

Referendum Version



Glinton Village
NEIGHBOURHOOD PLAN

2016 - 2036



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1. Chairman's Overview

Neighbourhood Development Plans result from the Government's determination to ensure that local communities are closely involved in the decisions which affect them. The Glinton Neighbourhood Plan (GNP) has been developed to establish a vision for the village and to help deliver the local community's aspirations and needs for the plan period 2016 - 2036.

Unlike the Glinton Village Design Statement* and Glinton Neighbourhood Investment Plan 2008, upon which it builds, the Neighbourhood Development Plan is a statutory document that will be incorporated into the Development Plan for Peterborough and will be used by Peterborough City Council to determine planning applications. The Plan has been produced by residents, with the support of the Parish Council, using the views of the residents within the Parish of Glinton.

The Working Group has consulted and listened to the community and local organisations on a wide range of issues that will influence the well-being, sustainability and long-term preservation of our rural community. Every effort has been made to ensure that the views and policies contained in this document reflect those of Glinton residents, particularly the responses received from 35.8% of dwellings to the October 2016 Glinton Village Neighbourhood Plan – Village Questionnaire which has formed the main evidence on which this document is based.

The Parish Council would like to thank the current and past members of the Working Group and pay tribute to their work since September 2013. The Parish Council is also grateful for the help and the engagement of many others in the village without which it would not have been possible to produce this Neighbourhood Plan.



Gerry Kirt

* Part of the 2011 Peterborough Design and Development in Selected Villages Supplementary planning document – available to view at the Peterborough City councils web site <https://www.peterborough.gov.uk/>

2. Introduction

2.1. Neighbourhood planning is a central government initiative introduced by the Localism Act 2011 and recognised in the National Planning Policy Framework (NPPF) in March 2012. The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their area. Neighbourhood Development Plans (NDPs) must be in general conformity with the strategic policies of the Development Plan and have regard to national policy and advice.

2.2. Glinton Parish Council, as the qualifying body, involved the community and jointly established the Glinton Neighbourhood Planning Group (GNPG). This group comprised of village residents and Parish Councillors to oversee the project and make recommendations on the content of the GNP.

2.3. Neighbourhood plans are to be shaped by and produced for the local community. The role of the Working Group was to act as facilitators in enabling local residents, businesses and community groups to determine the focus of their GNP and devise policies to tackle local issues.

2.4. The GNP must be in general conformity with the strategic policies of Peterborough City Council's Local Plan. The GNP covers the period 2016 - 2036. This period has been chosen to coincide with the new Peterborough Local Plan which was adopted in early 2019.

2.5. The plan includes references and extracts from several statutory documents, such as HSE's Land Use Planning Methodology. This is to remind developers and Peterborough City Council planners of their existence and the requirement to incorporate their recommendations within all relevant applications.

Status of the GNP

2.6. Once adopted, the GNP will form part of the statutory Development Plan for Peterborough. It will be used to determine applications in accordance with Planning and Compulsory Purchase Act 2004 Section 38 (6) in that the determination of planning applications 'must be made in accordance with the Plan unless material considerations indicate otherwise'.

Developing the GNP

2.7. The GNP has been prepared for the community by the community. This document is the product of a process of community events and consultation with residents, stakeholders, statutory bodies and landowners. Through this process the Working Party has interpreted the requirements, confirmed their validity at each stage of the process and produced the Plan.

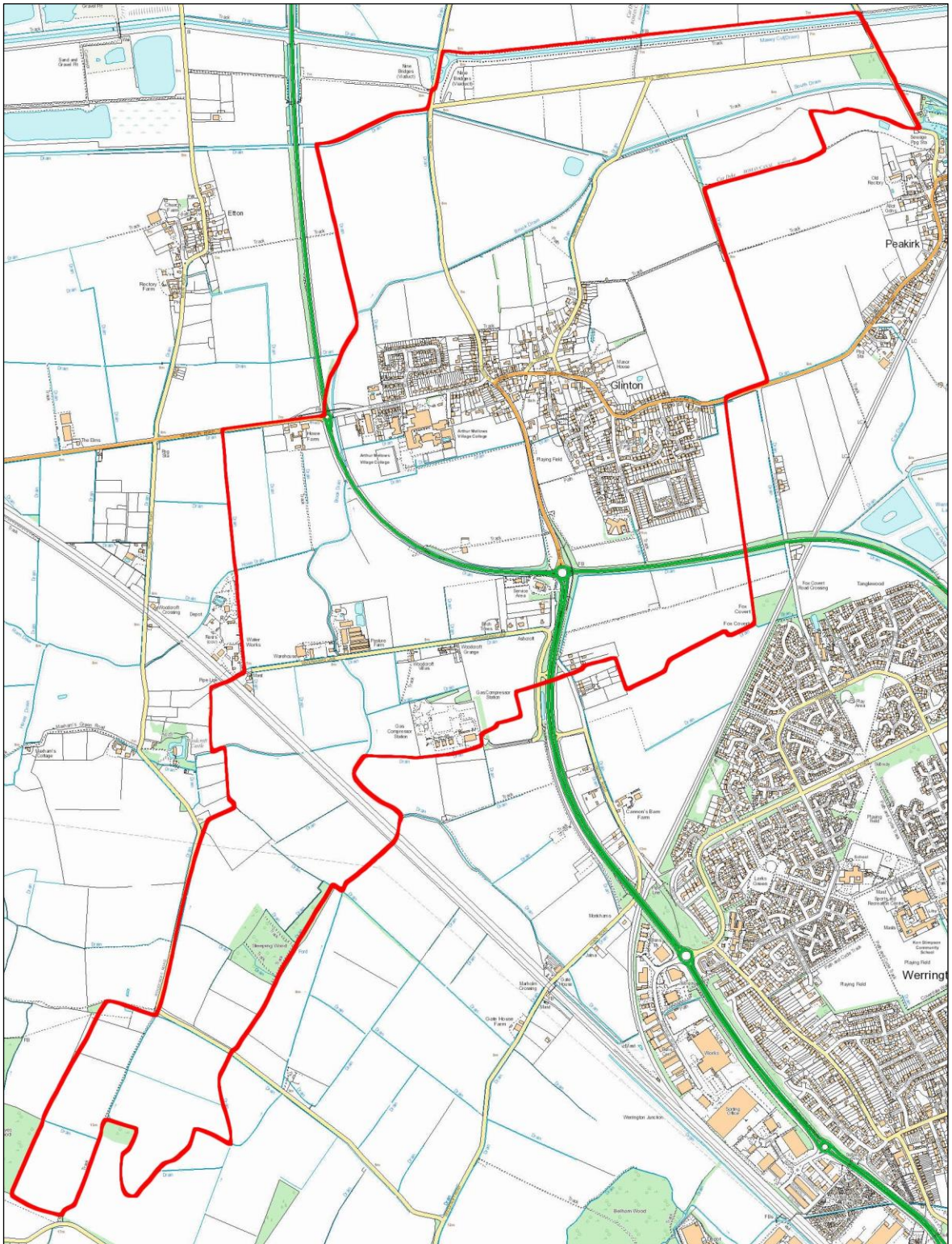
2.8. The table below provides a brief outline of the community consultation events held that fed into the GNP Questionnaire, the results of which form the basis for the GNP:

Event	Brief Description	Venue	Date
Launch Event	Overview of objectives. Distribution of questionnaire to attendees and all properties in the village	Glington Village Hall	25/1/2014 26/1/2014
Primary School Fete	NPD roadshow to publicise the aims and objectives of the plan.	Primary School	5/7/ 2014
Horticultural Society Show	NPD roadshow to publicise the aims and objectives of the plan.	AMVC	20/9/2014
School Bazaar	NPD roadshow to publicise the aims and objectives of the plan.	Primary School	5/12/2014
AMVC Open Day	NPD roadshow to publicise the aims and objectives of the plan.	AMVC	July 2015
Primary School Open Evening	NPD roadshow to publicise the aims and objectives of the plan.	Primary School	15/7/2015
Letter to Landowners and Estate Agents	Advising them of the GNP and requesting feedback on what the working party should consider. No feedback received.		July 2015
Update	Overview of GNP, associated events and progress	Village Tribune (distributed to all households and online), Parish Council Minutes (Glington noticeboards and online) and dedicated website and Facebook page.	January 2014 onwards
GNP Questionnaire	Questionnaire distributed to all dwellings, businesses and landowners		Sept 2016
GNP Interim Consultation Document	Results of the questionnaire distributed to all dwellings, businesses and landowners for feedback.		July/Aug 2017
Public Meeting	Planned Larkfleet Housing Development – results of the questionnaire were discussed. 99% of attendees supported the results and recommended the development should be rejected.	Glington Village Hall	27/10/17
Public Meeting prior to Glington Parish Council Meeting	Planned Larkfleet Housing Development – results of the questionnaire were discussed. The Council recommended the development should be rejected.	Glington Village Hall	16/1/18

Strategic Environmental Assessment & Habitats Regulation Assessment	PCC undertook a screening exercise to determine whether the GNP required a full Strategic Environmental Assessment (SEA) and/or Habitats Regulation Assessment (HRA). It found GNP satisfied the basic conditions and was in general conformity with the strategic polices contained in the development plan (the Local Plan) for the area.		March 2019
Draft GNP	Glington Parish Council formally adopted the draft GNP.	Glington Village Hall	16 April 2019
Public Consultation	Statutory Consultation. Notice of the consultation distributed via leaflets to all relevant statutory bodies, landowners and residents.	Notice of the consultation also appeared in the Village Tribune. Ballot boxes were located in the doctors surgery, chemist and local shop/Post Office.	13/7/2019 To 14/9/2019
Final GNP	Glington Parish Council formally adopted the GNP.	Glington Village Hall	January 2020

2.9. GNPG having developed an overall understanding of views through public consultation events, discussions with landowners and a postcard survey of all residents, produced a village questionnaire which was distributed to all dwellings. The 35.8% response forms the basis for this plan.

2.10. The plan was originally developed to cover a timescale between its eventual adoption and 2030. After taking advice from PCC, it was decided to reflect the same duration of Peterborough City Council's emerging Local Plan 2016 - 2036.



Map 1: Parish Boundary of Glington (shown in red) to which this plan refers

3. Background to the Parish

3.1. Ginton is a rural 'Fen Edge' village of c.674 houses (in 2018) with c.692 in the wider Ginton Parish area, situated to the north of Peterborough, Cambridgeshire, and is only a few metres above sea level. The landscape is flat, intersected by drainage dykes, and is characterised by expansive views over arable farmland although there are also some small areas of woodland. Within the village envelope there is a conservation area containing many historic buildings, and both within and outside of this area there are historic landscape features and areas of archaeological interest. The nearest city is Peterborough whose centre is located 6 miles from Ginton and roughly 50 minutes due north from London by train.

3.2. A number of infill sites and some agricultural buildings within the village envelope have been subject to residential development. All but one of Ginton's 5 public houses have been converted into residential dwellings with the former Crown pub used as a dwelling and the Happy Faces mother and toddler nursery school.

3.3. The south of the Parish is characterised by major infrastructure (National Grid's gas compressor station and Network Rail's east coast line) and light industrial businesses off Waterworks Lane.

Socio-Economic Profile

3.4. Almost a quarter of the population is aged between 45 and 59 and over half are over 45. This has implications for the future demographic of the Parish as in ten years a large proportion of residents will be of retirement age.

3.5. The Parish is characterised by a significant number of full-time employed people in white collar occupations and exceptionally low levels of unemployment. The Census indicates that 74% (596) of the working village population travel to work by van or car and relatively small numbers of people travel using the train, bus, bicycle or on foot. A small number (6.8%) of residents work from home.

