, amended plans were submitted and approved, excluding the parking spaces. One can assume that officers objected to the use of the open space for parking and requested an amendment. Since that date the site is has been identified as a village amenity area in the Local Plan. There are therefore even stronger policy reasons now to refuse the parking spaces.

The proposed parking spaces will introduce an urban feature of hard landscaping in an area of natural open space. This will detract from the special character of the area and is therefore contrary to policies NH/11 and NH/14 and should be refused.

I trust that you will take our comments into consideration.

Yours sincerely
Sarah Nicholas
Principal Planning Officer