

Draft Fulbourn Village Design Guide Supplementary Planning Document (SPD)

Consultation Statement and Proposed Changes December 2019

1. Background

South Cambridgeshire District Council as the Local Planning Authority developed the draft SPD in collaboration with the local community and other stakeholders since autumn 2018. The Fulbourn Village Design Guide SPD has been prepared to assist in delivering the objectives as set out in Policy HQ/1: High Quality Design of the adopted South Cambridgeshire Local Plan 2018 as well as other related policies.

This consultation statement has been prepared in accordance with the Town and Country Planning (Local Plan) (England) Regulations 2012. Regulation 12 requires that SCDC prepare a consultation statement setting out the persons consulted when preparing the SPD, a summary of the main issues raised by those persons and how these have been addressed in the SPD.

2. Preparation of the draft SPD

The District Council as the Local Planning Authority contracted specialist consultants to work constructively with the local community and other stakeholders, through a series of workshops and events, during the autumn of 2018. A project champion was nominated by the village community and a community steering group was assembled comprising community members representing different interest groups, including the parish council.

Initial workshops were held with the steering group and other members of the local community to allow the community to voice their perceptions of the character of the village, and their priorities for design guidance to be included in the draft SPD. This input and how it is reflected in the document is captured in the Community Input section of the SPD (Chapter 3).

Further workshops and review sessions were held in early 2019 with the community steering group on drafts of the SPD to gain feedback on the emerging guidance and to ensure that it reflected community priorities and a consensus view.

Workshops were also held by SCDC with officers from the development management (planning) team as key users for the SPD. This has helped to shape the form and content of the draft SPD. The emerging draft SPD was further reviewed by a nominated senior officer from the development management team to comment in more detail on its structure and content from a user perspective.

The draft SPD sought to incorporate this feedback constructively and to balance the priorities and views of the village community with the requirements of a useful and robust policy document.

3. Consultation on the draft SPD

A public consultation on the draft Fulbourn Village Design Guide SPD was held for 6 weeks between the 15th April 2019 and 31 May 2019. The proposed modifications address the issues raised by the consultation responses. Consultation on the SPD was undertaken in accordance with the Statement of Community Involvement adopted in 2010.

As the draft SPD supports the South Cambridgeshire Local Plan, there was no further need to undertake a separate Strategic Environmental Assessment or Habitats Regulations Assessment for this document, although screening reports were completed and made available during the consultation. An Equalities Impact Assessment was also completed and made available during the consultation.

The draft SPD and other supporting documents were available for inspection during the consultation period at the following locations:

- online on the Council's website;
- at South Cambridgeshire Hall, Cambourne Business Park, Cambourne, CB23 6EA; and
- at a public exhibition at The Swifts Meeting Hall on 25 April 2019 from 3.30-8pm, when officers were on hand to answer questions.

Comments could be made using:

- the online consultation system: <https://scambs.jdi-consult.net/localplan/>; or
- by completing the consultation response form and either emailing or posting it to us at vds@scambs.gov.uk or South Cambridgeshire Hall, Cambourne Business Park, Cambourne, CB23 6EA.

The SPD consultation was advertised via a public notice in the Cambridge News on 10 April 2019, and on the Council's website and social media.

4. Consultees

A list of the organisations who were directly notified of the draft Fulbourn Village Design Guide (SPD) in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) via email, or post where no email address was available, can be found as Appendix A. It should be noted that other individuals were also contacted that do not appear on this list.

5. Consultation Outcome / Key Issues Raised

During the consultation, 45 representations were received, made by 30 respondents. Of the representations 31% of representations were supports, 9% were objections, and 60% were comments.

49 people visited the public exhibition where the main topics of discussion were:

- Scale of new buildings to sustain a rural character
- Mix of dwelling sizes and a social mix are required – including bungalows
- Quality of public realm on High Street and within new developments – management of parking and creating places for residents to enjoy
- Trees and wildlife

The following series of tables identifies the written representations received to each part of the SPD, summarises the main issues raised, provides a Council assessment of the issues and where necessary what proposed modifications to the SPD are indicated.

| 1. Introduction (including general (not chapter specific) representations) | | | | |
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| Representations Received | Support: 10 | Object: 0 | Comment: 6 | Total: 13 |
| Main issues in reps 67789 | Support <ul style="list-style-type: none"> • Well presented, successfully identifies the distinctive character of Fulbourn and gives a clear indication of the | | | |