3.6. Housing provision within the Parish largely consists of detached houses or bungalows (56.2%) and semi-detached dwellings (39.6%) with a high instance of larger homes. Census data shows that whilst houses are larger, the number of people living in each home is 2.56 which is above the English national average of 2.4. Most of the properties are owner occupied (86.1%). The percentage of socially rented households within the area is 7.7% and those privately rented is 5.2%. (All data taken from the 2011 census profile for Ginton).

Landscape

3.7. Ginton rises only a few metres above sea level on a gravel island and the surrounding landscape is characterised by arable farmland and intersected by drainage dykes and smaller drains. The fields immediately to the north and east of Ginton retain hedgerows and tree-lines which are responsible for a more enclosed feel to the landscape and an attractive visual impression. Several hedgerows within the conservation area (see PCC - Ginton Conservation Area - Appendix 1.5 trees and hedges) have been identified as important (including those to the north of the church, Balcony House, and 12 High Street), and there are a number of mature trees, veteran

trees and wide verges which help to give Ginton a distinctive character and define it as a country village (see Supplemental Planning Document https://drive.google.com/file/d/1fKGtykUxqbgY_EM27jTcLmix4nHC8Wjb/view).



Northwards view from Ginton across the Ridge and Furrow field (See maps 4.4 & 7.2 together with policies GNP4 4.4 & GNP7).

History and Conservation

3.8. The Parish contains many historically important features including a number of listed buildings, archaeological and other historic assets (see Appendix 4 - Locations of Historic Significance). The centre of Ginton is a designated Conservation Area (see



Map 7.1) due to its history and architectural character. The village has a distinctive character formed over time in response to its landscape setting, history and ownership.

Services

3.9. The village and its hinterland are served by a Parish Church, doctors' surgery, three care homes, a public house, the Peakirk cum Ginton Primary School and Arthur Mellows Village College. There is a chemist, a combined Post Office and local supermarket, several small to medium businesses, and

several working farms. A large gas compressor station is located on the western border of the Parish. Clare Lodge, a national provider of secure accommodation, welfare only placements, and the only all female unit in the UK, operates on a site on the edge of the village envelope.

3.10. Ginton is well served with public transport connections to Peterborough, Stamford and local villages during the day and early evening.

4. Objectives

4.1. Ginton Neighbourhood Plan has been developed by volunteers from the village based on feedback from the community through the results of the Ginton Neighbourhood Plan Questionnaire 2016. The key objectives reflecting the overriding views of the community are set out below:

Climate Change

Ginton's policies have been developed to underpin the government initiative to mitigate the effects of climate change. Ginton Neighbourhood Plan is in compliance with the Peterborough Local Plan policies LP1 and LP 31 (see also Appendix 3).

Development

The GNP will protect the village from misplaced development and ensure that any development is sympathetic to, and improves, the look and feel of the village. It will encourage the construction of new houses that meet the identified requirements of Ginton residents as based on feedback from the community through the Ginton Village Plan Questionnaire 2016.

Natural Environment

The community has made it clear that they wish to make Ginton a more wildlife-friendly village, and the GNP aims to support this aspiration. Mature trees, hedges and green spaces are of particular importance to the appearance and character of the village, and these landscape features greatly contribute to the quality of village life. The GNP seeks to protect and enhance the natural environment of Ginton and the wildlife therein.

The GNP seeks to secure the protection of existing mature and veteran trees and the delivery of new trees in support of the Peterborough Environment Capital Trust ambition to plant 180,000 trees by 2030 and it also aims to establish a nature recovery area (or areas) within the parish boundary.

Services and Facilities

The GNP will encourage the creation of an attractive and usable public realm, preserve existing services (including schools and church) and support the establishment of new accessible local services and community enterprises, which meet the needs of Ginton.

Cultural Landscape

The GNP will preserve and enhance local landscape features including, but not limited to, the Conservation Area, views towards St Benedict church and views to surrounding villages.

Traffic and Transport

The GNP will encourage sympathetically designed vehicle parking whilst creating an attractive, safe and usable public realm for pedestrians and cyclists.

Sustainable Access







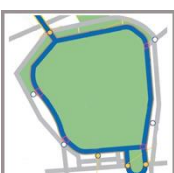





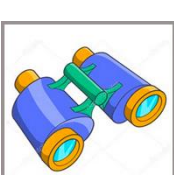
Developments will not be supported that adversely affect the number, maintenance and quality of sustainable routes for bus, foot and cycle transport within the Parish and between Glinton and the surrounding villages. This also includes safe routes to schools, shops and services. This will be achieved through cooperation with relevant Peterborough City Council departments, e.g. Highways Department and commercial organisations such as Delaine buses.

Sustainable Economic Development

The GNP supports increased economic activity appropriate to the rural nature of the Parish by encouraging small scale opportunities in sustainable locations and working from home conversions.

5. Policies

The policies are based on evidence supporting the Peterborough Local Plan, developed by the GNPG and feedback obtained from the Glinton Neighbourhood Plan Questionnaire 2016. Some of the key findings of the GNPQ can be found in Appendix 6.

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GNP1 Housing Growth

5.1 There are 674 dwellings in Glinton village (in 2018), and there are a total of 692 dwellings in the wider Parish area (in 2018). This Parish figure has risen steadily since 2001 when it stood at 653 dwellings and then 680 dwellings in 2011, according to Census information. It is important to maintain some steady growth in Glinton to ensure that it remains a vibrant place to live, and that our valued services and facilities continue to thrive but are not overwhelmed.

5.2 According to the 2011 Census there was a higher proportion of 4 and 5 bed properties in Glinton Parish than in the wider Peterborough area. This is shown in Table below:

Bedrooms	Glinton Parish		Peterborough	
	No.	%	No.	%
All dwellings	671	100%	74,023	100%
No bedrooms	0	0%	195	0%
1 bedroom	11	2%	8,527	12%
2 bedrooms	84	13%	17,979	24%
3 bedrooms	326	49%	32,433	44%
4 or more bedrooms	250	37%	14,889	20%

5.3 Whilst the wider Peterborough area might reasonably be expected to have a lower proportion of larger houses due to the urban area, the Census information for the Peterborough area is also available broken down by whether it is “urban” or “rural”. This information shows that for rural parts of the Peterborough Local Authority area, only 29% of dwellings had 4 or more bedrooms, still substantially lower than that for Glinton.

5.4 This tendency towards larger homes has also been exaggerated by new dwellings being built and planning permissions issued since the Census in 2011. There have been 24 dwellings (net) approved, under construction or built in Glinton since 2011. Taking into account the size of existing properties that have been or are about to be demolished as part of proposals, 71% (17 dwellings) are 4 bedroom or larger, 8% (2 dwellings) are 3 bedroom, 17% (4 dwellings) are 2 bedroom and 4% (1 dwelling) are 1 bedroom. Furthermore, one of the 2 bedroom properties and two of the 3 bedroom properties were provided as affordable housing, reducing the number of smaller homes available on the general housing market.

5.5 It is important that a variety of housing size is provided by new development in order to offer the opportunity for upsizing, downsizing and to ensure that development is not only provided for people seeking large executive homes. This is important to ensure a balanced community remains in the village and that residents are not priced out of the village.

5.6 It is also important that development takes place within the village envelope as defined in the Peterborough Local Plan. This helps to ensure that the rural village setting is maintained and that the village retains its strong nucleus with new homes being located in proximity to the services and facilities.

5.7 Through consultation with the community, it is clear that there is support for some limited development within the village envelope, provided that it will not negatively impact on local character and provided it will not, in isolation or in conjunction with other development, overwhelm infrastructure. However, it is also clear that any growth must be carefully managed throughout the plan period. This plan therefore proposes a growth level of 5% in dwelling numbers in the village envelope across the plan period which allows for the development of 34 dwellings to 2036. This number is considered to be appropriate in terms of delivering organic growth over the next 15 years. It also reflects the general growth of the village in recent years and is consistent with the requirements of the Peterborough Local Plan.

Policy GNP1: Housing Growth

The housing growth will be managed across the plan period to ensure that Ginton grows steadily and sustainably. This growth will amount to around 5% in dwelling numbers as calculated at 1 April 2018, through the development of up to 34 dwellings by 2036 *.

If a development proposal together with other dwellings built after 1 April 2018 or with a live permission would result in the total number of dwellings exceeding this 34 dwelling growth level, it must be accompanied by evidence of clear local community support, or the written support of Ginton Parish Council, for the proposed scheme, demonstrated through a thorough and proportionate pre-application community consultation exercise.

Development proposals which deliver new homes should contribute positively to providing a mix of housing types, styles and sizes, where this is appropriate for the site context. Development proposals for 5 or more dwellings should incorporate some smaller homes of 3 or fewer bedrooms where this would not harm the local character.

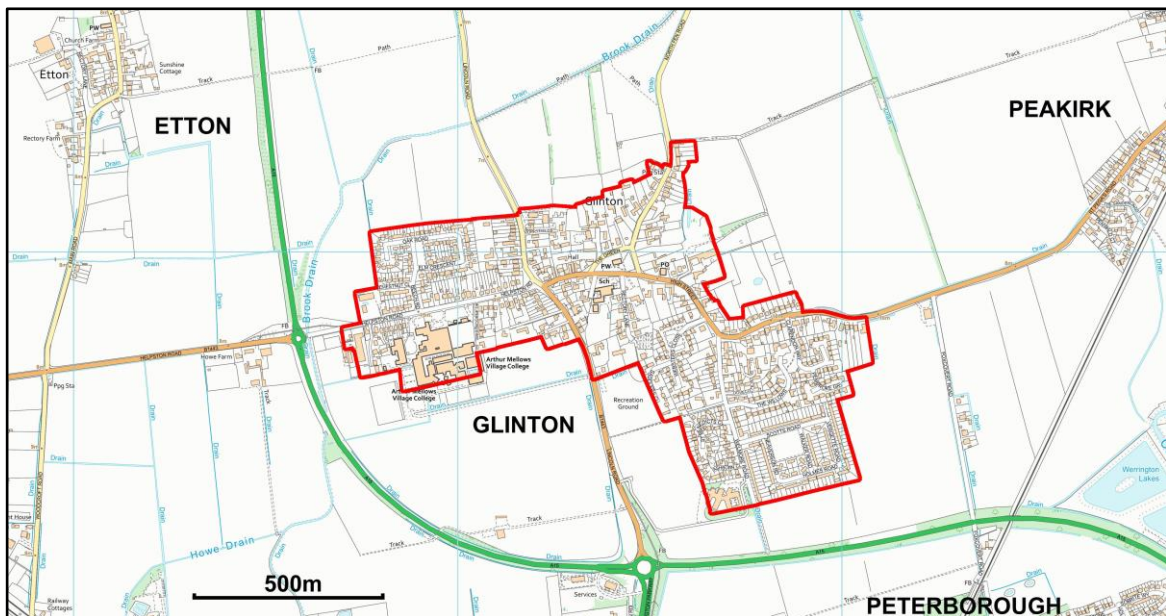
Proposals that include dwellings of 3 or fewer bedrooms, starter or other affordable homes, bungalows, or for older people suitable for independent living, will be viewed favourably where they are consistent with the Development Plan.

* Dwellings with permission but not complete at 1 April 2018 are included in this growth level.



GNP2 Location of New Development

5.8 One of Glinton's most valued assets is its village character including the surrounding countryside. There are a number of neighbouring villages within a short distance of Glinton, with Peakirk being the closest at 590m followed by Etton at 660m, but it is the Peterborough urban area (Werrington) that is the nearest built area located only 500m from the Village Envelope - shown in Map 2.1.



