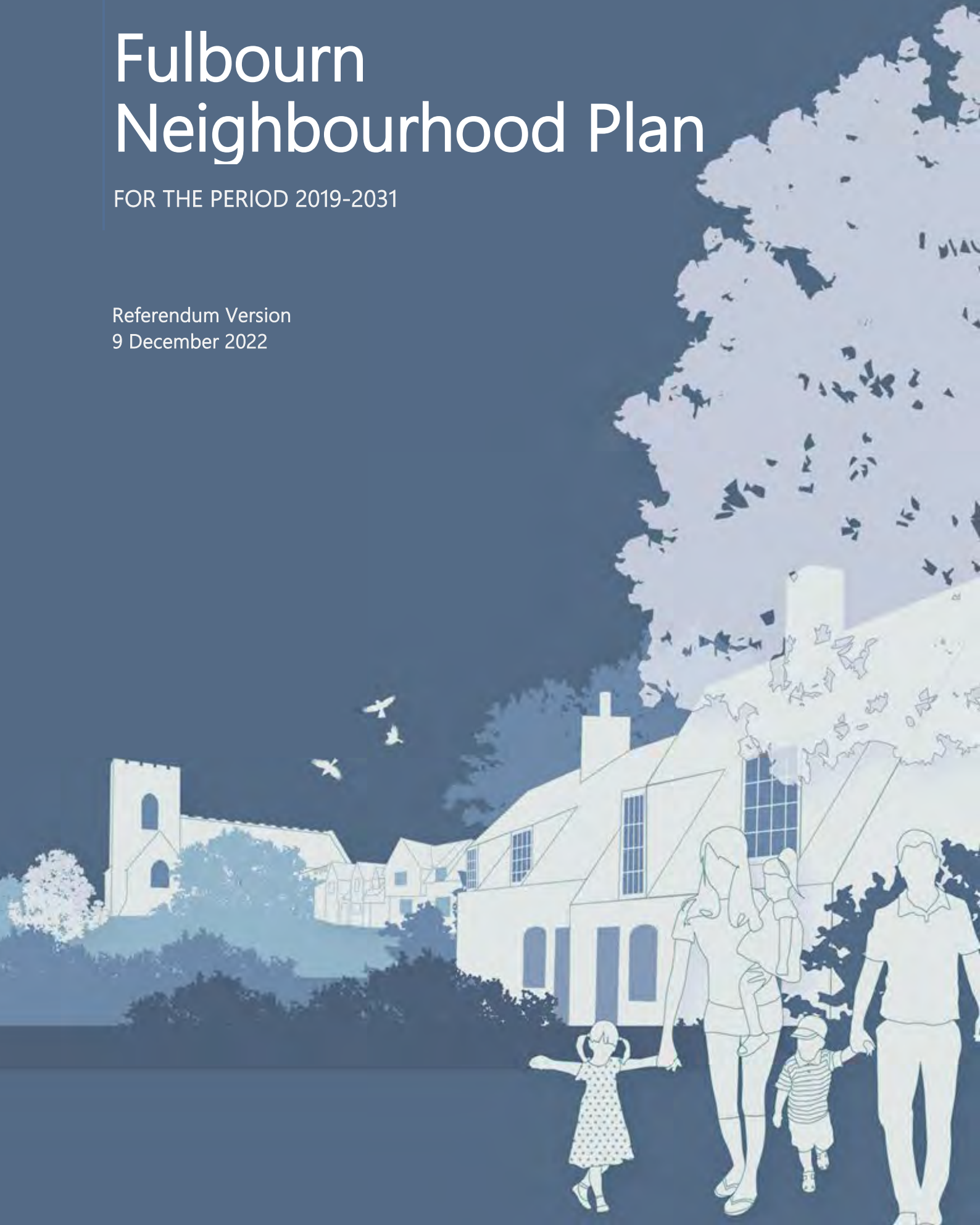


Fulbourn Parish Council

# Fulbourn Neighbourhood Plan

FOR THE PERIOD 2019-2031

Referendum Version  
9 December 2022



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A photograph of a white cottage with a red-tiled roof and a large tree in the foreground. The cottage has several windows with white frames and a dark door. The tree is large and leafy, with some autumn-colored leaves. The ground is covered with fallen leaves. The overall scene is bright and sunny.

## The Fulbourn Neighbourhood Plan

The Neighbourhood Plan has given the community of Fulbourn the opportunity to define the key characteristics of their village and to guide future development and change up to 2031: safeguarding what is important to local people and shaping how the village should evolve in the context of the growth of Cambridge and South Cambridgeshire.

# 1. Introduction

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## Why have a Neighbourhood Plan?

- 1.1 Fulbourn is a village with a long history. Its special character is drawn from its rural landscape, architectural heritage and its present lively community. It is an individual settlement within a rural landscape. It benefits from its proximity to Cambridge whilst being a distinct village within the Green Belt.
- 1.2 The village has a strong community spirit with societies, clubs and activities based locally and making use of the modern community facilities available.
- 1.3 The Neighbourhood Plan has given the inhabitants the opportunity to indicate how they see their village developing up to 2031 and address some of the broader issues related to the wider growth and expansion of Cambridge and South Cambridgeshire. It contains both policies, aimed at influencing development, and community aspirations, setting out the priorities and preferences of local people.
- 1.4 The policy part of the Neighbourhood Plan will become part of the statutory development plan for the area in accordance with the Localism Act 2011, the Neighbourhood Planning Regulations 2012 and subsequent amendments.
- 1.5 Neighbourhood planning is a legal right granted to communities in England to enable them to set development policies to be used in determining planning applications and generally influencing the shape of future development. Because of its legal status, preparation of the Neighbourhood Plan is required to satisfy a number of basic conditions<sup>1</sup>. It should:
  - Have regard to national policies and relevant advice contained in guidance issued by the Secretary of State.
  - Contribute to the achievement of sustainable development.
  - Be in general conformity with the strategic policies contained in the National Planning Policy Framework (2021) and South Cambridgeshire Local Plan (2018).
  - Be compatible with strategic environmental obligations.
- 1.6 Once 'made', the Neighbourhood Plan has the same status as the South Cambridgeshire Local Plan and becomes part of the statutory development plan; thereafter, its policies will be used for the determination of applications for planning permissions in the area. The Neighbourhood Plan and its Policy Maps

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<sup>1</sup> Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

(Fig.8 and Fig. 9) are published on Fulbourn Parish Council's website for the Neighbourhood Plan: <https://tinyurl.com/Fulbourn-NP>.

- 1.7 The Neighbourhood Plan (the Plan) has been put forward by Fulbourn Parish Council, the Qualifying Body, and prepared by a local working group made up of people living within the Parish. Between 2018 and spring 2021, the Neighbourhood Plan Steering Group worked closely with the wider community, local businesses and South Cambridgeshire District Council (SCDC) and engaged extensively with statutory stakeholders, developers and landowners through the Pre-Submission consultation process (Reg. 14 Consultation).
- 1.8 The Neighbourhood Plan sets out:
- A **shared vision** for the future of Fulbourn as a vibrant, sustainable and thriving local community with its own distinctive characteristics, separate from Cambridge yet complementary and benefiting from its proximity.
  - **Village setting policies (FUL/01 to FUL/05)** directed at ensuring that Fulbourn retains its individuality and village character, within a rural landscape of richer wildlife and biodiversity.
  - **Development policies (FUL/06 to FUL/13)** aiming to ensure that future development makes a clear positive contribution to local character and distinctiveness.
  - **Community aspirations** identified by the local community to improve services, the environment and quality of life within the village.
- 1.9 The Neighbourhood Plan will be subject to review to ensure that the policies are effective and that the plan responds to changes over time and if necessary (see Section 16. Implementing the Plan).

Community aspirations wider than those relating to the development and use of land have been set out in Section 14 of the Plan and do not form part of the statutory development plan. They are however included as they represent issues of importance to the community that emerged through the Neighbourhood Plan process. Some of the key community aspirations are included in orange-coloured boxes after related policies, to highlight the relationship between the statutory plan and other aspirations.

## Credibility through Evidence

- 1.10 The Fulbourn Neighbourhood Plan is supported by an evidence base comprising a portfolio of information and documents that provide both the background to the plan as well as the data that underpins the policies and recommendations.
- 1.11 Preparation of the Neighbourhood Plan has drawn on the extensive evidence base that supports the South Cambridgeshire Local Plan, the emerging Greater Cambridge Local Plan and key specific studies of statutory consultees.



- 1.12 The evidence base has been supplemented by direct inputs from the community, in the form of surveys, comments or through their knowledge of local history, character, landscape and environmental sensitivities.
- 1.13 A list of publicly available key evidence base is included in Appendix 1. Further evidence and supporting documents are available on Fulbourn Parish Council's Evidence Base Repository for the Neighbourhood Plan (<https://tinyurl.com/Fulbourn-NP>). The evidence base repository contains information directly referenced within the Neighbourhood Plan and background information on the subjects considered and meeting notes that record the process of producing the plan<sup>2</sup>.
- 1.14 In addition, a Community Engagement Log detailing interactions with the community is also referenced in the Consultation Statement.
- 1.15 The evidence base is consistently indexed through a system of identification codes by themes and types of documents.

### Plan Preparation Process

- 1.16 The Neighbourhood Plan has been prepared within the context of the strategic policies set out in the South Cambridgeshire Local Plan (2018), aiming to support economic growth in and around Cambridge and promote sustainable housing development. The Steering Group, in agreement with the Parish Council, was drawn from representatives of the main community groups active in the village: the Fulbourn Forum, the Townley Memorial Hall Trust, the organisation running the Fulbourn Centre, the Parish Council, District Councillors and interested residents of the village<sup>3</sup>.
- 1.17 Besides the Steering Group, working groups were established for the following key themes:
- Social Facilities and Housing
  - Economic
  - Environment
- 1.18 Work began in earnest in the spring of 2018. A website was set up and extensive advertising of the project covering posters, communication through the Parish Council quarterly newsletter to each house, monthly village magazine, emails to the Fulbourn Forum contact list, users of the Fulbourn Centre etc.

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<sup>2</sup> See Evidence Base at <https://tinyurl.com/Fulbourn-NP> for full access to relevant decision-making documents.

<sup>3</sup> See Evidence Base at <https://tinyurl.com/Fulbourn-NP> for full access to relevant decision-making documents.

- 1.19 Previous work for the Parish Plan (2009) and its action plan (2010) were considered by the Parish Council to provide a solid foundation for the Neighbourhood Plan, because:
- The village has changed since then, but it has retained its scale, structure, and community spirit.
  - The Parish Council had already made considerable investment in the Parish Plan, particularly on extensive surveys, which are still broadly relevant today, and have been integrated where necessary.
  - It builds on previous findings and enables the Neighbourhood Plan to dig deeper into specific issues that have planning relevance within the context of the new South Cambridgeshire Local Plan (2018).

1.20 In July 2019 a new survey of all households in the parish was initiated. This was done by way of a brief questionnaire<sup>4</sup> delivered to each house with the Parish Council's quarterly "Pump" newsheet. Specific findings are referred to throughout the relevant sections of the plan. Further targeted surveys of businesses in the parish and users of the local community facilities have also been carried out.

## The Parish Plan

1.21 The Fulbourn Parish Plan was formulated in 2009. This included an extensive survey and questionnaire sent to all households within the village<sup>3</sup>. The Plan, Action Plans, questionnaire and the resulting statistics are available on the Parish website. Its findings and priorities have constituted the starting point for the preparation of this Neighbourhood Plan.

1.22 Since 2009, there has been only one major change within the village structure: the development of The Swifts near Haggis Gap. This involved the demolition of around 165 properties and the construction of approximately 260 dwellings. The original residents were temporarily relocated and offered the opportunity to return on completion. Anecdotal evidence has indicated that most of the original residents returned to the village, and around 300 additional people made Fulbourn their home within The Swifts or elsewhere in small scale infill development (see Chart 1). This represents a small rate of population change (around 6%), suggesting that the findings of the Parish Plan can still usefully inform the preparation of the Neighbourhood Plan.

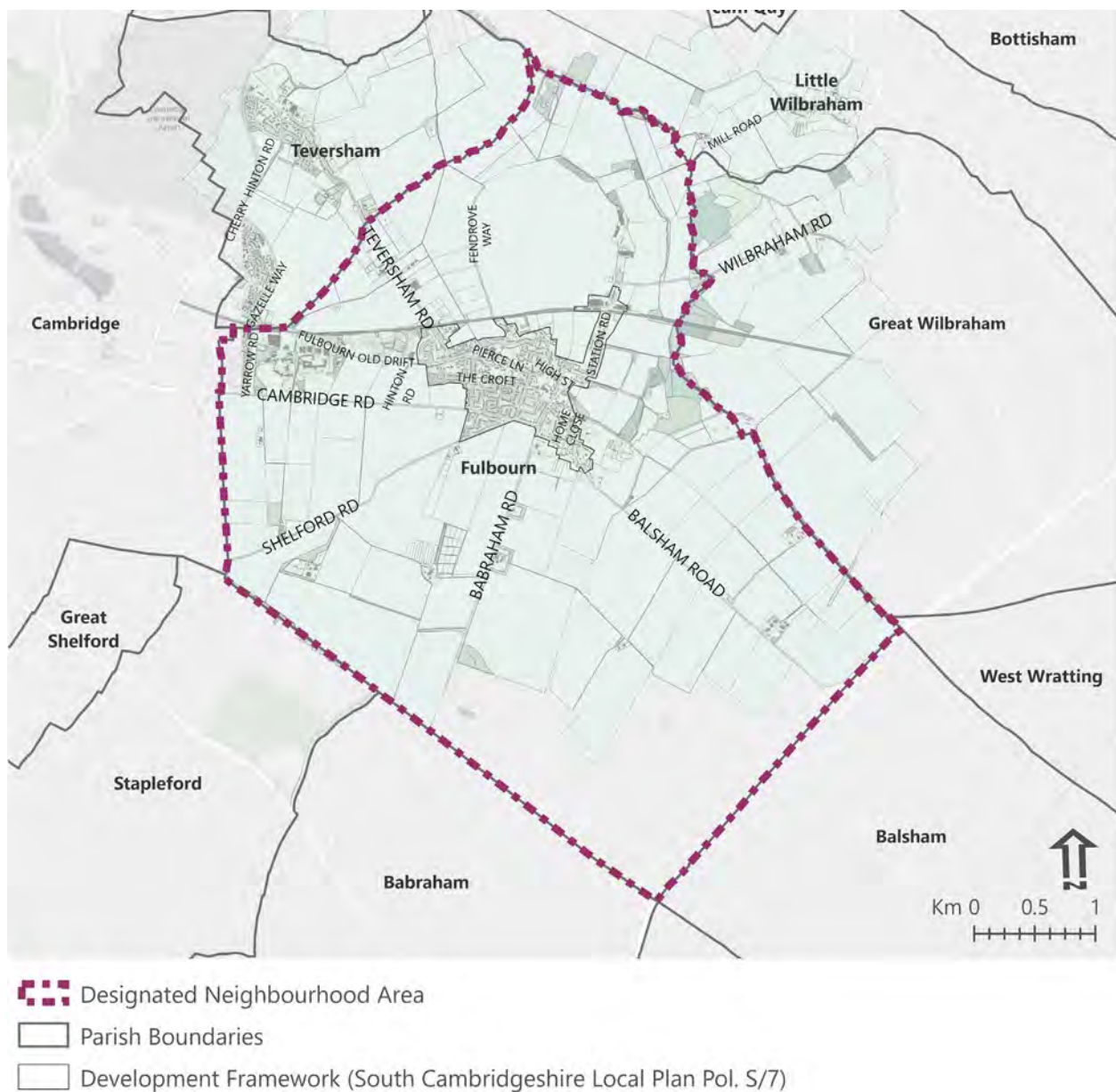
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
<sup>4</sup> The full results are available as part of the Evidence Base at <https://tinyurl.com/Fulbourn-NP>

## 2. The Plan Area

2.1 On 13<sup>th</sup> August 2018 South Cambridgeshire District Council approved the area shown in Fig. 1 as the Designated Neighbourhood Plan Area. It coincides with the Parish Boundary and encompasses the Fulbourn Fen Nature Reserve, the village itself together with the area south of the village that abuts the Gog Magog Hills and is bounded to the north-west by Teversham and to the north-east by Little and Great Wilbraham. To the west it includes the Beechwoods Estate beyond which is the edge of Cambridge City.

Fig. 1. The Designated Neighbourhood Plan Area



-  Designated Neighbourhood Area
-  Parish Boundaries
-  Development Framework (South Cambridgeshire Local Plan Pol. S/7)

### 3. Planning Policy Framework

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The Neighbourhood Plan has been developed within the context of the National Planning Policy Framework and of the strategic policies of the South Cambridgeshire Local Plan and it is in general conformity with their policies and requirements.

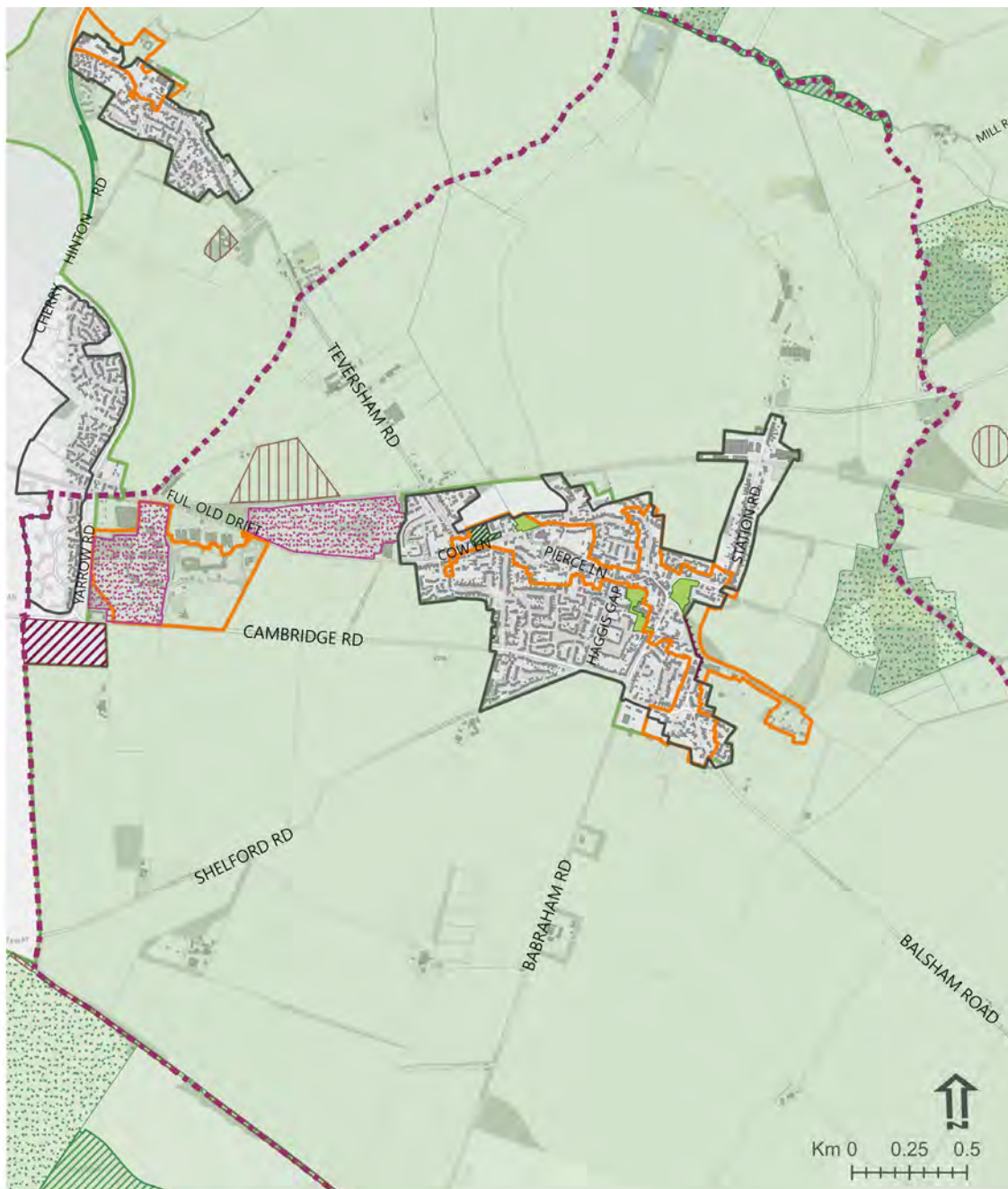
#### National Planning Policy Framework (2021)

- 3.1 The Fulbourn Neighbourhood Plan promotes appropriate development in line with the National Planning Policy Framework (NPPF, 2021), which sets out the Government's planning policies for England and establishes a 'presumption in favour of sustainable development'. Principally, the NPPF stipulates that any planned development should be sustainable and achieve improvements in the environment, economy and wellbeing of people.
- 3.2 The NPPF provides the framework within which local authorities and local communities can produce their own distinctive local and neighbourhood plans which reflect the needs and priorities of the community, reflecting the character, needs and opportunities of each area.
- 3.3 Of particular importance is the emphasis placed on the importance of good design, as Paragraph 127 states: *'Design policies should be developed with local communities, so they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development'*.

## South Cambridgeshire Local Plan (2018)

- 3.4 The South Cambridgeshire Local Plan was adopted in September 2018. It sets out the policies guiding development in the District in the period up to 2031. Fulbourn is identified as a Minor Rural Centre, where Policy S/9 restricts residential development and redevelopment to an indicative maximum scheme size of 30 dwellings within the village Development Framework (identified in Fig. 2), intending that the majority of new development comprise redevelopment of sites within the village boundary or infill development.
- 3.5 However, two other major development opportunities are identified in the South Cambridgeshire Local Plan, presenting a larger scale development opportunity on the western edge of Fulbourn:
- The redevelopment of the Fulbourn and Ida Darwin Hospital sites inside the Green Belt (Policy H/3).
  - Land adjoining Peterhouse Technology Park on Fulbourn Road East (Policy E/3), at the edge of the Green Belt and adjoining open countryside, is allocated for employment use.
- 3.6 The South Cambridgeshire Local Plan (2018) makes clear that both these sites need careful design and landscape to ensure that the character of the Green Belt is not compromised, no coalescence with Cambridge takes place and countryside views are protected.
- 3.7 Policy HQ/1: Design Principles states that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context preserving and enhancing the character of the local area. What this means in Fulbourn is set out in more detail in the Fulbourn Village Design Guide SPD (2020).
- 3.8 Chapter 4 of the South Cambridgeshire Local Plan (Climate Change) contains very important policies related to climate change mitigation and adaptation, including the requirement to demonstrate embedded climate change responses into the proposals and submit a Sustainability Statement (Policy CC/1). Particularly relevant to Fulbourn, which is a low-lying village and had historic issues of surfacing water, are also Policy CC/8 and CC/9 related to the need for sustainable drainage and managing flood risk (or rising surface water).

Fig. 2. Relevant Policy Designations within the South Cambridgeshire Local Plan (2018) – for reference



- Designated Neighbourhood Area
- Pol. S/4. Cambridge Green Belt
- Pol. S/7. Development Frameworks
- Pol. H/3. Fulbourn and Ida Darwin Hospitals - Development sites
- Pol. E/3. Fulbourn Road East (Fulbourn) 6.9 hectares - Employment site
- Pol. NH/5. Sites of Biodiversity or Geological Importance - SSSI
- Pol. NH/5. Sites of Biodiversity or Geological Importance - County Wildlife Site
- Pol. NH/11. Protected Village Amenity Area
- Pol. NH/12. Local Green Space
- Pol. NH/13. Important Countryside Frontage
- Pol. NH/14. Heritage Assets - Conservation Area (revised boundary Sep. 2021)
- Pol. NH/14. Heritage Assets - Scheduled Ancient Monument

## Emerging Greater Cambridge Local Plan

- 3.9 Cambridge City Council and South Cambridgeshire District Council are committed to preparing a joint Local Plan (Greater Cambridge Local Plan) for their combined districts. The Councils' current adopted Local Plans (2018) both include a policy which makes a commitment to an early review of those plans.
- 3.10 The new Greater Cambridge Local Plan is expected to look forward to 2040 and when adopted will supersede the existing Cambridge and South Cambridgeshire Local Plans.

## Fulbourn Village Design Guide SPD (2020)

- 3.11 The Fulbourn Village Design Guide Supplementary Planning Document (SPD, 2020)<sup>5</sup> has been prepared to provide specific design principles for the village and the whole of the Neighbourhood Plan Area, relating to its setting, built and landscape character, heritage and distinctiveness.
- 3.12 It has been prepared with extensive input from the Fulbourn community and was strongly supported at consultation in summer 2019. As an SPD, the Fulbourn Village Design Guide complements and supports the policies of the South Cambridgeshire Local Plan and Neighbourhood Plan, by providing detailed guidance and illustrations to:
- Describe the distinctive character of the village, and those aspects of its built and natural environment that the community most value.
  - Seek to secure high quality design for all new developments with a clear and positive contribution to the local and wider context.
  - Set out clear design principles to guide future development proposals in and around the village of Fulbourn.
  - Be a user-friendly tool for local planners, developers, designers and community members to develop a shared understanding of appropriate, high-quality design within the village.

## Other Relevant Planning Documents

- Fulbourn Conservation Area Appraisal (2021) - describing the rich heritage of the village and the need for its preservation.
- Cambridge Sustainable Housing Design Guide SPD (2017) - aiming to ensure that new homes are designed to high design and sustainability standards.
- South Cambridgeshire Household Extension Design Guide - providing useful guidance for housing extensions.
- South Cambridgeshire District Design Guide SPD (2010) - providing useful analysis, but principally focused on larger settlements than Fulbourn.

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<sup>5</sup> <https://www.scambs.gov.uk/media/14388/fulbourn-village-design-guide-spd.pdf>

## 4. Local Context

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Fulbourn has no village college, no swimming pool, no dental surgery, but with its exceptional rural situation, distinct from Cambridge, and its lively, friendly and well-balanced community life, it is a very good village to live in.

### A Brief History of the Village

- 4.1 Fulbourn is situated some 8km (5 miles) to the southeast of the centre of Cambridge, with which it shares its western boundary. The Parish area is predominantly agricultural land, mainly owned and farmed by local families, and part of the Green Belt of Cambridge. Enclosed fields to the north and east provide an important rural backdrop for the historic part of the village, while the rising land and dry fields to the south create an expansive setting which embraces the village as a whole, just visible among tall trees.
- 4.2 The village itself is compact and situated in a tree-rich hollow at the edge of the fen land. It developed from Roman and Saxon times at the junction of winding country roads, which still today shape the village. The historic core has buildings dating from the 14<sup>th</sup> to 18<sup>th</sup> centuries, mostly grouped around green spaces at the junctions of the old lanes. The northern-most group is set by the High Street (originally known as Church Street). A second group is located at Pound Green and a third group at Home End (formerly Town Street).
- 4.3 The 13th century St Vigor's Church, set in its large churchyard, provides a central focal point adjacent to the manor house. The Six Bells public house on the High Street dates from the 16th century. Along other streets there are several timber framed 14th century farmhouses, and cottages dating from the 16th and 17th centuries with thatched or plain tiled roofs.
- 4.4 In the 18th century, drainage ditches in the low-lying fenland allowed improved cultivation and increased prosperity. This is evidenced by the construction in the mid-19th century of the Windmill and the Dissenting Meeting House (now the United Reformed Church), paid for by local families. Poor Well and the Horse Pond on Frog End Road (now Cow Lane) are place names referring to the importance of water management in the shaping and fortunes of the village. In the 19th century commercial water extraction to serve the city of Cambridge led to further changes in the land and the construction of the large company building in Cow Lane. The water pumping station closed in 1987 and the water pattern nearby has changed yet again with some lower fields giving rise to new wildlife areas adjacent to Poor Well and the chalk stream arising there. Water patterns in this area are likely to change and be subject to more extreme weather as the climate changes, and rainfall becomes more erratic.

