

25th February 2020

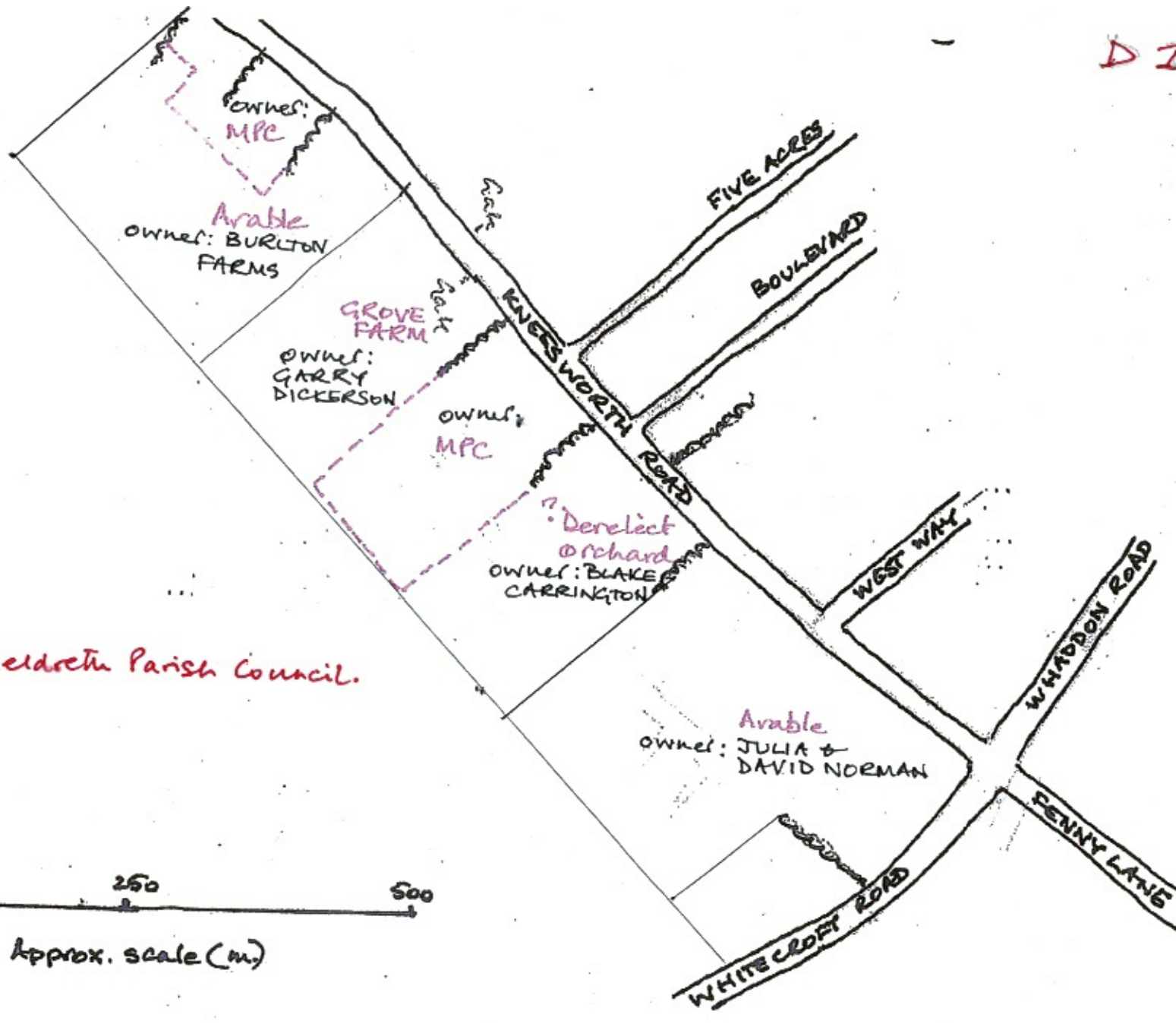
SCDC shared Planning  
Supporting Document, Call for Green Space sites

This bid is on behalf of the Meldreth Country and Leisure Park Association. It is a group of Meldreth Residents meeting for the first time in February 2020 in order to propose a Country Park on Kneesworth Road Meldreth.