Map 2.1: Glinton and its surrounding communities (village envelope shown in red)



Looking west towards Etton

5.9 This proximity to neighbouring settlements makes these gaps particularly sensitive and ensuring that they are retained, both physically and visually, is a core objective of this plan as they are essential to the distinct character and identity of Glinton.

5.10 Another important attribute of Glinton is its strong nucleated built form. It is a compact village with its facilities being located near to all households and the village is approximately 1.4km at its widest point.

5.11 Glinton is a rural 'Fen Edge' village containing a Norman Church and a large number of stone built dwellings. The landscape is characterised by broad views over arable farmland towards local villages including Peakirk, Etton and Northborough. The consultation that has been undertaken highlights that the community highly values its heritage and its rural setting.



Glinton centre looking north



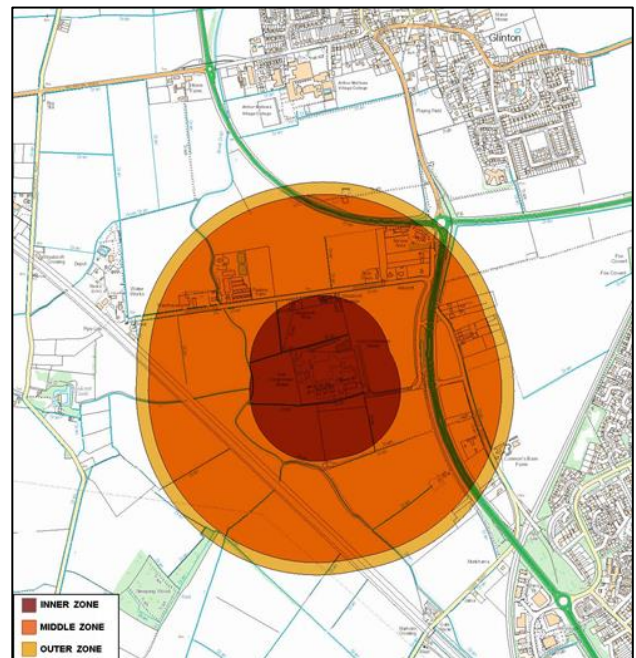
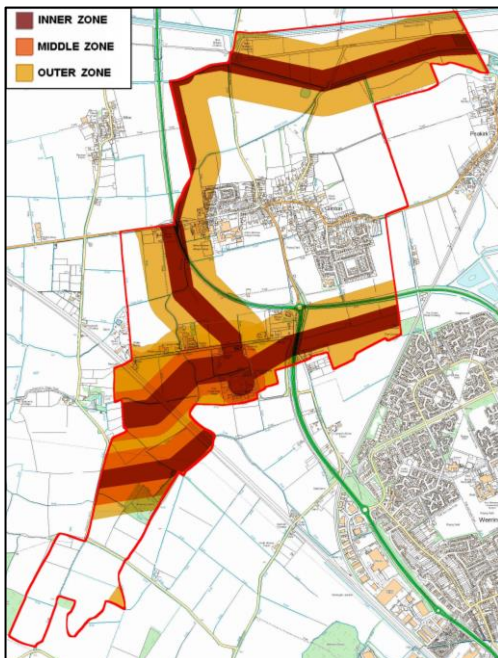
Looking south towards Peterborough

5.12 Development proposals in Glinton must respect these important characteristics and should contribute positively to them through their design and location, placing context at the heart of the proposal.

5.13 Glinton also has a number of major hazard sites and major accident hazard pipelines which affect a substantial area of the Parish. These hazards are subject to the Health and Safety Executive’s Land Use Planning Methodology to ensure that they are consulted on proposals that are located within



Looking east towards Peakirk



Maps 2.2: Hazard Zones correct as January 2018 – always check with the HSE for the latest information on the size and location of these zones

the ‘consultation zones’ of these hazards.

5.14 The current extent of these consultation zones is shown in maps 2.2 above.

5.15 Given the coverage of these zones within the Parish it is vital to ensure that

adequate consultation is undertaken in order to ensure that current or future residents are not put in any danger.

5.16 Any work in the vicinity of gas pipelines must be compliant with - specification for safe working in the city of National Grid high pressure gas pipelines and associated installations- requirements for third parties.



Two examples of In-fill development in Glington. Dovecote on the left and Farhtingstones on the right

Policy GNP2: Location of New Development

Development proposals within the village envelope, as shown in Map 2.1, will be supported in principle, where they satisfy the policies of the Development Plan. Outside of the village envelope land is defined as countryside. Development in the countryside will be restricted to that which is:

- 2.1 demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation and access to natural green space, transport or utility services; or
- 2.2 residential development which satisfies the 'exception' test set out in policy LP8 of the Peterborough Local Plan; or
- 2.3 development in accordance with Policy LP11 of the Peterborough Local Plan; or
- 2.4 minerals or waste development in accordance with the Minerals and Waste Development Plan Documents for the area.

Development proposals outside of the village envelope should not result, either in isolation or in conjunction with other developments, in the physical or visual coalescence of Glington with any neighbouring settlement.

The Health and Safety Executive should be consulted where a development proposal is located within a consultation zone for a hazardous installation or pipeline and this would trigger the consultation in accordance with the HSE'S Land Use Planning Methodology guidance. Proposals will not be supported where the HSE advise against a proposal following consultation.



GNP3 Design

5.17 Good design is paramount to achieving sustainable development in Glinton as it is elsewhere. This includes a number of key components including the delivery of low carbon buildings, the reflection of local character and careful consideration of the immediate surroundings, the materials used and the boundary treatments incorporated in the scheme.



Poppyfields gated development on Lincoln Road Glinton - see policy GNP3 - 3.5

5.18 It is vital that existing village characteristics are taken into account in designing development proposals. Peterborough City Council's Design and Development in Selected Villages Supplemental Planning Document (SPD) provides a useful set of 'Principles of Development' for all villages and limestone villages and a set of Glinton-specific 'Design Guidelines' which should be used to inform the design process. All development proposals will be expected to demonstrate how these principles and guidelines have been considered and factored into the proposals on plans and other evidence submitted in support of the application, wherever they are relevant to the proposal. If a proposal does not satisfy any of these criteria, evidence will be required to justify the departure.

5.19 This plan seeks to ensure that all proposals coming forward in Glinton will exhibit high quality design appropriate for the site context that will help to limit the impact on the environment whilst protecting the important attributes of the local character.

5.20 With the ever increasing and urgent need to tackle climate change, the recent declaration of a climate emergency by the local authority and a lack of central government legislation, developers and builders should be encouraged to be



Development of two new homes on the Lincoln Road

proactive in adhering to a 'greener' set of rules on housing design. Local planning bodies should be boldly stating what is now expected from responsible building and setting strong targets to developers.

5.21 Whilst government policy limits the requirements that can be placed upon developments in terms of renewable technology and carbon reduction, the neighbourhood plan challenges applicants to seek to achieve higher standards wherever possible and appropriate for the context.

5.22 Builders and developers are encouraged to submit Applications that adhere to the:

- Ministry of Housing - Communities and Local Government - The Future Home Standards
- Ministry of Housing - National Design Guide

5.23 Other welcome standards include the:

- Building for Life 12 scheme
- The Code for Sustainable Homes
- See Appendix 8 for the website links to the above documents.

Policy GNP3: Design

Development proposals must deliver high quality design through:

- 3.1 Delivering an amount and scale of development that is appropriate for the site, taking into account the site size and shape, making the best use of the site given its context;
- 3.2 Responding positively to key features on the site such as trees and other natural environmental features, topography, and buildings and retaining them as part of the scheme wherever possible;
- 3.3 Responding positively to important local characteristics as detailed in the Design and Development in Selected Villages SPD;
- 3.4 Avoiding blank frontages and introducing visual interest from the surrounding area through the overall design, orientation and position of buildings, architectural details, landscaping and materials, particularly when viewed from publicly accessible areas;
- 3.5 Socially, physically and visually integrating the proposal with the surrounding community, avoiding features that would cause separation such as a gated community;
- 3.6 Providing a mix of dwelling styles and sizes where appropriate;
- 3.7 Ensuring the height of new development is reflective of the low (two storeys or fewer) character of present development in the village;
- 3.8 Including an extensive green landscaping scheme that provides habitat, roosting and foraging for wildlife and links well with surrounding green infrastructure;
- 3.9 Introduction of well-designed boundary treatments, suited to the village character;
- 3.10 Providing adequate amenity space for future occupiers of the proposals;
- 3.11 Not resulting in unacceptable impacts on the amenity of occupants of neighbouring or nearby properties, including, but not limited to, through light or noise pollution;
- 3.12 Providing buildings and spaces that are accessible, inclusive and safe; and
- 3.13 Using high quality sustainable materials throughout the scheme.
- 3.14 Incorporating dual, electric car charging points of minimum 7.2kW power.

Proposals that exhibit substandard design quality, particularly when considered against these requirements, will not be supported.

Plans and supporting statements submitted with planning applications should make clear how decisions on the design of the proposal were arrived at and why they are appropriate for the context of the site.

Development that exhibits outstanding or innovative design will be supported in principle, where this is appropriate for the context of the site.

Proposals that seek to incorporate renewable or low carbon technologies beyond that required by building regulations will be viewed favourably. Opportunities should be taken wherever possible and appropriate for the site context to maximise passive solar gain and minimise the use of energy and water.

Proposals that contain elements producing unjustifiable external light pollution that are unsuitable for a rural environment should strongly be discouraged e.g. 24-hour security lighting, non-PIR operated lighting and non-timed street lighting. See Appendix 9.



GNP4 Local Green Space

5.24 Ginton is a rural village surrounded by farmland. Although situated in a green environment, very few green spaces exist within the village envelope (see Map 2.1 - Ginton Village Envelope - page 13) and those that do are therefore highly valued by residents. One area is located outside the village envelope which is of historic significance (see Map 4.4- The Ridge and Furrow Field location). All spaces shown on maps 4.1 to 4.4 should be protected against future development.



Map 4.1. The green space in the middle of the village bordered by the Bluebell public house, medieval Parish Church, chemist, village pump and memorial bench, and Peakirk cum Ginton C of E Primary school.

5.25 The green space in the middle of the village bordered by the 18th century Bluebell public house, medieval parish church, chemist, village pump and memorial bench, and Peakirk cum Ginton C of E school is a picturesque area that defines the visual character of Ginton. The space was originally a pond that supplied the village fire engine which was housed inside the building that is now occupied by the chemist.



Map 4.2. Play parks and green areas between the Willows and Clarendon Way



Map 4.3. The space in Scott's Road

5.26 Play parks and green areas provide oases within two of Ginton's housing developments. Of particular value to the community are those located between the Willows and Clarendon Way and the space in Scotts Road.

5.27 The grassed triangle (Map 4.5) to the west of the A15/old Lincoln Road roundabout is populated with a large number of immature trees and provides a significant green gateway into the village. While it does not fully meet the criteria for



Map 4.5. The Grassed Triangle is notable but not a designated Local Green Space

designation of Local Green Spaces and so has not been included within the list of sites in Policy GNP4, it is not considered to be capable of development due to its character and location.

5.28 Glington is home to some fascinating and regionally significant archaeology. This is particularly prevalent in the ridge and furrow fields to the north of the village, east of Lincoln Road where there are well preserved remains of medieval and post medieval ridge and furrow.