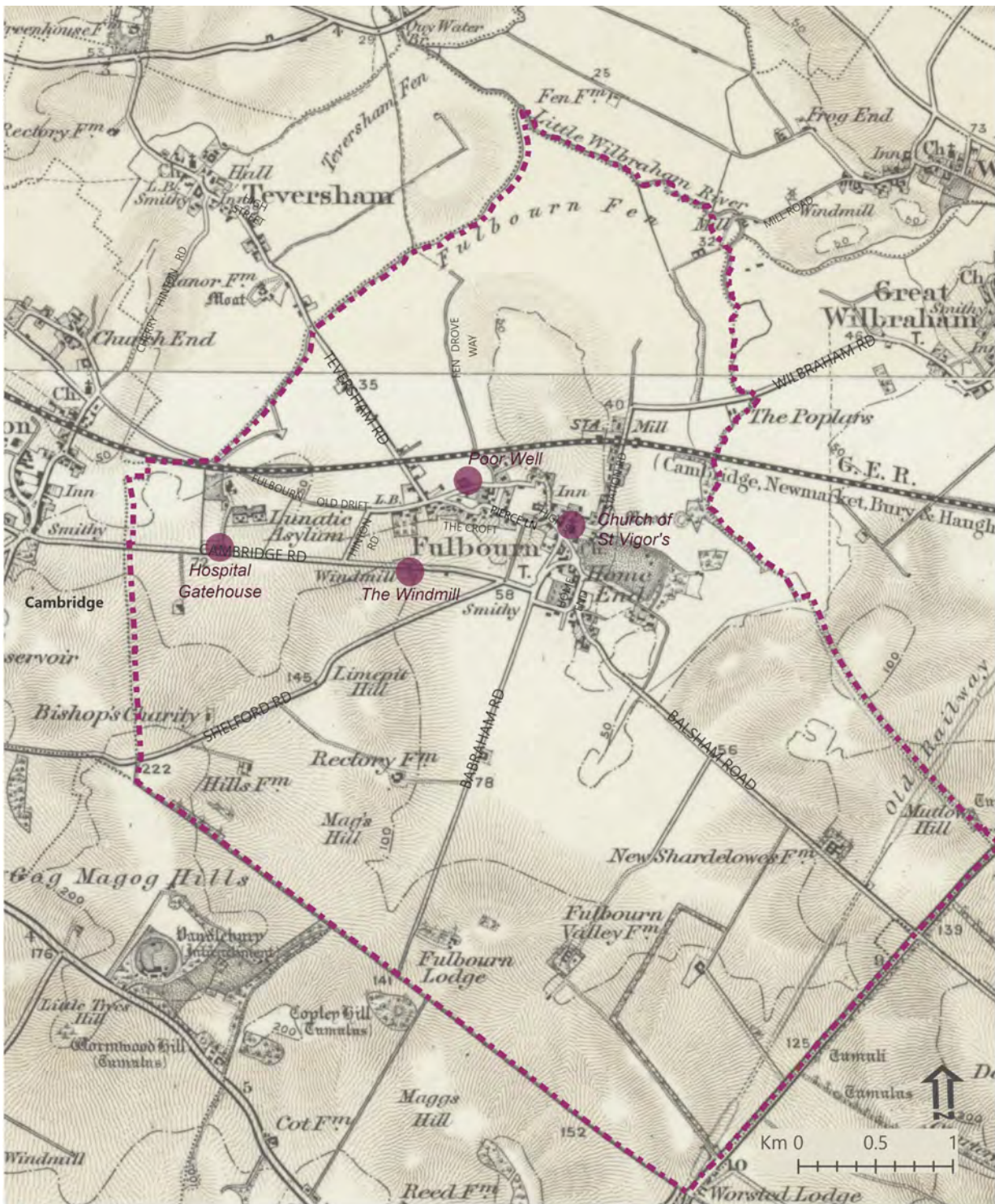


- 4.5 In the 19<sup>th</sup> century the school and the almshouses were built in the village, and the Fulbourn Hospital for mental health patients in an isolated position in the countryside. Linear development started to extend northwards along Station Road (previously Hay Street), from the core to the then railway station on the Cambridge/Ipswich line. This gave impetus to industry as goods could be transported to other parts of the country and to the ports. This legacy remains, with industrial premises, such as the mill, and other developments in Station Road which deals internationally and generate significant traffic locally.
- 4.6 With the building of Council houses in the 1930s, followed by later sequences of housing estates, the village expanded rapidly. These were built adopting the patterns and building forms typical of commercial suburban development and represented a departure from the main character of the village. However, with time, they have acquired some of the local diversity, trees and planting. In 2015 the Swifts replaced the former Windmill Estate (a system built 1960s development) and introduced a new layout, with mixed building types around a green.
- 4.7 To the west of Fulbourn village and within the Green Belt that separated the village from Cambridge are several buildings of significance. The Ida Darwin Hospital built in the 1960s has been demolished in 2020 to make space for new housing. Capital Park, a business park, includes the original Fulbourn Hospital, completed in 1858 within extensive parkland. Its main institutional building, Victoria House, an identified 'Non Designated Heritage Asset' in the recent Conservation Area Appraisal<sup>6</sup>, remains a distinctive local landmark together with the Gatehouse and other ancillary buildings of the same period.
- 4.8 Further west, the present NHS Mental Health hospital occupies a range of low rise mainly functional buildings of different styles sheltered within the parkland. A Tesco supermarket and the Beechwoods residential estate are just within the western perimeter of Fulbourn Parish. To the south of this area and across the Yarrow Road / Cambridge Road intersection, a field has been designated for the extension of the Peterhouse Technology Park, eroding the green space that separates the village from Cambridge.
- 4.9 The built character of Fulbourn is rich and varied. This is reflected in the designation of two Conservation Areas (Fig. 4): one extending from Home End to St Vigor's Church and Cow Lane and the other comprising the old Fulbourn Hospital, the current Mental Health institution and the associated parkland. The village has numerous clusters of Listed Buildings and many more identified by the Conservation Area Appraisal as 'Non Designated Heritage Assets'.

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<sup>6</sup> [Conservation Area Appraisal \(2021\)](#)

Fig. 3. 1885-1902 Ordnance Survey map showing the structure of the village




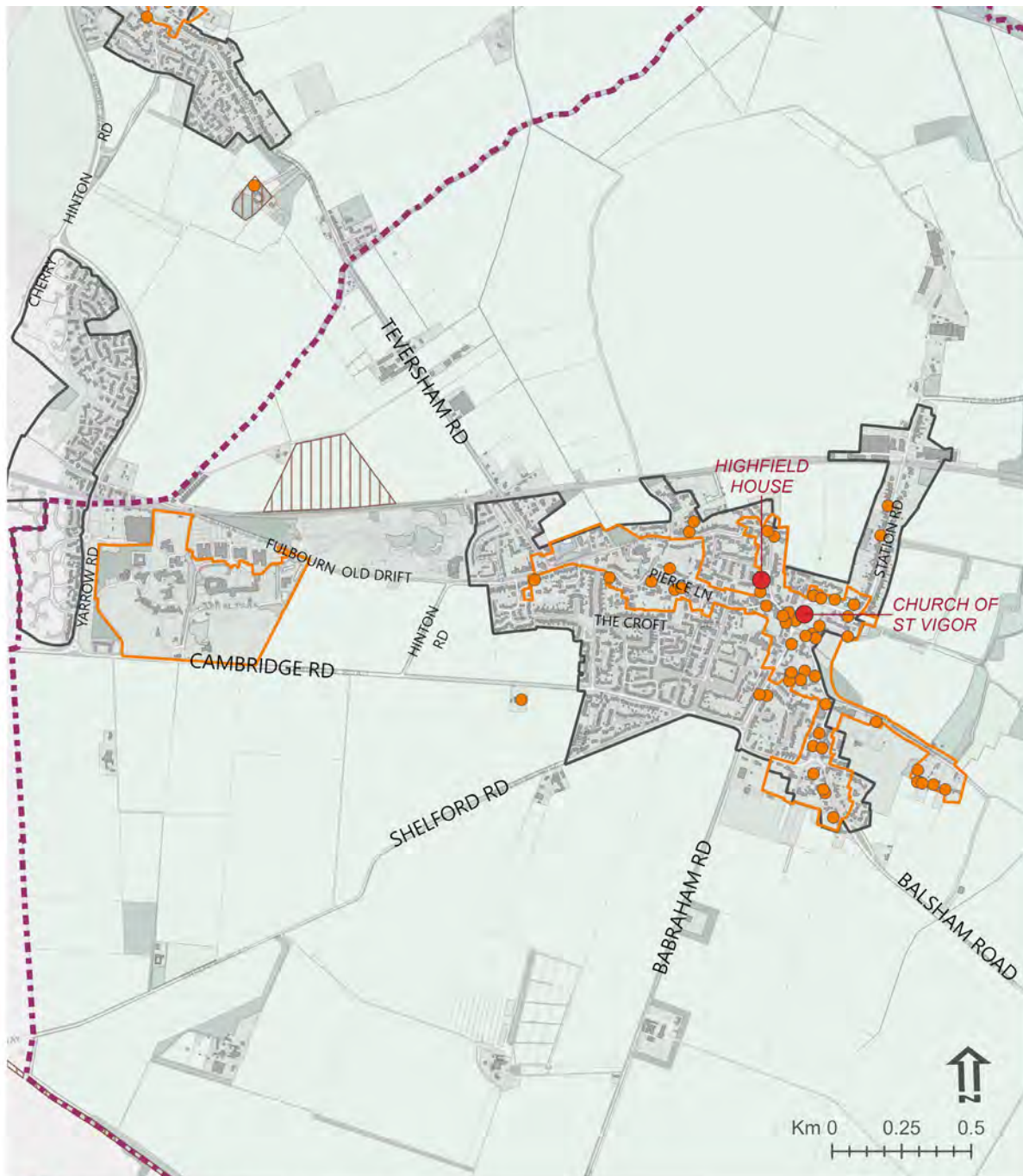
 Designated Neighbourhood Area

Fig. 4. Listed Buildings and Conservation Areas

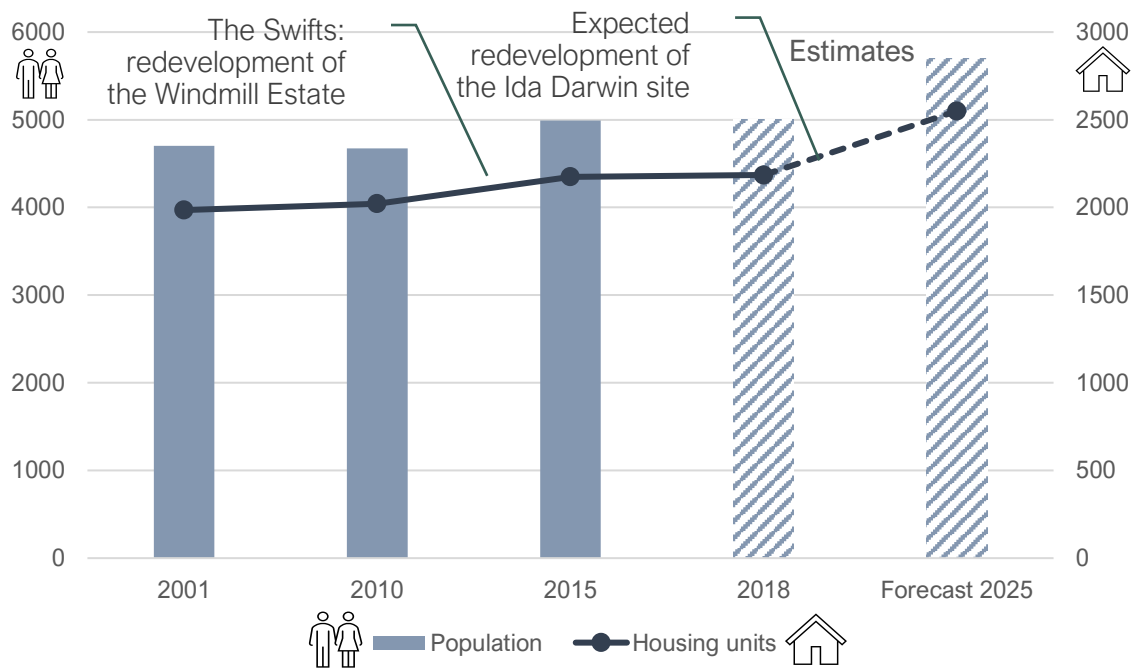


-  Designated Neighbourhood Area
-  Development Framework (South Cambridgeshire Local Plan Pol. S/7)
-  Conservation Area rev. Sep. 2021 (South Cambridgeshire Local Plan Pol. NH/14. Heritage Assets)
- Listed Buildings
  -  Listed Grade I
  -  Listed Grade II\*
  -  Listed Grade II
-  Scheduled Ancient Monuments (South Cambridgeshire Local Plan Pol. NH/14. Heritage Assets)

## Recent Growth and Development

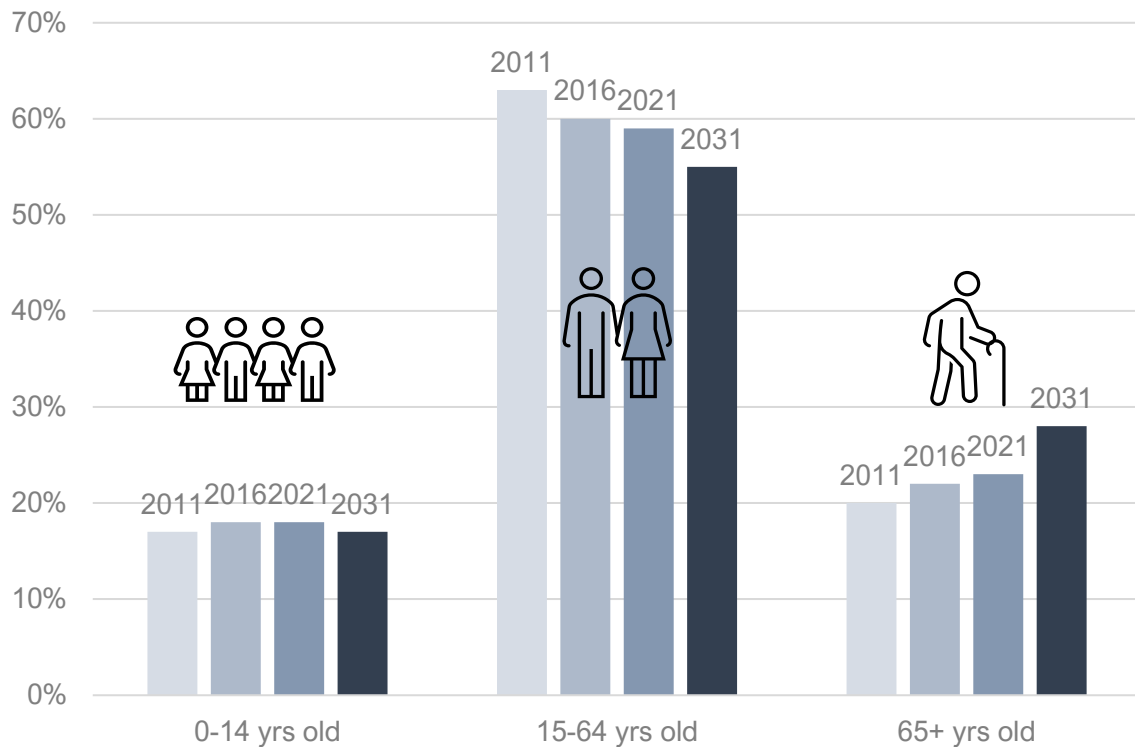
- 4.10 Fulbourn has been growing and changing over the past, with the fastest period of growth in the post-war period. Growth has continued in recent decades: Chart 1 shows that relative growth has been accelerating, with an increase in number of properties of 2% between 2001 and 2010, but around 8% between 2010 and 2018. In the same period, occupancy rates have reduced from 2.37 people per unit in 2001 to 2.28 in 2018. Planned development over the coming decade corresponds to a further growth of around 20%: this has been driven by the growth of Cambridge, the attractiveness of Fulbourn and opportunity (two large developments with planning permission: Ida Darwin and Teversham Road with around 300 proposed dwellings in total – see Fig. 19).
- 4.11 Even accounting for this growth, the village of Fulbourn is set to remain a Minor Rural Settlement according to the South Cambridgeshire Local Plan designation, with less than 6,000 residents by 2031.
- 4.12 According to the 2011 Census, Fulbourn residents are:
- Predominantly of English / British identity (around 80% of residents).
  - Typically economically active (over 70% of 16-74 years old).
  - Well educated - with nearly 40% of residents aged over 16 with higher level qualifications (Level 4 and above).
- 4.13 At the time of the Census, just under 70% of households owned their own dwelling. 14.2% of households (267) lived in socially rented properties and 15% in privately rented accommodation. 64 people lived in the local care home, and 35 at the NHS Mental Health Hospital.
- 4.14 Like most areas of the country, with individuals living longer and housing becoming expensive, Fulbourn loses population in their 30s and has an increasing proportion of ageing residents (see Chart 2).

Chart 1. Population has been growing slowly in Fulbourn



Source: Source: Official Census & SCDC Population Forecast & SCDC Statement of Accounts 2017-18

Chart 2. The Age Profile of Fulbourn indicates progressive ageing in future years



Source: 2011 Census and Cambridgeshire Insight Forecasts

## Connectivity

- 4.15 Fulbourn is located only 4 miles away from the main railway station of Cambridge (20 minutes by car, 25 by bus subject to waiting time), which has good connections to London, the Midlands and the North as well as Stansted Airport. The village is also easily accessible from the A11, thence M11 and road connections to London and to the east, as well as the A14 with connections to the Midlands.
- 4.16 Good connectivity makes the village a pleasant place to live within easy access to a vast pool of employment opportunities. However, this comes with challenges: the village celebrates its excellent strategic location alongside its distinct character, and yet it wants to avoid becoming a 'dormitory' settlement mainly for people commuting to jobs far away. Good links have other drawbacks:
- Housing becomes more expensive.
  - Traffic is routed through the village from the A11 into major areas of employment and education in Cambridge.
  - Integrating new residents into the village becomes harder, as people work further afield and have very different work patterns.
- 4.17 Improvement to walking, cycling and public transport will be essential to mitigate some of the traffic issues and reduce the carbon footprint of the village. There will also be the need for additional efforts in integrating increasingly diverse population and lifestyles.

## Business and Employment

- 4.18 Overall, in Fulbourn there is a wide range of employment opportunities, although many will be filled from outside the village because employers will be recruiting in a regional or national and even an international marketplace.
- 4.19 Job density (i.e. the number of jobs in an area divided by the resident population of working age in that area)<sup>7</sup> has risen steadily for the area of South Cambridgeshire within which Fulbourn is located:
- A rise from 81 jobs per 100 residents in 2005 to 86 jobs in 2010 and 102 jobs in 2017, which is the latest released figure.
  - A corresponding increase from 7,000 businesses within the District in 2010 and over 8,000 by 2017.

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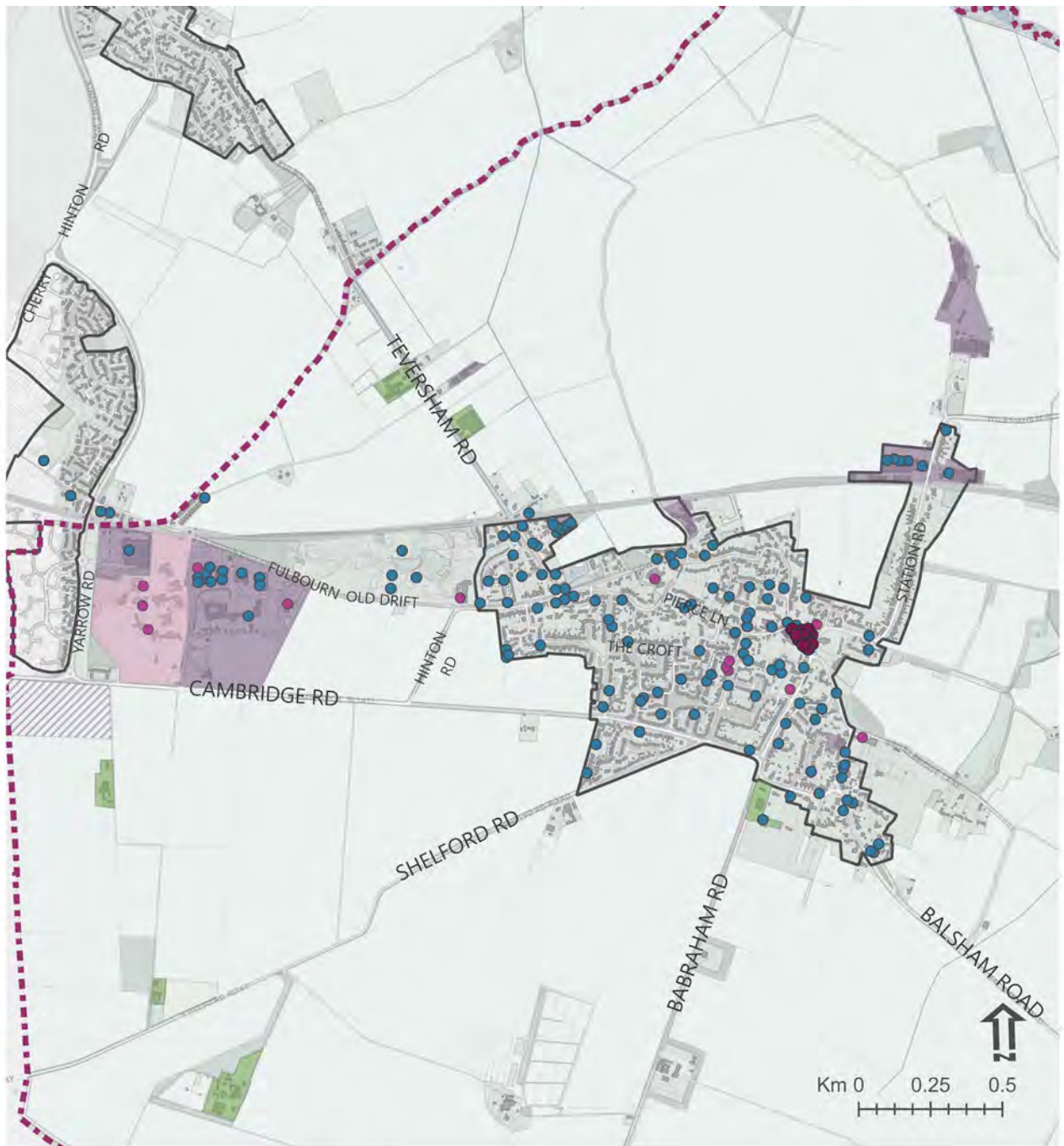
<sup>7</sup> According to NOMIS SCDC Area Labour Market Profile and the Office of National Statistics ONS Regional Labour Market Statistics in the UK, Nov 2019

- 4.20 Although no detailed business and employment data for Fulbourn is available on the NOMIS website, evidence on the ground indicates that these patterns are also reflected within the Parish. According to the 2011 Census Travel to Work patterns<sup>8</sup>, nearly 3,200 people commuted to work from Fulbourn, mainly within the Cambridge area, and just over 1,100 worked within the village or had no fixed workplace. Around 2,800 commuted in, many from places along the A11 or A14 corridors.
- 4.21 Local employment areas include the former Fulbourn Hospital site, which still hosts some NHS activity but also includes the Tesco supermarket, Capital Park (a business park with four purpose built multi-storey office buildings), a nursing college and offices for the Regional Health Authority.
- 4.22 Within the village itself, the High Street is the focus of village life with the Co-op supermarket and post office, a pharmacy, a butcher, a greengrocer, a hairdresser, a car sales business, two fast food establishments, a café, a beauty salon / gift shop and the Six Bells Pub. There are also a church charity shop, an estate agent, an antique shop, a children's clothes shop and a green burial business. Additionally, there are sites with office accommodation for commercial and professional services and many businesses based at home (450 jobs according to the 2011 Census).
- 4.23 Outside the Development Framework, there are three industrial sites with a variety of enterprises which include an agricultural engineer and merchants and a large grain mill and distribution business. There are smaller businesses providing vehicle servicing and repair and professional services amongst others. Most farms have diversified and host a variety of enterprises in redeveloped farm buildings.

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<sup>8</sup> [DataShine: Commute](#)

Fig. 5. Existing areas of employment and businesses (located by postcode)



- Designated Neighbourhood Area
- Development Framework (South Cambridgeshire Local Plan Policy S/7)
- Shops
- Community Services
- Businesses
- Business Land Uses
- Retail and Employment
- Fulbourn Hospital
- Agricultural Business
- Employment Allocation (South Cambridgeshire Local Plan Pol. E/2)



## Community Facilities

- 4.25 Fulbourn has a very strong community spirit with many clubs, societies and recreational activities for residents of all ages. The Parish Council monitors the availability and quality of community facilities to keep pace with the needs of the population.
- 4.26 Significant investment has been made by the village Parish Council in recent years:
- A new Youth Centre costing nearly £1million was completed in 2019.
  - The Fulbourn Centre was developed in two phases completed in 2006 and 2014, demonstrating strong community commitment as the work was carried out and managed by villagers themselves. Approximately £1.4m was spent during the two phases with approx. £1m coming from grant support and the balance from the village. It is now insured for £3.7m.
  - The Swifts community building is leased from Accent Housing Association and it is home to the village library among other activities.
- 4.27 Other key facilities continue to meet the ongoing needs of all residents:
- a. Recreation Ground**

It covers approximately 5.5 hectares, including a pavilion completed in the late 1990s housing dressing rooms, showers and meeting area etc. There are also a children play area, adult fitness equipment, a skate-park, tennis courts, youth shelter, floodlit multi-games area and bowling green. The majority of the ground is used for cricket and football. In winter, there are two full-size football pitches and smaller pitches for young aspiring footballers. In the summer there is a cricket square providing several wickets and the appropriate outfield. Once more demonstrating the strong community spirit, these facilities are maintained primarily by villagers on a voluntary basis. There are four tennis courts used by the tennis club as well as two further ones for general use and the bowls club for league play in the summer months.
  - b. Fulbourn Centre and Townley Memorial Hall**

Completed in 2014, the Fulbourn Centre is adjacent to the Recreation Ground with which it shares the car parking facilities. It comprises the original village hall built in the 1920s' (Townley Memorial Hall), a classroom size meeting room, a committee room for general club use, a two badminton court size sports hall and the village sports and social club bar and catering area. It is used extensively by clubs and societies as well as for hire for private functions.