The bid is in early stages, the idea having only been conceived six weeks ago. There are therefore many areas which have not yet been finalised. It is our intention to fill in the gaps or make any necessary changes during 2020. We will keep the SCDC informed of progress.

Margaret Lynch, Secretary, Meldreth Country and Leisure Park Association





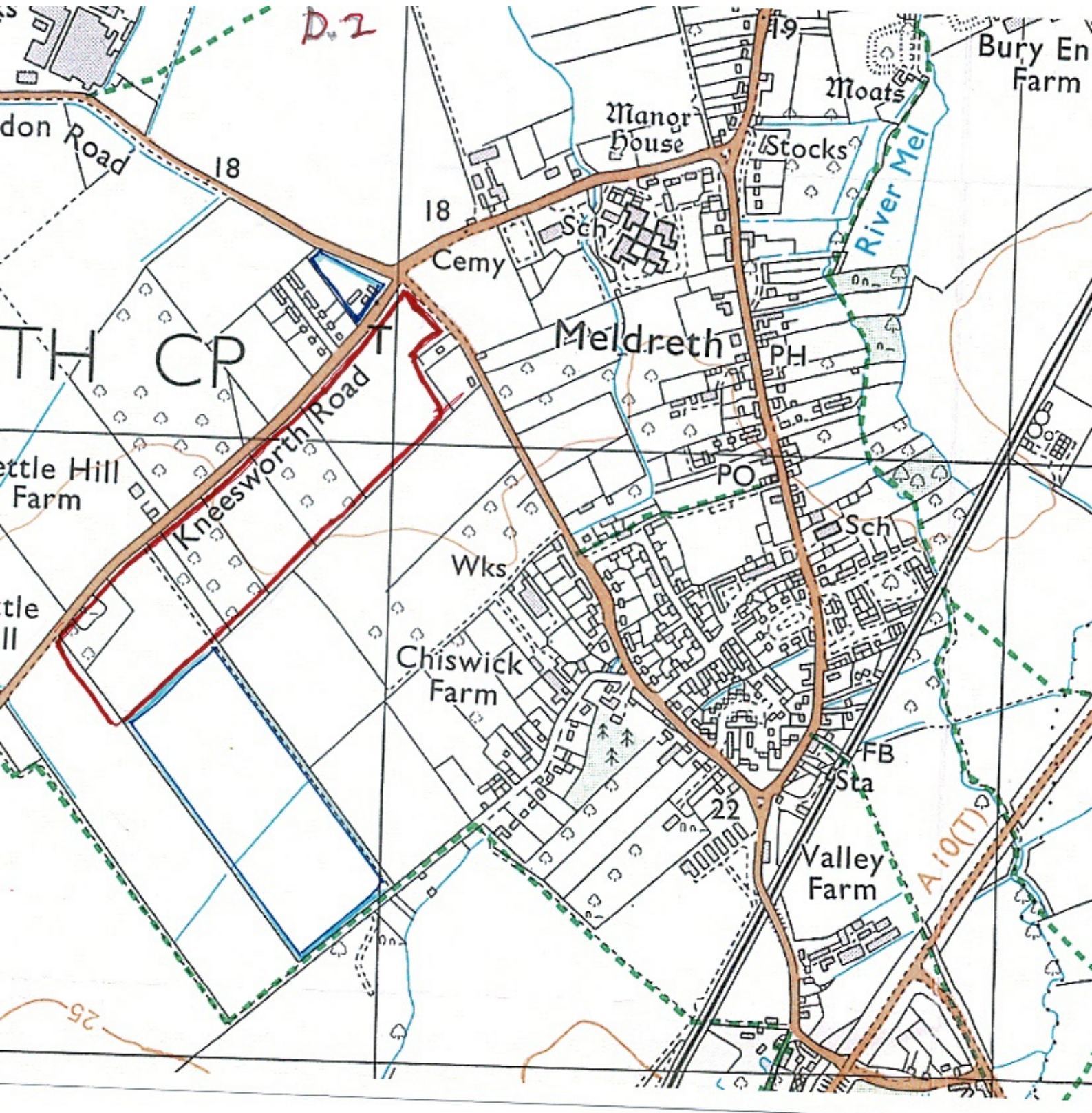
Meldreth Parish Council.