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| 67790 67791 67793 67794 67795 67801 67811 67870 67877 67797 67798 67884 67891 67898 67905 | <p>design approaches required to develop taking account of this distinctive village character. Also the importance of nature and biodiversity to our village is well documented and I believe is most important in any future development.</p> <ul style="list-style-type: none"> • Support the avoidance of 3 storey buildings particularly on those visible from major/through roads. Did not see suggestion for solution of keeping village centre shops 'alive' vs problem of parking (no throughway at times). Does not address poor quality 'factory' units in Cox's Drove. Car parking in streets (particularly near businesses e.g. Home Close) an increasing safety and aesthetic issue and not addressed • Looks carefully considered and suitable for this village. Maintaining distinct village character is key, whilst also acknowledging that more housing is needed in the future. • Useful details of points to consider in any development of change. Good to know how much thought has gone into preserving our lovely village. • It is important that the historical and environmental characteristics are maintained and improved. The document is an excellent record of our village. • Important for village so we can influence future planning whilst retaining many features for future generations • Cambridge Past Present and Future Support the village SPDS. Green infrastructure is important and the principle of retaining or enhancing the connectivity of habitats is incorporated. [General comment submitted for all the Village Design Guide SPDs] • BPHA Affordable housing should be addressed in the documents in terms of the approach to meeting specific housing needs with regard to density parameters. VDGs should strike a balance between innovation and following a rigid design approach with reference to Modern Methods of Construction. Strongly support improvements being made to the public realm to contribute towards the viability of local service provision within village centres. [General comment submitted for all the Village Design Guide SPDs] • Countryside UK Countryside are broadly supportive of the intentions of the Fulbourn Design Guide to guide future development and have suggested comments on the content of the document as set out in the attached supporting letter. <p>Object - None</p> <p>Comment</p> <ul style="list-style-type: none"> • Fulbourn would be a tranquil and picturesque place to live were it not for traffic and parked vehicles. Much could be done to make the High Street area safer, quieter and more attractive as suggested in Chapter 8. 'The winding loop formed by Cow Lane and Pierce Lane' (Chapter 7) needs to be considered in its entirety so that improvement in one area do not have a detrimental effect in other |
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| | <p>areas.</p> <ul style="list-style-type: none"> • Particularly like the visual aspects, the privacy for houses, and hidden utilities, plenty of thought for parking and open views to fields. Any expansion of homes though would need equal expansion of business, social and recreation areas, infrastructure, places to work and attend school also. • Concern that too many houses would lead to local facilities e.g. school being too small. Do like the design of street and paths spacing with hedging separating pedestrians from the cars. • Forestry Commission Tree species choice needs to be considered re climate change [General comment submitted for all the Village Design Guide SPDs] • Natural England SPDs could consider making provision for green infrastructure, wildlife development and enhance character and local distinctiveness through green infrastructure and contact with nature. [General comment submitted for all the Village Design Guide SPDs] • Cambridgeshire Police Secured by Design can be achieved, developers should seek advice at an early stage from the Designing Out Crime Officer. [General comment submitted for all the Village Design Guide SPDs] • Sport England Supports the development of safe pedestrian and cycle routes through all new development, reference should be widened to refer to opportunities for all types of formal and informal sport and physical activity. [General comment submitted for all the Village Design Guide SPDs] |
| Council's Assessment | <p>Welcome support</p> <p><u>Expansion of business, social infrastructure and facilities:</u> The Village Design Guide is not a plan-making document and allocation of new employment areas and infrastructure is therefore outside its scope. However the Village Design Guide does capture the community's aspiration for sustaining local business, in Chapter 3. The SCDC Local Plan and the emerging Fulbourn Neighbourhood Plan contain specific policies on employment and sustaining local services.</p> <p><u>Tree species choice:</u> As the presence of mature trees has been identified as a specific characteristic of Fulbourn, it is reasonable to ensure that climate change is considered in species choice.</p> <p><u>Green infrastructure:</u> this is covered in chapters 5, 6, and 10 specifically which promote the role of green infrastructure in sustaining and developing the character of the village</p> <p><u>Secured by Design:</u> this is not specifically a Caldecote issue and therefore not required to be covered in the Village Design Guide.</p> <p><u>Space for formal and informal physical activity:</u> the role of off-</p> |

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| | road routes and landscapes in new developments, in providing space for physical activity can be highlighted. |
| Proposed Modifications | Chapter 5 to add ensure climate change is mentioned in species selection. Chapter 10 to highlight use of landscapes for sport and physical activity. |

| 2. About Fulbourn | | | | |
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| Representations Received | Support: 0 | Object: 0 | Comment: 1 | Total: 1 |
| Main Issues in reps 67810 | Support - None Object - None Comment <ul style="list-style-type: none"> On page 4, the population of Fulbourn is noted as 4,673 and this figure is posted underneath 4 schematic maps of the village demonstrating its growth from 1885 to 2010. This is misleading because that number includes those residing in the parish but living at the Beechwoods estate on the edge of Cherry Hinton but that estate is not shown on the maps. | | | |
| Council's Assessment | The village evolution diagrams should indeed include the Beechwoods area. | | | |
| Proposed Modifications | Maps to be modified to show Beechwoods area. | | | |

| 3. Community Input | | | | |
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| Representations Received | Support: 0 | Object: 0 | Comment: 0 | Total: 0 |

| 4. Character Areas | | | | |
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| Representations Received | Support: 0 | Object: 0 | Comment: 1 | Total: 1 |
| Main Issues in reps 67802 | Support - None Object - None Comment <ul style="list-style-type: none"> Countryside Properties: Comments on each character area is limited and we believe a more robust and detailed appraisal of each should be carried out. Otherwise, other than providing a general overview of each area, we would question the purpose of this section and how it helps to guide future development. We would therefore recommend a more robust characterisation of each area is carried out by perhaps using annotated maps as a visual tool which is supported by some text. | | | |
| Council's Assessment | The length and clarity of the Village Design Guide was developed in consultation with users and it is felt that keeping the characterisation succinct was a priority. | | | |

