

FULBOURN PARISH COUNCIL



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18 May 2015

Mr Andrew Fillmore
Planning Officer
South Cambs District Council
Cambourne

Dear Mr Fillmore

**Application S/2273/14/OL – Land at Teversham Road, Fulbourn.
Outline application including 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.**

During this second period of consultation Fulbourn Parish Council is taking this opportunity to reiterate and confirm the reasons why it recommends refusal of this application.

Access

The original outline application just showed the main access one on to Teversham Road with emergency access on to Cox's Drove and a boardwalk across Poor Well for pedestrians.

Poor Well is owned by the Parish Council and there are no plans to consider selling it nor will it permit construction of a 'boardwalk' across the land. This therefore cannot be considered an 'access route' to the proposed estate.

Poor Well

Any development of these fields would have an adverse effect on Poor Well, which is important for wildlife and a vital amenity for this end of the village.

Furthermore, Fulbourn Parish Council strongly supports Local Green Space protection for this site, which was in the Green Belt until 1992, in the new Local Plan along with Fulbourn being re-designated a Minor Rural Centre.

Infrastructure

The proposed development would put great extra strain on the village infrastructure, especially drainage and roads. Fulbourn has one of the shortest High Streets in the Country with two way traffic for cars and buses. Some of our streets and roads have blind corners and some have no pavements.

Health Centre

Fulbourn Health Centre is full with many parishioners having to wait some days to see a doctor. Any additional patients would see the Health Centre having to expand to cope with this proposed development and the proposed Ida Darwin development.

Fulbourn Primary School

Likewise, Fulbourn Primary School is also full and further expansion in a tight village centre site would be problematic.

Affordable housing

Considering the recent report by SCDC Housing Director Stephen Hills that Cambridge and South Cambridgeshire needs almost 29,000 new affordable homes by 2031, Council is concerned that this proposed development will do nothing or at the most very little to alleviate the needs of local people who need affordable homes to enable them to get on to the housing ladder.

Surface water flooding

This site has major technical problems for building on due to surface water flooding and high ground water levels and if developed, surface water may flood onto adjacent land and properties.

Landscape and local amenities

Poor Well has for many years been an area of peace and tranquillity for parishioners to enjoy and is a much loved local amenity. In this day and age there are very few such places in urban areas and this is an oasis of green space frequented by all including school children so they can learn about nature and the joys of being out doors.

Opposite Poor Well is Home Close, a residential nursing home. Those occupants of Home Close who are mobile are able to cross the road onto the green space. There are however some who are not mobile and have to look out of their windows. This proposed development will totally change the landscape in and around Cow Lane and this area of peace and calm will be lost forever.

Therefore, for all these reasons and others that have been put forward, Fulbourn Parish Council strongly urges SCDC to refuse this ill-considered proposal, which would do irreparable damage to this village.

Yours sincerely

CLlr Mary Drage
Chair, Fulbourn Parish Council