250 500

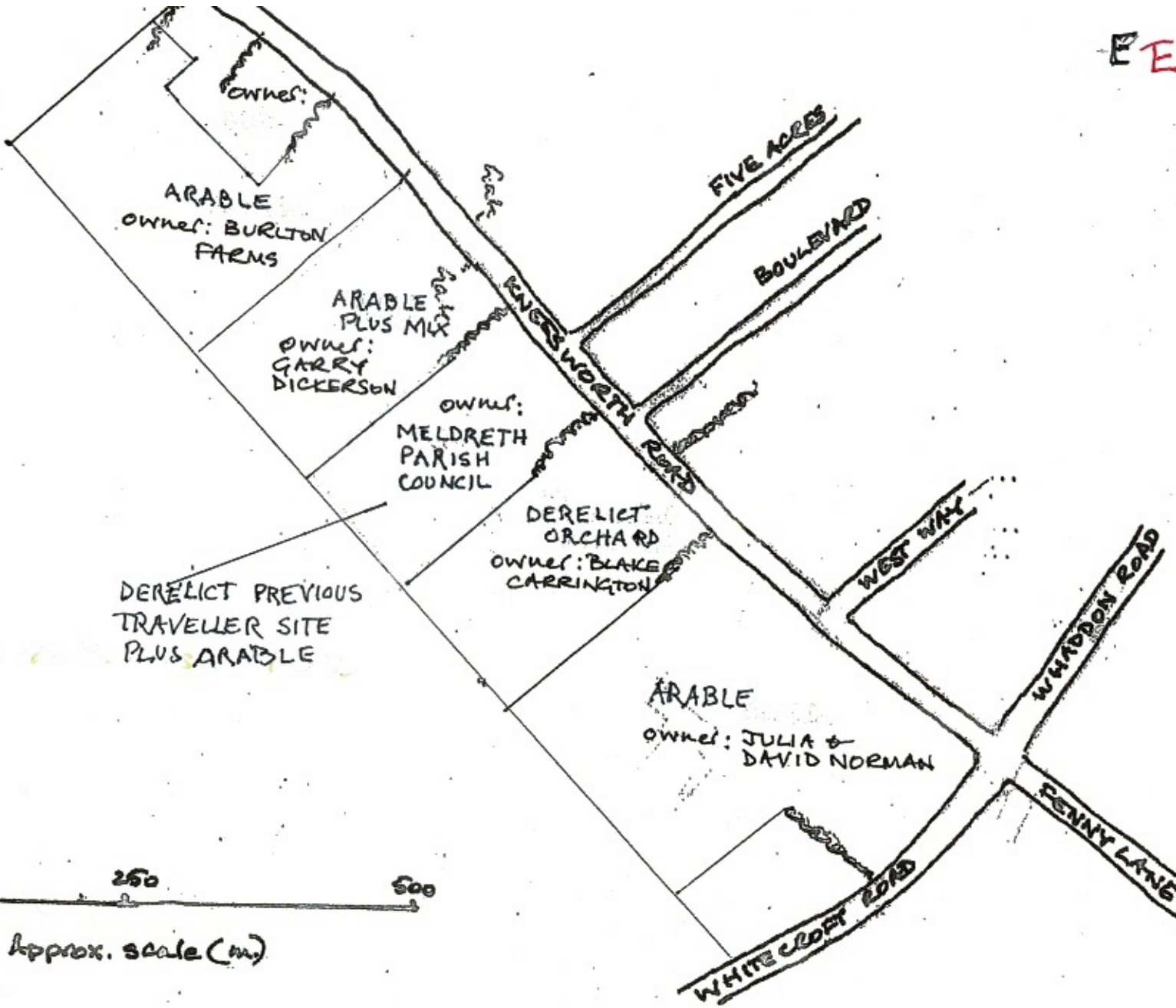
Approx. scale (m)