A recent survey<sup>9</sup> indicated around one thousand visits a week to the Centre excluding those who use the bar facilities.

c. **The Swifts community building**

Situated in Haggis Gap, towards the centre of the village, the Swifts meeting room is home to the village library and it is used by village clubs such as the weekly bingo club, the Women Institute and others. It is also available for private hire. The library is a much-valued service run entirely by volunteers.

d. **Fulbourn Health Centre**

Located on Haggis Gap the Health Centre is the branch surgery linked to Cornford House Surgery on Cherry Hinton Road. The practice is attached to Cambridgeshire Primary Care Trust. While well located, the building is old and too small for current needs.

e. **Youth Centre**

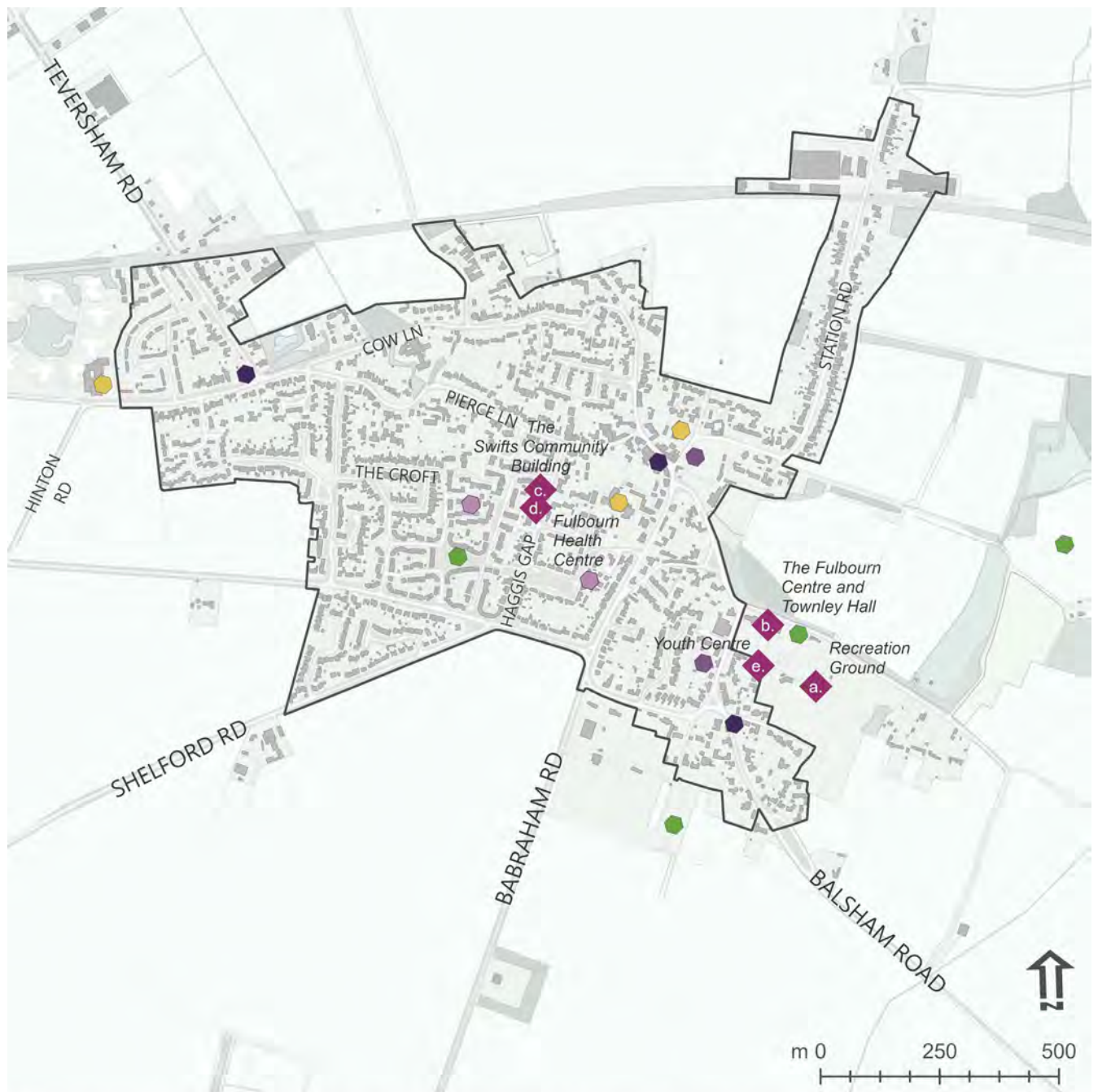
Recently completed (2019), the new building will house the junior and senior youth clubs and the thriving scout troop. The Fulbourn Parish Council also have their office in the building.

4.28 There are three primary schools in the village (two of which are private). Other important community facilities include the shops, churches, playgrounds, allotments, the cemetery, pubs, community halls and alms-houses.

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<sup>9</sup> Neighbourhood Plan Rec Survey - Summary & Results – EV475 <https://tinyurl.com/Fulbourn-NP>

Fig. 6. Existing community facilities



□ Development Framework (South Cambridgeshire Local Plan Policy S/7)

◆ Key Existing Community Facilities

Other Existing Community Facilities

- ◆ School
- ◆ Community Hall
- ◆ Church
- ◆ Pub
- ◆ Green Space

## Landscape Setting and Relationship with the Countryside

- 4.29 From its position bounded on the south by the old Roman Road known as Via Devana, and on the north-east by the Fleam Dyke (an earthwork thought to be of Saxon construction for the collection of tolls) and on the north and north-west by the Fens, Fulbourn probably was in early times a place of some note. Indeed, in the early 19th century the village was said to be well known for the quality of the air and purity of the water with Cambridge residents coming to Fulbourn for rest and recuperation, before the days of railways.
- 4.30 Though the centre of the village has an altitude of 15m (50ft), some 9m (30ft) higher than the centre of Cambridge, the land rises significantly to the south-west towards Shelford to 56m (180ft) at Limepit Hill, to 30m (100ft) at the Windmill and to 51m (167ft) at Mutlow Hill, close to the crossing of the A11 by Fleam Dyke to the north-east. To the north the land falls to 10m (32ft) and below: this topography makes Fulbourn a fen-edge village.
- 4.31 The bowl in which Fulbourn is situated is formed by the headwaters of the Wilbraham River, now reduced to a small stream and often dry in the summer months. It is thought the original settlement was sited adjacent to the river in the Fulbourn Fen Nature Reserve, hence the village's name Fugolburna, a place set by a stream with birds. Such a situation within chalk lands encourages the growth of deciduous trees, which, with their profusion, give the village its special character.
- 4.32 The view of Fulbourn from the Shelford Road, as the land rises up towards the Gog Magog Hills is of special beauty, looking down from wide open fields to the church tower and towards the east to the windmill and village, set amongst trees. The old Fulbourn Hospital Gatehouse and Victoria House, the historic main building, are visible to the west, immersed in extensive parkland. On a clear day Ely Cathedral can be seen in the far distance to the north and the church towers of the Wilbrahams to the northeast.
- 4.33 This vista showcases Fulbourn within its rural setting and richness of trees, something very important for the preservation of the identity of the village (see Policy FUL/01).
- 4.34 Fig. 11 identifies key views defined in the Fulbourn Village Design Guide (2020) and highlights another key feature of Fulbourn: the opportunity to look outwards from various points within the village to the open countryside and its attractive landscape of open fields, rising ground, fen edge or mature trees and hedgerows. It is important that these views are not lost through infill and development.

## Local Character

- 4.35 The visual impression of “living among trees” is enhanced by the village’s irregular roads and lanes. The original siting of houses and other properties has caused the roads, previously just lanes, to wind in a series of bends towards the centre of the village, with ever changing prospects, sometimes including attractive old thatched cottages among the trees. Fulbourn has a great variety of building types and it is mainly its scale, green streets and rural simplicity that give it a character that is well appreciated, and maybe taken for granted, by residents.
- 4.36 Immediately to the east of the centre of the village lies a large area of very attractive fields and woodlands with good footpaths and a bridleway. Within this area lies the Fulbourn Fen Nature Reserve, an SSSI, and beyond that further fields leading towards Fleam Dyke and the footpath system to Great Wilbraham, all easily accessible on foot from the village (see Fig. 7).
- 4.37 There are many other open areas of natural beauty close to or within the village. The Recreation Ground with access between Home End, Stonebridge Lane and Balsham Road provides a meeting place for young people and sports clubs, with an easy link between village and countryside. Open spaces such as Pound Green, where the Village War Memorial is situated, together with other areas within or adjacent to post-war housing development give an opportunity for rest and relaxation as well as providing a habitat for wildlife. Most of these areas are well shielded by trees. Further to the west, areas of green landscape can be found in the well-tended parkland of Capital Park, a business park. In the spring the Churchyard of St. Vigor’s, close to the High Street is full of flowers.

## Natural Greenspace and Biodiversity

- 4.38 The natural richness of the greenspaces on the edge of the fens has been depleted over the course of the past decades as a result of development and intensification of agriculture. There is now, however, increasing attention to the biodiversity and wildlife value of the land, and studies are emerging, aiming to reinstate over time a network of biodiversity rich corridors. These initiatives are supported by Policy FUL/03 and described as a key community aspiration (see also Fig. 12 and Fig. 13).
- 4.39 Fulbourn Parish is located within Natural England 87 East Anglian Chalk National Character Area<sup>10</sup> where the low hills meet the edge of the fens. Historical agricultural practices led to the creation of diverse grasslands, which have not

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<sup>10</sup> [NCA Profile: 87 East Anglian Chalk - NE529 \(naturalengland.org.uk\)](https://naturalengland.org.uk) – also EV372  
<https://tinyurl.com/Fulbourn-NP>

disappeared, but are now fragmented and isolated. Hedgerows have been removed or have many gaps. Accompanying field margins are generally narrow.

- 4.40 The lower lying areas of large fields are characterised by several small chalk streams flowing into drainage ditches running to the north of the Neighbourhood Plan Area into the Little Wilbraham River, Quy Water, and the River Cam beyond.
- 4.41 The whole Cam Valley river system, of which the Fulbourn springs and water courses are a part, has been identified as being under water stress. The Cam Valley Forum has produced the River Cam Manifesto in August 2019<sup>11</sup> that highlights the situation and concerns. Their follow-up report 'Let it Flow' (May 2020)<sup>12</sup> provides proposals for an Integrated Resource Management Plan for the Cam Valley.
- 4.42 The springs adjacent to the Fulbourn Nature Reserve east of the village, which arise close to the 15m contour, are often dry due to the depleted water table level, largely due to the scale of water abstraction from the underlying aquifer by the Cambridge Water Company from the Fleam Dyke Pumping Station. As a result, the area of wetland and the small chalk streams running through the site are often entirely dependent on water specially pumped from a borehole at Dungate Farm to the east of the A11 as part of a water augmentation scheme. This is not considered to be a long-term sustainable solution to protect the biodiversity of the local flora and fauna.
- 4.43 The springs at the north western end of the village emerge at a lower level, nearer the 10m contour, and are usually flowing year-round into the chalk stream at Poor Well and into the drainage ditch system all flowing north towards the Caudle Ditch and beyond.
- 4.44 Along the boundaries of Fulbourn Parish there are five SSSIs (see Fig. 7); to the south is the Roman Road and the Gog Magog Golf Course – both of which include fragmented areas of chalk grassland – to the east is Fleam Dyke, which has species rich chalk grassland, to the north east is Great Wilbraham Common, which has species rich grassland and to the north is Wilbraham Fen with fen habitat. Near the Fen on the edge of the Neighbourhood Plan Area, there is a County Wildlife Site on the Little Wilbraham River, which has a ditch with important vascular and nationally scarce plant (*Potamogeton coloratus*).
- 4.45 Within the Neighbourhood Plan Area and close to the village is the Fulbourn Fen SSSI, designated for the species-rich neutral grassland on calcareous loam and peat, together with remnants of fen woodland. These habitats are now rare in

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<sup>11</sup> [The-River-Cam-Manifesto-final2.pdf \(camvalleyforum.uk\)](#) also EV373 <https://tinyurl.com/Fulbourn-NP>

<sup>12</sup> [Cam\\_Valley\\_Forum\\_Let\\_it\\_Flow\\_Full\\_report\\_26-05-20-compressed.pdf \(camvalleyforum.uk\)](#)

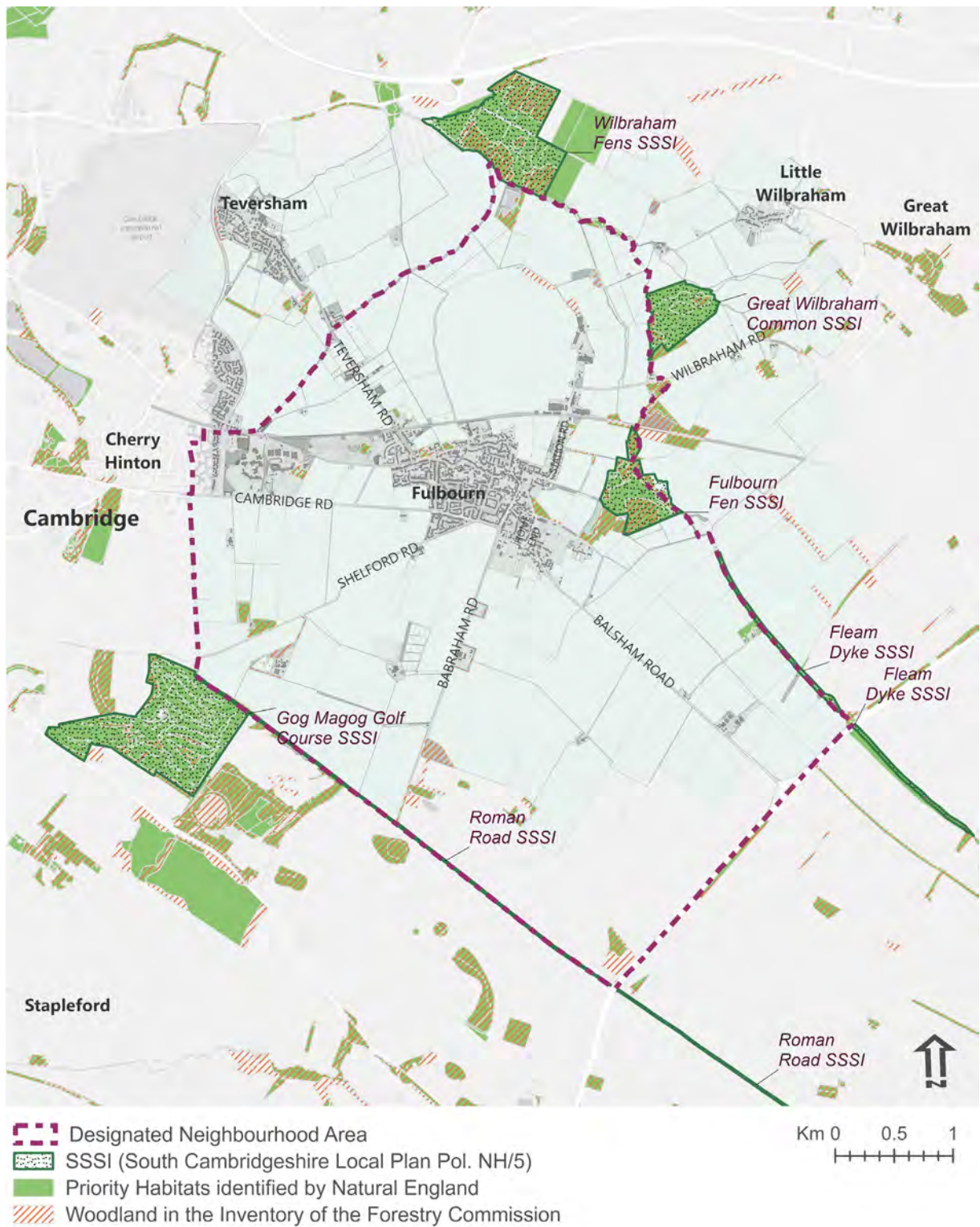
lowland England. The old meadows have never been intensively farmed, so they have kept the high diversity of plants which traditional farming techniques produced. In East Fen Pasture, hundreds of orchids bloom in early summer. Also, there is a small County Wildlife Site at Fleam Dyke Pumping Station, which is designated for the presence of at least 16 calcareous grassland indicator species. On Shelford Road, near Bishop's Farm, there is a short section of Protected Road Verge of neutral/calcareous grassland.

- 4.46 The main species of mature trees present within the built-up area of the village include sycamore, horse chestnut, lime, ash, birch and beech, with some oaks towards the east end of the village. In Poor Well, the trees include willows and tall black poplars, and in the lower lying area to the north along Teversham Road there are some specimen willows. Street trees in the estates built since the 1960s include rowan, hawthorn, field maple, wild cherry, whitebeam and birch.
- 4.47 Additional woodland cover and hedgerow habitats could be established to help link existing islands of biodiversity, enhance 'green networks' and provide more resilient areas of biological and wildlife interest. Where possible these networks should also link into the village to enhance biodiversity and greenspace connectivity in the village itself.
- 4.48 Fulbourn has a successful colony of swifts within the village. While, in the UK, swift numbers have declined by over 60% in 25 years, The Swifts residential development in Fulbourn included one of the most successful nest box projects in the country<sup>13</sup>. The development involved the incorporation of 276 swift nest boxes (more than 1 per household) into the new houses and flats during the redevelopment of the 1960s built Windmill Estate. Within 6 years the colony of swifts that was potentially threatened by the development had become well established in the new housing areas with over 50% of the boxes being used.
- 4.49 In a 2014 survey of the bird boxes in The Swifts, it was noted that 17 swift boxes were being used by starlings and 9 boxes were used by house sparrows. In 2016 there were also 5 pairs of house martins recorded using the integral swift boxes. This diversity of birds is not unusual and demonstrates the success of these schemes: the RSPB has made similar observations on housing developments in Cornwall and elsewhere in the South West of England.

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<sup>13</sup> Winner of the Institute of Ecology and Environmental Management 'Tony Bradshaw Best Practice Award' in 2011

Fig. 7. Important areas for nature, biodiversity and habitats





# Neighbourhood Plan Policies

The villagers of Fulbourn see themselves as living in a very special village, set among trees, rich in natural features and biodiversity and still closely interrelated with the countryside. While the community value the proximity to Cambridge, they are also protective of the separation from the city and the range of activities taking place in the village, making it an independent community.



## 5. Vision and Objectives

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5.1 The 2009 Parish Plan (see Section 1. Introduction) provided a description of the qualities that make Fulbourn a very special village.

5.2 The Parish Plan stated:

“Fulbourn is UNIQUE because it combines the following features:

- It is close to Cambridge yet separated from it by a mainly agricultural Green Belt.
- This separateness is strengthened by its situation in a tree-rich hollow at the edge of South Cambridgeshire chalklands.
- It has a well- defined centre with church, shops and post office (now part of the Co-op), a pub, a manor house and alms-houses, all closely grouped together.
- The five roads that meet at the village centre are local roads, and only one is straight.
- The main road through the village (Cambridge to Balsham) passes along its southern side, away from the centre.
- It is an ancient village with many buildings of architectural and historic interest.
- Fulbourn is particularly rich in land of nature conservation interest.
- It is a socially well-balanced community with older and new properties, (larger and smaller), intermixed.
- It offers a range of employment, including small industrial developments and nearby hospitals.
- It has regular bus service.
- It is well placed to become an environmentally, economically and socially resilient and sustainable community.”

5.3 The Vision and Objectives of the Neighbourhood Plan take forward the statements above to reflect discussions with the wider communities through spring 2019 and surveys through questionnaires. During the consultation workshop for the preparation of the Fulbourn Village Design Guide SPD and in the response to surveys in summer 2019<sup>14</sup>, it was evident that as a community we value:

- The identity of Fulbourn as a separate village from Cambridge and protected by the Green Belt (97% of respondents to the questionnaire strongly agree/agree).
- The sense of ‘individuality’ and community.
- The rural setting of the village and the strong relationship to the countryside, with wide views of the village across fields from all approaches and with views towards the countryside and footpath connections from within the village.
- The natural environment and rich ecology and wildlife.

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<sup>14</sup> Evidence Base EV619, 621at <https://tinyurl.com/Fulbourn-NP>

- The protection the environmental and cultural heritage of the village including buildings, historical sites and its rich natural biodiversity (99% of respondents strongly agree/agree).
  - The mature trees and hedgerows, distinguishing Fulbourn as a ‘village set among trees.’
  - The variety in building styles and materials which reflect the historical growth of the village and the mix of housing types – mostly with consistency of building height and village scale.
  - The village centre and local services and mix of uses including community facilities, employment and local shops.
- 5.4 There is a strong wish to reinforce the interrelationship with the countryside and expand the environmental and biodiversity assets of the village area as a way to prevent further loss of distinctiveness and individuality as a village within a rural setting. As Cambridge continues to expand, suburban development models could be ‘exported’ to Fulbourn, with a pattern approach that could be “anywhere” rather than as respectful of local distinctiveness as the community aspires to achieve, with new development within the village making a positive contribution to the character of the area and becoming well integrated in the physical and social life of the community, as also promoted by the NPPF and the Fulbourn Village Design Guide.
- 5.5 Other concerns relate to the quality of the streets as safe and attractive village spaces and the protection and enhancement of the High Street and other assets that are at the foundation of the quality of life within the village.

## Vision Statement

**In the period to 2031 Fulbourn village will continue to be a vibrant, sustainable and thriving local community with its own distinctive characteristics, separate from Cambridge yet complementary and benefiting from its proximity. It will have a locally distinctive built and natural environment and a wide provision of local services, strongly supported by the local community.**

**New developments will ensure the ongoing success of Fulbourn providing suitable housing, employment, leisure facilities and local services whilst protecting and enhancing its natural and built assets for future generations.**

## Our Planning Objectives

5.6 In order to achieve this Vision, the community of Fulbourn has identified the following planning objectives:

### 1. Retain the character of Fulbourn as an individual village, separate from Cambridge

It is important for Fulbourn to continue to be a sustainable village retaining its key characteristics, separate from Cambridge, but recognizing the benefits of its proximity. This means that Fulbourn should retain its individuality as a village set within its rural landscape and that the Green Belt surrounding the parish should be sustained.

### 2. Enhance the rural environment surrounding the village

The rural environment of the Parish surrounding the village should be enhanced through encouraging further development of biodiversity and amenities both within the village and in the surrounding fields. This will include providing greater natural and human connectivity between village and countryside and increased protection and biodiversity within the green spaces of the village.

### 3. Maintain and improve the character and distinctiveness of the village

This will mean prioritising local distinctiveness in every element of change and growth and favouring sensitive development which enriches the landscape and enhances the character of the locality. As part of this effort, it will be important to support the conservation of our natural and built environmental assets for future generations, strengthen the character of the green spaces and also resist inappropriate development.

### 4. Have a mix of housing that is affordable, available and suitable for all ages and appropriate to the village location

Within the village, it will be important to secure a range of housing to meet the needs of all ages to ensure that local residents and their families could continue to live in the village. The environmental sustainability of new and existing buildings should be optimised, encouraging high levels of energy efficiency, and other sustainable measures to mitigate the impacts of climate change, particularly on the specific context of Fulbourn, a village at the edge of the fens.

### 5. Support business development and employment opportunities

The community is keen to continue to support and accommodate businesses within the village so that the local economy can continue to provide a suitable range of employment opportunities and essential services to the villagers and make a contribution to the wider economy of the region.

## **6. Improve amenities and community facilities**

The community recognises the need to safeguard our existing local community assets and seek provision of complementary new or enhanced community facilities to meet all future needs and reduce the need to travel to access services.

## **7. Increase the safety of local streets and lanes and enhance access to public transport services**

Walking and cycling through the winding lanes and narrow streets of the village are part of the life and experience of Fulbourn and need to be supported through all measures that increase safety and comfort, while respecting local character. This is also essential to reduce carbon emissions and respond to the climate crisis. Future development should also be accompanied by strong support for walking, cycling and improvement of public transportation for the village as a whole.

## **8. Recognise the challenges of climate change and promote the application of appropriate measures through all aspects of development**

The community of Fulbourn recognises the challenges posed by climate change and fully supports the application of the specific policies of the South Cambridgeshire Local Plan. Locally specific measures are included in the various policies as appropriate.

- 5.7 In compiling the Neighbourhood Plan important community aspirations, not within the scope of a neighbourhood plan have been identified. These include matters like improved management of green spaces and trees, expansion of recycling and grey water re-use, better traffic management and improvements to bus services and so on. These cannot form part of planning policy but are very important to the quality of life of the village: they are included in orange coloured boxes in the policy chapter where relevant and set out more fully in Section 14.

Chart 3 - Golden Thread between Policies and Objectives

<b>VISION</b>		
<p>In the period to 2031 Fulbourn village will continue to be a vibrant, sustainable and thriving local community with its own distinctive characteristics, separate from Cambridge yet complementary and benefiting from its proximity. It will have a locally distinctive built and natural environment and a wide provision of local services, strongly supported by the local community.</p> <p>New developments will ensure the ongoing success of Fulbourn providing suitable housing, employment, leisure facilities and local services whilst protecting and enhancing its natural and built assets for future generations.</p>		
<b>Objectives</b>	<b>Policies</b>	<b>Section</b>
An individual village, separate from Cambridge	Policy FUL/01. Protecting the Distinctiveness and Landscape Setting of Fulbourn	6
	Policy FUL/02. Development outside the Development Framework	6
Enhancing the rural environment	Policy FUL/03. Creating a Network of Green Infrastructure	7
	Policy FUL/04. Protection and Enhancement of the Natural Environment	7
	Policy FUL/05. Local Green Space and Protected Village Amenity Areas	8
Maintaining and improving the village character	Policy FUL/06. Protecting and Enhancing Village Character	9
	Policy FUL/07. Building and Landscape Design	9
	Policy FUL/08. Village Street and Lane Layout	9

Objectives	Policies	Section
Having a mix of housing affordable, available and suitable for all ages and appropriate to the village location	Policy FUL/09. Larger Residential Development (10 or more units)	10
	Policy FUL/10. Housing Design Quality	10
Support business development and employment opportunities	Applied by Community Aspirations	11
Improving amenities and community facilities	Policy FUL/11. Community Facilities	12
	Policy FUL/12. Healthcare Facilities	12
Safe streets and enhanced public transport services	Policy FUL/13. Sustainable Mobility	13
Recognising the challenges of climate change	Applied throughout the policies of the Neighbourhood Plan	n/a
Other community aspirations	Various issues that are outside the scope of planning policy but are included in the Neighbourhood Plan because they are of importance to the Fulbourn Community.	14

Fig. 8. Neighbourhood Plan Policy Map Summary  
 (see Fulbourn Neighbourhood Plan Policy Map (Village inset) at scale 1:5000 for the details)

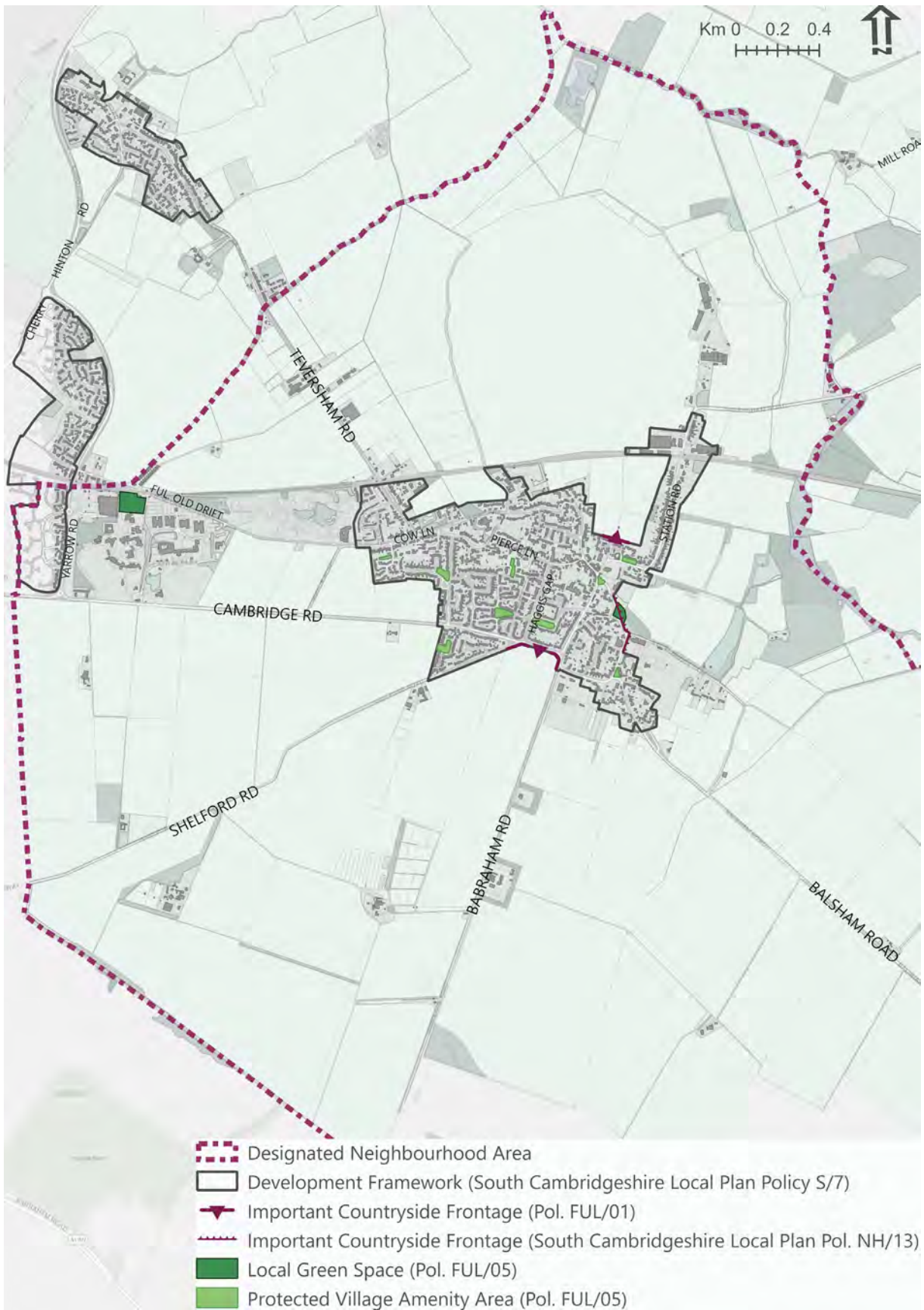




Fig. 9. Neighbourhood Plan Policy Map (Village Inset)  
 (see Fulbourn Neighbourhood Plan Policy Map (Village Inset) at scale 1:5000 for the details)



- Local Green Space (Pol. FUL/05)
- Protected Village Amenity Area (Pol. FUL/05)
- Important Countryside Frontage (Pol. FUL/01)
- Important Countryside Frontage (South Cambridgeshire Local Plan Pol. NH/13)
- Designated Neighbourhood Area
- Development Framework (South Cambridgeshire Local Plan Policy S/7)

## 6. Protected Village Setting and Separation

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Policies FUL/01 and FUL/02 aim to protect Fulbourn as an individual village set within rural landscape. This is essential to retain Fulbourn's unique village character, clearly distinct from Cambridge in development form for all future generations.