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| Proposed Modifications | None |
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| 5. A close relationship with the countryside | | | | |
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| Representations Received | Support: 1 | Object: 2 | Comment: 3 | Total: 7 |
| Main Issues in reps 67818 67816 67815 67813 67812 67803 67800 | <p>Support</p> <ul style="list-style-type: none"> Fulbourn Parish Council fully supports the Village Design Guide to ensure any new development fits in with the village and any design compliments the local area. Fulbourn would like to keep its rural views an considers it important to plant more grees. Fulbourn has many unique features and is surrounded by agricultural fields. Any new development on the village periphery should give priority to landscape designs to protect and enhance these views. <p>Object</p> <ul style="list-style-type: none"> Homes England: The grant of outline planning permission is to be issued very shortly, the Design Guide needs to acknowledge that there will be approved parameter plans which refer to the development areas, land uses and density and height parameters. Homes England: No clear justification for the designation of important local landmark on Figure 16 in reference to the Ida Darwin site. We accordingly suggest that Figure 16 should be amended to remove the designation on the Ida Darwin site Homes England: Paragraph 5.4 of the Village Design Statement states 'there should be limited night light pollution; night darkness should be increased, especially at the fringes of the built area and within the green belt.' To suggest that areas such as this will become darker at night time is unrealistic having regards to the site planning status and this needs to be acknowledged within this Statement. <p>Comment</p> <ul style="list-style-type: none"> Countryside UK: Concerned that the key views referenced are not supported by a thorough views assessment which include photographs of each view from locations where the public are likely to see them. Apart from the Haggis Gap viewpoint, not convinced the other views out of the villages provide 'important' views of the countryside. Fleeting or partial views cannot be considered as important if they can only be appreciated from certain specific locations. Concerns raised with the justification for identifying the field south of the railway line and west of Station Road as having a sensitive visual relationship with the village. The field is a large open site with limited visual relationship with the village from specific locations within the public | | | |

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| | <p>realm.</p> <ul style="list-style-type: none"> • British Horse Society: Opportunities to create new Bridleways and Restricted Byways, the most inclusive form of public access, should be an aim of the guide. The BHS have identified 4 paths, which if upgraded, would provide essential links to other villages and help to join up the fragmented bridleway network. |
| Council's Assessment | <p>Welcome support</p> <p><u>Parameters from potential outline consent:</u> It is not appropriate for the Village Design Guide to reference potential outline planning consents.</p> <p><u>Ida Darwin site:</u> On consideration it is agreed that the Ida Darwin site does not provide a significant landmark in long range views.</p> <p><u>Night darkness:</u> it is agreed that night darkness is an important factor in sustaining the rural identity of Fulbourn but that increasing darkness in areas allocated for development, may be unrealistic.</p> <p><u>Key views and fields with a sensitive visual relationship to the village:</u> Key views are identified due to their contribution to the village character and their value to the local community. They are identified in the Village Design Guide to ensure future development around these views is appropriate in response. All the identified views are clearly visible from the public realm and provide a visual link from the village interior to areas outside the village development framework. The fields identified as having a sensitive visual relationship are clearly visible from the village interior and lie outside the village development framework.</p> <p><u>Bridleways:</u> It is agreed that more detail could be given on equestrian provision.</p> |
| Proposed Modifications | <p>Figure 16 – remove landmark annotation for Ida Darwin site</p> <p>Amend 5.4 to clarify that night darkness may not always be increased.</p> <p>Amend 5.6 to clarify why specific fields have a sensitive visual relationship to the village</p> <p>Bridleway and equestrian provision to be shown on maps</p> |

| 6. A legacy of majestic trees | | | | |
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| Representations Received | Support: 0 | Object: 0 | Comment: 1 | Total: 1 |
| Main Issues in rep 67804 | <p>Support - None</p> <p>Object - None</p> <p>Comment</p> <ul style="list-style-type: none"> • Countryside UK - Reference to open countryside seems | | | |

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| | out of place when purpose of page is to highlight the importance of trees |
| Council's Assessment | While there is a relationship between the countryside nature and the trees in the village, it is agreed that this could be more clearly structured. |
| Proposed Modifications | Move figs 20 and 24 to chapter 5 |