PLAN MHO1  
M. LYNCH









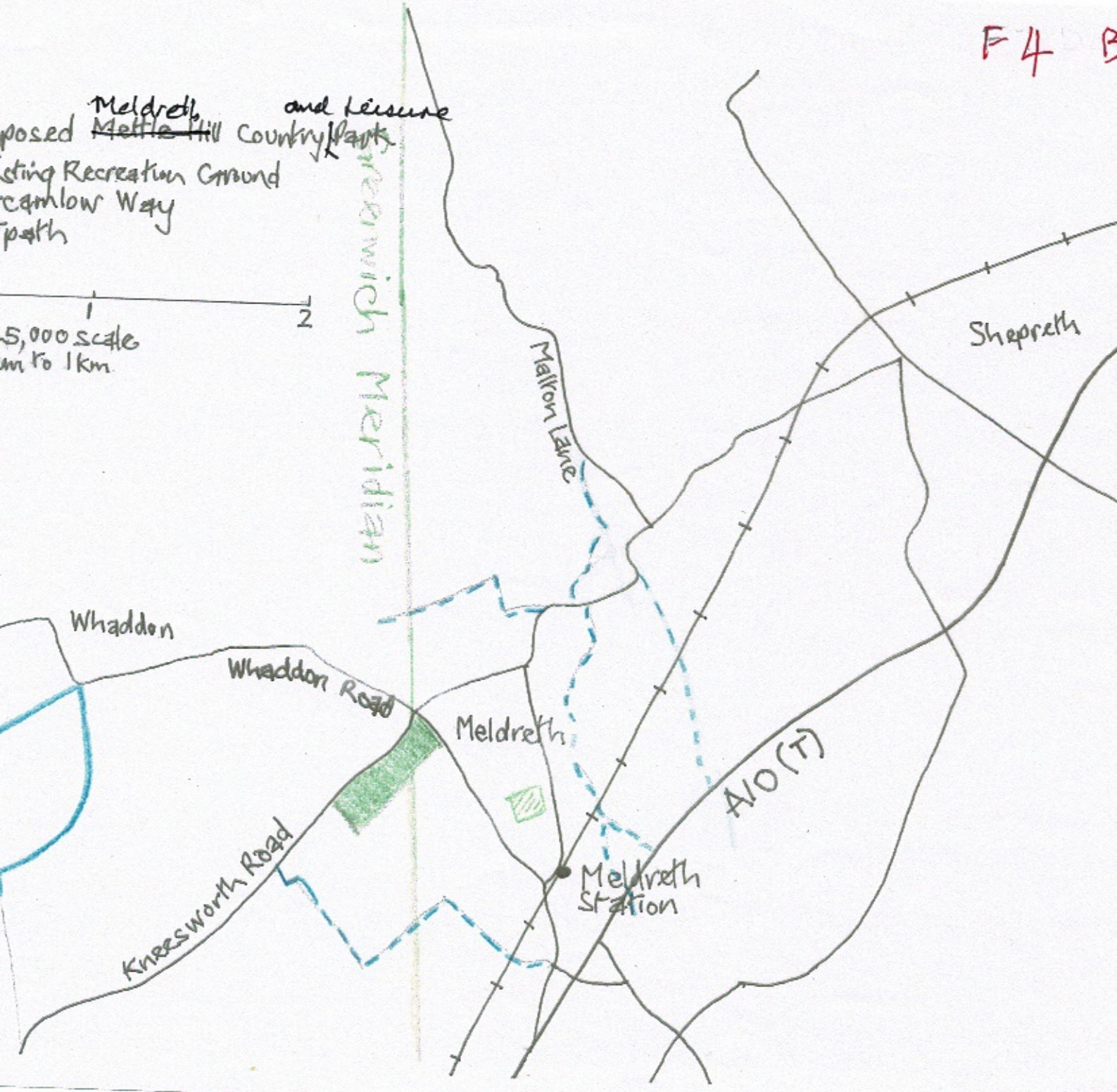
Approx. scale (m)

PLAN MHO1  
M. LYNCH

Meldreth and Leisure  
posed ~~Mettle~~ Hill Country Park  
isting Recreation Ground  
canlow Way  
path