### Rationale and Justification

- 6.1 Fulbourn has the character of a distinct and individual village surrounded by agricultural fields and natural countryside. It has a well-defined village boundary / Development Framework (defined in South Cambridgeshire Local Plan Policy S/7) but also developed areas outside of it, mainly towards Cambridge. The western part of the Parish area, the fully developed Beechwood Estate, has become an integral part of Cherry Hinton in Cambridge. Going forward, it will be very important to protect the remaining visual and physical separation between Fulbourn and Cambridge, avoiding any development that could compromise the individuality of Fulbourn and result in coalescence between the settlements.
- 6.2 Fulbourn occupies a position within the Green Belt that surrounds Cambridge, and this has historically provided a strong protection from unrestricted sprawl from Cambridge and has safeguarded agricultural fields from encroachment. Strong protection, however, is considered necessary because:
- a. The thriving technology and educational city of Cambridge suffers significant land pressures due to the protected status of many of its sites, complex land ownership within the historical centre and the constraining girdle of the Green Belt that surrounds it. As a result, Cambridge seeks additional resources for its businesses and housing needs outside its own boundaries.
  - b. Over recent times many of the surrounding villages have become absorbed by the spread of the city: Cherry Hinton, Chesterton, Girton, Trumpington etc.
  - c. The Green Belt boundary has been revised at each Local Plan revision, for example to allow the development of the Beechwood Estate some decades ago, and more recently for the extension of the Peterhouse Technology Park. These revisions bring Cambridge's urban spread into the Fulbourn area.
  - d. Some land within the Green Belt that separates Fulbourn from Cambridge is already developed (the Fulbourn Hospital site, Capital Park and the Ida Darwin site). These sites, historically very green and with barely visible buildings from the outside, are targets for intensification or new development.
  - e. Under pressure for residential development, the status of the Green Belt, although formally maintained, is being eroded through redevelopment and intensification of sites and through development of "exception sites". This includes, for example, further development between Fulbourn and Teversham through expansion of farm buildings and fourteen new houses on Balsham Road, at the eastern edge of Fulbourn.

- 6.3 The protection of the character and setting of Fulbourn strongly relies on the effectiveness of the Green Belt policy of the South Cambridgeshire Local Plan (Policy S/4) and its application in preventing inappropriate development coming forward. Specific ways to protect Fulbourn’s character and identity are identified in the Fulbourn Village Design Guide (SPD 2020). Chapter 5 of the Design Guide identifies an ‘Essential Visual Gap’ that separates visually Fulbourn from Cambridge and key views, specific fields and local landmarks that contribute to the character and identity of Fulbourn (see Fig. 11- for reference). Design guidance in the chapter states that “the views of the village across open fields from the southern hills and all approaches should be protected and enhanced” and that “the planting and setting of fields along Cambridge Road when arriving from Cherry Hinton should be protected in openness and rural feel.”
- 6.4 The Fulbourn Neighbourhood Plan seeks to reaffirm the design principles set by the Fulbourn Village Design Guide and the importance of protecting the setting and identity of Fulbourn. This includes policy criteria aimed at retaining Fulbourn’s individuality, its rural setting and its character, reflecting its long history as an independent settlement. This requires that an obvious separation is preserved between the village of Fulbourn and Cherry Hinton (including the Beechwood Estate, that is part of Fulbourn Parish) and Fulbourn and Teversham.
- 6.5 It is expected that development of sites within the Green Belt will not have an adverse effect on the rural character and openness of the landscape setting of the village and will be designed to present a dominant green aspect and to minimise visual encroachment and urbanisation. Any new development should respect the rural quality of the views identified in the Fulbourn Village Design Guide and prevent visible urbanisation and loss of woodland planting.
- 6.6 Additional physical protection of the countryside setting and character is provided by designating two Important Countryside Frontages (NP-ICF) in accordance with the definition of the South Cambridgeshire Local Plan Policy NH/13. These identify the fields essential that define Fulbourn’s identity as a village with strong relationship with the countryside. The new designations are complementary to the ICF designated by the South Cambridgeshire Local Plan and shown in Fig. 10 / Fig. 11.
- 6.7 Development, in accordance with the South Cambridgeshire Local Plan, will not normally be permitted outside the Development Framework. Any development activity outside of it should comply with the NPPF (if included within the Green Belt) and South Cambridgeshire Local Plan Policies NH/8 and S/7. In addition, particular attention is required to ensure that the visual and physical integrity of Fulbourn as a village set among trees is respected (Policy FUL/02). Policy FUL/02 has been designed to be complementary to Policy S/7: Development Frameworks of the South Cambridgeshire Local Plan. In particular it sets out locally-distinctive criteria to the more general, district wide approach taken in the second part of the Local Plan policy.

6.8 The individuality of Fulbourn is also dependent on appropriate built form, which respects local village character without recourse to mock-heritage or pastiche and without adoption of urban / suburban solutions that are more appropriate within Cambridge. This is addressed in Policy FUL/06 and FUL/07.

## Community Perspective

6.9 The Fulbourn Village Design Guide SPD (2020) was based on extensive community workshops and was overwhelmingly supported at public consultation in April-July 2019. The Guide's identification of key views and sensitive fields adequately reflects the perspective of the village.

6.10 In the research done for the Parish Plan in 2008 / 2009<sup>15</sup> residents were asked: 'What is important to you about Fulbourn' (Q20); of the 3383 respondents:

- 23% said 'Being a village',
- 15% said 'The Environment / Countryside' and
- 17% said 'Near to the City'.
- Other responses included the community, local amenities and churches.

6.11 A separate question for the Parish Plan (2009) asked residents: 'How important is the quality of the countryside around Fulbourn to you' (Q66); 95% of the 1144 respondents said the countryside around Fulbourn was 'very important' or 'important' to them.

6.12 The various surveys, workshops and consultations conducted over the period between 2008 and 2019<sup>16</sup> have indicated that the residents are firmly in support of the objective to maintain the character of Fulbourn as an individual village in the future. This is also anecdotally supported by the interest residents continually display in the nearby nature reserve, historical buildings and the public concern in ensuring new developments are not detrimental to the character and distinctiveness of the village.

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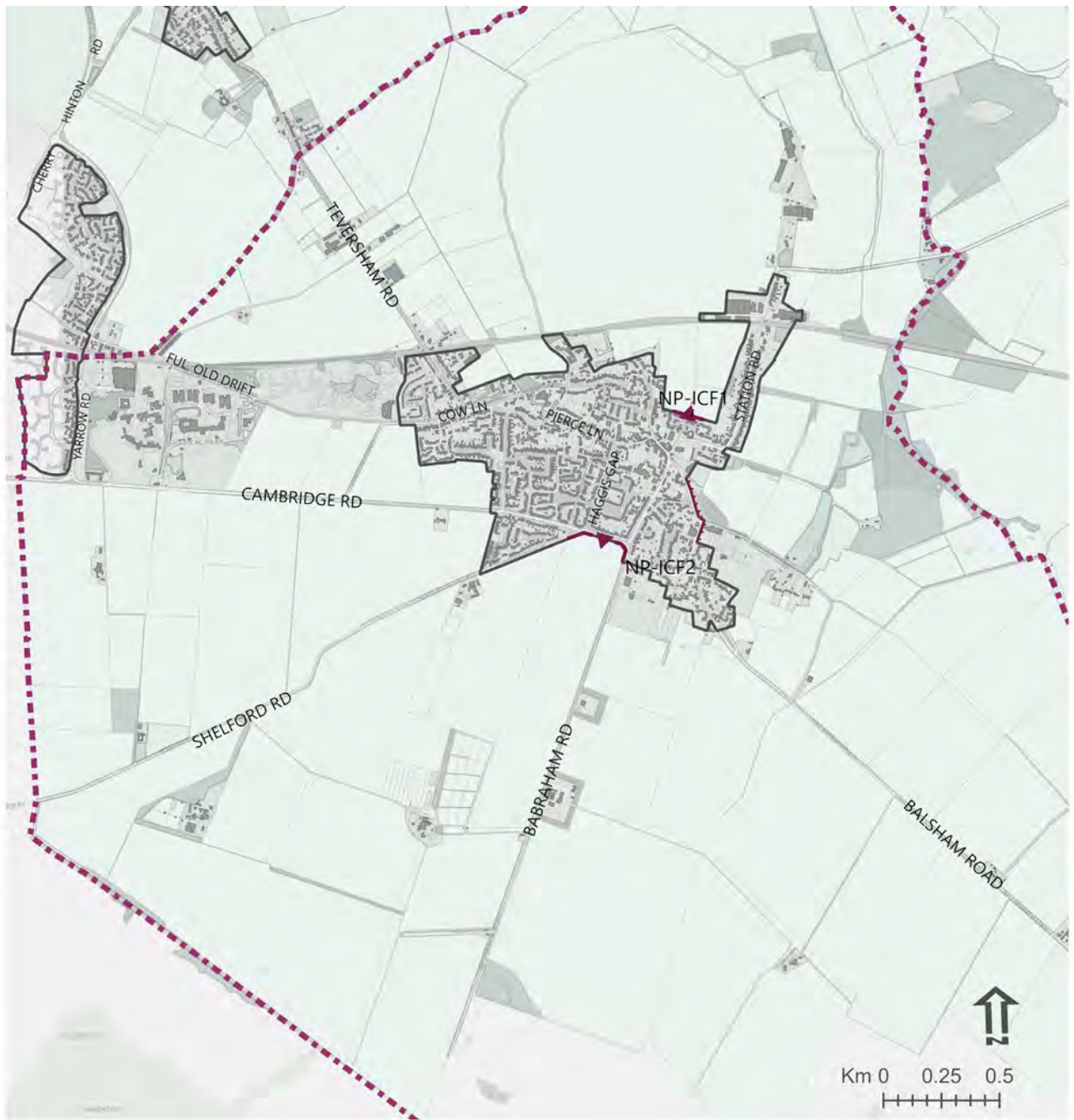
<sup>15</sup> The Fulbourn Parish Plan surveys are available at EV 230 to 234 at <https://tinyurl.com/Fulbourn-NP>

<sup>16</sup> The Fulbourn surveys and consultation background papers are available EV 473-477 at <https://tinyurl.com/Fulbourn-NP>

## Policy FUL/01. Protecting the Distinctiveness and Landscape Setting of Fulbourn

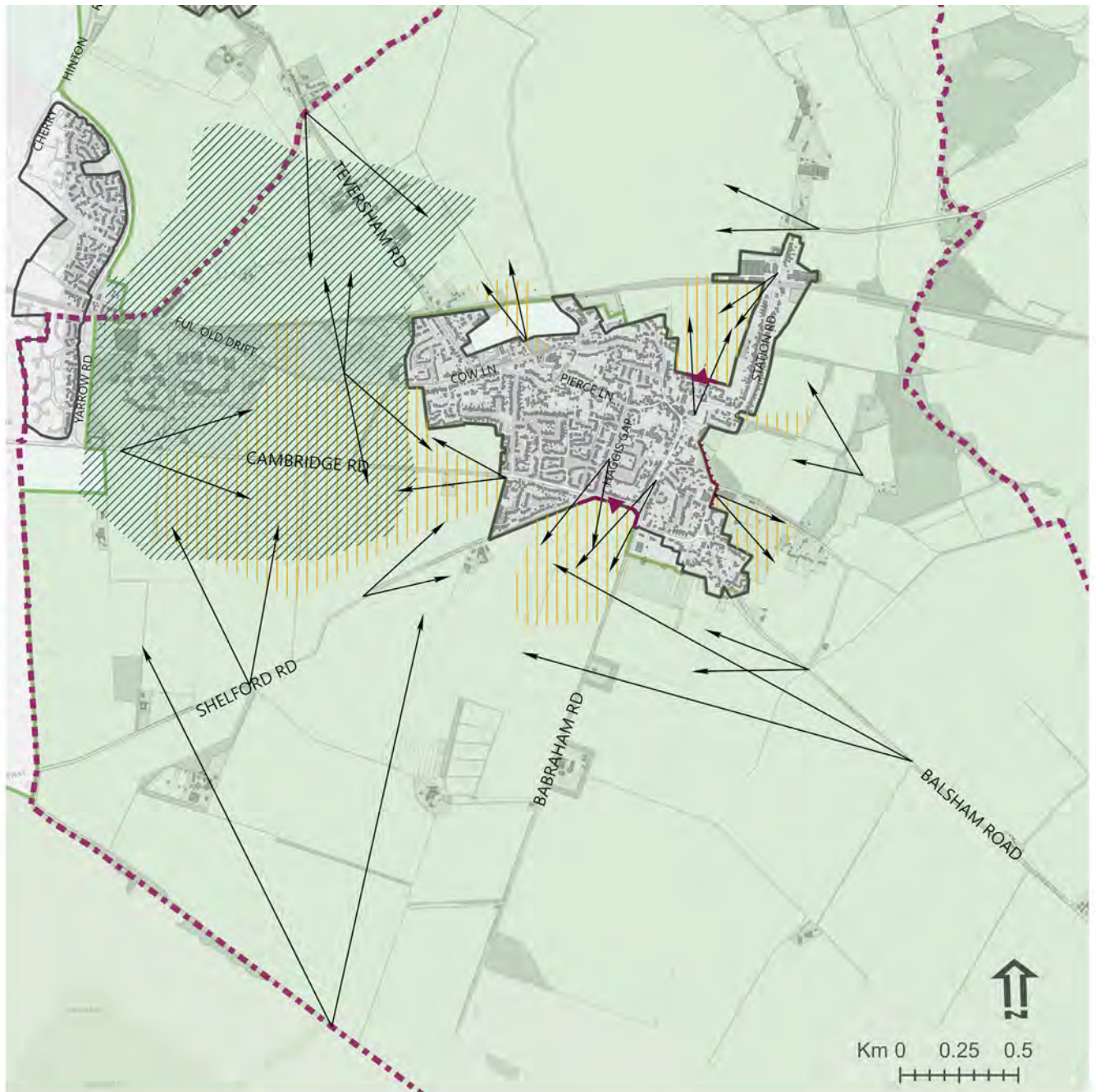
1. Development proposals should respect and where practicable enhance the setting and special character of Fulbourn as an individual village set in a rural landscape. Proposals should be located and designed to ensure that they do not have an unacceptable impact on the rural character and openness of the landscape setting.
2. The Plan designates Important Countryside Frontages to the north of Barleyfields and Lanthorn Stile (NP-ICF1) and at Gog's View (NP-ICF2) (as shown on Fig. 10) to which South Cambridgeshire Local Plan Policy NH/13 will apply, in addition to the one identified in South Cambridgeshire Local Plan Policy NH/13.








Fig. 10. Designated additional Important Countryside Frontages



-  Designated Neighbourhood Area
-  Development Framework (South Cambridgeshire Local Plan Pol. S/7)
-  Important Countryside Frontage (Pol. FUL/01)
-  Important Countryside Frontage (South Cambridgeshire Local Plan Pol. NH/13)

Fig. 11. Relevant designations to protect the village setting from the Neighbourhood Plan, South Cambridgeshire Local Plan (2018) and Fulbourn Village Design Guide (2020) - for information



-  Designated Neighbourhood Area
-  Development Framework (South Cambridgeshire Local Plan Pol. S/7)
-  Green Belt (South Cambridgeshire Local Plan Pol. S/4)
-  Important Countryside Frontage (South Cambridgeshire Local Plan Pol. NH/13)
-  Important Countryside Frontage (Pol. FUL/01)
-  Fields with visual sensitive relationship with the village (Fulbourn VDG)
-  Essential visual gap (within the Green Belt) (Fulbourn VDG)

## Policy FUL/02. Development outside the Development Framework

1. As appropriate to their scale, nature and location development proposals outside the Development Framework should demonstrate that:
  - a. The design of the development respects and where possible enhances the character of Fulbourn and the integrity of the village (Policy FUL/06) and has applied the design principles and guidance set out in the Fulbourn Village Design Guide (2020) and any document that supersedes it.
  - b. Existing trees and tree belts surrounding the village are maintained and where appropriate enhanced with new tree planting using appropriate species which will have benefits for the landscape setting of the village and biodiversity value (see Appendix 2). Building rooflines should normally be below the crowns of existing trees.
  - c. Appropriate levels of street lighting are used.
  - d. The design of the proposal is sensitive to its landscape setting and, where necessary, tree planting and buffer planting and soft outer edges are provided.



## 7. Enhanced Rural Environment

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Policies FUL/03 and FUL/04 aim to strengthen the identity of Fulbourn by supporting the consolidation and extension of a network of Green Infrastructure by securing measures that protect and enhance existing features adding to the good natural spaces within the village, the Fulbourn nature reserve and the Fulbourn Fen Site of Special Scientific Interest (SSSI). This is considered vital for the identity of the village and the health and wellbeing of its inhabitants.

### Rationale and Justification

#### Green Infrastructure Network

- 7.1 Policy FUL/03 supports the protection and establishment over time of a network of Green Infrastructure. The aspiration is for a network which can extend from the Gog Magog Hills to the Little Wilbraham Fen forming an arc on the eastern side of Fulbourn village (Fig. 12 – for reference). The area, where the low hills meet the edge of the fens<sup>17</sup>, has great potential to support a network of high biodiversity areas comprising wetlands, chalk streams and new woodland (see also Section 4. Local Context).
- 7.2 At present, however, much of the area is characterised by large open fields for intensive agriculture and limited natural and ecological value:
- a. In the fields surrounding the village, hedgerows have been removed or have many gaps; accompanying species-rich field margins are generally narrow.
  - b. The whole Cam Valley River system, of which the Fulbourn springs and water courses are a part, has been identified as being under water stress<sup>18</sup>.
  - c. The springs adjacent to the Nature Reserve are often dry due to the depleted water table level. The area of wetland and the small chalk streams are often entirely dependent on water specially pumped as part of the Lodes/Granta water augmentation scheme.
- 7.3 The creation of a network of Green Infrastructure is promoted by several studies:
- a. The **Cambridgeshire Green Infrastructure Strategy** (June 2011)<sup>19</sup>, which notes the impact of intensive agriculture on reducing biodiversity habitats and fragmenting the links between them. The priorities it sets out include seeking

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<sup>17</sup> Natural England - [National Character Area 87: East Anglian Chalk](#)

<sup>18</sup> River Cam Manifesto in August 2019 and follow-up report 'Let it Flow' (May 2020) with proposals for an Integrated Resource Management Plan - <https://camvalleyforum.uk>.

<sup>19</sup> [Cambridgeshire Green Infrastructure Strategy](#) (June2011): Section 5.4 on South Cambridgeshire

- opportunities for all new developments to incorporate and link to the green infrastructure, connecting and reinforcing habitats and landscape features.
- b. The **Living Landscapes: Cambridgeshire Chalk** project of the Bedfordshire, Cambridgeshire and Northamptonshire Wildlife Trust<sup>20</sup>, aiming to protect and enhance important chalk heath and grassland sites and working with farmers to create an interconnected network of species rich grassland and other habitats south east of the city of Cambridge.
  - c. The **Vision of Natural Cambridgeshire**<sup>21</sup>, proposing to double the area of rich wildlife habitat and green space in Cambridgeshire and Peterborough by 2050 and make the area a “world class environment where nature and people thrive and businesses prosper”.
- 7.4 The Bedfordshire, Cambridgeshire and Northamptonshire Wildlife Trust promotes implementation of the network shown in **The Cambridge Nature Network**<sup>22</sup> (March 2021) report, which identifies the south-eastern portion of the Designated Neighbourhood Area as part of the Gog Magog Hills Priority Area and an important link in the overall network.
- 7.5 The community’s aspiration is to create continuous wildlife corridors linking the five SSSIs<sup>23</sup> and a County Wildlife Site on the Little Wilbraham River located at the boundaries of Designated Neighbourhood Area. Within the area and close to the village is the Fulbourn Fen SSSI together with remnants of fen woodland. These habitats are now rare in lowland England. There is also a local Nature Reserve, a small County Wildlife Site at Fleam Dyke Pumping Station and a short section of Protected Road Verge near Bishop’s Farm.
- 7.6 It is important that land potentially required for additional woodland cover and hedgerow habitats is safeguarded to enable linking existing islands of biodiversity, establish a continuous network of green corridors and provide more resilient areas of biological and wildlife interest. Where possible, these corridors should also include open fields contributing to locally important views, such as the Key Views identified in the Fulbourn Village Design Guide. They should also link into the village with its mature trees, hedges, established gardens and its open green spaces to enhance biodiversity and greenspace connectivity in the village itself.

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<sup>20</sup> <https://www.wildlifebcn.org/living-landscapes/cambridgeshire-chalk>

<sup>21</sup> <https://naturalcambridgeshire.org.uk/vision/>

<sup>22</sup> [Cambridge Nature Network](https://www.wildlifebcn.org/sites/default/files/2021-05/CambridgeNatureNetworkStage3ReportFINAL%28lowres%29_0.pdf) and [https://www.wildlifebcn.org/sites/default/files/2021-05/CambridgeNatureNetworkStage3ReportFINAL%28lowres%29\\_0.pdf](https://www.wildlifebcn.org/sites/default/files/2021-05/CambridgeNatureNetworkStage3ReportFINAL%28lowres%29_0.pdf)

<sup>23</sup> To the south the Roman Road and the Gog Magog Golf Course; to the east Fleam Dyke; to the north east is Great Wilbraham Common and to the north is Wilbraham Fen.

## Biodiversity within the Village Framework and in new development

- 7.7 Additional opportunities also exist to increase planting and richness of vegetation within the village and in new development areas.
- 7.8 The government is to introduce a mandatory requirement for development in England to deliver ‘biodiversity net gain’ of 10% at least. This requires developers to ensure habitats for wildlife are enhanced and left in a measurably better state than they were pre-development, through the creation of green corridors, planting more trees, or forming local nature spaces.
- 7.9 A good environment can contribute to the quality of life, health and wellbeing of residents. Development should retain and provide connected natural green infrastructure within and around the site and reduce hard landscaping to a minimum. Existing natural hedgerows and trees and planting of new native trees, hedging and shrubs close to new buildings will provide a suitable environment for people, birds, animals and invertebrates. These should link to the wider green networks to encourage wildlife to live within and move through the development from adjacent habitats.
- 7.10 The majority of trees in Fulbourn are native and naturalised trees (see para 4.46), with a number of specimen trees largely from Europe. New planting should be of predominantly native tree species, taking account of local settings, the threat of climate change and the incidence of tree disease in the area. A list of native, specimen and ornamental trees, which are considered appropriate for Fulbourn, together with suggested site planting locations is provided in Appendix 2. Further details are provided in Key Evidence Paper EP6, ‘Biodiversity in Fulbourn’.
- 7.11 As a fen edge village, Fulbourn has many deep ditches and watercourses. Some are fed by springs, others by water runoff from adjacent fields, or, as in Teversham Road, fed by pumped groundwater in an effort to reduce the water table to prevent flooding in built-up areas at this low point in the village. Some are mainly dry, but all provide capacity in extreme weather events to accommodate the resulting high volume of water. The watercourses that do not dry potentially provide habitat for flora and fauna – water voles and little egrets have been recorded – contributing to the biodiversity of the area. South Cambridgeshire Local Plan Policy CC/8 Sustainable Drainage Systems requires that SuDS are an integral part of all new developments. In Fulbourn it is particularly important that any surface water drainage scheme works with the existing water infrastructure and does not compromise its ability to prevent flooding, prevent pollution, and encourage wildlife.
- 7.12 Green spaces in new developments should be managed for biodiversity benefit, as well as providing visual and social amenity, and inspire a healthy way of life for residents and visitors. Habitat and green infrastructure must have a sustainable

management plan ensuring long-term maintenance, including watering during the establishment period and remediation of wear and tear or even vandalism.

### **Wildlife friendly gardens and birds**

- 7.13 The enrichment of the habitat close to homes will attract a wider range of wild animals into gardens. Garden boundaries should be permeable and ideally planted with hedging or fences with small gaps at the base to permit the movement of hedgehogs, amphibians and small mammals<sup>24</sup>. For sparrows and other small birds, the presence of hedges and shrubs for shelter close to potential nest sites is important. Wildlife benefits should be increased by direct engagement with future occupiers, for example developing show homes with wildlife friendly gardens and providing guidance leaflets for new residents.
- 7.14 Fulbourn has a successful colony of swifts within the village, and there is a desire to expand the potential to attract birds through new development, building on the lessons learned from previous experience (see para 4.41).
- 7.15 Integral swift boxes have been proven to be the nearest there is to a general-purpose bird box suitable for a range of smaller cavity-nesting species in new developments. At least a 1:1 ratio of nest bricks per dwelling is generally accepted as good practice – a level of provision originally outlined in the award-winning Exeter City Council Residential Design Guide SPD (2010). A similar standard was adopted by the Town and Country Planning Association with the Wildlife Trusts in 2012, the Royal Institute of British Architects (RIBA) in 2013 and the Duchy of Cornwall in 2015.
- 7.16 Policy FUL/04 supplements other relevant policies:
- South Cambridgeshire Local Plan NH/4: Biodiversity
  - South Cambridgeshire Local Plan NH/5: Sites of Biodiversity or Geological Importance
  - South Cambridgeshire Local Plan NH/6: Green Infrastructure
  - Greater Cambridge Biodiversity SPD (2022)
  - Fulbourn Village Design Guide SPD (2020), which gives specific design and landscape guidance on various aspects of maintaining and enhancing opportunities for wildlife habitat in new developments within Fulbourn.