| 7. Attractive and safe village streets | | | | |
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| Representations Received | Support: 0 | Object: 1 | Comment: 3 | Total: 4 |
| Main Issues in rep 67805 67796 67721 67712 | Support – None Object <ul style="list-style-type: none"> Need for more footways. Disagree tht footways should often be on one side only. Comment <ul style="list-style-type: none"> Pedestrian safety at junction of High Streeet, Church Lane and Manor Walk Countryside UK: Several 'Priority mitigation of traffic impacts' areas have been shown on Fig.25. Has a road safety audit been carried out on these areas? With any future growth of the village, there is likely to be an increase in vehicle movements. Therefore, the guide should make provision for this by providing guidance on ways to accommodate and mitigate the impact. We recommend 7.2 should be removed or replaced with a more balanced statement which acknowledges the need to accommodate all modes of transports in a safe and convenient manner. How would you protect the shrubbery please? Who would be responsible for the maintenance? Would this be also to encourage wildlife? | | | |
| Council's Assessment | <p><u>Footways:</u> The existing lanes and streets are often narrow and the guidance aims to balance the requirements of pedestrians, cyclists and vehicle traffic without increasing street widths to an extent that is out of character with the village. Footways on both sides can be appropriate in many locations.</p> <p><u>Pedestrian safety:</u> this area is highlighted as a priority area for mitigation of traffic impacts on the map.</p> <p><u>Road safety:</u> The priorities for mitigating traffic impacts have not been subject to safety audits as part of the Village Design Guide development but represent priorities that emerged from the community engagement process and this can be seen to be supported by other representations to this consultation (see also general responses and responses to chapter 8). Carriageways must of course be appropriately designed for anticipated traffic movements but should also recognise the need to prioritise</p> | | | |

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| | <p>sustainable transport modes and to anticipate likely shifts in transport modal behaviours in the future.</p> <p><u>Shrubbery</u>: Additional planting will provide a wildlife benefit. The maintenance of planting is the responsibility of the property owner and the Village Design Guide cannot prescribe maintenance structures.</p> |
| Proposed Modifications | Amend 7.2 to clarify the design approach to calming vehicle movements |

| 8. An improved High Street at the heart of the village | | | | |
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| Representations Received | Support: 1 | Object: 0 | Comment: 2 | Total: 3 |
| Main Issues in reps 67806 67799 67711 | <p>Support</p> <ul style="list-style-type: none"> In particular I support 8.2 and 8.3. Pedestrians, including those with baby buggies, cyclists and mobility scooter users need to have priority and feel safe. High street 'gateways' and a distinctive tiled road surface to indicate a shared space could encourage vehicles to slow right down. The road surface should not be uncomfortable for cyclists though. There are many leisure and sports riders who come through the village as well as local people. Wider pavements would seem to make more off-street parking provision essential and I question where this might be. <p>Object - None</p> <p>Comment</p> <ul style="list-style-type: none"> Fulbourn would be a tranquil and picturesque place to live were it not for traffic and parked vehicles. Much could be done to make the High Street area safer, quieter and more attractive as suggested in Chapter 8. 'The winding loop formed by Cow Lane and Pierce Lane' (Chapter 7) needs to be considered in its entirety so that improvement in one area do not have a detrimental effect in other areas. Countryside UK: Whilst we agree with the intention of this page, we have a concern with the green arrows – “important views of the countryside beyond” – seem to be out of place on Fig.30. The countryside cannot be seen from the starting location of the arrows. Also, this page is meant to focus on the high street and therefore as the countryside is not visible from the High Street, these arrows should be removed. | | | |
| Council's Assessment | <p>Welcome support</p> <p><u>Traffic</u>: this is addressed by the guidance in this chapter, and chapter 7, adequately.</p> <p><u>Views</u>: The view identified is not from the High Street itself, but is from the Chantry which is directly adjacent and part of the High Street character area, and all views can be seen from the starting</p> | | | |

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| | points of the arrows. |
| Proposed Modifications | No modifications are proposed. |

| 9. Appropriate change to enhance the existing village | | | | |
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| Representations Received | Support: 1 | Object: 0 | Comment: 0 | Total: 0 |
| Main Issues in reps 67725 | Support <ul style="list-style-type: none"> Woodland Trust: We are pleased to see that planting of new trees and shrubs is considered to be an appropriate change to enhance the existing village. It is also important to ensure wherever possible that existing trees and hedges are protected and replaced if they have to be removed for any reason. Object - None Comment | | | |
| Council's Assessment | Welcome support prohibit 3 storey buildings but the character analysis clearly | | | |
| Proposed Modifications | | | | |

| 10. Integrating larger developments within the village | | | | |
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| Representations Received | Support: 1 | Object: 0 | Comment: 7 | Total: 8 |
| Main Issues in reps 68305 68304 67817 67814 67807 67792 67788 67724 | Support <ul style="list-style-type: none"> I'm favourably impressed with the whole design guide: the Teversham Road specific guidance seems especially relevant. Object - None Comment <ul style="list-style-type: none"> In new development areas paved areas, apart from surfaced roads such as driveways, parking areas etc, should, as far as possible, be made with porous surfaces. This would help sustainable drainage and and flooding. Paragraph 10.19 could be extended or a further paragraph added to cover this point. Woodland Trust: The Woodland Trust would like to see planting of trees (whether street trees, trees on areas of greenspace or small copses) considered as part of any new development in the area. We would be happy to be consulted by the district council, parish council or housing developers regarding any such opportunities. There is strong evidence that planting of trees can help create pleasant, healthy environments for local residents, as well as encouraging wildlife and helping to tackle wider environmental problems such as climate change. | | | |