5,000 scale  
m to 1km

Greenwich Meridian



Shepreth

Whaddon

Whaddon Road

Meldreth

Meldreth Station

A10(T)

Kneesworth Road

Malton Lane





17th February 2020

**SCDC Greater Cambridgeshire Shared Planning**

**Supporting evidence for “Call for Green Space Sites”.  
GREEN SPACES BENEFITS APPENDIX 2**

The proposal is for a Country and Leisure Park:

1. Mainly consisting of woodland with paths for access. This is to provide a walk of approximately 1.50k up and down Mettle Hill.
2. Also proposed is an open area with a viewing mount for concerts and theatre. This area also to have a pavilion and open picnic area for open air family and leisure use.
3. Also a woodland adventure playground for children up to 16.
4. A multi use games and football pitch
5. A possible medical centre

Margaret Lynch, Meldreth Country and Leisure Park Association





24th February 2020

**SCDC Greater Cambridgeshire Shared Planning  
Supporting evidence for "Call for Green Space Sites".**

**F. Proposed Future uses**

Cambridgeshire is an arable county. Space for walking and outdoor recreation is limited, and heavily used. For example, heavy use of National Trust land at Wimpole Hall resulting in damage to verges and footpaths.

This plan for a Meldreth Country and Leisure Park is intended to provide three major benefits to enhance the local environment.

1. A woodland walk, woodland adventure playground, multiple use games pitch, and grassland events area for concerts, fairground, farmers markets and picnics.
2. To upgrade the Kneesworth Road area of Meldreth. This has 2 low cost housing roads and 2 roads of fixed caravans for travelling showmen. Much of the land on the south of Kneesworth Road is dangerous brownfield or derelict woodland. It is an outlier to the main village. The plan is to include at one end of the Country Park, a mixture of Market and Affordable housing thus widening the housing base. This is intended to link this area more closely to the village centre. The Country and Leisure Park is also intended to invigorate Kneesworth Road area, and to provide it with the health benefits of tranquility and beautiful countryside, and also for the whole village.
3. Meldreth has a football pitch in its central recreation ground, which covers most of it. It is proposed that this is moved to the Country and Leisure Park and a multi use pitch created. The Recreation Ground would then be transformed into a Public Park and Garden to enable this central open space to be used by many more people. Recent growth of population of the village requires greater recreation space.

4.

Other benefits would include:

Meeting our target to increase woodland cover, wildlife habitat and green spaces.

Helping to mitigate climate change by reducing greenhouse gas emissions through carbon sequestration.

Providing community benefits through public access. Public access to land is limited in South Cambridgeshire due to its arable nature.

**Draft Budget for Country and Leisure Park**  
**22.2.2020**

|  |             |
|--|-------------|
| Land purchase 25 acres at £400 per acre          | £ 1,200,000 |
| Legal fees and transfer to Trust                 | 10,000      |
| Legal fees for setting up Trust                  | 7,000       |
| Landscape architect plan and specifications      | 25,000      |
| Land remediation at £4,000 per acre for 15 acres | 60,000      |
| Fencing  | 60,000      |
| Paths  | 9,000       |
| Roadways ? Length                                | 3,000       |
| All weather sports pitch                         | 10,000      |
| Hedging and fencing round sports pitch           | 40,000      |
| Pavillion/cafe                                   | 4,500       |
| Band stand                                       | 25,000      |
| Parking for 20 cars on tarmac                    | 20,000      |
| Children's woodland adventure playground         | 15,000      |
| Tree planting and meadow grass                   | 20,000      |
|  | 16,000      |
|  | 1,514,500   |

**Assumptions used for Draft Budget**

1. Land purchase. It is assumed that the whole site will comprise an area 200 x 660m approximately (12h or 30 acres). Meldreth Parish Council owns 3h of this in two separate holdings, in trust for the residents of Meldreth. It is further assumed that the whole area will be purchased (not leased) at a price of £40,000 per acre (4 times agricultural value), with a £50,000 contingency.
2. Other assumptions. These are based on current experience/costs, but will be refined in the light of developing plans/consultation.

Margaret Lynch, Secretary Meldreth Country and Leisure Park Association.