

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 August 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/2273/14/OL

Parish(es): Fulbourn

Proposal: Outline application (access only) for consideration of access points for high quality residential development of up to 110 dwellings with areas of landscaping and public open space and associated infrastructure works.

Site address: Land at Teversham Road, Fulbourn

Applicant(s): Castlefield International Limited

Recommendation: Refuse

Key material considerations: The main issues are whether the proposed development would provide a suitable site for housing, having regard to the principles of sustainable development and housing land supply, scale of development, landscape impact, and impact on the village character including Conservation Area, level of services and facilities, drainage, ecology, noise, viability and transport.

Committee Site Visit: Yes

Departure Application: Yes

Presenting Officer: Andrew Fillmore

Application brought to Committee because: The application proposal raises considerations of wider than local interest

Date by which decision due: 6 May 2015

Update to report – Representations

Cllr Cone

1. As District Councillor for Fulbourn I would like to comment on the proposed development on the land at Teversham road (S/2273/14/OL). I am aware that there is a concern surrounding a lack of housing throughout the country

including South Cambridgeshire. I am not someone that would be against all new development in my local area however I would like to see Fulbourn remain a rural village (rather than an extension to Cambridge). This sentiment has been echoed by residents who I have spoken to within Fulbourn during my recent campaign.

2. The concerns I have over this development are as follows:

- The plans have not stated that they will meet the provision for affordable housing which I believe to be so important in any new development in Fulbourn.
- We are lucky in Fulbourn to be well served by a healthcare centre and school which are just about keeping up with the demands of local parishioners however with the site in question proposing up to 110 new dwellings the impact on these services would have to be seriously considered.
- With the scale of this development being up to 110 new dwellings I am concerned about the extra traffic on Cow Lane leading to the High Street. Suitable access points for the development would need serious thought with regards to safety if accessible through either Teversham Road or Cox's Drove. Aside from this would also be Fulbourn's small High Street with limited parking and already high volume of traffic a short distance from the proposed site.
- With Fulbourn being considered a 'Minor Rural Centre' 110 dwellings seems a rather large development.
- Finally there would be an environmental implication on the green space where the development is proposed. Importantly Poor Well (an area of natural beauty owned by the village) is adjacent to the site which is an area used for dog walking, a haven for wildlife, an area of natural beauty for the residents of the care home opposite and I am also even told that the school takes children to this area for educational purposes.

3. I am aware that the planning committee will judge each proposal on its merit and that these decisions are very difficult however I hope this gives you a perspective of our concerns in Fulbourn.

Local Residents

4. A further letter of representation has been received from a neighbouring resident opposing the application on grounds the development will severely damage the landscape since this piece of land is an integral part of the environment around Fulbourn, and that the scheme will damage ecology through major engineering works.

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