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| | <ul style="list-style-type: none"> • Homes England: Paragraph 10.3 of the Village Design Statement states that 'there should be open views across the whole site towards countryside and local landmarks. With detailed proposals anticipated in due course, the built form will ultimately have a significant impact upon the landscape. It may be that the wording is seeking to achieve views out to the countryside from the interior of the larger development sites such as along a 'boulevard' street. This will of course be a matter for detailed design but we consider that the Statement should clarify this Statement in more detail. • Cambridgeshire LLFA welcome the consideration of using flood risk management measures to promote biodiversity in the Village Design Guide SPD. It should further promote sustainable drainage techniques (SuDS). • Countryside UK: With regards to sections 10, 11, and 12, we are of the view that this part of the guide is overly prescriptive, particularly pages 15 and 18. We would recommend that these pages are removed and the other pages revisited by toning down the language used. Otherwise, we are concerned that the guide would be contrary to paragraph 126 of the NPPF states that <i>"...level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified"</i>. We understand the need to achieve and meet high design expectations but this should be allowed to develop through a design process that is context led. Fig.39.a – how can open views over fields be retained if it has development on it? Does this mean over undeveloped fields? We recommend this is removed as it does not. Fig.39.e – all street to be designed as green and pedestrian centred – what does this mean? New streets will need to accommodate vehicles. Whilst some part of developments may be able to accommodate shared surface area, the main routes will need to ensure they meet highway standards in terms of pavement and road widths, street lighting, etc... The Building Design section is overly prescriptive. 10.9/10.10 - The village has 3 storey forms including 3 storey blocks of flats – Windmill Lane and Cambridge Road contains several three storey dwellings and three storey blocks of flats on prominent locations. Whilst this may not be a style or form that is preferred in the village, they are existing feature which add to the variety of the built form. 10.11 – Setting building heights based upon the height of trees is not an appropriate way to maintain the setting the village. Trees form an important part of any village and contribute toward soften development. However, they should not be used to justify maximum heights. 10.12 – “Buildings should not be repetitive” is a very general requirement. There are many examples of |
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| | <p>contemporary housing developments which use this to good effect, and so should be ruled out.</p> <ul style="list-style-type: none"> • BPHA: The approach taken to density will affect the delivery of certain types of affordable housing. In relation to existing stock there needs to be a consideration of wider issues such as External Wall Insulation and the acceptability of such changes. <p>At para 10.13 reference is made to self build reference in addition the reference should be extended to include custom build</p> |
| Council's Assessment | <p>Welcome support</p> <p><u>Tree planting:</u> Tree planting is encouraged through the guidance in points 10.5.</p> <p><u>SuDS/porous surfaces:</u> this is mentioned in 10.19 and specific guidance on this is contained within other policies of the SCDC 2018 Local Plan, as well as in the draft Sustainable Design and Construction SPD. This can be cross referenced in the VDG text.</p> <p><u>Overly prescriptive guidance:</u> The Village Design Guide is not overly prescriptive; the guidance is tailored to the specific character of Fulbourn and is evidenced through the inclusion of analysis and photographs as well as the community feedback. The Guide encourages a context led design approach as mentioned in the representation, and new and innovative design approaches are shown as appropriate design responses in the illustrations.</p> <p><u>Open views:</u> Open views are important through new development to link it to both existing parts of the village, and to the countryside.</p> <p><u>Street design:</u> creating green and pedestrian centred streets is compatible with meeting highways standards, it does not mean shared surfaces by default and the Village Design Guide does not suggest this.</p> <p><u>3 storey buildings:</u> the Village Design guide does not attempt to prohibit 3 storey buildings but the character analysis clearly demonstrates that they are not characteristic of the village. The guidance is clear that here storey building forms can be used but should be carefully sited and designed.</p> <p><u>Trees:</u> the setting of mature trees is identified as a key aspect of Fulbourn's character and it is appropriate that buildings be designed to sustain this character.</p> <p><u>Repetitive buildings:</u> While there are many examples of historic and recent developments which use repetitive house types, these are not characteristically present in Fulbourn. It is appropriate to discourage the use of repetitive house types.</p> <p><u>Density:</u> No additional guidance on density in numerical terms is</p> |

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| | <p>given in the Village Design Guide. Sustainable densities that support affordable housing delivery are compatible with the design guidance proposed.</p> <p><u>Custom build</u>: It is agreed that custom build is a valuable component of housing mix alongside self build.</p> |
| Proposed Modifications | <p>Add further mention of SuDS to 10.9</p> <p>Clarify 10.3 and caption to Fig 39a to make it clear that open views should be created through new development but that this does not mean across the whole site.</p> <p>Amend 10.11 to clarify that mature, not immature, trees are meant to form the height comparison.</p> <p>Add reference to custom build</p> |

| 11. Appropriate scale, materials and details | | | | |
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| Representations Received | Support: 0 | Object: 0 | Comment: 1 | Total: 1 |
| Main Issues in reps 67808 | <p>Support - None</p> <p>Object - None</p> <p>Comment</p> <ul style="list-style-type: none"> Countryside UK: It is important that new development responds to the local context and the guide can be used to identify the variety of positive features and styles. We are concerned that the images in the 'Details and materials that make Fulbourn special' section are very selective and do not reflect the overall variety in the village particularly in terms of fenestration design and arrangements, roof design and form etc... | | | |
| Council's Assessment | <p>The photographs illustrating this section include a large variety of approaches and materials, and the guidance does not specify that only designs that match these details is acceptable. See also response to representations to chapter 10.</p> | | | |
| Proposed Modifications | <p>No modifications are proposed.</p> | | | |

| 12. Development that is inappropriate for Fulbourn | | | | |
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| Representations Received | Support: 0 | Object: 0 | Comment: 2 | Total: 2 |
| Main Issues in 68303 67809 | <p>Support - None</p> <p>Object - None</p> <p>Comment</p> <ul style="list-style-type: none"> Countryside UK: This page is overly prescriptive and make very specific requirements to design, scale and features rather than being positioned as preferences. Most of the text and images on this page appear to be a wish list of requirements which could be argued stifles innovation and creativity. Clearly, the guide should not be | | | |