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<sup>24</sup> See Government Guidance on Natural Environment (NPPG 2019, Paragraph 23) supporting the NPPF [Natural environment - GOV.UK \(www.gov.uk\)](https://www.gov.uk), and National Model Design Code: Part 2 - Guidance Notes (2021, Section 3 Biodiversity) [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1009795/NMDC\\_Part\\_2\\_Guidance\\_Notes.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1009795/NMDC_Part_2_Guidance_Notes.pdf)

## Community Perspective

- 7.17 The community values a diverse environment and expects that development respects protected and non-protected habitats and provides opportunities for a richer biodiversity.
- 7.18 In the questionnaire survey circulated in July 2019 residents gave their strong support for the protection of the environmental heritage and rich biodiversity of the area: of the 123 respondents, 98% said they 'agreed' or 'strongly agreed', while 0% said they 'disagreed' and 2% were 'neutral' on the matter.
- 7.19 In the same survey, residents were asked their opinion on the statement 'Open green spaces within the village and the nature reserve are important features for recreation, relaxation, places for wildlife and contribute to the village resident's overall quality of life' (Q3). Of the 123 respondents, 98% said they 'agreed' or 'strongly agreed' with the statement while 2% were 'neutral' and none 'disagreed' or 'strongly disagreed'.
- 7.20 The Fulbourn Village Design Guide produced in 2020 was based on community workshops and discussions. People of Fulbourn from all age groups provided a coherent view of the village as a unique settlement of rural origin with a strong relationship with the countryside and farming community. Characteristics that were valued by participants included Fulbourn's mature trees, hedges, green spaces, streams, drainage ditches and the biodiversity within the village itself.
- 7.21 In the research done for the Parish Plan in 2008/2009 residents were asked 'How important is the quality of the countryside around Fulbourn to you?' (Q66). Of the 1144 respondents 95% said that it was 'Very important' or 'Important' to them. A further question from the Parish Plan asked residents 'What do you think could be done to improve the environment of Fulbourn?' (Q67). Residents were asked to rank a number of possible actions, which included 'Plant more hedges and trees' and 78% of respondents (722) said 'Worth doing' or 'Very important'.
- 7.22 In the same survey in response to the question 'What do you think could be done to protect and encourage wildlife in Fulbourn?' (Q68) residents were asked to rank a number of possible measures, which included 'Promote wildlife within the built-up areas' and 78% of respondents (777) said 'Worth doing' or 'Very important'.
- 7.23 The various surveys conducted over the period between 2008 and 2019 have indicated that the residents are firmly in support of maintaining and enhancing the natural features of Fulbourn. In addition, many residents are actively involved on various natural and biodiversity related activities, including planting a community orchard on St Vigor's Road (in conjunction with the South Cambridgeshire District Council Ecology Officer), or taking part in the community swift conservation group established in 2011.

## Policy FUL/03 – Creating a Network of Green Infrastructure

1. As appropriate to their scale, nature and location development proposals should consolidate and extend existing Green Infrastructure in the immediate locality. Wherever practicable, development proposals should incorporate the following elements of green infrastructure:
  - a. Existing accessible open space, woodlands, designated green spaces and wildlife sites.
  - b. Natural greenspace.
  - c. New green spaces and habitats to promote a net gain in biodiversity, particularly when forming a link between existing biodiversity rich sites.
  - d. Walking and cycling access to the countryside including a range of permissive countryside routes.
  - e. Areas of open space contributing to locally important views.
2. Development proposals which would have an unacceptable impact on existing Green Infrastructure will not be supported.

## Community Aspirations

The community values the features of Fulbourn that result from its rural setting and is committed to the enhancement of the natural environment both around and within the village. A high biodiversity network of green infrastructure that links the village to its surroundings is an ambition that will increase the quality of our natural greenspace and provide improved access to the countryside. There is an aspiration that future developments will also contribute to this ambition (Policy FUL/03).

The natural environment within and surrounding Fulbourn would be enhanced by the protection and enhancement of the green corridors that enable the flourishing of flora and fauna across the area. This would potentially connect the Gog Magog Hills, Roman Road, Fleam Dyke, the Fulbourn Nature Reserve and other important biodiversity sites with the green spaces within the village as illustrated in Fig. 12 and Fig. 13.

The extended Green Infrastructure Network will increase the area of accessible natural greenspace and provide improved access to the countryside as they frequently correspond with existing bridleways, footpaths and permissive paths.

The protection of these wildlife corridors will contribute to the important views that surround Fulbourn.

Fig. 12. Community aspirations for a green infrastructure network



- Designated Neighbourhood Area
- Development Framework (South Cambridgeshire Local Plan Pol. S/7)
- Indicative Green Infrastructure Network (Community Aspiration)
- Possible New Habitats / Natural Greenspace (Wildlife Trust)
- SSSI (South Cambridgeshire Local Plan Pol. NH/05)
- Existing Habitats and Woodlands
- Bridleway
- Byway
- Public Footpath
- Permissive Path

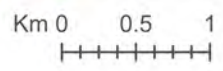


Fig. 13. Community aspirations for a green infrastructure network within the village



- Designated Neighbourhood Area
- Development Framework (South Cambridgeshire Local Plan Pol. S/7)
- Indicative Green Infrastructure Network (Community Aspiration)
- SSSI (South Cambridgeshire Local Plan Pol. NH/05)
- Existing Habitats and Woodlands
- Possible New Habitats / Natural Greenspace (Wildlife Trust)
- Other Green Spaces
- Bridleway
- Byway
- Public Footpath
- Permissive Path



## Policy FUL/04. Protection and Enhancement of the Natural Environment

1. As appropriate to their scale, nature and location development proposals should incorporate measures to protect and where practicable enhance existing natural features and demonstrate:
  - a. A development form and design which respects and enhances local natural features and has applied the design principles and guidance in the Fulbourn Village Design Guide (2020) or any document that supersedes it.
  - b. Net biodiversity gain through species rich planting, including where possible the inclusion of larger tree species and hedgerows as part of the development.
  - c. Retention and where possible enhancement of existing habitats and habitat connectivity including the provision of wildlife friendly hedges/fences to provide movement corridors for small animals.
  - d. Retention and protection of existing mature trees and provision for succession planting, where space allows, and enhancement of village character and biodiversity through the planting of new street trees of appropriate species and size.
  - e. Appropriate planting to include trees and shrubs that are native, typical of the countryside or commonly found locally, avoiding the use of ornamental trees which are not in keeping with local character (see Appendix 2 for reference).
  - f. Incorporation of integral bird boxes and bat boxes.
2. Where appropriate, development proposals should seek to incorporate the following measures to ensure that their design and layout will respect and enhance the village landscape:
  - a. Locally appropriate trees and shrubs used to frame views and where relevant create a transition ('soft edge') between the village and the open countryside.
  - b. Green buffer between new development and the existing built-up areas of the village to be designed to respect the privacy of residents and the landscape setting of the village whilst not isolating the new development.
  - c. Sustainable drainage systems (SUDS) as an integral part of the development taking inspiration from traditional ditches and watercourses and contributing to the biodiversity of the site through appropriate planting and long-term management and maintenance.

## 8. Local Green Spaces and Amenity Areas

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Protecting the rural setting and enhancing biodiversity and landscape features is essential to the character and distinctiveness of Fulbourn. Policy FUL/05 seeks to assist this process by identifying Local Green Spaces and Protected Village Amenity Areas, corresponding to landscape and biodiversity assets meaningful to the community.

### Rationale and Justification

- 8.1 The NPPF allows neighbourhood plans to identify Local Green Space designations. The designation should be used where the land is not extensive, is local in character and reasonably close to the community it serves; and, where it is demonstrably special, for its beauty, historic significance, recreational value, tranquillity or wildlife. Local Green Space are intended to be protected from inappropriate development as intended by the policies protecting green belts.
- 8.2 The South Cambridgeshire Local Plan (2018) identifies the Victorian Garden as a 'Local Green Space' (LGS - South Cambridgeshire Local Plan Policy NH/12). Other places, like Poor Well, The Horse Pond, St Vigor's churchyard and the primary school playing field are identified as 'Protected Village Amenity Areas' (PVAA - South Cambridgeshire Local Plan Policy NH/11), which identifies undeveloped land that should be retained and where development will not be permitted if it would have an adverse impact on the character, amenity, tranquillity or function of the village.
- 8.3 The Neighbourhood Plan identifies additional areas of local significance which are either demonstrably special (and therefore designated as Local Green Spaces) or important to be retained as open spaces and tranquil areas and designated as Protected Village Amenity Areas<sup>25</sup>. These are:

#### Local Green Space - LGS

- a. Pound Green - of historical significance and containing the Fulbourn War Memorial; it is in a central setting close to St Vigor's Church and the High Street with seating in an informal green area with mature trees (3,560 sqm).
- b. Fulbourn Hospital Old Cemetery – open parkland part of the heritage setting of Fulbourn Hospital and essential for the setting of Fulbourn and Cambridge (1.1 ha).

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<sup>25</sup> Assessment of LGSs and PVAAs available in Evidence Paper EV3 and EP4 and <https://tinyurl.com/Fulbourn-NP> (EV350)

### Protected Village Amenity Areas - PVAA

Fulbourn has several small green spaces within the village neighbourhoods and at the entrances to them. These are important features that provide a contrast to the built form and give a sense of being in a village rather than an urban or suburban area. They make a significant contribution to village character and amenity with habitat opportunities for wildlife and include:

- c. Saint Vigor's Road - green space and community orchard (2,900 sqm)
- d. The Swifts – garden and playground (2,890 sqm)
- e. The Haven – natural greenspace with mature trees (1,415 sqm)
- f. Caraway Road/Bird Farm Road - neighbourhood green space (2,220 sqm)
- g. Cherry Orchard – neighbourhood green space (730 sqm)
- h. Huntsmill – neighbourhood green space (2,470 sqm)
- i. Almshouses Lawn – green heritage setting (1,440 sqm)
- j. Manor Walk Greens – neighbourhood green space (860 sqm)
- k. Home End Green – neighbourhood green space (800 sqm)

8.4 The designated sites are identified in the Fulbourn Neighbourhood Plan Policy Map (Fig. 9) and in Fig. 14/ Fig. 15.

8.5 Policy FUL/05 follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the Local Green Spaces within the Plan period, they can be assessed on a case-by-case basis by the District Council. In particular, the District Council will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy.

8.6 Key existing relevant policies are:

- South Cambridgeshire Local Plan NH/11: Protected Village Amenity Areas
- South Cambridgeshire Local Plan NH/12: Local Green Space

### Community Perspective

8.7 In the questionnaire survey circulated in July 2019 residents were asked their opinion on the statement "Open green spaces within the village and the nature reserve are important features for recreation, relaxation, places for wildlife and contribute to the villager residents' overall quality of life (Q3). Of the 123 respondents, 98% said they "agreed" or "strongly agreed" with the statement while 2% were "neutral" and none "disagreed" or "strongly disagreed".

8.8 The Fulbourn Village Design Guide produced in 2020 and based on community workshops identified that characteristics valued by participants included Fulbourn's mature trees, hedges, green spaces, streams drainage ditches and the biodiversity within the village itself.

- 8.9 In the research done for the Parish Plan in 2008/09 residents were asked “What do you think could be done to protect and encourage wildlife in Fulbourn (Q68) residents were asked to rank a number of possible measures, which included “Promote wildlife within the built-up area” and 78% of respondents (777) said “worth doing” or “very important”.

### Policy FUL/05. Local Green Space and Protected Village Amenity Areas

1. The following sites (as shown on Fig. 9, Fig. 14, Fig. 15) are designated as Local Green Spaces:

- a. Pound Green
- b. Fulbourn Hospital Old Cemetery

Development proposals within the designated local green spaces will only be supported in very special circumstances.

2. The following sites are designated as Protected Village Amenity Areas in accordance with South Cambridgeshire Local Plan Policy NH/11 (identified in Fig. 14):

- c. Saint Vigor’s Road Green Space
- d. The Swifts Green Space
- e. The Haven Green Space
- f. Caraway Road/Bird Farm Road Green Space
- g. Cherry Orchard Green Space
- h. Huntsmill Green Space
- i. Almshouses Lawn
- j. Manor Walk Greens
- k. Home End Green

Development proposals within or adjacent to the designated PVAAAs which would have an adverse impact on the character, amenity, tranquillity or function of the Area concerned will not be supported.

## Community Aspirations

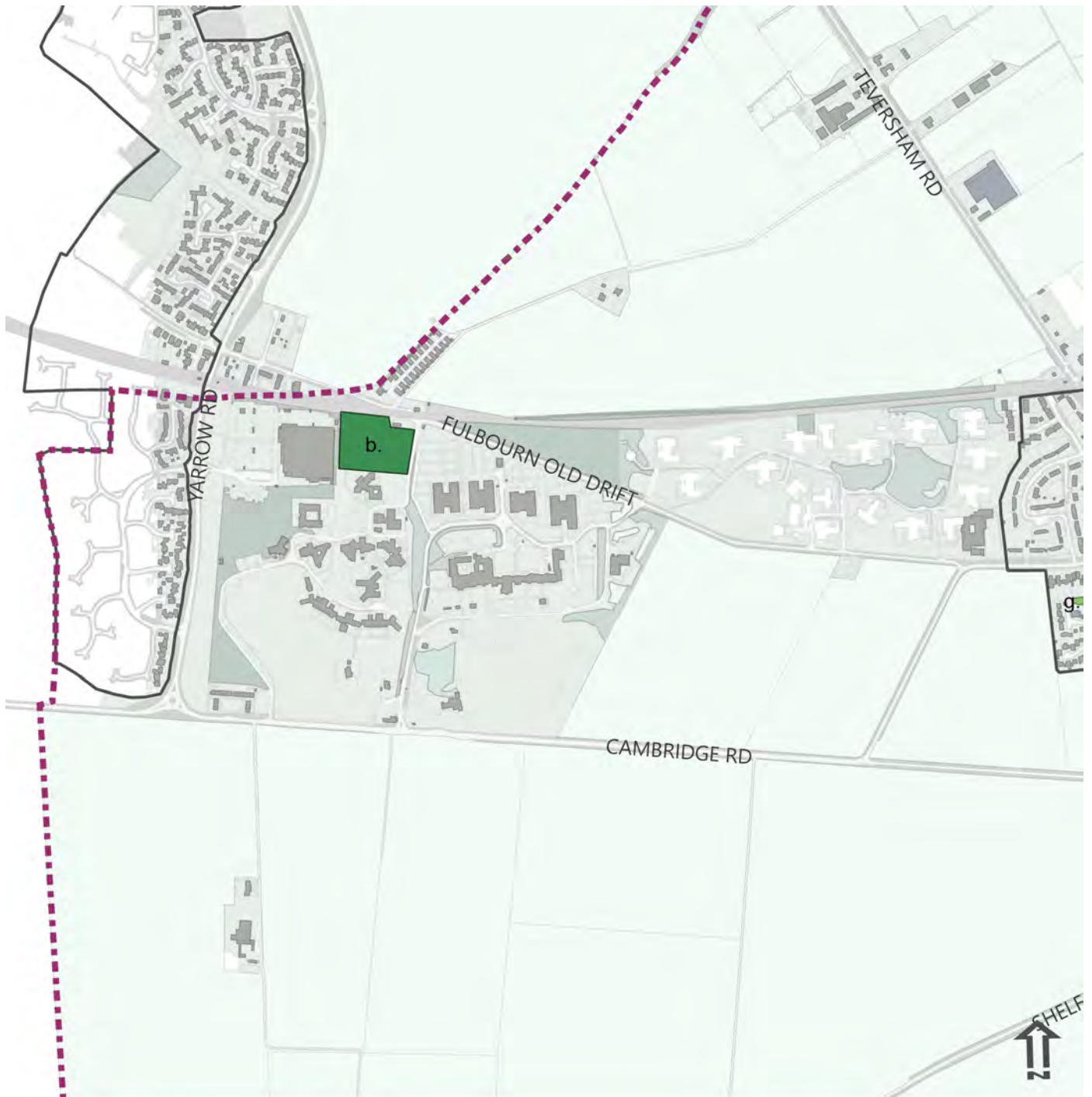
The community would like to see further improvement to biodiversity and wildlife throughout the village, beyond the protection and enhancement of natural features through development and the designation of protected green spaces. Desirable measures include:

- Enhancing and managing existing green spaces for greater wildlife benefit while having regard for the amenity and social uses of the areas.
- Managing grass verges for enhanced wildflower displays.
- Producing a community leaflet 'Gardening and Wildlife' for new residents and less expert village gardeners.

Fig. 14. Designated Green Spaces within the Development Framework




Fig. 15. Designated Green Spaces outside the Development Framework (west of village)



-  Designated Neighbourhood Area
-  Development Framework (South Cambridgeshire Local Plan Pol. S/7)
-  Local Green Space (Pol. FUL/05)
-  Protected Village Amenity Area (Pol. FUL/05)
-  Local Green Space (South Cambridgeshire Local Plan Pol. NH/12)
-  Protected Village Amenity Area (South Cambridgeshire Local Plan Pol. NH/11)

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## 9. Village Character

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Policies FUL/06 to FUL/08 aim to ensure that the unique characteristics of Fulbourn - resulting from more than a thousand years of human activity interacting with the natural and productive landscape - are maintained and, where possible, enhanced for the enjoyment of future generations. Therefore, it is important that local distinctiveness is prioritised in every element of change.

### Rationale and Justification

- 9.1 Fulbourn village is a settlement that has existed for more than a thousand years and the visual environment of the area includes features that reflect this history. Many buildings within the village have existing structures that date to the 15<sup>th</sup> century with foundations going back several hundred years more. The village is surrounded by the sites of medieval manors, Fleam Dyke dating from the 3<sup>rd</sup> century and the Roman Road dating from the 1<sup>st</sup> century. Victorian architecture is represented by the Cow Lane water pump engine house (now converted to offices), the original Fulbourn Hospital and the Almshouses (see Fig. 4 for location of Listed Buildings). Many of the green spaces within the village are vestiges of previous common land.
- 9.2 To preserve and enhance this rich tapestry of architectural and environmental legacy it is important that future developments, while contemporary, also respond to and borrow from these cues. This will be expressed in the shapes of buildings, their positioning, materials and spacing. The layout of new groupings of buildings needs to be inspired by the type of open spaces that are characteristic of the area.
- 9.3 The Fulbourn Village Design Guide (SPD 2020) provides important guidance and exemplifications for new development, infill, and for the enhancement of public spaces such as streets and lanes. Development should demonstrate to have considered and responded to the requirements of the Fulbourn Village Design Guide.
- 9.4 Designs for changes within existing areas or for new developments need to be contextual and consider:
- **The existing built environment** in terms of building design, materials, size, spacing and relationship with other local buildings.
  - **The local environment**, both natural and farmed, the topography, water courses, trees and vegetation.
  - **The historical context** of the site, the materials traditionally used in the area and the general appropriateness.



- 9.5 This approach does not need to preclude contemporary design and materials, in fact the use of sustainable materials and innovative technologies is encouraged. However new developments need to exist in harmony with the existing village character, so they become 'part of the greater whole'.
- 9.6 The Fulbourn Village Design Guide identifies different character areas, broadly corresponding to the different periods and types of development (see Fig. 16 for reference). These are:
- a. High Street Character Area – part of the main Fulbourn Conservation Area and the traditional heart of the village, including traditional shops, the church, the manor and the almshouses. Many streets are narrow, often with frontages directly at the back of the pavement and buildings of many periods with fieldstone or rendered facing materials and steeply sloped clay or pantile roofs.
  - b. Apthorpe Street-Cow Lane- Pierce Lane Character Area – mostly part of the main Conservation Area and for most people what defines the image of Fulbourn: a winding loop of lanes with diverse buildings of many periods yet with unity in scale, simplicity of detailing and use of traditional materials. It has informally aligned frontages with gateposts and well defined walls, picket fences or hedges defining most front gardens and many big trees.
  - c. Home End Character Area - one of the oldest parts of Fulbourn and entirely in the main Conservation Area. It presents a small green, thatched cottages and a Victorian pub, with many aspects of the old farming village: thick hedgerows and majestic oaks are interspersed within a mix of buildings, with cottages, old houses, community halls, farming and production buildings framed by flint walls and simply decorated gate posts.
  - d. Station Road Character Area - a linear development leading to the former rail station site and the farms / business area beyond. It has houses of different styles and periods, from Victorian to recent times with deep and lush front gardens on the eastern side and long back gardens with a green edge towards the west. It is a narrow street which ends up being dominated by cars and parking.
  - e. Residential Estates - including planned estates built from the 1930s/1940s, with the majority taking place in the 60s. Estate development introduced large groups of houses of similar design for the first time, along streets designed to new highways standards, with styles and materials more typical to the suburbs of Cambridge than Fulbourn. With time, the estates have partly matured adopting some of the positive features of the village, a process of diversification which should be encouraged.
  - f. Poor Well Character Area - This is a unique highlight in Fulbourn and partly in the Conservation Area. It has links to the heritage of water management and fenland agriculture; it brings nature directly into the village. The tall trees and green aspect of Cow Lane at this location provide a memorable image of the village within trees. It contains small industrial buildings and the grand Victorian building of the former Cambridge Water Company.

- g. Ida Darwin Site - The site, within the Green Belt, was initially developed in the 1960s to provide care for young mental health patients, whose healing was aided by the choice of location within the countryside. Nature is dominant, with buildings connected by quiet, superb parkland and trees. The site is due for redevelopment and the green legacy should be its main feature in future.
- h. Fulbourn Hospital / Business Park / Supermarket Area – mainly a Conservation Area and the location of Fulbourn Hospital, a grand Victorian institution, built in mansion-style in the then open countryside. The original building (Victoria House) retains its parkland setting and the frontage on Cambridge Road if fully planted, keeping the visual separation from Cambridge. More recent development adopted the style of urban fringes with unsympathetic commercial buildings and extensive car parks whose presence on Fulbourn Old Drift should be mitigated and enhanced.

9.7 The Fulbourn and Fulbourn Hospital Conservation Area Appraisal (2021)<sup>26</sup> provides additional detail of the character and materials typical of the village Conservation Area. It also stresses the importance of the parkland quality of the Fulbourn Hospital Area: “a rich landscape setting in which the buildings take on a more subdued appearance.”

9.8 The essential character of Fulbourn is a product of both its history and its current activities; it is an interplay of landscape, architecture and green spaces that is fondly appreciated by its residents and greater than the ‘sum of its parts’. For the purpose of the Neighbourhood Plan (Policies FUL/06 to FUL/08) it is expressed in terms of:

- Street and lane layout.
- The countryside within the village.
- Architectural and building character.
- ‘Soft edges’ and transition between village edge and outer fields.

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<sup>26</sup> [Adopted Fulbourn and Fulbourn Hospital Conservation Area Appraisal 2021 \(greatercambridgeplanning.azurewebsites.net\)](http://greatercambridgeplanning.azurewebsites.net)

Fig. 16. Character Areas: for reference - from the Fulbourn Village Design Guide (2020)

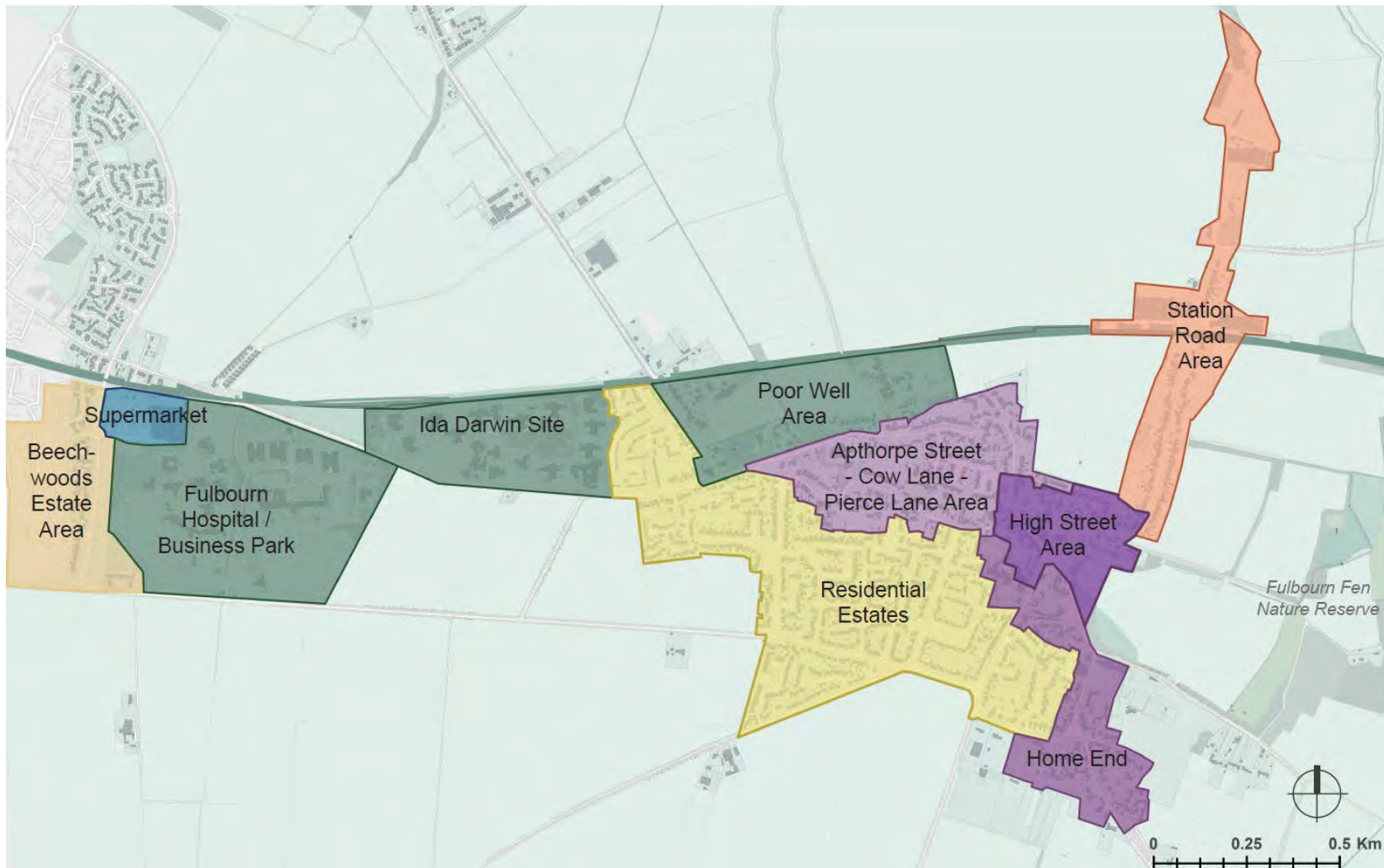


Fig. 17. The character of Fulbourn: low rise, diverse, simple and immersed in trees



## Building Character

- 9.9 The architectural style of Fulbourn is not homogeneous as it reflects an organic process of village development that has extended over several hundred years. Thatched 15<sup>th</sup> century cottages are located adjacent to Victorian industrial design and 20<sup>th</sup> century housing. However, there are commonalities in terms of architectural approach, particularly in terms of scale and height of the buildings, particularly within each Character Area (see Paragraph 9.6).
- 9.10 Buildings in Fulbourn usually have simple forms and features, and the character comes from the horizontal proportions, two stories at most, and diversity created by irregular building alignment and prominent roofs. Pale Cambridgeshire bricks or renders in white / natural colours are prevalent, with wood used for the doors and details.
- 9.11 Larger buildings are rare, often discretely set within a large plot. The 3-storey flats on the Swifts are an exception and they introduce a suburban model and a departure from the typical character of the village. New development in future should avoid suburban models and get inspiration from the more typical characteristics of the village.
- 9.12 Also, very important to local character are the details associated with buildings such as traditional boundary walls, gates and posts, and in the simple arrangements for the doors and windows (well-illustrated in the Fulbourn Village Design Guide SPD).
- 9.13 Soft edges are a typical feature of many villages and Fulbourn as well. While the Development Framework appears compact and linear on an aerial photography, on the ground the edges are typically blurred, characterised by semi-natural planting and irregular building alignments, thus presenting a natural and soft edge towards the fields, rather than an urbanised frontage.

## Streets

- 9.14 The streets and lanes of Fulbourn reflect historical factors such as old boundaries, physical features and whim. The result is not necessarily a road system that matches current standards or norms of traffic, but it is an inherent part of the character of the village. Streets and lanes serving the village are often narrow, winding and 'surprising' with unexpected views and interesting buildings. Fulbourn is fortunate in that many of the village roads have ample verges, big trees and small green spaces at various places within the village.
- 9.15 Future streets and lanes should be designed to match current character as far as possible, enabling residents to get around as pedestrians or cyclists in a pleasant and distinctive village environment which prioritises sustainable and active modes of transport (see Section 13 – Sustainable Transport and Mobility).

Roads, footpaths and lighting should adopt material with low environmental impact, which offer easy long-term maintenance.