5.29 Professor Stephen Upex (Professor of Archaeology at Cambridge University) provided a view on the archaeology and historic importance of the site. He concluded that the fields to the north of Glington

“...represent some of the last remaining furlong extents in the entire Welland valley and possibly the last true medieval cultivation features within the whole of Glington Parish. The origins of Glington are ancient; it is certainly referred to in late Anglo-Saxon charters and there is good evidence to suggest that it was founded as a settlement before the conquest of 1066. Linked to this is the well established details of ridge and furrow being first developed in the mid to late Saxon period. Thus the furlongs under question at Glington, being fairly close to the centre of the village and church, would probably date from this early period. An early reference to ‘Brook Drain’ in 1340, where it is called ‘le Brok’, clearly indicates that the land around and on both sides of the drain were being worked agriculturally and thus the furlongs under question, which butt onto this drain, by implication, were certainly there in the mid 14th century.”



Map 4.4. The Ridge and Furrow Field location

My own view is that such areas of increasingly scarce ridge and furrow are of local and regional importance as historical and archaeological markers and ought to be considered for long term preservation where they can be integrated into and serve education, heritage, amenity and recreational functions.”

5.30 The full assessment by Professor Upex is provided at Appendix 4.



Ridge and Furrow Green Space



Public Footpath through Ridge and Furrow

5.31 At approximately 7.7 hectares, the fields are local in character and are well contained by surrounding mature hedgerows containing hedgerow trees. Given the importance of these fields, this plan seeks to protect them from development that would remove or reduce their historic value. They are a unique survivor of ancient field systems that clearly illustrate the early development of Ginton. The fields are



A green space at the centre of the village with The Bluebell public house in the background

immediately adjacent to the village and are in close proximity to the community who use the public right of way running across the northern border for recreational purposes.

5.32 All the Local Green Spaces identified within Ginton Neighbourhood plan meet the NPPF tests for land to be designated as local green space. More detail is provided in Appendix 10.

Policy GNP4: Local Green Space

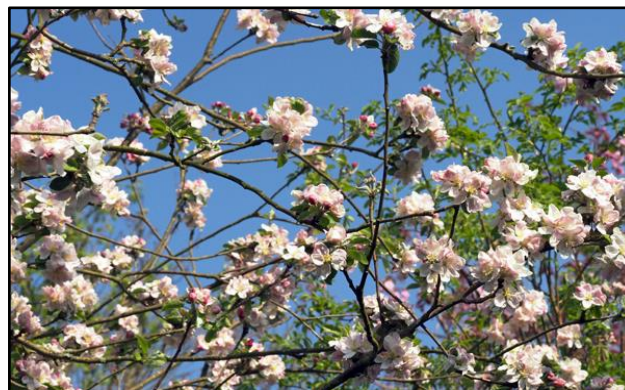
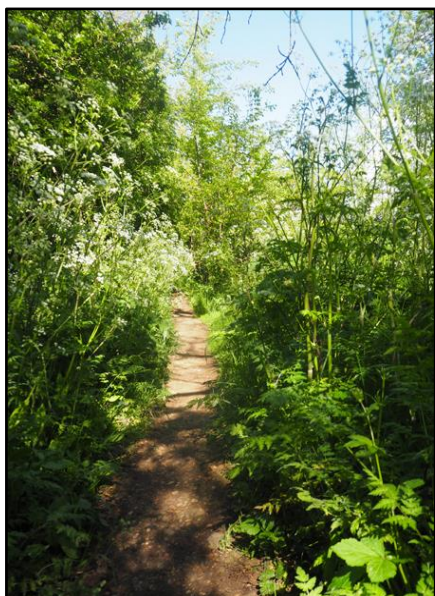
Development proposals on a Local Green Space will not be permitted other than in exceptional circumstances, in line with national policy. The green spaces are:

- 4.1 The green space in the middle of the village bordered by the Bluebell public house, medieval parish church, chemist, village pump and memorial bench, and Peakirk cum Ginton C of E school.
- 4.2 Play park and green area between The Willows and Clarendon Way.
- 4.3 Green area in Scotts Road.
- 4.4 The Ridge and Furrow fields, east of Lincoln Road.



GNP5 The Natural Environment

5.33 The community places significant value on the natural environment in the Parish, including the landscape features, views, and rural environment of the Parish which are important as a wildlife habitat, leisure resource, and historic rural setting for the village.



5.34 Features such as traditional (living) field boundaries, field margins and field shapes, brooks and dykes, trees, tree lines and hedges, are of value to wildlife and to the shape and history of the landscape, and it is expected that they be maintained or enhanced where possible.

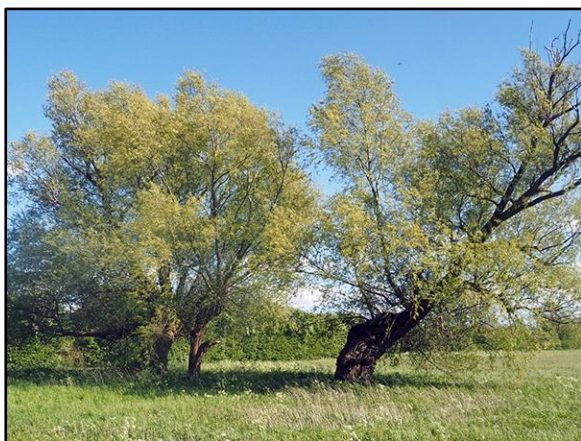
5.35 Development provides an opportunity to deliver benefits to the natural environment if done in a sensitive manner. For example, a new development at Kingsbrook in Aylesbury (visit <https://www.rspb.org.uk/our-work/conservation/projects/kingsbrook-housing/> for details) has been constructed to provide proactive support for wildlife, incorporating nesting and/or roosting areas,

and habitat and foraging for birds, invertebrates and small mammals. New development within the Parish of Glington should seek to deliver these improvements, wherever possible incorporating the measures implemented at Kingsbrook.



5.36 Any harm to wildlife habitats or important environmental features (such as hedges, trees, fields, field margins and dykes) as a result of development will be resisted.

5.37 Applications should be accompanied by a clear assessment of the impacts with adequate justification for why these impacts are unavoidable along with proposals for mitigation.



Policy GNP5: The Natural Environment

Development proposals should protect existing natural features and deliver enhancements to the natural environment of Glington wherever possible by:

- 5.1 Retaining existing, and delivery of new, natural landscape features including hedgerows, ponds, pools, brooks, ditches and trees;
- 5.2 Incorporating nesting boxes and/or roosting sites, and habitat and foraging areas for wildlife;
- 5.3 Avoiding the restriction of movement of wildlife through the use of soft landscaping for boundary treatment, or by providing gaps under fences or in walls; and
- 5.4 Providing garden areas of an appropriate size, with a landscaping scheme that will maximise opportunities to create new or extend existing habitats.

Development proposals should, wherever possible, seek to enhance connectivity of green networks through the inclusion of strong landscaping schemes that include trees, shrubs, hedgerows, and, for example, green roofs and green walls.

Where the loss of a feature is unavoidable, mitigation may be acceptable through the introduction of new features that will result in at least a neutral impact on the wildlife.

Overall, wherever practicable, a net gain in biodiversity should be achieved, demonstrated by appropriate evidence prepared by a suitably qualified person on behalf of the applicant.

Protected Trees

Ancient woodland, aged and veteran trees, trees protected by Tree Preservation Orders, and trees in the Conservation Area should be protected and retained as per the requirements of LP29 (Trees and Woodland) of the Local Plan. Where the loss of such a higher value tree/ woodland is acceptable, as per LP29, in addition to the compensatory tree planting requirements set out in LP29, the replacement tree/s should:

- 5.5 Be at least 10 years old; and be of the same species as the removed tree/s, unless there are overriding reasons why this is not appropriate such as being non native species;
- 5.6 Where possible dead trunks should be left upright and partially buried; or the stumps of felled trees left in situ and the dead wood of the felled trees left onsite to decompose.



GNP6 Car Parking

5.38 Parking problems within Glington impact on the quality of life of its residents, creating

unpleasant and sometimes unsafe scenarios where vehicles have to weave in and out of rows of parked cars. Insufficient street parking represents a safety issue within the village, particularly at school pick and drop off times.

5.39 Whilst opportunities to address existing on-street parking issues are limited, it is important to ensure that any new development does not exacerbate the problems.



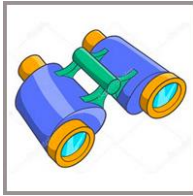
Policy GNP6: Car Parking

Development proposals will be required to meet the parking standards in the up to date Local Plan as a minimum and proposals which exceed this minimum will, in principle, be welcomed, provided this does not give rise to a poor quality design overall.

In proposals incorporating residential development, vehicle parking will usually be required to be provided on-plot. Any on-street parking will require justification for why it is the most appropriate design solution for the proposal, including a clear demonstration of how the spaces are suitably located near to an entry point of each dwelling. Any on-street parking should be included in initial designs to ensure that any visual impact is minimised and to ensure that movement for vehicles and pedestrians will not be restricted.

Proposals that are likely to result in unplanned on-street parking will not be supported.

Proposals will be expected to include facilities for electric plug-in vehicles with an adequate number of plugs in a convenient location to charge vehicles in each allocated car space. Information supporting the application should demonstrate the suitability of the number and location of these charging points in relation to the parking spaces to be provided.



GNP7 Important Views

5.40 Glington contains a number of views that are particularly striking, important for local character and valued by the community. The views of open countryside across a clear separation of Glington from its neighbouring communities are vital to the enjoyment of rural footpaths and the rural character of Glington.



Map 7.1. Views shown by arrows 1 to 4 are of particular significance and illustrated in the photographs below. All require protection. The conservation area is indicated by the brown shading

5.41 Of particular importance are the views around the Parish towards St Benedict Parish Church. Not only is the church of local importance as a landmark, but it is also recognised as one of Britain's finest needle spires and has important historic links to the poet John Clare.

5.42 There are views of St Benedict Parish Church from a multitude of locations across the Parish and some are shown below.



View 1: South across the ridge and furrow field



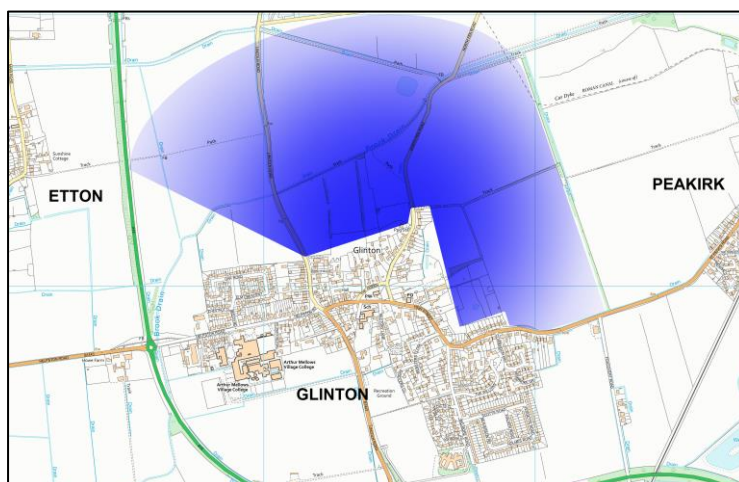
View 2: East from Helpston Road



View 3: South west from North Fen Road



View 4: South east from the A15 bypass



5.43 Views out of Glinton towards open countryside are of particular importance to residents. The rural nature of Glinton as a 'Fen Edge' village and the prominence of St Benedict church within the surrounding landscape are illustrated by the photograph shown below.

Map 7.2. Important views radiating in and out of Glinton's northern boundary are of particular significance and are illustrated above in blue. All require protection



Policy GNP7: Important Views

Development proposals should not significantly obstruct or detract from any view of St Benedict Parish Church from any public location, or significantly detract from any important countryside view.

The viewpoints shown on map 7.1 are important views of St Benedict Parish Church of particular significance.