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| | <p>fixing specific design requirements as its purpose is to guide future development not dictate it.</p> <ul style="list-style-type: none"> • Cambridgeshire and Peterborough NHS Foundation Trust: At section 12 of the Village Design Guide, reference is made to "development that is inappropriate for Fulbourn". Whilst we fully understand the intentions behind this part of the guide but it is important that buildings of a specific style and character and which are needed for healthcare reasons may well come forward on the Fulbourn Hospital site which because of their particular operational need may well not fall within the traditional building types as it relates to the more residential areas of Fulbourn. |
| Council's Assessment | <p><u>Overly prescriptive:</u> The guidance and example photographs on this page illustrate design approaching that, while potentially appropriate in a different context, are not appropriate within the Fulbourn setting. Chapter 11 shows many innovative design approaches that are considered appropriate. Many of the guidance points promote widely accepted good practice in design and are intended as a reminder to scheme developers that detail matters and that rural areas require specifically rural approaches. See also response to representations to chapter 10.</p> <p><u>Hospital site:</u> The design guidance consists of principles and applies to non-residential as well as residential development. Good design should derive from an understanding of the building's function (brief) as well as its context and this guidance is consistent with these principles.</p> |
| Proposed Modifications | Review photographs to ensure consistency and clarity without excessive prescription. |

6. Schedule of changes to the SPD

Chapter 2

Include the Beechwoods area in the schematic maps of the village development

Chapter 3

Second column, add 'scope of' between 'the' and 'Village'

Chapter 4

Add reference to mix of uses in the High Street character area.

Add '(irregular building line)' after 'Informal alignment of the frontages'.

Replace 'They introduced' with 'Estate development introduced for the first time'

Chapter 5

Captions to photographs amended to include exact locations.

Page 8 para 2 - delete "something that is already being diminished with more recent development on the Fulbourn hospital site and is essential to re-establish and preserve for the future." and replace with 'recent developments have reduced this in some areas and new development should seek to avoid this in the future.'

5.4: delete 'night darkness should be increased'

5.6: Amend the wording to 'Specific fields identified in figure 16 contribute to the characteristic short distance views from inside the village to open landscape, and therefore

have a sensitive visual relationship with the village. These views should be sustained and enhanced.'

5.8: Add 'including bridleways' after 'routes'. Remove extra space between 'from' and 'the'

Figs 13 and 16: Add bridleways to the maps and show the suggestions from the British Horse Society for footpaths that could be upgraded to bridleways. Key to be clarified.

Chapter 6

Figs 20 and 24: move to chapter 5

Add additional guidance point: 'The selection of tree species should consider climate change and ash dieback, and ensure that new trees are selected to be resilient for the long term.'

Chapter 7

7.2: Amend to say 'Carriageway widths should be reduced where possible, to calm traffic while accommodating anticipated vehicle movements and avoiding informal parking on pavements.'

Fig 28 and 29 – approximate dimensions added.

Chapter 8

Fig 30 – views cross referenced to fig 18

Chapter 10

10.1: delete 'in all cases'

10.3: Amend to say 'Site planning should incorporate open views from and through the interior of the site towards the countryside and local landmarks.'

10.9: Add a sentence at the end: 'Hard surfaced areas should use permeable materials to assist with sustainable drainage and control surface water flooding.'

10.11: add 'mature' before 'trees'

10.13: add 'and custom-build' after 'self-build'

10.14: Amend wording to 'Guidance on materials and detailing that are appropriate to the village context can be found in chapter 11.'

Fig 45 and 46 – key added.

Chapter 11

Replace fig 69 with a better illustration for the point being made.

7. List of consultees

3CT (Haverhill Community Transport)
A2 Dominion Housing Group
Abbotsley Parish Council
Abellio Greater Anglia
Abington Pigotts Parish Council
Accent Nene Housing Society Limited
Advisory Council for the Education of
Gypsy and other Travellers (ACERT)
Affinity Water
Age UK Cambridgeshire
Airport Operators Association
Anglia Ruskin University - Cambridge
Campus
Anglian Water Services Limited
Arrington Parish Council
Ashdon Parish Council
Ashwell Parish Council