- 9.16 Planting within the village is a very important part of the character of the public spaces, with many magnificent tall trees and mixed hedges. Typical trees are those of the traditional deciduous countryside: oaks, ash, horse chestnuts, beech, etc. while hedge planting includes those species that are now recognised as essential wildlife habitats. Ornamental mid-sized trees are not prevalent and should be avoided in future, while fruit trees have recently been planted in the community orchard on the green by St Vigor's Road (see Appendix 2 for a list of trees considered typical of the village).

### **Specific Locations**

- 9.17 The High Street is the heart of Fulbourn. It is entirely in the Conservation Area and includes various listed buildings, a range of local shops and the 16th century Six Bells pub. Like all historic high streets in the country, it is vulnerable from changing shopping habits and it is under pressure from vehicular movement and parking. Section 14 describes village aspirations for the continuing success of the High Street as a key destination and focal point within the village.
- 9.18 Development within Capital Park and the area of Fulbourn Hospital should respect and enhance the parkland setting of the original buildings, and contribute to the protection of the setting and individuality of Fulbourn (see Policy FUL/01 and FUL/02). It will be important that they retain extensive tree cover, reduced car parking hardstanding and reuse or repurpose of existing buildings as a priority. Any redevelopment should adopt well-designed discretely set new buildings of the same scale.
- 9.19 Key existing relevant policies and planning documents by South Cambridgeshire District Council are:
- South Cambridgeshire Local Plan HQ/1: Design Principles
  - South Cambridgeshire Local Plan NH/8: Mitigating the Impact of Development in and Adjoining the Green Belt
  - South Cambridgeshire Local Plan NH/14: Heritage Assets
  - South Cambridgeshire Local Plan NH/9: Redevelopment of Previously Developed Sites and Infilling in the Green Belt
  - Fulbourn Village Design Guide SPD (2020), which gives specific design guidance on the elements of local character in Fulbourn.
- 9.20 In future, changes to national planning policy will require the preparation of a Design Code for the village as a whole and design codes for large development schemes (above 10 houses). This will need to expand on the guidance of the Fulbourn Village Design Guide (2020) and provide clear parameters to ensure

quality contemporary development that contributes to local character and enhances the village.

## Community Perspective

- 9.21 Inevitably views about the character of the village, its buildings and its landscape setting can be subjective. It seems reasonable, however, to conclude from the responses to the Parish survey for the Parish Plan in 2008/9 and those from the 2019 survey that the principle of maintaining and enhancing the quality of the present character of the village is widely supported.
- 9.22 The support for the Fulbourn Village Design Guide during its preparation is an additional confirmation that there is a common appreciation of the character of the village that is valuable and worthy of protection, and that this character is adequately captured in the Guide.

### Policy FUL/06. Protecting and Enhancing Village Character

1. Development should respect and contribute positively to the character areas and setting of Fulbourn through the application of the design principles and guidance in the Fulbourn Village Design Guide (2020), South Cambridgeshire District Council's Design Guide and any documents that supersede or complement these documents.
2. As appropriate to their scale, nature and location, new development, including infill and house alterations, will be required to demonstrate that they have had regard to the historical development and character of Fulbourn as defined in the Fulbourn Village Design Guide (2020), and propose an appropriate design response which takes into account:
  - a. The layout of local streets and lanes – see also Policy FUL/08.
  - b. Local architectural and building heights, form and features – see also Policy FUL/07.
  - c. Type and style of tree planting and hedgerow species within the village in both street verges and property boundaries.
  - d. Softer outer village edges with fragmented built frontages set in the landscape with additional hedgerow and tree planting and no visually prominent buildings.

(continues...)

(... from previous)

3. New developments which incorporate creative and contemporary design will be supported which take account of local character and the prevailing characteristics of the Character Areas identified in the Fulbourn Village Design Guide (2020) and where this would not impact on designated and non-designated heritage assets. In areas which do not reflect the essential village characteristics of Fulbourn, new development should seek to improve the appearance of the area in accordance with the guidance set out in the Fulbourn Village Design Guide.
4. The effect of an application on the significance of a non-designated heritage asset as identified in the Fulbourn Conservation Area Appraisal (or any documents which update or supersede that Appraisal) should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

### Community Aspirations

The community would like to see further improvement to the character and heritage of the village, for example by:

- Ensuring the safeguarding and reuse of Listed Buildings for their architectural and historic interest.
- Consideration of recording as Assets of Community Merit other important buildings not listed as being of architectural or historic interest.
- Consideration of ways in which the setting and environment of the Conservation Areas can be sustained and enhanced in future.



## Policy FUL/07. Building and Landscape Design

1. As appropriate to their scale, nature and location development proposals, including infill, extensions and housing alterations, should be of a high design quality and respond positively to the design principles and guidance set out in the Fulbourn Village Design Guide (2020).
2. In particular, new development should adopt the following design criteria:
  - a. **Height-** Building heights should be in keeping with the character of Fulbourn as a 'village among trees'. The maximum height of new development should be predominantly 2 storeys or 8.5m from ground to ridge. A limited number of 2.5-3 storey buildings will be supported where it can be demonstrated that they are appropriately sited and would relate positively to local character and would not impact on the landscape setting of the village. Any 2.5-storey buildings should include an upper floor plan significantly smaller than the floors below and with a window or dormer fully contained within the roof area. Exceptions to the maximum indicative height may also be considered in the case of non-residential buildings which may have larger floor to ceiling heights subject to the prevailing local character and context.
  - b. **Density-** Net density (as defined in the South Cambridgeshire Local Plan) should not exceed 30 dwellings per hectare in any particular part of the development, unless it can be demonstrated that the proposed higher density would be appropriate through a design-led approach which responds positively to the character of the locality and is in accordance with other policies in this Plan.
  - c. **Built form-** Buildings should be informally aligned and avoid forming unbroken and regular perimeter blocks. A variety of building types should be provided, designed with coherent scale, massing, detailing and materiality that respects local character and context. Individual buildings should use a simple palette of vernacular materials. The use of different materials, contrasting colours and styles that have no architectural links with the village should be avoided.
  - d. **Parking-** The visual impact of parking spaces and garages and electric charging points for cycles and vehicles should be minimised through appropriate siting and landscaping. Storage for refuse and recycling bins and cycles, together with other infrastructure such as meter boxes should be integrated into the design within appropriate enclosures.
3. New development shall respect and enhance the village landscape and its wider setting in accordance with Policy FUL/04.

(continues...)

(... from previous)

4. Proposed alterations or extensions to existing dwellings should comply with the following design criteria:
  - a. Building and site boundaries are sensitively treated to avoid over-development and adverse impact on the character of the local area and the existing street scene.
  - b. Where the existing building has significant architectural or historic interest, proposed extensions must be sensitively designed and not dominate the original building and context.
  - c. The design of the extension adds quality and interest to the original building and where appropriate a contemporary design approach has been considered.
  - d. The selection of high-quality materials reflects the existing building and the character of the local area.
  
5. Development proposals for new housing and non-residential uses on appropriate sites, including infill and windfall sites, will be required to demonstrate that the proposals are:
  - a. In scale with neighbouring developments.
  - b. In keeping with the character and local context or provide an opportunity to strengthen the design quality of the village and a positive precedent for future development.
  - c. Integrating well with the wider village through the provision of green infrastructure and pedestrian and cycle connections.

Fig. 18. The character of streets and planting in Fulbourn



## Policy FUL/08. Village Street and Lane Layout

1. Development proposals should respond positively to the character of the existing streets and lanes in general, and their green aspect, scale, width and alignment in particular.
2. New development proposals that include alterations to existing streets, roads, lanes, pedestrian passages and spaces or new street layouts should apply the design principles and guidance in the Fulbourn Village Design Guide (2020). In particular, the detailed design of new street layouts should:
  - a. Adopt the positive characteristics of the village streets and lanes, including the prevailing proportions of road to green verges.
  - b. Create street networks as a natural extension of the village with informal interconnected streets, lanes and spaces and avoid forming rigid and regular grid layouts.
  - c. Align streets and public spaces so that open views from within the village towards the countryside and local landmarks are retained and enhanced.
  - d. Minimise the use of associated lighting and other street furniture.
  - e. Make use of traditional kerbstones and follow the kerb free character of many village streets and lanes.
3. Development proposals on or adjacent to the High Street should enhance its pedestrian-friendly character and scale, and its role as the commercial and social centre of the village.
4. Materials used in the surfacing of roads and footpaths and associated lighting should have a low environmental impact and provide for effective long-term maintenance.

## Community Aspirations

The community considers that the public areas of the village (its 'public realm') requires additional improvements, by:

- Instigating improvements to the road and pavement space in the High Street to provide enhanced amenity, safety for pedestrians and cyclists while retaining parking spaces.
- Working with landowners and businesses to raise the experience of visiting the High Street for shopping, eating and drinking and social interaction.
- Working with the Highway Authority and the District Council to achieve these aspirations taking advantage of government and other grant schemes.

## 10. Residential Development

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The Neighbourhood Plan recognises that major new housing developments are already underway, adding around 15% to the number of dwellings in Fulbourn and exceeding assessed needs. Policy FUL/09 sets out the key requirements for larger residential development, while Policy FUL/10 aims to guide the design of all housing development so that they make a positive contribution to the village.

### Rationale and Justification

- 10.1 Housing demand is a pressing issue for Cambridge and areas surrounding the city. The South Cambridgeshire Local Plan (2018) classifies Fulbourn as a Minor Rural Settlement (Policy S/9), where “an indicative scheme size of 30 dwellings will be permitted’ within the Development Framework of the village. In addition, it allows redevelopment for residential use of the Ida Darwin site, outside the Development Framework and in the Green Belt (Policy H/3) subject to a careful assessment of the sensitive site. This allocation is of very significant scale for a village location, leading to the approval of development of 203 new housing units.
- 10.2 The evidence base being prepared for emerging Greater Cambridge Local Plan (as of spring 2021) confirms that Fulbourn is unlikely to be considered a strategic growth location for Cambridge even in the future local plan: Option 5 (dispersed development, including the villages) is clearly identified as the least sustainable alternative to accommodate growth and the retention of strategic countryside gaps (including the one that separates Fulbourn from Cambridge) is important to direct growth in a sustainable way<sup>27</sup>.
- 10.3 Planned and recent housing provision includes 14 affordable dwellings recently built in Balsham Road and up to 313 dwellings with planning approval at the Ida Darwin site and Teversham Road (see Fig. 19). This scale of development exceeds the requirements of the South Cambridgeshire Local Plan up to 2031 and the likely expectations of strategic growth emerging from the Greater Cambridge Local Plan. It also represents a housing growth in Fulbourn of 15%: a significant level of change for a village community, which will require time for successful integration.
- 10.4 In addition, no further brownfield sites or significant sites are available within the Development Framework and outside the Green Belt. For this reason, no

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<sup>27</sup> Greater Cambridge Local Plan, [Development Strategy Options](#) – Summary Report (Nov. 2020) and Greater Cambridge Local Plan [Strategic Spatial Options Assessment](#): Landscape & Townscape (Nov. 2020)

additional sites for housing have been allocated by the Neighbourhood Plan within this plan period.

### **Local Stock and Assessed Need**

- 10.5 The housing stock within Fulbourn has changed little since the time of the Village Plan survey in 2009. The increase from 2021 properties in 2010 to 2185 in 2018 was mainly due to the increase in number of smaller properties within the Swifts development, which replaced the former 1960s Windmill Estate.
- 10.6 The analysis conducted in 2009 for the Parish Plan indicated that in 2009:
- 37% of dwellings were detached houses, 32% semi-detached, 19% bungalows and 8% terraced houses. This proportion will have altered slightly since then, with a small proportion of apartments and more terraced properties in the Swifts.
  - Around 30% of households lived in rented accommodation, according to the Census of 2010, half of which were socially rented.
- 10.7 A housing needs survey was carried out by Cambridge ACRE in December 2015<sup>28</sup>. This indicated a need for additional 79 affordable units. This was made up of 57 units required on the South Cambridgeshire District Council Housing register and 22 units identified through survey. In addition, the survey indicated a further 23 households looking to buy their first home, downsize or upsize on the open market.
- 10.8 The District Council's needs assessment has indicated that in Fulbourn approximately 34 new household units are needed by 2031.
- 10.9 Both these assessed needs are much lower than the housing development that is underway since the assessments were made.

### **The Ida Darwin and Teversham Road Sites**

- 10.10 These two sites have outstanding planning permissions. The quality of their development will have a major lasting impact on Fulbourn, and it is natural that aspirations are high. The Fulbourn Village Design Guide (SPD 2020) gives detailed design guidance. Policy FUL/09, which refers to major development, should also be considered as appropriate in all future planning decisions. For the Ida Darwin development, Policy FUL/01 is also relevant.
- 10.11 At the Ida Darwin site it will be important to consider:

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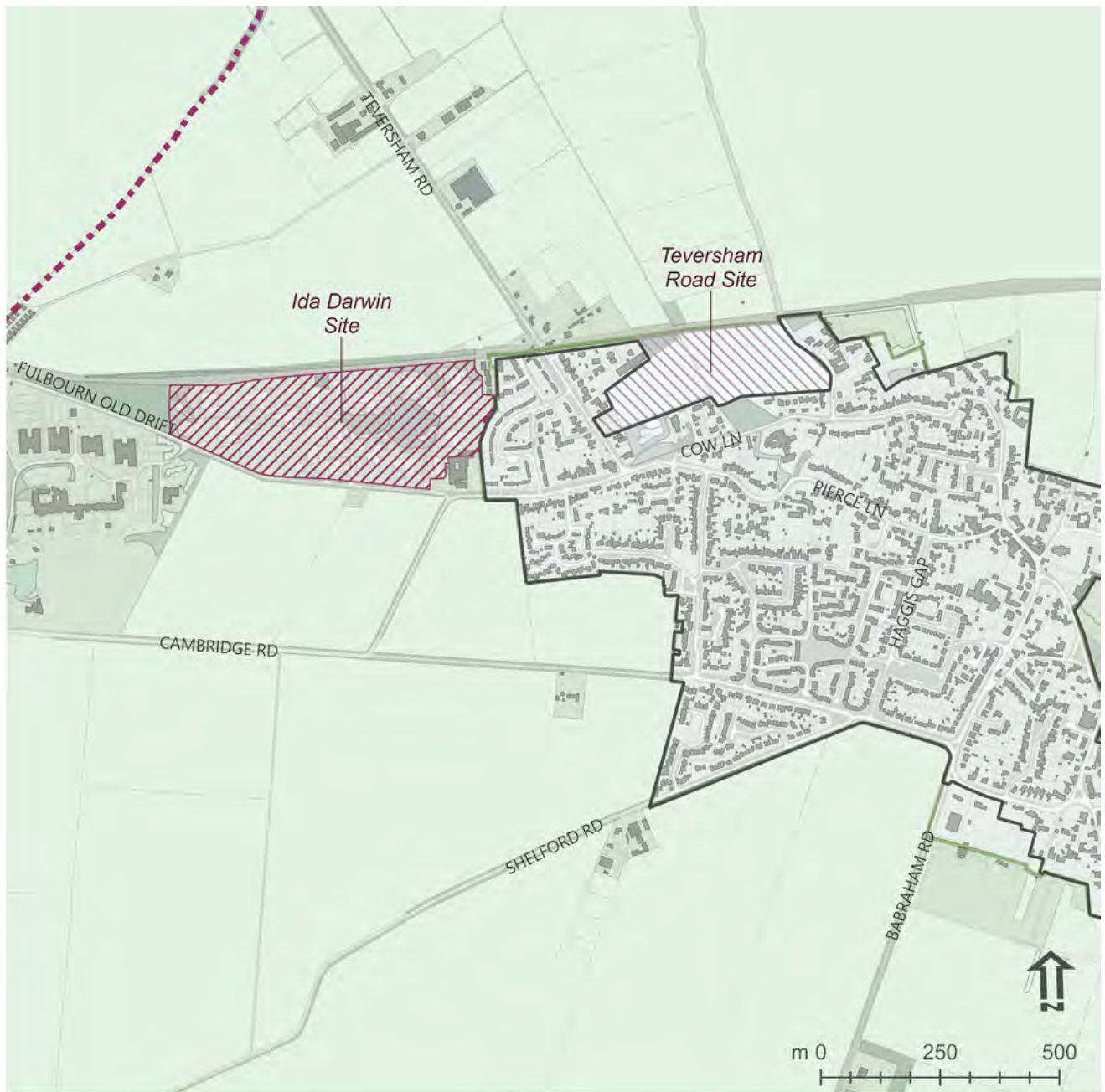
<sup>28</sup> Fulbourn Housing Needs Survey (ACRE) Dec2015 - EV270 at <https://tinyurl.com/Fulbourn-NP>

- a. Visual separation from Capital Park through a planted and permanently retained green wedge retained as a natural greenspace.
- b. Retention of the prevailing openness of the Green Belt.
- c. Retention and enhancement of views across open countryside, across the site, and towards the Windmill to the south.
- d. Integration (physical and functional) with the village.
- e. Pedestrian and cycle connections along Fulbourn Old Drift linking Fulbourn village with the Beechwoods Estate and the bus transport hub at the Tesco Superstore.
- f. A clear approach to reducing the need to travel by private vehicle and support for low carbon mobility.

10.12 Any development of land at the proposed Teversham Road site, south of the railway line, shall consider in particular:

- a. There is no degradation of the natural wetland ecosystem associated with the natural spring at Poor Well, the chalk stream and associated wetlands.
- b. There is an effective and sustainable drainage scheme for this low-lying site in perpetuity, including future-proofing for the challenge of the climate emergency.
- c. The vistas to the surrounding countryside from Poor Well are retained, including provision to conserve and enhance the existing flora and fauna.
- d. Design and layout of the site promoting integration (physical and functional) with the village.

Fig. 19. Location of the Ida Darwin and Teversham Road sites due for development



-  Designated Neighbourhood Area
-  Development Framework (South Cambridgeshire Local Plan Pol. S/7)
-  Ida Darwin Site (South Cambridgeshire Local Plan Pol. H/3)
-  Teversham Road Site
-  Green Belt (South Cambridgeshire Local Plan Pol. S/4)



## Other residential development

- 10.13 Fulbourn has traditionally grown and changed through small scale infill development and regeneration within the village Development Framework. This is welcome whenever it makes a positive contribution to local character (see Section 9 - Village Character) and has no negative impact on the street as a result of vehicle movement or parking.
- 10.14 The Neighbourhood Plan places additional requirements on 'large developments', because of their potential impacts upon the village. These are defined as any development above 10 units. This is consistent with:
- The NPPF, which defines a Major Housing Development as one with 10 or more units, or one with fewer units but with a site area of 0.5 hectares or more.
  - The South Cambridgeshire Local Plan which places additional requirements for all developments of 10 or more units or 1,000m<sup>2</sup> of floorspace in case of mixed-use.
- 10.15 In Fulbourn, large developments will have a significant impact upon the village and will be required to be of exceptional design, make positive contributions to the needs of the village and to significantly enhance its character and their immediate setting through high standards of architecture and landscape design and through improvement of their surroundings.
- 10.16 Proposals should include a clear approach to deal with climate change, in accordance with the Policies of the South Cambridgeshire Local Plan, and with best practice. In Fulbourn, it will be very important to consider drainage issues, green roofs and walls, energy efficiency, tree cover and measures to reduce the carbon footprint of travel by reducing the need to travel, providing enhanced walking and cycling facilities and, where appropriate, shared electric vehicles.
- 10.17 All development, of any scale, should adopt good design principles, high sustainability standards and positively respond to the guidance of the Fulbourn Village Design Guide (2020) and its successor documents.
- 10.18 In the event that a developer is required to contribute to the provision of social and community infrastructure to meet the needs arising from residential development, these contributions will be directed in preference towards increasing and strengthening the existing facilities and amenities which serve the village as a whole and to support community integration. The provision of new facilities to serve only new development will actively be discouraged.

## Community Perspective

10.19 Local residents suggest that new housing should consider measures that can help address the following issues<sup>29</sup>:

- The needs of an aging local population, with 28% of the villagers over 65 and only 17% under 14.
- Affordability for existing residents looking to stay within the village.
- Ensuring that local residents and workers have access to local properties where possible.

10.20 Local employers indicate that affordability of housing accommodation is a major obstacle for recruiting and ultimately business success<sup>30</sup>.

10.21 At the time of the Parish Plan (2009), residents expressed very consistent views on the pressures faced. These are evident in the following quotes;

- “Currently living in rented housing association property and finding it very difficult to find any properties in the local area at all. Despite my children (opposite sex) having to share a room, there is little chance of us moving to a more adequate home, due to the lack of local accommodation to rent.”
- “Not enough rented houses being built on the Windmill Estate (now The Swifts).”
- “We need more low-cost housing for our children and young people who have been born and brought up in the village.”
- “My children had to move away from the village as no affordable housing was available: plenty of luxury housing... where’s housing for first time buyers and rented/shared?”
- “Priority for housing must be given to village family members, which helps maintain community values.”

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<sup>29</sup> Survey results, Parish Pump Questionnaire, 8July2019 - EV621 at <https://tinyurl.com/Fulbourn-NP>

<sup>30</sup> Fulbourn NP Business Survey - EV505, 506, 507 at <https://tinyurl.com/Fulbourn-NP>

### Policy FUL/09. Larger Residential Development (10 or more units)

1. Larger housing developments should address local housing needs and promote well-integrated and inclusive communities through:
  - a. Delivering an appropriate housing mix taking into account local needs and circumstances, in accordance with South Cambridgeshire Local Plan Policy H/9; and
  - b. Delivering at least 40% affordable houses in accordance with South Cambridgeshire Local Plan Policy H/10 with a mix of affordable housing tenures determined by local circumstances at the time of granting planning permission.
2. As appropriate to their scale, nature and location larger housing development should also make a demonstrable contribution to sustainable development through:
  - a. Providing a Building for a Healthy Life assessment or other appraisal system.
  - b. The incorporation of appropriate energy generation technology (solar PV, solar thermal, heat pumps, etc.).
  - c. The inclusion of wildlife friendly gardens and the provision of guidance on promoting biodiversity to new residents.
  - d. Ensuring that their design and layout assists in the delivery of sustainable transport modes.

## Policy FUL/10. Housing Design Quality

1. Proposals for housing development should respond positively to the Fulbourn Village Design Guide (2020) or any document which replaces that Guide and demonstrate the way in which they comply with the following criteria:
  - a. Observe high standards of energy efficiency and use of renewable energy sources.
  - b. Optimise natural light, ventilation, summer shading and winter solar gain.
  - c. Adopt rainwater storage and grey water technology.
  - d. Make appropriate provision for waste management and recycling.
  - e. Adopt design and layout strategies which prioritise walking and cycling, create permeable, connected, safe communities with links to amenities and facilities and to other residential areas.
  - f. 'Design in' active facades where front doors and habitable rooms overlook the street, thus also providing enhanced safety through informal observation by 'eyes on the street'.
  - g. Provides well designed and sensitively located car and cycle parking.
  - h. Incorporates landscaping, building design and planting that enhances the public realm, promotes biodiversity and increases amenity.
  - i. Where appropriate, to include opportunities for the provision of public art that will reinforce a sense of place and community.

## 11. Employment

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The community welcomes employment development within the village or at its fringes as long as the impact of car parking, traffic and HGV movement can be adequately accommodated in the narrow streets and lanes of the village and the Fulbourn countryside setting (Policy FUL/02) is respected.

- 11.1 There is no additional policy put forward for employment, as Policy E/12 and Policy E/13 of the South Cambridgeshire Local Plan comprehensively address this topic. However, there is a desire to ensure that employment development assesses the impact of commercial traffic and parking on the narrow streets and lanes of Fulbourn in terms of numbers, safety and visual impact.
- 11.2 Fulbourn is an active village and a good place from which to do business. It has a broad range of premise types which ensures a variety of employment opportunities and a resilient local economy. Many local residents also have opportunity to work in the village, reducing the need to travel and strengthening social cohesion.
- 11.3 South Cambridgeshire as a whole has a diverse high value economy and low unemployment. In 2018, according to NOMIS SCDC Area Labour Market Profile<sup>31</sup>, within the Cambridge Travel to Work Area 80% of residents of working age were in employment (the highest in the Eastern Region of England is 82%), and unemployment was below 3%. In Fulbourn, according to the latest data available from the Census in 2011, 80% of residents of working age were in employment and around 2.5% unemployed.
- 11.4 Within the Neighbourhood Plan boundary there are three main groups of employers:
- A small group of large employers occupying bespoke employment premises (NHS and Fulbourn Hospital, Tesco and Capital Park businesses);
  - Small and medium sized businesses inside the village, either occupying small employment units or dispersed in residential areas;
  - Rural and edge of village establishments (see Fig. 5 for indicative locations).

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<sup>31</sup> NOMIS SCDC Area Labour Market Profile - EV510 at <https://tinyurl.com/Fulbourn-NP>

11.5 A recent survey questionnaire was sent in spring 2019 to 235 businesses listed on Yell.com, Endole and others known within the village. 51 were returned representing a 22% response rate. Large employers provided the number of their employees and an indicative estimate of jobs in smaller company has been made on the basis of the responses received.

Chart 4 - Village Employment

Type of Enterprise	Estimated Number of Employees*	No. of Surveys Sent	No. of Surveys Returned	Satisfaction 1=Poor/ 5=Good
NHS England (incl. Hospital)	1000	2	2	3.8
Capital Park	1200	20	9	3.8
Tesco	350	1	0	n/a
Village SMEs	1900	212	40	3.8
<b>TOTAL</b>	<b>4450</b>	<b>235</b>	<b>51</b>	<b>3.8</b>

Source: 2019 Business Survey (EV506, 507, 509) \*The estimated number of employees is based on figures provided by NHS England and Capital Park and Tesco. For SMEs it is based on an extrapolation of the surveys returned.

11.6 Based on these recent responses:

- There are likely to be approximately 4450 jobs in the village.
- There are four major sites of employment in the village, namely NHS England in Victoria House, the Fulbourn Hospital, Tesco and companies in Capital Park.
- Capital Park comprises some 20 companies in four large office buildings, mainly hi-tech research concerns such as ARM and IBM. They are tenants on varying length of leases and play a valuable role in the scientific growth of the Cambridge area.
- Industrial premises, a grain mill and other businesses are located north of Station Road.
- Smaller businesses (SMEs) comprise a variety of types, ranging from a Co-op supermarket, small shops, pubs, consultancies, manufacturing, processing plants, vehicle workshops, construction, wholesale and farms. In addition, there are a number of people working or providing services from home.

11.7 The responses to our questionnaire showed a reasonably high level of satisfaction with the village as a place to do business as most employers mentioned no major problems apart from difficulties in recruitment, traffic and some areas of erratic broadband.

- 11.8 South Cambridgeshire Local Plan 2018 policies relating to employment in or near villages (Policy E/12, E/13 and E/16) and working from home (Policy H/18) are particularly relevant as they require development to be in keeping with the scale of the surrounding area, well integrated and without unacceptable impact on the character and appearance of the village and its edge. Planning permission for work premises within a home will only be granted if it does not cause significant harm to the residential amenity of neighbours or to the character of the locality.
- 11.9 South Cambridgeshire Local Plan Policy E/3 requires that the Peterhouse Technology Park Extension site demonstrates how the development can be designed and landscaped to effectively mitigate impact on the wider Cambridge Green Belt. The Fulbourn Village Design Guide (SPD 2020) identifies key views and the need for green frontages on the Cambridge Road. This is critical for the retention of the visual separation of Fulbourn and Cambridge (see also Section 6. Protected Village Setting and Separation).
- 11.10 The Neighbourhood Plan supports employment development as envisaged by the policies of the South Cambridgeshire Local Plan. However, the impact of employment-related traffic and vehicular movement can be significant, particularly on the narrow lanes of its historic core which are not suitable to safely accommodate large vehicles. Large car parking areas, such as the Capital Park areas along Fulbourn Old Drift, have a significant negative visual impact and urbanising effect – particularly detrimental at this location, which is in the Green Belt and in a sensitive location, part of the Essential Visual Gap of the Fulbourn Village Design Guide (see also Fig. 11).