Views radiating out of Glinton's northern boundary across open countryside (including the ridge and furrow field- see GNP4 Map 4.4), and views towards the village from the north across open countryside are of particular significance and require protection (see map 7.2).

Any proposal that has potential to impact on an important view should consider the views in the design process and be accompanied by supporting information to demonstrate why the proposal will not have a negative impact on the view.



GNP8 Drainage and Flood Risk

5.44 Ginton's foul and surface water systems have been operating at full capacity for many years. Recent increases in the number of new properties, roads and driveways feeding into the infrastructure have caused regular blockages and flooding. Examples include surface drain flooding on Welmore Road, blockages in the foul systems on High Street and St Benedicts Close, and the requirement to regularly drain the sewerage buffer tank situated on North Fen Road.



Websters Farm - 2014



Welmore Road - 2014

5.45 The pressures of further development on the existing surface and foul water systems means any new development requires careful consideration and planning. Measures to both slow and to naturally clean up surface water, prior to release into local piping or water courses, are imperative. Although all major applications containing 10+ dwellings - are required to have Sustainable Drainage Systems (SuDs), all developments need to be considered in respect of their incremental impact on the total infrastructure of the village.

5.46 During times of high rainfall Ginton's water courses rapidly reach capacity, particularly Brook Drain, Maxey Cut and South Drain; and field drainage along North Fen Road and Lincoln Road, which make them less capable of absorbing additional run off from new development.

5.47 A sustainable growth strategy is required to enable the utilisation of existing water handling schemes and avoid the need to install new systems wherever possible. Ginton sits between 7 and 11m above sea level which demands full attention to the policies given below.

Policy GNP8: Drainage and Flood Risk

Development proposals should be in accordance with Local Plan Policy LP32 which relates to flooding and drainage, or a subsequent replacement policy. Compliance is also required with PCC's Flood and Water Management SPD – July 2019. Adequate information must be provided in support of development proposals to clearly demonstrate that there is an adequate supply of potable water; and foul water and drainage water will not have negative consequences to existing systems servicing the village of Ginton.



GNP9 Traffic

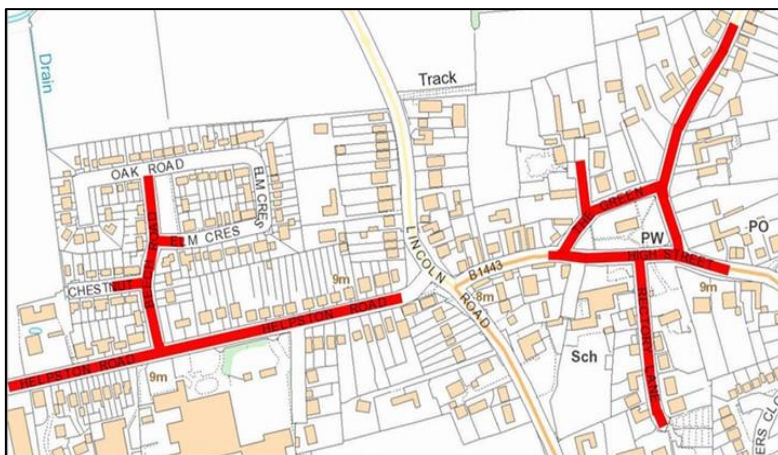


The busy school-time junction where a large number of school buses wait to join the main Lincoln Road

5.48 The A15 Glinton bypass (single carriage way) was constructed to the West and South of Glinton in the 1980s. Its purpose was to relieve the village of increasingly heavy through traffic, and it has largely achieved that, although village roads do become very busy at the start and finish of the school day when many school buses and cars have to thread their way through the traffic calming scheme and narrow access roads, taking students from or to surrounding villages.

5.49 Following the opening of the A15 Glinton bypass, the former A15 through the village was downgraded to a local access road, but it is still known as Lincoln Road. To the south of the village

it links to a roundabout on the A15 Glinton bypass. This roundabout provides the principal route to Peterborough city centre and directly onto the Peterborough parkway system that gives easy access to Peterborough industry, and all arterial routes to the North, South, East and West.



Map 9.1: Areas of parking congestion (red)



Glinton is served well by the Delaine Bus Company

5.50 North out of Glinton, the Lincoln road links to the village of Northborough, and then to the Deepings.

Market Deeping is a small Lincolnshire market town with an expanding range of facilities and housing. Further north into Lincolnshire is the fast expanding town of Bourne, and to the northwest, the ancient stone town of Stamford.

5.51 Maps 9.1 and 9.2 show the key locations where traffic and parking cause problems in Glinton village.



Map 9.2: Areas of traffic congestion (orange)

5.52 Residents are mostly happy with local transport services – the main areas of contention, as demonstrated by the results of the 2016 Glington Village Neighbourhood Plan Questionnaire, were the issues of speed control, parking and the congestion in the village during the school’s opening and closing times.



Typical congestion around the central village during the start and end of the school day

Policy GNP9: Traffic

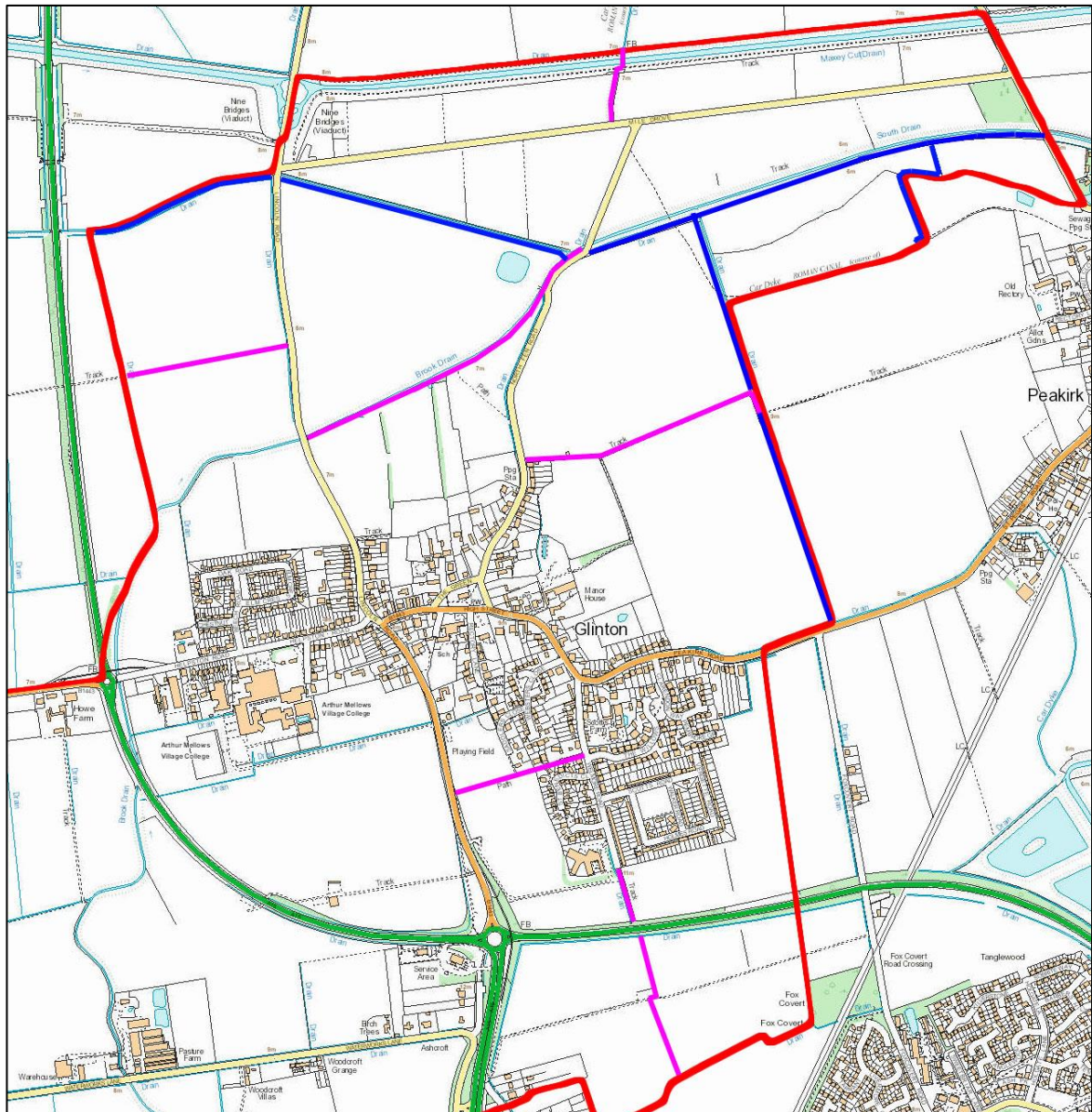
Proposals to improve bus access for students to Arthur Mellows Village College or the provision of improved drop off facilities for parents and students will be supported.

Proposals which would increase the number of road access points onto the B1443 (Lincoln Road and High Street) or onto Helpston Road, or that would result in an increase in vehicle movements in or through the village should demonstrate through accompanying evidence that any potential impacts of the proposal can be adequately addressed.



GNP10 Accessibility - Footpaths and Cycleways

5.53 Glington has a good and well used network of footpaths providing for safe movement for pedestrians across most of the village. It also enjoys a valued network of footpaths across the countryside in the Parish.



Map 10.1: Rights of way - public rights of way (pink) and permissive footpaths (blue). The red line shows the Parish boundary.

5.54 A number of the footpaths in the countryside around Glington are public rights of way and others are permissive footpaths and these all link in together to provide a varied number of circuits for leisure walkers and to travel between neighbouring villages.



Left: Local and popular permissive footpath. Above: Public footpath linking Glington with neighbouring village Peakirk

5.55 It is important for the village character and for the benefit of current and future residents that these footpaths and pedestrian connectivity are maintained and, wherever possible, enhanced or extended.

Policy GNP10: Footpaths and Cycleways

Development proposals that would obstruct or would result in a significant impact upon the enjoyment of a public footpath will not normally be allowed. This can include, but is not limited to, proposals for the creation of new dwellings, new buildings for commercial use, for a change of use where the proposed use would materially increase the activity on site, or where the proposed development would result in an impact through noise, odour, light or other pollution, where this would have potential to diminish accessibility, connectivity or tranquility of a footpath.

Development proposals that will be clearly visible from a public footpath should be designed to consider the appearance of the proposal from the footpath and incorporate green landscaping to reduce any visual impacts.

Development proposals that will enhance or extend an existing public footpath or that will deliver a new public right of way in a suitable location will be viewed favourably.

Development proposals that are located where there is an opportunity to link two or more public footpaths or to enhance connectivity through the village should incorporate this connectivity through the proposal wherever appropriate.

Development proposals should incorporate adequate and safe pedestrian links from every property within the site to the existing footpath network.

Developers that incorporate existing green footpaths within their developments will be expected to maintain the accessible width of any existing footpaths while adding green screening such as hedges to maintain their amenity.



GNP11 Growing the Local Economy

5.56 Glington currently has 2 shops (a chemist and a convenience store/sub-post office); 1 public house/restaurant (the Bluebell Public House); 1 set of small business offices (Garrick House); a UPVC window manufacturing company; and a vehicle bodyshop repair garage.



The local sub-post office and small shop



The Bluebell Pub and Restaurant

5.57 This neighbourhood plan supports the provision of these businesses and the opportunities that might arise to grow or for new businesses to form where appropriate for the site context and for the scale of the proposal.