Babraham Parish Council
Balsham Parish Council
Bar Hill Parish Council
Barley Parish Council
Barrington Parish Council
Barrington Parish Council
Bartlow Parish Council
Barton Parish Council
Bassingbourn cum Kneesworth Parish
Council
Bedford Borough Council
Bedfordshire and River Ivel Internal
Drainage Board
Bedfordshire Pilgrims Housing Association
Bidwells
Bluntisham Parish Council
Bottisham Parish Council

| | |
|------------------------------------------------------------------------|------------------------------------------------------------|
| Bourn Parish Council | Campaign to Protect Rural England (CPRE) |
| Bovis Homes (South East) | Care Network |
| Boxworth Parish Council | Carlton Cum Willingham Parish Council |
| Braintree District Council | Castle Camps Parish Council |
| Brinkley Parish Council | Caxton Parish Council |
| British Gas | Central Bedfordshire Council |
| British Horse Society | Centre 33 |
| British Romany Union | Chancellor, Masters and Scholars of the Univ. of Cambridge |
| Building Research Establishment | Childerley Parish Council |
| Caldecote Parish Council | Chrishall Parish Council |
| Cam Valley Forum | Church Commissioners |
| Cambourne Parish Council | Circle Anglia Housing Trust |
| Cambridge and County Developments (formerly Cambridge Housing Society) | Civil Aviation Authority (CAA) |
| Cambridge Area Bus Users | Clarion Housing Group |
| Cambridge Campaign for Better Transport | Comberton Parish Council |
| Cambridge Council for Voluntary Service | Confederation of British Industry - East of England |
| Cambridge Cycling Campaign | Conington Parish Council |
| Cambridge Dial a Ride | Conservators of the River Cam |
| Cambridge Ethnic Community Forum | Cottenham Parish Council |
| Cambridge Federation of Tenants | Country Land & Business Association |
| Leaseholders and Residents Assoc. | Countryside Properties Plc |
| Cambridge Forum of Disabled People | Croydon Parish Council |
| Cambridge GET Group | DB Schenker Rail (UK) |
| Cambridge Inter-Faith Group | Defence Lands Ops North |
| Cambridge Past Present and Future | Department for Business Innovation and Skills |
| Cambridge Peterborough and South Lincolnshire (CPSL) Mind | Department for Transport |
| Cambridge Race Equality & Diversity Service | Department of Environment, Food and Rural Affairs |
| Cambridge Regional College | Design Council CABE |
| Cambridge University Hospitals NHS Foundation Trust | Disability Cambridgeshire |
| Cambridge University Hospitals NHS Foundation Trust | Dry Drayton Parish Council |
| Cambridge Water (South Staffs Water) | Dunton Parish Council |
| Cambridge Women's Resource Centre (CWRC) | Duxford Parish Council |
| Cambridgeshire & Peterborough Combined Authority | Earith Parish Council |
| Cambridgeshire & Peterborough NHS Foundation Trust | East Cambridgeshire District Council |
| Cambridgeshire ACRE | Education Funding Agency |
| Cambridgeshire and Peterborough Association of Local Councils | EE |
| Cambridgeshire Chamber of Commerce | Elmdon and Wendon Lofts Parish Council |
| Cambridgeshire Community Foundation | Elsworth Parish Council |
| Cambridgeshire Constabulary | Eltisley Parish Council |
| Cambridgeshire County Council | Ely Diocesan Board |
| Cambridgeshire Ecumenical Council | Ely Group of Internal Drainage Boards |
| Cambridgeshire Fire and Rescue Service | Environment Agency |
| Cambridgeshire Football Association | EON UK plc |
| Cambridgeshire Local Access Forum | Essex County Council |
| Cambs Fire Service (Operational Support Directorate) | Everton Parish Council |
| | Eynesbury Hardwicke Parish Council |
| | Federation of Small Businesses |
| | Fen Ditton Parish Council |
| | Fen Drayton Parish Council |
| | Fenland District Council |