## Community Perspective

- 11.11 Villagers are generally supportive of having a broad range of employment in the village, even if they do not necessarily work there. At the time of the Village Plan (2009), a survey of residents gathered 1422 respondents for the Business Development section, with:
- 37% of respondents in favour of having small business development within the village:
  - 17% in favour of small-scale industrial development within or at the fringes of the village;
  - 22% in favour of more jobs in the village; and
  - 24% not in favour of any of the three choices.
- 11.12 In the July 2019 survey 100% of respondents strongly agreed or agreed that the High Street shops and other facilities are important to the life of the village.

## Community Aspirations

The community considers that large car parking areas and HGV movements within the narrow streets of the village has a significant detrimental impact on local amenities.

There is a strong aspiration to collaborate with South Cambridgeshire District Council, employment developers and businesses to ensure that reasonable efforts are made to mitigate the impact of traffic and car parking on the quality of life of the village. This could be done by:

- Supporting sustainable travel, so that workers can access and use facilities of the village without causing unacceptable congestion or safety concerns.
- Routing heavy vehicle traffic to minimise the use of village lanes.
- Designing and adequate landscaping is provided to form outer soft edges and mitigate the visual impact of buildings, car parking and operational areas on the landscape setting of Fulbourn.



## 12. Community Facilities

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Policies FUL/11 and FUL/12 aim to protect existing community facilities, to secure the expansion and strengthening of existing facilities to serve the future needs of the village, and to protect the provision of health care in a convenient and an accessible location.

### Rationale and Justification

- 12.1 South Cambridge District Council holds a register of Assets of Community Value (ACVs)<sup>32</sup>. These include community meeting rooms, public houses, places of worship, shops and post office, cultural, recreational and sports facilities. These are protected by South Cambridgeshire Local Plan Policies SC/3 and SC/8 which considers them valuable resources part of village life and sustainable functions necessary to support local communities and rural areas.
- 12.2 At present there are no listed assets for Fulbourn on the register of Assets of Community Value held by South Cambridgeshire District Council. There is a commitment to create a list of 'social interests' including cultural, recreational and sporting interest within the Fulbourn Neighbourhood Plan Area to be included in the District Council's register. This would give assets greater protection and allow the Parish Council or other local charity to launch a Community Right to Bid, should they come up for sale (see Community Aspirations below).
- 12.3 The strong community spirit in Fulbourn, with its clubs and societies catering for all age groups, is supported at present by a good range of community facilities (see para 4.22 and Fig. 6). It is important that the availability and quality of community facilities is continually improved and expanded to keep pace with the growing population.
- 12.4 Current provision of facilities includes:
- Recreation Ground - with cricket and football, floodlit tennis courts and multi-games area, bowling green bowls, a children play area, adult fitness equipment, a skate-park and a youth shelter.
  - Fulbourn Centre and Townley Memorial Hall - adjacent to the Recreation Ground with which it shares the car parking facilities. It comprises the original village hall built in the 1920s', meeting and club rooms, social club bar and catering area.

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<sup>32</sup> [copy-of-scdc-asset-listing-tables\\_10052021-accessibility.pdf \(scambs.gov.uk\)](#)

- The Swifts community building and village library - used by village clubs such as the weekly bingo club, the Women Institute and others. It is also available for private hire.
- Fulbourn Health Centre - while well located, the building is old and too small for current needs.
- Youth Centre - Recently completed (2019), for junior and senior youth clubs and scouts. The Fulbourn Parish Council also have their office in the building.

### Recreation Ground Extension

12.5 The preparation of the Plan has identified that the Fulbourn Recreation Ground is insufficient for future needs. In particular:

- The Greater Cambridge Area Playing Pitch Strategy 2015-2031 (June 2016) identified that there is a current shortfall of one cricket pitch.
- Both cricket and football take place on the same area and this creates conflicts at the start and end of the summer period, when football and cricket seasons overlap.
- The National Playing Fields Association standards require a minimum 1.6 hectares per 1,000 population for outdoor sport<sup>33</sup>. The current Recreation Ground is 5.5 hectares and, based on a current estimated parish population of 4,890 (Office for National Statistics mid-2020 estimates) there is currently a deficit of 2.3 hectares, which would increase to a deficit of 4.1 hectares should the population increase to 6,000 with the current planned developments.

12.6 An extension to the Recreation Ground would enable the most efficient management of facilities in the village. It would ensure that all the pitches are in one place. Such an extension could, realistically, only take place to the south-east of the existing site. An allocation for an extension to the recreation ground is not included in this Neighbourhood Plan. However, opportunities for additional sports pitches in this location will be explored by the Parish Council in the Plan period. In this context the NPPF and Policies S/7 and NH/10 of the South Cambridgeshire Local Plan support the development for outdoor recreation uses outside of development frameworks and within the Green Belt, where specific criteria are met.

### Healthcare Centre

12.7 Retaining and improving healthcare facilities within the village is a key priority. This was already one of the objectives of the Village Plan in 2009 and not enough progress has been made since then. A survey and report by the current medical practice has found that:

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<sup>33</sup> [Guidance-for-Outdoor-Sport-and-Play-England.pdf \(fieldsintrust.org\)](https://www.fieldsintrust.org/guidance-for-outdoor-sport-and-play-england.pdf)

- The Fulbourn Health Centre is no longer fit for purpose. It is too small to meet the health needs of an ageing and growing village population and it would be inadequate to meet the needs of the increased population (around 20% more by 2031). It also serves some of the villagers from Teversham, Great Wilbraham and Little Wilbraham.
- The building occupies a large site, ideally located in the heart of the village and close to a bus stop. Redevelopment or extension on the current site could be an option.
- Healthcare provision is changing, shifting towards integrated services, social care and life-style support: a new building will be necessary to create an integrated centre enabling staff and services to work in a joined-up way, with improved connections between Primary Care, Mental Health and Social Services, and allowing the teaching of medical staff on site.

12.8 The community supports the retention, and where possible, expansion of the Health Centre at its current location. The establishment of a new multi-functional facility with increased capacity for consulting and treatment rooms, an on-site pharmacy, other medical and social services and voluntary sector occupiers will be encouraged. Enabling residential development will also be favourably considered, if appropriate to the capacity of the site and character and amenity of the area.

12.9 A multi-purpose Health Centre should be located at the heart of the village, to be easily accessible and to enable joined-up services, either at its current location or in an alternative site providing the same level of accessibility and the possibility of integrated services.

12.10 The Parish Council expects that new proposals will be developed in collaboration with the current GP practice and the wider community.

## Community Perspective

12.11 A survey was carried out for the purpose of the Neighbourhood Plan<sup>34</sup>. The results indicated a high level of satisfaction with the quantity and accessibility of existing community facilities. Of 34 surveys issued to clubs and societies, 15 were returned with The Swifts scoring 10 in terms of satisfaction, Fulbourn Centre 9.8 and the Recreation Ground 7.8.

12.12 The community complex including the Townley Hall, Fulbourn Centre, Recreation Ground and Youth Centre is an important focal point for the community and its identity, which should not, in principle, be undermined by competing facilities at

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<sup>34</sup> NP Rec Survey - Summary & Results - EV475 at <https://tinyurl.com/Fulbourn-NP>

other locations. However, contributions from developers to support and expand the centre will be strongly supported.

12.13 In December 2018 a small focus group of secondary school pupil from Fulbourn attending Bottisham Village College indicated that the Recreation Ground is an important meeting point for local teenagers.

12.14 The community believes it is essential to support the retention of a Health Centre in Fulbourn and would like to encourage the exploration of options for a facility within the village, preferably at the current location.

### Policy FUL/11. Community Facilities

1. In accordance with South Cambridgeshire Local Plan Policy SC/3, proposals that result in the loss of community facilities will not be supported unless there is clear evidence that the asset is no longer required, or an alternative, suitable and enhanced facility is provided at an accessible location within the village and with the support of the local community.
2. Where the development of large sites is required to make a contribution towards community facilities, the expansion and strengthening of the existing facilities will be the preferred option in accordance with Policy FUL/09.

### Policy FUL/12. Healthcare Facilities

1. Proposals for the enhancement of the existing Health Centre in general, and to provide a new multi-purpose healthcare, social and life-style facility in particular will be supported.
2. Proposals for the redevelopment of the existing Health Centre for alternative uses will not be supported unless they include proposals for the relocation of the existing facilities in an accessible location within the village.

## Community Aspirations

Where the future of valued assets becomes uncertain, and where the asset is not already held on the register, the Parish Council would like to make an immediate application to South Cambridgeshire District Council for the inclusion of the asset in the Register of Assets of Community Value (ACV) to ensure the community has the right to bid should the asset be put up for sale.

The community feels that village life and its sustainability would be enhanced by increased opportunities to produce food within the village itself and would like to:

- Work with landowners to increase the opportunity for residents to grow vegetables and fruit either through making land available for allotments or for other forms of community horticulture.
- Encourage villagers with gardens too large to maintain to make part of them available for others to cultivate and produce vegetables and fruit.

## 13. Sustainable Transport and Mobility

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Policy FUL/13 aims to encourage ambitious sustainable transport and mobility as part of new development. The following order of priority should be evident in development proposals: pedestrians, cycling, public transport, innovative mobility, shared transport, private transport.

### Rationale and Justification

- 13.1 Fulbourn is committed to assisting its residents lead a healthy and safe life through enabling movement within the village and surrounding area via an integrated network of footpaths, cycleway and bridleways to serve the whole of the Fulbourn area and extended to include large new developments. A network of safe traffic routes should be maintained through existing and future built areas and the countryside.
- 13.2 Through traffic from the outlying villages commuting to and from Cambridge and elsewhere, creates congestion at peak times in the morning and afternoon, particularly along Balsham Road, Cambridge Road and Wilbraham Road/Station Road. Traffic also affects the very centre of the village. Further development to the east of Cambridge will inevitably lead to further congestion, unless a strong drive towards sustainable mobility is adopted in future.
- 13.3 South Cambridgeshire Local Plan Policy TI/2 identifies clear requirements for new development, including securing provision of new cycle and walking routes that connect to existing networks and strengthen connections between likely destinations. Larger developments will be expected to demonstrate that they have maximised opportunities for sustainable travel.
- 13.4 The character of streets and lanes in Fulbourn (see Policy FUL/08) should not be sacrificed to increase road capacity. The Neighbourhood Plan, accordingly, aims to ensure that future developments do not exacerbate traffic and congestion and do not lead to the need to increase road widths. The importance of sustainable travel has been increasing over the years, with recent schemes in the region required to adopt a 60% sustainable travel target. National guidance for sustainable mobility and carbon reduction in transport is evolving and it is important that future proposals reflect best practice and guidance regarded as ambitious at the time of application. Applicants will have to demonstrate their approach and commitment to best practice through appropriate supporting documents, such as a Transport Statement or mobility strategy.
- 13.5 Heavy vehicles serving the industrial premises and the grain mill on Wilbraham Road are of a size and weight that are ill-suited to the village roads and mitigation measures are urgently needed.

- 13.6 Sustainable mobility is reliant on safe walking and cycling within the village. This will require upgrades and complementary measures beyond the boundaries of the site itself to connect new and existing parts of the village, including:
- a. An enhanced interconnected layout of streets and lanes enabling residents to conveniently get around Fulbourn as pedestrians and cyclists, while discouraging car use.
  - b. Low traffic speeds throughout the village and, particularly, along routes important for children attending the three village schools.
  - c. Better provision for wheelchair/electric chair users, additional seating and pedestrian orientated low-level lighting.
  - d. Integrations to the proposed Cambridgeshire County Council cycle Greenway linking Fulbourn to Cambridge via Fulbourn Old Drift and terminating at the High Street. This route will have an associated 20mph speed limit for vehicles.
  - e. Improved public bus services and better bus waiting facilities. Measures including the reinstatement of half-hourly bus services to Cambridge and new routes towards Newmarket will be encouraged.
- 13.7 A community car scheme run by volunteers is active in the village and the Parish Council operates a weekly shopper bus to assist residents into the High Street for shopping. This is particularly valued by older residents enabling them to attend appointments outside the village and access local facilities. Support for similar schemes will be encouraged.

## Community Perspective

- 13.8 The July 2019 survey<sup>35</sup> identified some of the themes that are important to the community:
- Safer footpaths should be created for wheelchair/electric chair users and pushchairs especially the footpaths from Balsham Road into the village.
  - Lower speeds of 20mph on village roads, 15mph on High Street, would allow pedestrians and vulnerable users to move around Fulbourn more safely.
  - Crossing the Church Lane / High Street junction and the High Street / Pierce Lane junction is daunting and should be made safer.
  - Key routes used by school children using the bus to go to school should be upgraded.
  - Regular bus services particularly to Cambridge and Newmarket should be improved, and interchange between services (for example at Tesco's) should be facilitated.

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<sup>35</sup> Survey results, Parish Pump Questionnaire, 8July2019 - EV621 <https://tinyurl.com/Fulbourn-NP>

## Policy FUL/13. Sustainable Mobility

1. As appropriate to their scale, nature and location development proposals within the village should:
  - a. Clearly demonstrate a clear order of priority given to road users as follows: pedestrians, cycling, public transport, innovative mobility, shared transport, private transport.
  - b. Design streets for safe pedestrian use, including by wheelchair / electric chair and consider the safety of horse-riders where appropriate.
  - c. Ensure that existing pedestrian / cyclist access is not reduced and if any changes are required to road configuration then the opportunity shall be used to enhance pedestrian and cycling provision.
  - d. Integrate with the existing network of pedestrian links, footpaths, cycleways and bridleways, linking, where applicable, into the network serving the wider Parish Area.
  - e. Positively contribute to the upgrade and maintenance of the existing networks and contribute to improved bus provision, including additional high-quality and safe bus waiting areas.
2. As appropriate to their scale, nature and location development proposals should incorporate safety and sustainable mobility measures.
3. Where it is practicable to do so, large developments should make provision for safe pedestrian and cycle connections to the village centre.



## Community Aspirations

The community aspires to a significant reduction of traffic dominance in the years to come and as the village grows. For this reason, villagers would like to:

- Instigate measures to reduce the speed of vehicles on roads in the village including at all entrance points including the possibility of special restrictions such as 20mph speed limits.
- Introduce a raised shared-use platform at the western end of the High Street at its junctions with Pierce Lane and Apthorpe Street to echo that at the eastern end.

Desirable sustainable mobility measures include:

- Walking and cycling paths connecting all key destinations within the village, Cambridge and nearby areas, including the establishment of a dedicated cycle route into Cambridge (Fulbourn Greenway).
- Regular review of bus services to meet changing needs.
- Installation of electric vehicle charging points within the village; these should be located in a way that does not increase current pressure for parking within the High Street.
- Expansion of the community car scheme, for example by including a vehicle suitable for residents using mobility chairs.
- Expansion of the network of bridleways and routes that are safe for horse riders to use.

## 14. Other aspirations of the Fulbourn Neighbourhood Plan

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### Introduction & Explanation

- 14.1 It has become apparent during the ongoing process of creating the Fulbourn Neighbourhood Plan that there are aspects of the village that are referenced in the surveys, workshops and discussions that do not fit within the remit of the Neighbourhood Plan.
- 14.2 There are several reasons for this mismatch including:
- The Neighbourhood Plan, as a land use and development planning document subject to statutory requirements, cannot address all issues affecting the community. The ability to deliver a desired outcome often does not rest within the planning process.
  - Some issues raised relate to personal preferences or anecdotal evidence and cannot be supported by the rigorous evidence requirements of the Neighbourhood Plan process.
  - Some issues can be addressed directly by the Parish Council / community, rather than through planning policy.
- 14.3 It is important that widely shared aspirations, which may not necessarily be reflected in the Policies, are nevertheless included in the Neighbourhood Plan and potentially developed as specific projects or initiatives by the Parish Council or by the community.

### 1. The High Street

- 14.4 The aspiration is for a High Street that includes a mix of small-scale shops and other services set on a low traffic road with adjacent parking and a relaxed ambience of social seating and planting.
- 14.5 Community views on the High Street indicate that the area is important for several reasons which include access to shops and services, socialising and as the centre of the village. The heritage character is well appreciated though there is frustration caused by parking, traffic and the lack of street furniture and planting.
- 14.6 The properties along the High Street are privately owned, and the retailers are tenants that need to respond to their landlords or businesses focused on their own commercial success. The road is a responsibility of the local authority and parking is not a planning matter: it is either a highways issue or subject to access to private land. The Neighbourhood Plan does not provide the appropriate mechanism.

14.7 There are various government initiatives to revitalise High Streets and the Parish Council, in association with South Cambridgeshire District Council and the County Council as the highway authority, should investigate these to determine what measures could be taken to move the High Street towards the aspiration described.

14.8 The community would like to explore:

- Instigating improvements to the road and pavement space in the High Street to provide enhanced amenity, safety for pedestrians and cyclists while retaining parking spaces.
- Working with landowners and businesses to raise the experience of visiting the High Street for shopping, eating and drinking and social interaction.

## 2. Community Assets

14.9 The aspiration is that the various facilities, buildings and public areas and their associated functions within the village are preserved, enhanced and maintained such that they can be enjoyed by current and future generations of village residents.

14.10 A wide range of key village assets is protected from redevelopment or competition for change of use through existing South Cambridgeshire Local Plan policies. However, it must be noted that, while the physical facility is protected, the activity that takes place there or the social value deriving from it is not.

14.11 There is an aspiration to:

- Create a full list of all Fulbourn community assets showing any current protection, ownership arrangement or potential threat of loss.
- Revise and where necessary expand the register of Assets of Community Value (ACVs) with the Local Authority, particularly of those assets which are privately owned. This will allow the community to acquire the asset through the Right to Bid at an open market commercial value, should the site be put up for sale. The application would need to be made by the Parish Council.
- Consider a lower tier register maintained by the Parish Council for Assets of Community Merit (ACM). Should these assets become at risk, the Parish Council could mobilise local resources to encourage safeguarding in the interest of the village community.

14.12 Fulbourn village has demonstrated its ability to finance and deliver community facilities including the Sports Centre and the recently completed Youth Centre with significant investment in recent years (see Section 12. Community Facilities).

14.13 Future projects will need to be considered on a case by case basis, in conjunction with the policies of the Fulbourn Neighbourhood Plan, the status of existing community assets and objective future needs.

### 3. Fulbourn Health Centre

14.14 The community believes it is important to retain a Health Centre in Fulbourn and the Parish Council would like to directly support upgrade solutions which will create a well-equipped multi-purpose facility within the village, preferably at the current location. This could be done through access to funding from sources unrelated to planning and active collaboration with the doctors of the practice and the Patient Participation Group.

14.15 The current Health Centre is a branch surgery of the Cornford House Surgery on Cherry Hinton Road and is attached to Cambridgeshire Primary Care Trust. The location on Haggis Gap is of a good size, conveniently central for the village, next to The Swifts Meeting Rooms (Library), but the building is old and too small for current needs. The site could be redeveloped to provide a larger multi-purpose health and well-being centre with potential to also serve as a base for other social and community services, potentially shared with other local authority or voluntary sector services.

14.16 If an alternative site was considered it would need to provide the same level of accessibility at the heart of the village and potential for an integrated services approach.

### 4. Allotments

14.17 More allotments should be available within the village and in the immediate surrounding area for interested residents to be able to self-grow vegetables, flowers and related produce.

14.18 While this aspiration is a planning matter, there is not enough evidence to promote additional requirements over and above those of the South Cambridgeshire Local Plan Policy SC/7 and SC/8. Community surveys carried out in 2009 and again in 2019 indicated a declining interest in allotments within Fulbourn. However, the few allotments available within Fulbourn are all taken and recently the Parish Council has divided in two a number of plots. Additionally, it is known that some Fulbourn residents have taken allotment plots outside of the village area: Balsham and Cherry Hinton are known areas of displaced activity.

14.19 An analysis that compared the provision of allotments in Fulbourn with other areas in the UK indicated that the number of allotments per unit of population in Fulbourn is below average.

14.20 Anecdotally it is felt that the low availability and indeterminate waiting time for an allotment to become available has suppressed demand to the extent that potential users have lost interest or solved the need by taking a plot outside the area. There is no reason to think that Fulbourn would not have a UK average allotment demand. In addition, Fulbourn has a reasonably high proportion of houses with large gardens. This may mean that allotment type activities are occurring in back gardens.

14.21 On the other hand, there are other relevant ongoing trends:

- Contemporary housing development does not have gardens of sufficient size to grow vegetables.
- Many owners of houses with large gardens opt to downsize as they age to properties without suitable gardens for vegetable plots, with the result that their lifetime interest in growing can only be satisfied through some communal resource.
- Increasing environmental awareness, concern about nutrition, organic food and similar may fuel an interest in home growing among a younger age group.

14.22 Traditional allotments are only one of several solutions to the desire by people to have available facilities to grow some of their own vegetables, other possibilities include:

- Communal plots organised via a local residents committee within new development areas.
- Co-operative ventures based on sites to the edge of the village.
- Engaging landowners to increase the opportunity for residents to grow vegetables and fruit through making land available for community horticulture.
- Encouraging villagers with gardens too large to maintain to make part of them available for others to cultivate and produce vegetables and fruit.

14.23 The Parish Council will consider both the current availability of traditional allotments and also to explore how it might facilitate alternative approaches to self-grow within Fulbourn.

## 5. The Cemetery

14.24 The aspiration is that the Fulbourn Cemetery site is managed to be a long-term facility for the Community to provide burial and remembrance locations for religious and secular residents and additionally to be a location for quiet contemplation.

14.25 The Fulbourn Parish Council owns and operates the Community Cemetery at the Home End area of the village and an analysis paper produced as part of the Neighbourhood Plan process assessed that, subject to considered management

of the site, it had sufficient capacity for the foreseeable future<sup>36</sup>. As such additional cemetery resources are not identified as a land-use requirement within the Neighbourhood Plan.

14.26 This does not however suggest that the 'status quo' is the ideal future approach. Key issues that need to be considered include:

- The division of the site between consecrated ground for religious use and that available for secular use.
- The potential requirement for facilities for differing religious groups.
- The general societal trend towards cremation and the desire to have a remembrance location for ashes.
- The emergence of alternative burial approaches including woodland and similar natural practices. A woodland burial area, either within the existing site or elsewhere in the village, should be considered.

14.27 The Parish Council will consider how these issues and emerging trends can be accommodated at the Fulbourn Cemetery and to put in place the necessary facilities to ensure that the requirements of current and future society are met within the area already provided and that alternative woodland areas are explored.

14.28 The site should also be improved as an area for quiet relaxation and contemplation; at present the site is a fairly inaccessible and unwelcoming area.

## 6. Recreation Area

14.29 There is an aspiration that the overall recreational land within the village, and the associated facilities meet, or exceed, the norms for similar communities within the UK.

14.30 The Recreation Ground off Home End provides a range of facilities and evidence obtained from various community surveys in 2009 and 2019 indicates that the community makes full use of these facilities through various local sports clubs. The Fulbourn Centre, its Sports Hall and the Fulbourn Institute Sports and Social Club and the new Fulbourn Hub (youth club) complement and widen the range of facilities for recreation. Additionally, the site is used for village events such as the annual Fulbourn Feast.

14.31 The Parish Council will take every opportunity to maximise development contribution from developers to improve and expand village recreational facilities

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<sup>36</sup> Fulbourn Cemetery Evidence Paper – EV316 at <https://tinyurl.com/Fulbourn-NP>

and to investigate means to acquire and develop land adjacent to the existing Recreational Ground.

## 7. Village Traffic

- 14.32 The aspiration is that the roads of Fulbourn should be a safe area for all road users including pedestrians, cyclists and vehicles.
- 14.33 Fulbourn is located on several feeder roads into Cambridge that bring traffic from outlying villages that then transit through the village from all directions. It is possible that, due to planned housing development to the east of Cambridge, more traffic will impact the village.
- 14.34 Various measures could be implemented to enable the safe co-existence of the different road user groups including:
- Reduced speed limits on certain roads, such as 20mph within the village core including High Street, Pierce Lane, Apthorpe Street, Cow Lane, Station Road, School Lane, Manor Walk, Home End, Haggis Gap and Ludlow Lane.
  - Extension of the 20mph speed limit associated with the County Council cycle Greenway to the whole village.
  - Speed reducing measures at the entrance to the village on Balsham Road, Station Road, Cambridge Road and Teversham Road and also at key crossroads in the village. These may take the form of chicanes, raised platforms, road markings and signs.
  - A shared surface design for the High Street between the junction with Pierce Lane / Apthorpe Street at the western end, including a paved raised platform structure echoing that at the eastern end. HGV deliveries could be restricted to certain times of day.
  - Proposals to improve local traffic management, particularly of heavy vehicles, such that these vehicles are routed away from the village will be supported.
- 14.35 It is recognised that traffic management and road layout is outside the scope of the Neighbourhood Plan and the Parish Council will consider what changes would be desirable and liaise with the Highways Authority and other appropriate authorities to implement measures towards this aspiration. The Neighbourhood Plan does however aim to ensure that future developments around the village do not exacerbate local traffic and congestion.

## 8. Sustainable Mobility

- 14.36 Fulbourn residents should have a range of travel options such that sustainable modes are facilitated for journeys within and beyond the village boundary.
- 14.37 Residents and businesses have diverse transportation requirements that include both local movements within the village as well as travel regionally and nationally.

Whilst there is village-based employment many residents travel to Cambridge, London and other locations on a regular basis. The transport options available need to reflect practical requirements and the desire to encourage sustainable transportation.

- 14.38 Adoption of sustainability mobility measures and integration with Cambridge sustainability efforts are welcomed and supported. These include:
- Regular review of bus services to meet changing needs.
  - The establishment of dedicated cycle routes into Cambridge (Fulbourn Greenway) and to nearby villages.
  - Installation of electric charging points for cars and electric bicycles or scooters within the village; these should be located so they would not increase pressure within the High Street.
  - Integration of local cycle routes into the regional and national cycleway network. This will entail comprehensive signage, dedicated routes and safe cycle storage / parking near the village centre.
- 14.39 The historic network of footpaths, bridleways and 'rights of way' that connect the local villages together and extend across the wider countryside should be kept in a good condition. The Parish Council should liaise with the County Council, as Highway Authority, and local land-owners, who often have maintenance responsibility, to achieve this.
- 14.40 Bus service routing and frequency needs to recognise the needs of residents to travel to and from destinations either for employment or leisure. Integration of the local bus services with the train stations at Cambridge Central, Cambridge North as well as the local stations of Shelford and Whittlesford would be beneficial. The reinstatement of the half-hourly bus services to Cambridge and new routes towards Newmarket have also been highlighted as a local need.
- 14.41 The volunteer run village community car scheme is particularly important for older residents. This reduces the need for private car ownership and is a local low-cost alternative to commercial taxis. The scheme could be expanded, for example by including a vehicle suitable for residents using mobility chairs. The existing shopper bus provided through the Parish Council should also be retained.
- 14.42 It is recognised that some aspects of alternative transport can be enabled locally but much of it is subject to regional and national initiatives with associated legislation. The Parish Council may wish to consider the local provision of green energy which can then be economically provided to residents for charging electric based vehicles.



## 9. Employment Traffic

- 14.43 The community considers that large car parking areas and HGV movements within the narrow streets of the village has a significant detrimental impact on local amenities.
- 14.44 There is a strong aspiration to collaborate with South Cambridgeshire District Council, employment developers and businesses to ensure that reasonable efforts are made to mitigate the impact of traffic and car parking on the quality of life of the village. This could be done by:
- Supporting sustainable travel, so that workers can access and use facilities of the village without causing unacceptable congestion or safety concerns.
  - Routing heavy vehicle traffic to minimise the use of village lanes.
  - Designing and adequate landscaping is provided to form outer soft edges and mitigate the visual impact of buildings, car parking and operational areas on the landscape setting of Fulbourn.