Policy GNP11: The Local Economy

Development in Use Class E (commercial, business and service uses) whether through the new facilities, conversion or change of use to these uses, or expansion of existing facilities will be supported provided:

- 11.1 It will not have an adverse impact on residential amenity and it will not otherwise compromise the use of neighbouring land;
- 11.2 It is of an appropriate design and scale appropriate for the site context and consistent with policy GN3;
- 11.3 It will not generate significant additional traffic through the villages of Glington, Peakirk or Northborough that would result in an unacceptable impact on highway safety or severe impacts on the road network; and
- 11.4 It offers safe and suitable access for workers and customers, provides adequate off-street parking for the scale and use proposed.



GNP12 Clare Lodge

5.58 Clare Lodge Secure Children’s Home is owned and operated by Peterborough City Council. The Home is the only all-female all welfare secure home in the UK. It provides secure accommodation for up to 20 young women aged 10 to 17 years. Clare Lodge has a long history of working with young people and there has been a Home on the Ginton site since 1978. The Home specialises in offering services to young women at risk as a result of self-harm, sexual exploitation, abuse, emotional difficulties, mental health issues and behavioural issues. It provides Care, Education and Health services on site.

5.59 Due to the nature of the Home and the young people it works with, security is of critical importance. Security within the home provides safety and protection for the young people from potential external threats.

5.60 A significant number of young people are placed at Clare Lodge, during high profile court cases around child sexual exploitation, as a result maintaining privacy by the use of screening fences and appropriate landscaping is important.

5.61 The young people who live in Clare Lodge have needs which cause them to require emergency services more frequently than those living in residential housing therefore a clear and easy route for emergency vehicles to access the site is a requirement for the safe operation of the home.

5.62 Clare Lodge currently benefits from a private, secure, access road directly from the Lincoln Road. This access was built as a result of significant problems encountered when access was through the village via Welmore Road. This compromised emergency access and the 24/7 operation of the site caused its residential neighbours significant noise issues and prevented staff and delivery vehicles access to the home. This plan seeks to ensure that such conflict is not reintroduced through development proposals at neighbouring or nearby sites.

Policy GNP12: Clare Lodge

Development proposals should not adversely impact the security, privacy, emergency and vehicle access at Clare Lodge. Development proposals which are likely to introduce future conflict with Clare Lodge due to its operational needs will not be supported.



GNP13 Recreation Ground and Village Hall

5.63 Glington's recreation ground is owned by the Parish Council and is an important village amenity. It is bordered by trees and contains picnic tables, benches, a basketball pitch, BMX track, family fitness course, children's play park, fenced toddler play park and an extensive grassed area set out in part to a football/rugby practice pitch. It is used primarily by families, children and dog walkers.



Popular play area in the recreation ground

5.64 Glington's Village Hall is owned by the Parish Council and offers community facilities to residents. The Hall size greatly limits the range of activities that can be provided and its location causes parking problems due to the lack of a car park.

5.65 This policy seeks to protect the recreation ground's use, as previously described, in perpetuity. However, recognising it is a valuable community resource the policy does not restrict part

of the ground being developed into a new village hall and associated car park to serve the residents of Glington.



Glington Village Hall



Map 13.1: Glington recreation ground

Policy GNP13: Recreation Ground and Village Hall

The recreation ground, as shown on map 13.1, will remain open and accessible to the community. As such, the only development that will be supported on the recreation ground will be:

- 13.1 development directly related to its open space use; or
- 13.2 the development of a replacement village hall and associated car parking, providing that the area for this development does not undermine the main leisure functions of the recreation ground.

Appendices

The appendices which follow provide useful background to some aspects of the Plan, but do not themselves constitute policies.

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Appendix 1: Glossary

Abbreviations Used:

AMVC	Arthur Mellows Village College
GNP	Glington Neighbourhood Plan
GNPG	Glington Neighbourhood Planning Group
GPC	Glington Parish Council
HSE	Health and Safety Executive
NPPF	National Planning Policy Framework
OS	Ordnance Survey
PCC	Peterborough City Council
PGIP	Peterborough Green Infrastructure and Biodiversity
SPD	Supplemental Planning Document

Terms Used:

Development Plan	The Development Plan for Peterborough consists of the Peterborough Local Plan, the Minerals and Waste Local Plan, and all adopted Neighbourhood Plans
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Appendix 2: Community Aspirations

Infrastructure Development

This Neighbourhood Plan does not set out a policy in relation to infrastructure development, however, Glington Parish Council does aspire to ensure that any such development is not of detriment to the parish or its residents.

Therefore, where development is proposed for infrastructure purposes, Glington Parish Council will engage with the relevant parties at the earliest possible opportunity, to help ensure that any impacts are mitigated or minimised where possible.



National Grid gas compressor station

Nature Recovery Areas

In addition to policy GNP5 (The Natural Environment) which aims to protect and enhance the valued natural environment of the parish, Glington Parish Council aspires to create within the parish of Glington nature recovery areas including woodland. These includes the grassed triangle to the west of the A15/old Lincoln Road roundabout. The Parish Council will work to deliver this aspiration over the coming years.

Appendix 3: Climate Change

Introduction

This appendix provides additional information and guidance to GNP3 and GNP5 within Glington Neighbourhood Plan. It is recognised that GNP provides just a snapshot of Glington's hopes and aspirations through to 2036; for this reason Glington Parish Council in January 2020, committed itself to a climate change emergency and via an existing action group called the Glington and Peakirk Green group will continue to provide ongoing information about solutions to environmental damage and climate change.

GNP recognises the need for action to combat climate change in line with Peterborough City and Glington Parish Councils' declaration of a climate change emergency. GNP is committed to encouraging strategies and planning proposals which seek to mitigate or combat the effects of climate change, while discouraging strategies and planning proposals which do not.

There is a perceived awareness within Glington's student population of climate change but less so in terms of adults. The proactive education of Glington's residents could help to improve acceptance of solutions and policies to combat environmental damage and climate change such as turning off car engines when waiting or parked. The location of action areas (where positive strategies are being implemented) could be publicised in the media and where appropriate, signage could be displayed.

GNP3

GNP supports the reduction of Glington's carbon footprint while allowing for sustainable growth. The provision of clean, sustainable energy which minimises damage to the environment is supported as is working to phase out inefficient energy practices that contribute to climate change.

GNP supports the installation of equipment to provide clean, renewable and sustainable energy to existing buildings. The inclusion of this technology within new development proposals is encouraged.

Building proposals for energy-efficient houses should be positively encouraged. Measures include ultra high levels of insulation and triple glazing to conserve heat in cold weather without causing too much heat retention in excessively hot periods; eco housing, zero carbon housing and passive housing designs.

Recent concerns regarding wood burning emissions can be accessed via:

- <https://woodsmokepollution.org/climate.html>

Policy GNP5

Carbon sequestration should be encouraged by the following measures:

Areas of land, however small, can be better managed as meadow to encourage beneficial invertebrates and reduce the need for pesticides. Mowing verges and public areas less often will benefit the ecosystem, allowing the recovery of invertebrates and small mammals, and increasing the health and carbon-sequestering capability of the

soil.

The following are guidelines on the management of road verges:

- Plantlife:
<https://www.plantlife.org.uk/uk/our-work/publications/road-verge-management-guide>
- Wildlife Trusts:
<https://www.wildlifetrusts.org/wildlife/managing-land-wildlife/how-manage-road-verge-wildlife>

Trees and shade

Mature trees, hedges and large areas of grassland and other ground cover are particularly good at carbon sequestration. Tree and hedge planting should be encouraged and is a necessary part of planning for the future. The retention of mature trees can provide genuine reduction in temperature within their shade area. This can help to keep buildings cool and shade walkways. For these reasons GNP supports the recent of mature trees, hedges, grassland and ground cover.

The following contains guidelines on trees and shade:

- <https://trees-energy-conservation.extension.org/trees-and-local-temperature/>

Ecosystem

The establishment of nature recovery areas is also necessary to improve biodiversity. Over-use of pesticides is very damaging to the environment their reduction encouraged. Dead trees should be left in situ or in a suitable, similar location for the benefit of the ecosystem and to allow the carbon contained therein to be transferred by the action of plants and/or animals rather than be lost to the atmosphere. Plans for development in sensitive areas (flood risk, mature tree stands or hedges, important wildlife habitats etc) should be rejected.

The following contains guidelines on the insect apocalypse and climate change:

- <https://www.somersetwildlife.org/news/wildlife-trusts-call-urgent-action-insects-new-report-reveals-true-impacts-unnoticed>

Appendix 4: Locations of Historic Significance

Whilst the Parish has a number of buildings and structures of archaeological or historic interest these are covered in other documents (Glinton Design Statement) or are detailed in the Peterborough Historic Environment Record (HER). However, there are two monuments of significant local interest that, due to their importance, are detailed below.

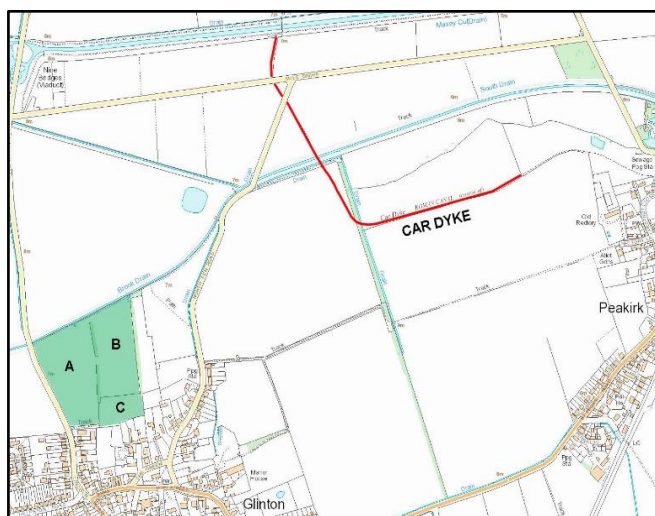
Car Dyke

The Car Dyke is one of the least known and mysterious archaeological monuments in Britain. Believed to be a watercourse of Roman origin, it is visible for 92km as a low



earthwork or as crop/soil mark from the River Nene at Peterborough to the River Witham at Lincoln. Its exact date and function are open to speculation; however, in Roman Britain it is second in length only to Hadrian's wall.

A section of 1.2km length runs through the Parish of Glinton, visible as a low earthwork or crop/soil mark. The Car Dyke can clearly be seen as a depression in the road surface as it runs underneath the North Fen Road and Mile Drove. The aerial photograph clearly shows the Car Dyke, in Glinton Parish, as it runs east of the North Fen Road.



Recent archaeological work has shown that a nearby section, in Peakirk village, is over 12m wide and 2m to 3m deep. The section of Car Dyke immediately east of the Glinton and Peakirk Parish boundary is a substantial earthwork feature and is some of the best preserved along its entire length and as such is a scheduled monument.

Given the enigmatic nature of this monument and that so little is known about its function or date of construction, every effort should be made to ensure this monument is preserved.

**Ridge and furrow fields to the north of Glington -
Prof. Stephen Upex MCIfA. FSA.**

In view of the historic significance of this site the opinion of Prof. Stephen Upex (Prof. of Archaeology, Cambridge University) was sought and is reproduced in full below:

Three fields to the north of Glington village (centred on OS grid reference TF153062) contain well preserved remains of medieval and post medieval and furrow. The fields are bounded to the west by the line of the Lincoln Road, to the north by a former brook (Brook Drain), now cut as a modern ditched field boundary, to the east by small enclosures of probable post enclosure date (c. 1819) and to the south by the edge of the modern village of Glington.

The field (A) against the line of the old Lincoln Road has ridges that vary in width from broad selions to narrow selions and seems to be the result of former broad selions being subdivided by a process which, in the medieval period and after was known as 'slitting'; simply the subdivision of the plough ridge longitudinally which gave more flexibility to the agricultural systems of the day. The broad ridges here are interesting as they represent some of the last remaining broad ridged selions within the whole of the Welland valley and as such are historically and archaeologically of regional significance. The longitudinal profiles of all of the ridges within this furlong are of a curved reverse 'C' form and are thus probably set out very early within the medieval period.