| | |
|------------------------------------------|------------------------------------------|
| Fenstanton Parish Council | Horningsea Parish Council |
| Fields in Trust | Horseheath Parish Council |
| Flagship Homes | Hundred Houses Society Limited |
| Flagship Homes | Huntingdonshire Association for |
| Forest Heath District Council | Community Transport (HACT) |
| Forestry Commission England | Huntingdonshire District Council |
| Fowlmere Parish Council | Hunts Health - Local Commissioning |
| Foxton Parish Council | Group |
| Freight Transport Association | Iceni Homes |
| Friends of the Earth | Ickleton Parish Council |
| Friends, Families and Travellers | Institute of Directors - Eastern Branch |
| Community Base | IWM Duxford |
| Fulbourn Parish Council | Kelshall Parish Council |
| Gallagher Estates | Kier Partnership Homes Limited |
| Girton Parish Council | King Street Housing Society |
| Godmanchester Town Council | Kingston Parish Council |
| Grantchester Parish Council | Knapwell Parish Council |
| Graveley Parish Council | Landbeach Parish Council |
| Great Abington Parish Council | Linton Parish Council |
| Great and Little Chishill Parish Council | Litlington Parish Council |
| Great and Little Eversden Parish Council | Little Abington Parish Council |
| Great Bradley Parish Council | Little Shelford Parish Council |
| Great Chesterford Parish Council | Little Thurlow Parish Council |
| Great Gransden Parish Council | Little Wilbraham and Six Mile Bottom |
| Great Ouse Boating Association | Parish Council |
| Great Shelford Parish Council | Littlebury Parish Council |
| Great Thurlow Parish Council | Local Nature Partnership |
| Great Wilbraham Parish Council | Lode Parish Council |
| Greater Cambridge Partnership | Lolworth Parish Council |
| Guilden Morden Parish Council | Longstanton Parish Council |
| Haddenham Parish Council | Longstowe Parish Council |
| Hadstock Parish Council | Luminus Group |
| Hardwick Parish Council | Marine Management Organisation |
| Harlton Parish Council | Marshall of Cambridge (Holdings) Limited |
| Harston Parish Council | Melbourn Parish Council |
| Haslingfield Parish Council | Meldreth Parish Council |
| Hastoe Housing Association | MENTER |
| Hatley Parish Council | Middle Level Commissioners |
| Hauxton Parish Council | Milton Parish Council |
| Haverhill Town Council | National Association of Health Workers |
| Hazardous Installations Inspectorate | with Travellers |
| Health and Safety Executive | National Grid |
| Helions Bumpstead Parish Council | National House Building Council |
| Hertfordshire County Council | National Housing Federation |
| Heydon Parish Council | National Travellers Action Group |
| Highways England | Natural England |
| Hildersham Parish Council | Network Rail |
| Hilton Parish Council | Network Regulation |
| Hinxton Parish Council | Newton Parish Council |
| Histon & Impington Parish Council | NHS Cambridgeshire and Peterborough |
| Historic England | Clinical Commissioning Group |
| Holywell-cum-Needlingworth Parish | NHS England (Midlands & East) |
| Council | NHS Property Services Ltd (Midlands & |
| Home Builders Federation | East) |
| Homes and Communities Agency | North Hertfordshire District Council |

Nuthampstead Parish Council
 Oakington and Westwick Parish Council
 Office of Rail and Road
 Offord Cluny and Offord Darcy Parish Council
 Openreach
 Orchard Park Community Council
 Ormiston Children's and Family Trust
 Orwell Parish Council
 Over and Willingham Internal Drainage Board
 Over Parish Council
 Pampisford Parish Council
 Papworth Everard Parish Council
 Papworth Hospital NHS Foundation Trust
 Papworth Saint Agnes Parish Meeting
 Paradigm Housing Group
 Persimmon Homes East Midlands Limited
 Peterborough City Council
 Planning Inspectorate
 Post Office Property
 Potton Town Council
 Ramblers' Association [Cambridge Group]
 Rampton Parish Council
 Renewable UK
 Road Haulage Association
 Romany Institute
 Royal Mail
 Royal Society for the Protection of Birds (RSPB)
 Royston Community Transport
 Royston Town Council
 Sanctuary Housing Association
 Sawston Parish Council
 Scottish and Southern Electricity Group
 Shelter
 Shingay-cum-Wendy Parish Council
 Shudy Camps Parish Council
 Skills Funding Agency
 Smithy Fen Residents Association
 South Cambridgeshire District Council
 South Cambridgeshire Youth Council
 Sport England
 St Edmundsbury Borough Council
 St Ives Town Council
 St Neots Rural Parish Council
 Stagecoach East
 Stapleford Parish Council
 Steeple Morden Parish Council
 Stow-cum-Quy Parish Council
 Strethall Parish Council
 Stretham Parish Council
 Suffolk County Council
 Sustrans (East of England)
 Swaffham Bulbeck Parish Council

Swaffham Prior Parish Council
 Swavesey Internal Drainage Board
 Swavesey Parish Council
 Tadlow Parish Council
 Taylor Wimpey East Anglia
 Teversham Parish Council
 The Amusement Catering Equip. Society (ACES)
 The Association of Circus Proprietors
 The Association of Independent Showmen (AIS)
 The Cambridgeshire Cottage Housing Society
 The camToo Project
 The Crown Estate
 The Equality and Human Rights Commission
 The Gypsy Council (GCECWCR)
 The Kite Trust
 The Lawn Tennis Association
 The Magog Trust
 The National Trust
 The Papworth Trust
 The Showman's Guild of Great Britain
 The Society of Independent Roundabout Proprietors
 The Theatres Trust
 The Traveller Law Reform Project
 The Traveller Movement
 The Varrier Jones Foundation
 The Wildlife Trust
 Three
 Thriplow Parish Council
 Toft Parish Council
 Toseland Parish Council
 Travel for Work Partnership
 Traveller Solidarity Network
 UK Power Networks
 University of Cambridge - Vice Chancellor's Office
 Uttlesford District Council
 Visit East Anglia Limited
 Vodafone and O2
 Waresley Parish Council
 West Suffolk (Forest Heath and St Edmundsbury Councils)
 West Wrating Parish Council
 Weston Colville Parish Council
 Whaddon Parish Council
 Whippet Coaches Limited
 Whittlesford Parish Council
 Wicken and Upware Parish Council
 Wilburton Parish Council
 Willingham Parish Council
 Wimpole Parish Council

Withersfield Parish Council
Wood Plc
Woodland Trust
Wrestlingworth and Cockayne Hatley
Parish Council
Yelling Parish Council