

Old Chesterton Residents' Association

Register of Community Assets

Themes and Ideas from the Annual Open Meeting held on 30th May 2012 at St Andrew's Hall, Chesterton.

1. Our guests were Patsy Dell, Director of Planning Cambridge City Council, and Jo Mills, Director Planning and Communities at South Cambridgeshire District Council who helped around 80 residents to a better understanding of what the new planning regime presented in the way of new opportunities and why it was important to become fully engaged with the pending review of local plans in the City and South Cambridgeshire.
2. There was a brief outline of the new provisions of the Localism Act 2011 and the new rights it conferred on local communities and an outline of the pending local plan process. Those attending were invited to use post it notes on large maps of East and West Chesterton to indicate what they considered might be regarded as Community Assets.
3. The Localism Act 2011 has introduced new powers for local communities to influence developments in their areas. In particular the new Act has introduced the Community Right to Bid. Under the Act, community groups are entitled to identify and nominate public or private assets of community value in their area to be included in the Register of Community Assets held by the Local Planning Authority. The provisions also introduce a window of opportunity, should the owner of the asset wish to sell it, for local groups to organise and bid for the asset. An extract from the Act is included in Appendix 1.
4. Local Authorities will be required to publish their lists of successful and unsuccessful nominations.
5. By the end of the evening a very large number of places had been identified and some ideas put forward that will also inform the OCRA response to the local plan consultations.
6. There were some consistent themes which identify a sense of concern in the Chesterton community about the scale and scope of current change. Residents are clearly concerned that Chesterton remains a sustainable and diverse community with minimal requirements to travel outside for essential day to day goods and services. The gradual loss of facilities (land, buildings or services) has met with strong resistance but many people have, until now, felt they were fighting a losing battle. They wish to retain and enhance if possible what is available locally in a city which can often appear dominated by large vested interests with little interest in what goes on outside the city centre.
7. Many of the most prized community assets are in the day to day control of public authorities. They were created or purchased with taxpayers' money and residents consider that they are things which they already own. Members and officers of public authorities often think and act as if they were the beneficial owners of these rather than their temporary custodians. There is power within existing statute for such assets to be transferred at less than market cost to other community uses but this power has seldom, if ever, been exercised in Cambridgeshire.
8. We have compiled below a list of all the suggestions put forward at our Annual Meeting together with some notes on them. We have also done an initial exercise to pull out those

which Old Chesterton Residents Association consider could meet the description in the Localism Bill for inclusion on a Register of Community Assets to be compiled by Cambridge City Council as the local planning authority.

9. Both the full list from the meeting and those we have pulled out below will go out for consultation with OCRA members and the wider Chesterton community over the summer and OCRA will present its final suggested list of assets for inclusion to Cambridge City Council in Autumn 2012.

A. Themes and Ideas suggested at the Annual Open Meeting

Location	Suggestion from the meeting for inclusion in Community Asset Register	Note
Chesterton	All school playing fields	
	All open spaces	
	All green spaces	
	All pubs	
	All listed buildings and buildings of local interest	Listed buildings and Buildings of Local Interest are not exempt from redevelopment.
	Active maintenance of all green verges in streets	Make them look loved and owned
	All schools, especially the Shirley School	This was particularly true of the original Green End Road Shirley School site where there could be scope for facilities compatible with being located in a residential area
Ascham Road	The Roger Ascham site	Part of this comprises listed buildings
Carlyle Road	Alexandra Gardens	
Chestnut Grove	Play area at rear of Elizabeth Way	
	Allotments at rear of Chesterton Hall Crescent	
Church Street	Chesterton Recreation Ground	Managed by City - Potential of alternative management, e.g. by Chesterton Community Association
	Pye Terrace	
	Almshouses	
	St Andrews' Churchyard	Now closed and managed by the City Council but has been subject to development proposals in the recent past
	St Andrew's Church	
Elizabeth Way	Petrol Station	It is considered there is no immediate threat to this as the owner wishes to continue to operate it as a petrol station
Fen Road	Green area at start of tow path	

Former rail line	Keep stream above ground	
Green End Road	Brown's Field Youth and Community Centre	
	Recreation Ground	
High Street	Haymakers	In a Conservation Area
	Dog & Pheasant)	
	Chesterton Working Men's Club	
	Launderette	
	Local Shops – including TESCO	
	Post Office	In a conservation area; possibility of being upgraded in the near future
Highfield Avenue	No man's land to rear of houses on the north side	
Jesus Green	Jesus Green Swimming Pool (our lido)	
Kendal Way	Allotments	
Logan's Way	Logan's Meadow Local Nature Reserve	
Milton Rd /Ascham Rd	Milton Road Library	Friends of Milton Road Library are in discussions over the future use of the building and its potential for enhancement
Milton Road	Cambridge City Football	Subject to redevelopment proposals at the moment. Planning Application rejected.
Mitcham's Corner	The four pubs	
Nuffield Road	Allotments	
	Bramblefields LNR and adjoining nature reserve	
	Band of trees adjoining boundary of allotments and former railway line (valuable nesting site for birds)	
	Medical Centre	
Pakenham Close	Allotments currently managed by Old Chesterton Allotments Association * Convert allotments to a park	*The principle of retaining allotments as open space if the demand for allotments falls seems good
Riverside Bridge	Open spaces on either side	In City Council management
Scotland Road	Playground	
Site off Sandy Lane	This would be good to design	There may be a planning consent on this land
St Andrew's Road	Tennis Courts on St Andrew's House river frontage Land fronting Vie keep as Green Space water meadow	Environment Agency refusal as active flood plain Public open space managed by City Council