At the north end of the ridges in this first field (A) are the remains of the original line of the former brook which shows as a shallow, linear, curving depression. Against this former brook line are set a series of mediaeval headlands which show as slightly elevated mounded features on top of the ends of the selions. In some cases there also appear to be a second headland set back even further from the brook line which would have formed a feature known from

the medieval documents as a 'short head', literally a shorter headland set into the furlong to provide a greater amount of grass and grazing land at the end of the furlong. This set of features is fairly typical of Tudor modifications to sets of furlongs and would have provided greater amounts of grazing land or meadow hay, greater flexibility within the agricultural regimes of the day and also may reflect changes in weather patterns – where land close to streams and brooks has been deliberately avoided during periods of prolonged wet weather.

The two fields to the east of this first field, (one large rectangular field (B) to the north and a smaller field (C) butting against the boundary of the village to the

south) also have traces of well-preserved ridge and furrow in them and appear to either form a separate furlong or to have been modified in a later, post medieval period. Here the selions are straight and run parallel to the headline to the east. There appears to be a slight variation between the widths of individual selions and this may be due to their modification at some point. At the north end of this furlong block, again the line of the former Brook Drain, can be seen and shows as a curved, hollow feature and there are slight indications that there are short headland remains here also. Part way down the length of the whole furlong there exists an east/west cut or channel which appears to divide the whole block of the furlong. This is either a late drainage channel cut across the furlong or some form of modification of the furlong where the length of the selions have been cut in two to form two shorter furlongs. Again, this later process is common and would have given a greater flexibility to the agricultural practices of the day and greater rotational scope in a system that was tightly regulated by the village or manorial controls of the day.

There is a growing recognition nationally that remnants of ridge and furrow that do survive from the medieval and post medieval period are of considerable importance historically and archaeologically. The three fields at Glington represent some of the last remaining furlong extents in the entire Welland valley and possibly the last true medieval cultivation features within the whole of Glington Parish. The origins of Glington are ancient; it is certainly referred to in late Anglo-Saxon charters and there is good evidence to suggest that it was founded as a settlement before the conquest of 1066. Linked to this is the well established details of ridge and furrow being first developed in the mid to late Saxon period. Thus the furlongs under question at Glington, being fairly close to the centre of the village and church, would probably date from this early period. An early reference to 'Brook Drain' in 1340, where it is called 'le Brok', clearly indicates that the land around and on both sides of the drain were being worked agriculturally and thus the furlongs under question, which butt onto this drain, by implication, were certainly there in the mid 14th century.

My own view is that such areas of increasingly scarce ridge and furrow are of local and regional importance as historical and archaeological markers and ought to be considered for long term preservation where they can be integrated into and serve education, heritage, amenity and recreational functions.

Appendix 5: Infrastructure

Due to the location of the National Grid's gas compressor station and associated high pressure pipe network in the Parish of Glington there are locations within which the Health and Safety Executive needs to be consulted before developments are proposed.

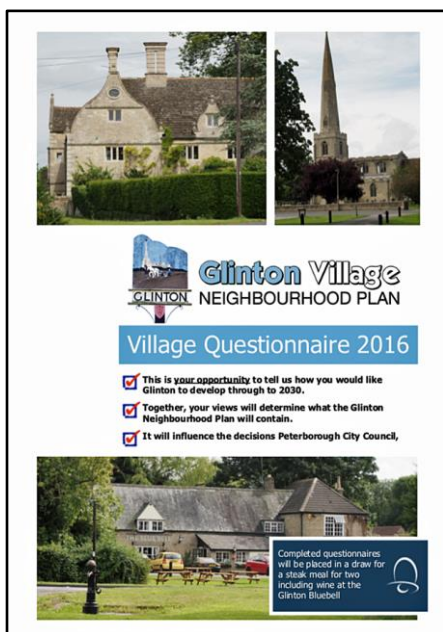
The background to these requirements is detailed in the following extract from the Health and Safety Executive Land Use Planning Methodology:

- <http://www.hse.gov.uk/landuseplanning/methodology.pdf>

“... Major accidents at sites storing hazardous substances are rare, but when they do happen the effects on people living nearby can be devastating. This became apparent following the Flixborough incident in the UK in 1974, more recently at Buncefield in 2005, and across Europe for example at Enschede in The Netherlands in 2000. Health and Safety Executive first offered advice to planning authorities in 1972 and this was introduced across the EU in the 1996 Seveso II Directive. The simple aim is to manage population growth close to such sites to mitigate the consequences of a major accident should one occur.

Health and Safety Executive sets a consultation distance around major hazard sites and pipelines after assessing the risks and likely effects of major accidents at the installation or pipeline. Major hazards comprise a wide range of chemical process sites, fuel and chemical storage sites, and pipelines. The consultation distances are based on available scientific knowledge using hazard/risk assessment models updated as new knowledge comes to light. Major accidents are also closely studied. The planning authority is notified of this consultation distance and has a statutory duty to consult Health and Safety Executive on certain proposed developments within it. Planning authorities have consulted Health and Safety Executive for many years on planning applications and enquiries within the consultation distances of hazardous installations....”

Appendix 6: Ginton's Neighbourhood Plan – Village Questionnaire October 2016 (abridged version)



In 2016 Ginton's Neighbourhood Planning team conducted a village wide questionnaire that was delivered to all 690 dwellings in the Parish. In total 247 responses were returned which represents 35.8% of the dwellings.

The questionnaire forms the main evidence base for the emerging Neighbourhood Plan. The following contains the pertinent results. A complete version appears in the supporting documentation.

1. Housing and Development

Development - Ginton is coming under increasing pressure to expand from its current size of 690 dwellings and when asked how residents would like Ginton to grow by 2030 most indicated no growth (40.2%) or it should be limited to 30

dwellings (40.2%).

Location of Development - if development were to take place within Ginton most considered that several sites to infill empty spaces around the village would be most desirable (58.8%). However, some thought concentrating it in one designated location better (32.4%).

Coalescence - Ginton is a rural village and currently separated from neighbouring villages by farmland. Most wanted to maintain the green areas without development in the countryside between Ginton and the surrounding villages (92%).

Congestion - congestion during peak times is a problem within Ginton and if development is planned in these areas, most respondents consider that proposals should be rejected if additional off-road parking is not provided (93.2%).

Housing Type - Ginton's residents would like a mixture of property sizes to be developed in the village: affordable housing (33.8%) starter homes (28.6%) two-bedroom houses (21.3%) three-bedroom houses (35%) and retirement properties (35.6%). There was less of an appetite for four bedroomed houses (16.7%).

Housing Specification - it was thought that all new houses should have adequate off-road parking (88.1%) probably to avoid further congestion. Requirement to provide environmental facilities was perhaps less important than might have been anticipated, given Ginton's status as a 'Green Village': solar panels (28.8%), charging points for electric cars (12.1%), combined heat and power units (16.1%), and grey water systems (20.9%). However, the concept of providing gardens capable of having a modest vegetable plot proved attractive (37.6%).

Green Attributes - developers should, in many people's opinion, include in any new

developments of six dwellings and above: hedges (42.9%), trees (54.3%), open grassed areas (62.4%) and to lesser extent children play areas (28%).

2. Getting About - Transport and Communication

Public Transport - Generally Glington is served well by bus services during normal working hours. Most residents are either very satisfied or satisfied with them (34.2% and 37.8%). Only a small number use the services daily (4%), considerable numbers use them weekly and monthly (18.3% and 19.1%). The majority use the services either rarely or never (38.8% and 18.5%). Those residents needing train services must first travel into Peterborough. A small number (3%) of Glington residents work in London and almost certainly form part of the approximate 56% who use a motor-vehicle to drive into Peterborough every working day.

Public Footpaths - Glington is favoured with an excellent network of Footpaths which link with surrounding villages including Peakirk, Etton, Helpston, Northborough and Maxey and are largely kept in good condition. These are well used by the local community. Over 96% of residents regard the footpath network as an important resource and a community asset.

Cycle Paths - Peterborough has developed an excellent network of cycle pathways. Nearly 46% residents make use of the cycle paths but only 7% using them to ride to and from their place of employment. This figure probably excludes the large number of children who cycle to nearby villages from school. Over 76% support public investment to widen and improve cycleways, particularly on the Lincoln Road towards Northborough.

Roads and Parking - traffic calming measures in the centre of Glington often cause gridlock during peak hours. While 37.2% felt it considered fit for purpose, 70.4% supported the need for a redesign and improvement. 50.9% of respondents thought speed cameras should be installed, however 77.5% believed that eliminating speed indicator signs was a better alternative. Nearly 80% of respondents would welcome a reduction in the excessive number of traffic information signs around the centre of the village.

School Related Congestion - the issues of school related traffic congestion (parents dropping off and collecting children at the two schools) and parking is a frequent complaint of residents. 92.4% of respondents would welcome a resolution to the problem that involves routing traffic away from the village centre.

3. Landscape and Environment

Separation - 87.5% of respondents wish to see Glington village and Parish continue as a rural community, with clear separation from the villages of Northborough and Peakirk, and from the outskirts of Werrington.

Views - Glington is mostly arable farmland outside of the Village Envelope. This separates it from neighbouring villages and provides open views which 91.5% of respondents consider 'highly valued'.

Footpaths - Glington is surrounded by a network of public and permissive footpaths, which 96.2% of respondents consider an important asset to the village.

Wildlife Habitats - There is a rich variety of wildlife which 85.9% of the questionnaire respondents are keen to conserve and would support a move to protect the habitats and make Ginton a wildlife-friendly village.

Heritage - There are a dozen houses of architectural and historical significance in the village, all of which help to define Ginton's character. Several of Ginton's ancient fields are characteristic of early mediaeval settlements and are a key element of the village landscape. The retention of these important historical and architectural features was supported by 88% of questionnaire respondents.

Verges - 93.6% of respondents consider the wide verges along approach roads, the remnants of the village green adjacent to the church and the wide verges to the north and east sides of the church wall should be preserved and 83.3% stated that they supported the wide verges being managed in favour of wildlife. 81.3% of respondents would support a scheme to turn a wide area of grass and trees alongside the Old Lincoln Road opposite the garage/McDonald's site into a wildlife meadow.

Green Areas - 62.4% of residents supported the provision of open grassed areas in new developments of over 6 houses.

Appendix 7: How to make a Hedge for Wildlife

From <https://www.wildlifetrusts.org/actions/how-make-hedge-wildlife>

Hedges provide important shelter and protection for wildlife, particularly nesting birds and hibernating insects.

Hedges are a better choice of boundary for wildlife than fences or walls, especially if native trees and shrubs are used. Hedges allow wildlife to move about between gardens and other spaces and provide feeding and breeding opportunities.

Hedges offer food in the form of leaves, nectar-rich flowers, berries, fruits, seeds and nuts, and are also good hunting grounds for predators seeking insects and other invertebrates. They make natural windbreaks, creating sheltered areas in the garden, which is particularly important for butterflies. They also create areas of shade, increasing the range of habitats within the garden for wildlife and people! Informal hedges and trees are better than those that are regularly clipped; for instance, hawthorn, holly and privet will produce few or no flowers and berries if kept trim.

“Planting hedges instead of using fences and walls allows wildlife to travel and find food and shelter more easily and means a bigger range of habitats in your garden!”

Choosing your plants:

Native shrubs and trees like hawthorn, field maple, blackthorn, beech, hornbeam and holly make an ideal mixture of hedging plants. Grow rambling plants, such as wild rose, bramble and honeysuckle, through your hedge to provide even more shelter and food for wildlife. Ivy is particularly beneficial for nesting birds and it flowers in the autumn when few other nectar sources are available to insects. Encourage prospective wildlife by growing it up into large trees.

Planting your hedges:

The best time for planting is between November and March, but never plant into waterlogged or frozen ground. Bare, rooted plants are cheaper, but take care not to expose the roots for long when planting. Until they are established, keep the base of your plants free from weeds with a thick mulch or matting.

For a mixed native hedge, try to include three plants of the same species per metre with one each of two other species.

Maintaining your hedges:

Hedges should not be pruned until late winter or early spring so that wildlife can take advantage of the insects and fruits provided during the winter months. In the first spring, cut shrubs back to 45-60 cm (18-25 in) above the ground. This encourages bushy growth.

Top tips

- To protect birds, wildlife hedges should not be trimmed in the nesting season (March to August). Try to cut sections of hedge at different times, so there is

always an undisturbed place for wildlife.

- Angling your plants at around 45 degrees as you plant them will help you to establish a hedge which is not too thin at the bottom.

Suggested plants:

Blackthorn - *Prunus spinosa*

Bramble - *Rubus fruticosus*

Cherry Laurel - *Prunus laurocerasus*

Common Beech - *Fagus sylvatica*

Common Hawthorn - *Crataegus monogyna*

Common Hornbeam - *Carpinus betulus*

Dog-rose - *Rosa canina*

Eglantine Rose (aka Sweet Briar) - *Rosa rubiginosa*

Field Maple - *Acer campestre*

Holly - *Ilex aquifolium*

Honeysuckle - *Lonicera periclymenum*

Ivy - *Hedera helix*

Traveller's-joy (aka Old Man's Beard) - *Clematis vitalba*

Wayfaring tree - *Viburnum lantana*

Appendix 8: Housing Design Website Links

Ministry of Housing - Communities and Local Government; The Future Homes Standard:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/839605/Future_Homes_Standard_Consultation_Oct_2019.pdf

Ministry of Housing - National Design Guide:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/843468/National_Design_Guide.pdf

Building for Life 12:

<https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

Code for Sustainable Homes:

https://www.designingbuildings.co.uk/wiki/Code_for_Sustainable_Homes

Appendix 9: Light Pollution

Light pollution is now considered by scientists to be a major contributor to the decline of insect biomass (the 'insect apocalypse'). The following links to scholarly papers on the subject provide the supporting evidence needed for the Ginton Neighbourhood Plan to include measures to reduce light pollution in the parish of Ginton and to limit the amount produced by new developments.

Insect Declines and Agro-ecosystems: Does Light Pollution Matter?

<https://onlinelibrary.wiley.com/doi/abs/10.1111/aab.12440>

Light Pollution is Driving the Insect Apocalypse

<https://www.newswire.com/news/light-pollution-is-driving-the-insect-apocalypse-a-new-study-and-21040019>

Garden Lighting: Effects on Wildlife

<https://www.rhs.org.uk/advice/profile?pid=513>

Appendix 10: Local Green Space

This Local Green Space Appendix sets out clearly and explicitly how each of the designated Local Green Spaces meet the four ‘tests’ of the National Planning Policy Framework:

99 The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.

100 The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community to serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

The tables below set out how each of the locations designated as Local Green Space in this Glington Neighbourhood Plan meet the NPPF ‘tests’ set out in paragraphs 99 and 100.

Table 10.1: Summary of Local Green Space Designations

Local Green Space Designation	Map Ref
Village Centre LGS (surrounded by Bluebell public house, parish church and Primary School)	Map 4.1
The Willows and Clarendon Way LGS (open space enclosed by the Willows and Clarendon Way)	Map 4.2
Scott’s Road LGS (open space enclosed by Scott’s Road, Neaverson Road and Walker Road)	Map 4.3
The Ridge and Furrow Field LGS (land to the north of the village, east of Lincoln Road and south of Brook Drain)	Map 4.4

Table 10.2: How Village Centre LGS meets the NPPF Local Green Space designation ‘tests’

LGS Designation	The Village Centre LGS
Description (current and past land uses; size; context/ setting; surrounding land uses; public access; important views from/ through site; etc)	<p>Open space: mostly grassed area with trees and shrubbery.</p> <p>Sits at the heart of a the village, a picturesque long established residential area: provides informal recreation space for the residents of a number of streets immediately surrounding the land.</p> <p>Two roads enclose the land, the High Street (through road) and Rectory Lane(cul-de-sac): the land has a tarmacked drive running across it which provides access to the Bluebell public house car park.</p> <p>The site is bordered by the Bluebell public house, village pump, chemist (formally the fire engine house), Peakirk cum Glington C of E school and medieval parish church. It is convenient and environmentally friendly and can be accessed by all parts of the village.</p> <p>Provides a ‘village feel’ to the local area.</p> <p>Approx: 0.1ha</p>
NPPF 99 capable of enduring beyond the end of the plan period	<p>The land use of this land (i.e. public open space) is long established. There have been no expressions of interest in the development of this land for any other purpose.</p> <p>The parish council is confident that there will be no need for this site to be put forward for residential development (or any other use) before the end of the plan period (2036).</p>
NPPF 100 a) in reasonably close proximity to the community it serves	<p>The land is within a long-established residential area.</p> <p>It serves those residents on immediately adjacent streets, public house and also residents from the wider village as it is very accessible.</p>
NPPF 100 b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	<p>The site has recreational value:</p> <ul style="list-style-type: none"> • Grassed area provides informal recreational space for ball games, play, exercise, picnics, dog walking and exercising. • It is often used used for special events such as classic car shows and village fairs. <p>In addition to the above, the land is special to local residents as it provides openness and a ‘village feel’ to the local area and the trees and shrubbery encourage local wildlife.</p>
NPPF 100 c) local in character and is not an extensive tract of land	<p>This land is undeniably local in character given its size of approximately 0.1ha, and its long term (only) use as public open space/ informal recreation space.</p> <p>Approx: 0.1ha is a relatively small area and not an extensive tract of land.</p>

Table 10.3: How Scott’s Road LGS meets the NPPF Local Green Space designation ‘tests’

LGS Designation	Scott’s Road LGS
Description (current and past land uses; size; context/ setting; surrounding land uses; public access; important views from/ through site; etc)	<p>Public open space: grassed area.</p> <p>Sits at the heart of a long established residential area: provides informal recreation space for the residents of a number of streets immediately surrounding the land.</p> <p>The roads enclosing the land are Scott’s Road, Walkers Road and Neaverson Road: the land has a tarmacked footpath running across one side providing an essential pedestrian route for residents of a number of retirement bungalows.</p> <p>Provides a ‘rural feel’ to the local area.</p> <p>Approx. 0.57h.</p>

NPPF 99 capable of enduring beyond the end of the plan period	The land use of this land (i.e. public open space) is long established. There have been no expressions of interest in the development of this land for any other purpose. The parish council is confident that there will be no need for this site to be put forward for residential development (or any other use) before the end of the plan period (2036).
NPPF 100 a) in reasonably close proximity to the community it serves	The land is within a long-established residential area. It serves those residents on immediately adjacent streets, and also residents from the wider village as it is very accessible.
NPPF 100 b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	The site has recreational value: • Grassed area provides informal recreational space for ball games, play, exercise, picnics, dog walking and exercising. In addition to the above, the land is special to local residents as it provides openness and a village feel to the local area.
NPPF 100 c) local in character and is not an extensive tract of land	This land is undeniably local in character given its size of approximately 0.57ha, and its long term (only) use as public open space/ informal recreation space. Approx: 0.57ha is a relatively small area and not an extensive tract of land.

Table 10.4: How The Willows and Clarendon Way LGS meets the NPPF Local Green Space designation ‘tests’

LGS Designation	The Willows and Clarendon Way LGS
Description (current and past land uses; size; context/ setting; surrounding land uses; public access; important views from/ through site; etc)	Public open space: mostly grassed area with trees and shrubbery, and small playground for younger children. Sits at the heart of a long established residential area: provides informal recreation space for the residents of a number of streets immediately surrounding the land. The roads enclosing the land (namely the Willows and Clarendon Way) are dead ends: the land has a tarmacked footpath running across it which provides an essential pedestrian route for residents, enabling convenient and environmentally friendly access to other parts of the village. Provides a ‘village feel’ to the local area. Approx. 80m north to south, and 40m wide at widest point
NPPF 99 capable of enduring beyond the end of the plan period	The land use of this land (i.e. public open space) is long established. There have been no expressions of interest in the development of this land for any other purpose. The parish council is confident that there will be no need for this site to be put forward for residential development (or any other use) before the end of the plan period (2036).
NPPF 100 a) in reasonably close proximity to the community it serves	The land is within a long-established residential area. It serves those residents on immediately adjacent streets, and also residents from the wider village as it is very accessible.
NPPF 100 b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance,	The site has recreational value: • Grassed area provides informal recreational space for ball games, play, exercise, picnics, dog walking and exercising.

recreational value (including as a playing field), tranquillity or richness of its wildlife	<ul style="list-style-type: none"> • The small playground with equipment for younger children is valued by parents and grandparents in the village. Especially so as it is one of only 3 playgrounds in the village. <p>In addition to the above, the land is special to local residents as it provides openness and a village feel to the local area and the trees and shrubbery encourage local wildlife.</p>
NPPF 100 c) local in character and is not an extensive tract of land	<p>This land is undeniably local in character given its size of approximately 0.32ha, and its long term (only) use as public open space/ informal recreation space.</p> <p>Approx: 0.32ha is a relatively small area and not an extensive tract of land.</p>

Table 10.5: How The Ridge and Furrow Field LGS meets the NPPF Local Green Space designation ‘tests’

LGS Designation	The Ridge and Furrow Field LGS
Description (current and past land uses; size; context/ setting; surrounding land uses; public access; important views from/ through site; etc)	<p>Open field: mostly grassed area with trees and shrubbery.</p> <p>Sits at the northern edge of the village, east of Lincoln road. The site contains well preserved remains of medieval and post medieval ridge and furrow. It provides informal recreation space for the residents of the village such as dog walking and walkers using the footpath along its northern border.</p> <p>The site provides outstanding views of the village particularly the needle spire of St Benedict Parish church.</p> <p>Provides a ‘village feel’ to the local area.</p> <p>Approx. 7.5ha</p>
NPPF 99 capable of enduring beyond the end of the plan period	<p>The land use of this land is for the production of fodder. There has been one expression of interest for the development of this land, however, part is on a flood plain and access from the Lincoln road is thought likely to be resisted by the Highways dept.</p> <p>The parish council is confident that there will be no need for this site to be put forward for residential development (or any other use) before the end of the plan period (2036).</p>
NPPF 100 a) in reasonably close proximity to the community it serves	<p>The land is adjacent to the northern edge of the village.</p> <p>It serves the residents from the wider village as it is very accessible.</p>
NPPF 100 b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	<p>The site has recreational value:</p> <ul style="list-style-type: none"> • Grassed area provides informal recreational space for dog walking and exercising. • The ridge and furrow field is the last surviving untouched example within Cambridgeshire and possibly one of the best in the UK. <p>In addition to the above, the land is special to local residents as it provides openness and a ‘village feel’ to the local area and the trees and shrubbery encourage local wildlife.</p>
NPPF 100 c) local in character and is not an extensive tract of land	<p>This land is undeniably local in character and a unique survivor of a complete ridge and furrow field within Cambridgeshire.</p> <p>Approx: 0.75ha is a relatively modest field and not an extensive tract of land.</p>