	Old Manor House	
	St Andrew's Hall	This is a community hall and the land is subject to charitable covenant and cannot be used for any other purpose without the approval and consent of The Charity Commission
Union Lane	Chesterton Hospital	Whilst the hospital has gone there are medical services still provided and these should be retained and enhanced if possible
Victoria Road	Victoria Park	
	Victoria Park Almshouses	
Vie/Lynfield Lane	Green strip between the lane and the Vie development	
Water Street	Green Dragon pub	
	Green Dragon Bridge	
	Penny Ferry pub and consider ferryman boat to Fen Ditton	Interesting Idea meriting further exploration
	Roebuck House	Listed building in Conservation Area
	Boathouse by Green Dragon Bridge	In conservation area
	Ferry Corner	In conservation area
	Two Tees boatyard	very important to atmosphere of Chesterton – only service facility for boaters in Cambridge
	Empty lot behind Nos. 39-41	
Abbey Ward	Stourbridge Common	lifeline, lung, flood plain, place to walk and picnic – riverside view and part of our history (ferries and fair)
	Preserve fishing lake for cormorants	Small lake across Newmarket Road adjacent to railway
	Preserve house and land	Not entirely clear but could be Abbey House and possibly the 12 th century building behind it
Fen Ditton	Ditton Meadows Ditton Fields / Stourbridge Common corridor	Protection of views and existing paths via Stourbridge Common / Ditton Fields and Fen Ditton not to be damaged by insensitive bridge
Milton	Land between Milton Country Park and the railway as a possible extension to the Country Park	
Chesterton Fen	The Farm House	
	Pony fields beside the river	

	Black House	old river pub and landmark building
New station site	Protect two old willow trees	
	Protect industrial heritage on the sidings site	
	Possible site for 'public art park' similar to Emscher Park in Germany	Cambridge PPF is happy to discuss this further
Sewage Farm	Protect Wellingtonias	

B. Old Chesterton Residents' Association suggested list of Chesterton assets for inclusion on a Register.

Type of facility	Location	Suggestion for inclusion in Community Asset Register
School	Nuffield Rd	Shirley Primary School in Nuffield Rd
	Gilbert Rd	Chesterton Community College in Gilbert Rd
	Green End Rd	Shirley Infant School site in Green End Road
	Courtney Way	The Castle Special School in Courtney Way
	Ascham Road	Milton Road Primary School
County buildings	Ascham Road	The Roger Ascham site
Library	Ascham Road	Milton Rd Library
Public open space	Church Street	Chesterton Recreation Ground
	Church St	St Andrews Churchyard
	Riverside Bridge	City owned green space land on both sides
	Scotland Rd	Play Area
	Discovery Way	Play Area
	Green End Rd	Play Area
	Carlyle Road	Alexandra Gardens
	Chestnut Grove	Play area at rear of Elizabeth Way
	Logan's Way	Logan's Meadow Local Nature Reserve
	Bramblefields	Local Nature Reserve
	Cam Causeway - Fen Rd	Green space between them
	Victoria Road	Victoria Park
	Stourbridge Common	Stourbridge Common
	Ditton Meadows	Ditton Meadows/Ditton Fields
Sporting facility	Milton Road	Cambridge City Football

Churches	Church St	St Andrews Church
	Green End Rd	Methodist Church
	Chesterfield Rd	St Georges Church
	Milton Rd	St Lawrences RC Church
Community Centres	Green End Road	Brown's Field Youth and Community Centre
	St Andrews Rd	St Andrews Hall
Pubs	High Street	Haymakers
	High St	Dog and Pheasant (Saigon City)
	Water Lane	Green Dragon
	Water St	Penny Ferry
	Ferry Path	The Old Spring
	Chesterton Rd	The Boathouse
	Chesterton Rd	The Tivoli
	Chesterton Rd	The Waterman
	Chesterton Rd	The Portland Arms
Allotments	Chesterton Hall Crescent	Allotments at rear
	Pakenham Close	Allotments
	Nuffield Rd	Allotments
	Kendal Way	Allotments on both sides
Privately owned buildings	Water St	Two Tees boatyard
	Water Lane	Boathouse by Green Dragon Bridge
	High St	Chesterton Working Men's Club
	Nuffield Rd	Medical Centre
	High St	Launderette
	High St	Post Office

Appendix 1. The Localism Act 2011.

CHAPTER 3 Assets of community value

88. Land of community value

(1) For the purposes of this Chapter but subject to regulations under subsection (3), a building or other land in a local authority's area is land of community value if in the opinion of the authority—

(a) an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community, and

(b) it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community.

(2) For the purposes of this Chapter but subject to regulations under subsection (3), a building or other land in a local authority's area that is not land of community value as a result of subsection (1) is land of community value if in the opinion of the local authority—

(a) there is a time in the recent past when an actual use of the building or other land that was not an ancillary use furthered the social wellbeing or interests of the local community, and

(b) it is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building or other land that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community.