## 10. Recycling and Sustainable Living

- 14.45 Fulbourn aspires to be a settlement that respects the local and wider environment and to promote and assist its residents to adopt sustainable behaviours. Developments within the village will be expected to facilitate a sustainable living environments. It is recognised that achieving this aspiration will require a mix of actions including existing and emerging national requirements and full implementation of existing policies included in the South Cambridgeshire Local Plan.
- 14.46 The Parish Council should continue to provide on-going guidance to residents, encouraging residents and businesses to respond to local and national sustainable practices.
- 14.47 The design and standard of any new development should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency. The approach should include siting and orientation to optimise passive solar gain, use of high quality, thermally efficient building materials and the inclusion of alternative energy sources including solar, wind and heat pump technologies. The layout and unit design should be positively promoting sustainable living behaviours.
- 14.48 In addition, prominence should be given to:
- Suitable charging facilities within the residential and commercial areas of the village.
  - Facilities for the recycling of materials including the local composting of organic materials either communally or at individual properties.

- Management of water run-off through design, choice of surfaces, recycling and behaviour to both conserve water and to protect the habitats of the Fulbourn water environment.

## 11. Village Heritage

14.49 The aspiration is that Fulbourn maintains and protects the diverse heritage features that collectively provide the intangible 'character of the village'. Many of the features that contribute towards village heritage are already protected via formal schemes including Protected / Listed Buildings, Conservation Area, Tree Preservation Orders, Nature Reserves etc.

14.50 It is expected that the District and Parish Councils will proactively exercise their powers to ensure that any schemes contribute to the existing and future heritage of the village.

14.51 The protection of the future heritage may include:

- Maintaining an overview of the 'scale and balance of the village' such that piecemeal developments, whilst individually acceptable, do not collectively degrade the appearance and appreciation of the heritage and natural assets of the village.
- A continual review of Tree Protection Orders to ensure that new plantings are appropriate and aging trees are suitably maintained, felled and replaced.
- Ensuring the safeguarding and reuse of Listed Buildings for their architectural and historic interest.
- Consideration of recording as Assets of Community Merit other important buildings not listed as being of architectural or historic interest.
- Consideration of ways in which the setting and environment of the Conservation Areas can be sustained and enhanced in future.

## 12. Green Corridors and Biodiversity

14.52 The community values the rural features of Fulbourn and is committed to the enhancement of the natural environment around and within the village. A high-biodiversity green infrastructure network that links the village to its surroundings is an ambition that will increase the quality of the natural greenspace and provide improved access to the countryside. There is an aspiration that future developments will also contribute to this ambition (Policy FUL/03).

14.53 The protection and enhancement of the green corridors that enable the flourishing of flora and fauna across the area would potentially connect the Gog Magog Hills, Roman Road, Fleam Dyke, the Fulbourn Nature Reserve and other important biodiversity sites with the green spaces within the village as illustrated in Fig. 12 and Fig. 13.

14.54 The extended green infrastructure network will increase the area of accessible natural greenspace and provide improved access to the countryside and contribute to the important views that surround Fulbourn.

# Delivery and Implementation

## 15. Delivery Priorities

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- 15.1 The Neighbourhood Plan sets out to guide change over the period to 2031. Through its vision, objectives and policies, it aims to help all parties understand the distinctive qualities of the village, contribute to a higher quality of life for current and future residents and collaborate to address the issues and priorities raised by the villagers. It is intended to provide a platform for collaboration between the local authorities, the Parish Council, the community and potential developers.
- 15.2 The Neighbourhood Plan, Fulbourn Village Design Guide and the wider South Cambridgeshire District Plan, together, provide a robust framework to guide private development. In particular, the Neighbourhood Plan aims to:
- Emphasise the need to protect and enhance the individuality of the village and its countryside setting.
  - Ensure that development is sustainable and appropriate in terms of location, scale and design quality.
  - Set out requirements for contribution to the enhancement of natural spaces, biodiversity and public spaces.
  - Clarify expectations for streets, lanes and footpaths that are appropriate in character and effective in encouraging sustainable transport and reduced impacts from vehicular traffic.
  - Support delivery of community facilities and enhancement of existing ones.
- 15.3 The Neighbourhood Plan has another important function, besides setting out development policies: through its Community Aspirations section, it wants to highlight the key role of the Parish Council, the voluntary and community sector, particularly in delivering local improvements, community infrastructure, events and supporting village life.
- 15.4 The Neighbourhood Plan process has identified spending priorities necessary to improve the lives of people living and working in the parish. The Parish Council will identify appropriate actions necessary for delivery and the potential sources of funding, including (where relevant and appropriate) through S106 agreements, good-will collaboration with businesses and developers, or directing funding from New Homes Bonus, Community Infrastructure Levy or other streams. Local priorities include:
1. Delivery of a new multi-functional Health Centre within the village (see Section 12)

2. Expansion of the existing Recreation Grounds in preference to facilities elsewhere (see Section 12)
  3. Enhancement of streets for walking and cycling, including traffic calming and road safety measures (see Section 9 and Section 13)
  4. Improvement and maintenance of footpaths and bridleways.
  5. Enhancement of the public realm of the High Street, including measures to better control parking and increased safety for pedestrians and cyclists.
  6. Succession planting programmes.
  7. Biodiversity enhancement programmes.
  8. Provision of further allotments or other potential initiatives for increasing access to growing own vegetables.
  9. Improvement and long-term management of the cemetery.
- 15.5 These priorities are local and specific and complementary to infrastructure and other requirements (playgrounds, schools, library, etc.) identified by the South Cambridgeshire Local Plan as necessary to make development acceptable in planning terms.

## 16. Implementing the Plan

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- 16.1 The Fulbourn Neighbourhood Plan has engaged extensively with the residents and businesses of the area. It has helped define the character of the village, the kind of development which is positive and appropriate, and provided the opportunity to identify issues and priorities of local importance.
- 16.2 The Parish Council will continue to collaborate with planning officers and development management officers of South Cambridgeshire District Council to ensure that policies are clear and helpful to deliver the vision and objectives of the Neighbourhood Plan. Some policies will work better than others and circumstances may change during the Plan period. To respond effectively, the Parish Council will systematically gather information about its use, strength and weaknesses and commit to a review of the effectiveness of the policies on an annual basis (monitoring and annual review).
- 16.3 Where appropriate, the Parish Council will consider either a full or a partial review of the Plan. This will be based on the monitoring and review undertaken, but also on revisions of the Local Plan and any wider change in circumstances which may arise.
- 16.4 The Neighbourhood Plan preparation has been a wider community effort, and there is an expectation that the monitoring and reviews will be shared with the villagers, confirming the commitment made by the Parish Council to the implementation of the Vision and Objectives through promotion of appropriate development.

- 16.5 In addition, it will be very important to ensure that the Community Aspirations set out in the Neighbourhood Plan are embraced by the programmes and actions of the Parish Council and supported (where appropriate) by development management officers negotiating contributions from development.
- 16.6 The Neighbourhood Plan has a key role to play in continued community engagement in village matters and collaboration towards shared goals. It is vital, therefore, that the community is aware of the progress of the Neighbourhood Plan and that local decisions are consistent to the vision, objectives and aspirations of the Plan. The relevance of their Neighbourhood Plan could be demonstrated by:
- An annual report on the monitoring and review of the efficacy of the Plan.
  - Clear communication about any change in circumstances which may require an update or review of the Plan (including progress of the emerging Greater Cambridge Local Plan).
  - The proactive use of the Neighbourhood Plan Policies in the determination of any new application for development.
  - Integration of vision, objectives and aspirations into Parish Council policies, programmes and priorities.
  - Proactive identification of opportunities and funding towards implementation of the aspirations and priorities of the Plan (Section 14 and Section 15).

# Appendices

1. Index of Evidence Base
2. List of Appropriate Trees for Fulbourn
3. Glossary of Terms & Abbreviations

## Appendix 1: Key Evidence Base

Complete and detailed information on documents, including relevant minutes of the steering and working groups, survey data etc. can be viewed by accessing the source document in the Evidence Base Repository held by Fulbourn Parish Council at: <https://tinyurl.com/Fulbourn-NP>

The key evidence used to inform the structure and policies of the Neighbourhood Plan is summarised in the table below. A weblink is provided where available. Where no link is provided the document is available in the Repository (link above) through the Reference Number provided.

Document Title	Fulbourn Repository Ref.
<b>National Policy and Legislation</b>	
National Planning Policy Framework <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/426623/nppf-2019.pdf">National Planning Policy Framework - Guidance - GOV.UK (www.gov.uk)</a> <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/426623/nppf-2019.pdf">National Planning Policy Framework (publishing.service.gov.uk)</a>	110
Localism Act (2011) / Localism Act (2011) in simple English <a href="https://www.legislation.gov.uk/ukpga/2011/22/section/1">Localism Act 2011 (legislation.gov.uk)</a> <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/426623/nppf-2019.pdf">A plain English guide to the Localism Bill - Update (publishing.service.gov.uk)</a>	111
The Neighbourhood Planning (General) Regulations 2012 <a href="https://www.legislation.gov.uk/uksi/2012/2700/contents/made">The Neighbourhood Planning (General) Regulations 2012 (legislation.gov.uk)</a>	113
<b>Local Plan and other Key Planning Documents</b>	
South Cambridgeshire District Council (SCDC) Local Plan <a href="https://www.scambs.gov.uk/media/17793/south-cambridgeshire-adopted-local-plan-2018.pdf">https://www.scambs.gov.uk/media/17793/south-cambridgeshire-adopted-local-plan-2018.pdf</a>	210
Fulbourn NP Designated Area Map Aug 2018 <a href="https://www.scambs.gov.uk/media/17793/south-cambridgeshire-adopted-local-plan-2018.pdf">fulbourn_neighbourhood_plan_-_designation_map_-_aug_2018.pdf (scambs.gov.uk)</a>	211
Fulbourn Village Design Guide (2020)	240

Document Title	Fulbourn Repository Ref.
<a href="https://www.scambsgovuk/media/18112/fulbourn-village-design-guide-supplementary-planning-document-2020.pdf">https://www.scambsgovuk/media/18112/fulbourn-village-design-guide-supplementary-planning-document-2020.pdf</a>	
Fulbourn and Fulbourn Hospital Conservation Area Appraisal and Management Plan (2021) <a href="#">Adopted Fulbourn and Fulbourn Hospital Conservation Area Appraisal 2021 (greatercambridgeplanning.azurewebsites.net)</a>	282
Fulbourn Conservation Area Appraisal (2008) <a href="#">Fulbourn Conservation Area Appraisal 2008 - full document (greatercambridgeplanning.org)</a>	220
SCDC Village Classification Report (June 2012) <a href="#">Microsoft Word - Final Village Classification Report June 2012 REVISED (scambsgovuk)</a>	280
Greater Cambridge Biodiversity SPD (2022) <a href="#">GCSP Biodiversity Supplementary Planning Document (greatercambridgeplanning.org)</a>	
<b>Fulbourn Specific Documents</b>	
Fulbourn Parish Plan (2009) <a href="#">FulbournParishPlan.pdf (fulbournpc.org)</a>	230
Parish Plan Statistics	231
Parish Plan Report Survey Results (2008)	232
Parish Plan Report Youth Survey Results (2008)	233
Fulbourn Parish Action Plans (2009) <a href="#">FulbournActionPlans.pdf (fulbournpc.org)</a>	234
Fulbourn Housing Needs Survey (ACRE) Dec2015 <a href="https://www.scambsgovuk/media/1776/fulbourn-hns-report-2016-02-public.docx">https://www.scambsgovuk/media/1776/fulbourn-hns-report-2016-02-public.docx</a>	270



Document Title	Fulbourn Repository Ref.
<b>Setting and Green Infrastructure</b>	
Cambridge Green Belt Study (LDA Sept2002) <a href="#">cambridge-green-belt-study.pdf (scambs.gov.uk)</a>	371
Greater Cambridge Local Plan Strategic Spatial Options Assessment: Landscape & Townscape (November 2020) <a href="#">Greater Cambridge Local Plan strategic spatial options assessment Landscape &amp; Townscape Nov2020 (greatercambridgeplanning.org)</a>	335
Greater Cambridge Green Infrastructure Opportunity Mapping (Nov2020) <a href="#">Greater Cambridge Green Infrastructure Opportunity Mapping Baseline Report (Land Use Consultants) November 2020 (greatercambridgeplanning.org)</a>	336
The Cambridge Nature Network, Bedfordshire, Cambridgeshire and Northamptonshire Wildlife Trust (2021) <a href="#">Cambridge Nature Network - Full Report (wildlifebcn.org)</a>	369
Natural England 87 East Anglian Chalk <a href="https://www.bing.com/search?q=Natural+England+87+East+Anglian+Chalk&amp;cvid=c0beaf2524b14bb9a7bb9e308598a176&amp;aqs=edge..69i57.1318j0j4&amp;FORM=ANAB01&amp;PC=U531">https://www.bing.com/search?q=Natural+England+87+East+Anglian+Chalk&amp;cvid=c0beaf2524b14bb9a7bb9e308598a176&amp;aqs=edge..69i57.1318j0j4&amp;FORM=ANAB01&amp;PC=U531</a>	372
River Cam Manifesto, Cam Valley Forum, Aug2019 <a href="#">The-River-Cam-Manifesto-final2.pdf (camvalleyforum.uk)</a>	373
Cambridgeshire Green Infrastructure Strategy - June2011 <a href="#">Cambridgeshire green infrastructure strategy - Cambridge City Council</a>	374
Living Landscapes - Cambridgeshire Chalk <a href="#">Cambridgeshire Chalk   Wildlife Trust for Beds, Cambs &amp; Northants (wildlifebcn.org)</a>	375
Natural Cambridgeshire - Doubling Nature Initiative <a href="#">Launch of the Doubling Nature Ambitions report   Natural Cambridgeshire   News</a>	376

Document Title	Fulbourn Repository Ref.
Key Evidence Paper EP1 : Village Setting – Key Village Views	1001
Key Evidence Paper EP2 : Village Setting – Important Countryside Frontages (ICF)	1002
Key Evidence Paper EP3 : Local Green Spaces (LGS)	1003
Key Evidence Paper EP4 : Protected Village Amenity Areas (PVAA)	1004
Key Evidence Paper EP5 : Connected Green Infrastructure	1005
Key Evidence Paper EP6 : Biodiversity in Fulbourn	1006
<b>Housing</b>	
SCDC. District Design Guide (SPD 2010) <a href="#">Microsoft Word - Adopted Design Guide SPD MAIN DOC.doc (scambs.gov.uk)</a>	380
SCDC Householder Extension Design Guide (2012) <a href="#">scdc-householder-extension-design-guide_final_june.pdf (scambs.gov.uk)</a>	381
<b>Employment</b>	
Fulbourn NP Business Survey Questions Jan2019	505
Fulbourn NP Business Survey Analysis Feb2019	506
Fulbourn NP Business Survey Report Apr2019	507
Fulbourn NP Summary of Survey of Fulbourn Village Employers 14Oct2019	508
Fulbourn NP Business Survey Table 4 Background Data	509
NOMIS SCDC Area Labour Market Profile <a href="#">Local Area Report for areas in England and Wales - Nomis (nomisweb.co.uk)</a>	510

Document Title	Fulbourn Repository Ref.
ONS Regional Labour Market Statistics in the UK Nov2019	511
<b>Community Assets</b>	
Potential Assets of Community Value (local unofficial register)	463
Fulbourn NP Recreation Facilities Survey Dec2018	473
Fulbourn Library Annual report 2018	474
Fulbourn NP Rec Survey - Summary & Results	475
Guidance for Outdoor Sport and Play England Apr18	477
<b>Village Aspirations</b>	
Fulbourn Allotments Evidence Paper v2	311
Allotment Waiting List NSALG Survey NASS13 2013	312
Allotments in England, Crouch Report AES06 2006	313
Health Benefits of Allotments ewp47	314
Fulbourn PC Allotment Survey & Results (May2019)	315
Fulbourn Cemetery Evidence Paper	316
Fulbourn Cemetery Description, Terms & fees, Dec2018	317
Burial Grounds as a Wildlife Sanctuary (Camb CC) 2008	318
Natural Burials Guidance, UK Gov 2009	319
Planning for Cemeteries (CANA)	320
SCDC. Cambridgeshire Sustainable Housing Design Guide	550

Document Title	Fulbourn Repository Ref.
Sustainable New Homes – The Road to Zero Carbon - UK Gov 2009	551
SCDC Zero Carbon Communities	552
Rural Road Environment Rospa Aug2010	555
Traffic in villages	556
High Street 2030-Achieving Change	565
The High Street Report	566

## Appendix 2: List of Appropriate Trees for Fulbourn

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A key contributory factor to the distinctive character of the village of Fulbourn is the wealth of tree cover that extends throughout the area and gives the impression of a community set amongst trees. This is an important feature within the Neighbourhood Plan and the Fulbourn Village Design Guide SPD (2020) and has been prominent in all local consultations.

### Context Key

**A – Natural Greenspace and Green Infrastructure:** 100% trees, shrubs and herbaceous plants of UK provenance, characteristic of the area.

**B – Informal green areas:** at least 70% mix of largely native trees with up to 30% European specimen trees and cultivars.

**C – Areas close to dwellings:** A mix of native, native cultivars and non-native trees & shrubs of high wildlife value, with at least 50% native species.

### Appropriate Trees Species for Fulbourn

This is a guidance list from which appropriate trees for Fulbourn public spaces should be selected taking into account maintenance, soil type, annual rainfall, climate change etc.

Further details are provided in Key Evidence Paper EP6, Biodiversity in Fulbourn.

Origin	Context	Species
Native	A, B	Alder
Native	A, B	Alder buckthorn
Native	A, B	Ash
Native	A, B	Aspen
Native	A, B	Beech
Native	A, B	Downy birch
Native	A, B, C	Silver birch
Native	A, B, C	Blackthorn
Native	A, B	Common box
Native	A, B	Buckthorn
Native	A, B	Bird cherry
Native	A, B	Wild cherry
Native	A, B, C	Crab apple
Native	A, B	Dogwood
Native	A, B	Elder
Native	A, B	English Elm
Native	A, B	Wych Elm
Native	A, B	Guelder rose
Native	A, B, C	Hawthorn
Native	A, B, C	Midland Hawthorn
Native	A, B, C	Hazel
Native	A, B	Holly
Native	A, B	Hornbeam
Native	A, B	Juniper
Native	A, B	Common Lime
Native	A, B	Large-leaved lime
Native	A, B	Small-leaved Lime
Native	A, B, C	Field Maple
Native	A, B	English Oak
Native	A, B	Sessile Oak
Native	A, B	Plymouth Pear
Native	A, B	Scot's Pine
Native	A, B	Black Poplar
Native	A, B, C	Rowan
Native	A, B, C	Spindle
Native	A, B, C	Whitebeam
Native	A, B	Arran Whitebeam
Native	A, B	Rock Whitebeam
Native	A, B	Wild Service Tree
Native	A, B	Bay Willow
Native	A, B	Crack Willow
Native	A, B	Goat Willow
Native	A, B	Grey Willow
Native	A, B	Osier Willow
Native	A, B	White Willow
Native	A, B	Yew
Naturalised	A, B	Sycamore
Naturalised	A, B	Horse chestnut
European	B	Copper Beech

Origin	Context	Species
European	B, C	Fastigiata Beech, <i>Fagus sylvatica</i> 'Dawyck'
European	B, C	Fastigiata Beech, gold and purple forms
European	B, C	Weeping Birch, <i>Betula pendula</i> cultivar
European	B, C	Fastigiata Birch, 'Fastigiata Joes'
European	B, C	Fastigiata Hornbeam, <i>Carpinus betulus</i> 'Frans Fontainer'
European	B, C	Ornamental Field Maple 'Elegant'
European	B, C	Ornamental Hawthorn 'Splendens'
European	B, C	Ornamental Hawthorn 'Paul's Scarlet'
European	B, C	Ornamental Rowan 'Cardinal Royal'
European	B, C	Ornamental Rowan 'Sheerwater Seedling'
European	B, C	Spindle 'Red Cascade'
European	B, C	<i>Malus Sylvestris</i> 'John Downie'
European	B, C	Double Gean, <i>Prunus Avium</i> 'Plena'
European	B, C	Whitebeam, <i>Sorbus aria</i> 'Lutescens'
European	B, C	Swedish Whitebeam
European	B	Walnut
European	B	Cedar of Lebanon
European	B	Turkey Oak
European	B	Holm Oak
European	B	Austrian Pine (Black pine)
European	B	Norway Maple
European	B	Ornamental Norway Maple 'Crimson Sentry'
European	C	Morello Cherry, <i>Prunus cerasus</i>
N. American	C	Snowy mespilus, <i>Amelanchier lamarckii</i>
Asian	C	Chonosuki Crab Apple, <i>Malus tschonoskii</i>
Asian	C	Ornamental Pear 'Chanticleer'
Asian	C	Flowering cherry, <i>Prunus</i> 'Spire'0

## Appendix 3: Glossary of Terms & Abbreviations

Term	Definition
<b>Affordable Housing</b>	Affordable housing, as defined by the National Planning Policy Framework, is housing for sale or rent for those whose needs are not met by the market. This category includes housing for sale below normal market prices, part-sale and social or affordable rent.
<b>Allocated Site / Site Allocation</b>	<b>Land identified in a Local Plan or Neighbourhood Plan for particular types of land use, such as housing or employment, to deliver the development strategy and meet its housing requirement.</b>
<b>Ancient Woodland</b>	An area that has been wooded continuously since at least 1600 AD
<b>Biodiversity</b>	The whole variety of life encompassing all genetics, species and ecosystem variations. This includes the plant and animal species that make up our wildlife and the habitats in which they live.
<b>Biodiversity Net Gain</b>	Biodiversity Net Gain is an approach to development that leaves biodiversity in a better state than before, by which developers are encouraged to provide an overall increase in natural habitat and ecological features. Biodiversity Net Gain is part of the National Planning Policy Framework (NPPF). The draft Environment Bill (2020) includes a requirement to deliver a mandatory 10 % biodiversity net gain to be maintained for at least 30 years.
<b>Community Infrastructure Levy (CIL)</b>	<p>CIL is a charge system introduced in 2010 which can be levied by local authorities on new development in their area. It is intended as the main tool for local authorities to deliver the infrastructure needed (schools, healthcare, transport) to support development in their area.</p> <p>The levy only applies in areas where a local authority has consulted on, and approved, a charging schedule.</p>



<b>Conservation Area</b>	Areas identified by South Cambridgeshire District Council, which have 'special architectural or historic interest', which makes them worth protecting and improving.
<b>Countryside</b>	Common term that indicates the open space outside cities and urban areas, made up of agricultural and natural land as defined by Natural England (ENRR526 Accessible Natural Greenspace).
<b>Development Framework</b>	Statutory designation of the extent of the built-up area of the village – established in the South Cambridgeshire Local Plan (2018)
<b>dph</b>	Dwellings per hectare
<b>Essential Visual Gap</b>	Special designation of the Fulbourn Village Design Guide to broadly identify a tract of land within the Green Belt which is essential to visually separate Fulbourn from Cambridge, even though it contains buildings. The visual gap in this case is established by sensitive low density development hidden among trees.
<b>FPC</b>	Fulbourn Parish Council
<b>Green Belt</b>	<p>A designated tract of land around urban areas where development is restricted and designed to:</p> <ul style="list-style-type: none"> <li>• Check the unrestricted sprawl of large built up areas.</li> <li>• Prevent neighbouring towns from merging into one another.</li> <li>• Assist in safeguarding the countryside from encroachment.</li> <li>• Preserve the setting and special character of historic towns.</li> <li>• Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</li> </ul>
<b>Green Infrastructure Network</b>	A strategic network of greenspace, both new and existing, rural and urban, which supports natural and ecological processes and is integral to the health and quality of life in sustainable communities. It provides habitats for and aids migration of wildlife, flood water storage, urban cooling and local access to shady outdoor space as well as creating attractive spaces for recreation.

<b>Heritage Asset</b>	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
<b>Important Countryside Frontage</b>	Designation established in the South Cambridgeshire Local Plan of an edge of the built up area where land with a strong countryside character penetrates into a village or separates parts of it. Designated areas should be kept open and free from development to protect the setting, character and appearance of the village.
<b>Large or Major Development</b>	Development of over 10 dwellings (and which have a combined gross floor space of more than 1,000m <sup>2</sup> ), identified by the South Cambridgeshire Local Plan as sufficiently large to attract additional obligations.
<b>Listed Building</b>	A building of special architectural or historic interest designated nationally by Historic England. Listed Buildings are graded I, II* or II with grade I being the highest. Listing highlights what is significant about a building or site and helps to ensure that any future changes to it do not result in the loss of its significance.
<b>Local Green Space (LGS)</b>	The Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. The land can be inside or outside the built-up area and can be in private ownership, as long as the criteria for designation established by the National Planning Policy Framework (NPPF) are satisfied.
<b>Local Planning Authority (LPA)</b>	The public authority whose duty it is to carry out specific planning functions for a particular area.; South Cambridgeshire District Council in the case of Fulbourn.
<b>Locally Important Views</b>	Views from specific vantage points along roads or public rights of way which are essential to the character and identity of Fulbourn. The Key Views identified in the Fulbourn Village Design Guide (2020) identify many locally important views.
<b>Market Housing</b>	Housing sold or rented at the price determined by the property market at the time of purchase or rent.

<b>National Planning Policy Framework (NPPF)</b>	This document, first published by the Government in 2012 and most recently updated in 2021, sets out the national planning policy framework for England and the Government's requirements for the Planning System. The policies in the NPPF must be taken into account when preparing local and neighbourhood plans.
<b>Neighbourhood Development Plans (NDP or NP)</b>	A Plan prepared by a Parish Council or neighbourhood forum for a particular designated local area. It must be consistent with the strategic policies in the current local plan. Once made, after a successful Examination and Referendum, it becomes part of the development plan: its policies are then used in the determination of planning applications.
<b>Net Density</b>	Net density is described in the South Cambridgeshire Local Plan (2018) as: calculated as the number of units only those areas which will be developed for housing and directly associated uses such as access roads within the site, private garden space, car parking, incidental open space and landscaping, and children's play areas.
<b>NOMIS</b>	National Online Manpower Information Service (a service provided by the Office of National Statistics)
<b>Off-site</b>	Referring to required actions or improvements arising from development but which take place outside of the development site itself: for example the upgrade of a road junction outside the development but made necessary by it, or the planting in nearby areas required to establish a Green Infrastructure Network connecting the site.
<b>Open Space</b>	All outdoor space of public value, including public landscaped areas, playing fields, parks and play areas, and also including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.
<b>Protected Village Amenity Area</b>	Areas of undeveloped land within village framework boundaries, the retention of which is of importance to the character, amenity and/or functioning of the village as a whole. Designation established in the South Cambridgeshire Local Plan.

<b>Public Realm</b>	Public Realm relates to all those parts of the built environment where the public has free access. It encompasses: all streets, squares, and other rights of way; the open spaces and parks; and those private spaces where public access is commonly granted. It includes key internal and private spaces to which the public normally has free access.
<b>SCDC</b>	South Cambridgeshire District Council
<b>Scheduled Monuments</b>	Scheduled heritage assets, usually ancient monuments
<b>Section 106 Agreement (S106)</b>	A legal agreement under Section 106 of the 1990 Town & Country Planning Act between a planning authority and a developer, or offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
<b>Soft edges</b>	This refers to the physical edge or boundary of a built up area that is intensely planted and provides a green landscape transition between built areas and countryside. It is the opposite of a 'hard edge', which refers to a built or manufacture edge or boundary, such as a party wall or fence or a built frontage.
<b>SSSI</b>	Site of Special Scientific Interest, designated under the Wildlife and Countryside Act (1981) and including the finest sites for wildlife and natural features in England, supporting many characteristic, rare and endangered species, habitats and natural features.
<b>Supplementary Planning Document (SPD)</b>	Documents which add further detail to the policies in a local plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

<p><b>Types of housing buildings</b></p>	<p>In planning, different types of housing have different requirements. <b>Infill housing</b> is one or a small group of buildings built by subdividing an existing property, such as a second house at the back of a large garden. <b>Windfall housing sites</b> are developments coming forward unexpectedly within a plan period: for example when an activity ceases to exist and the site becomes available for development. The <b>South Cambridgeshire</b> Local Plan is encouraging housing diversity in terms of <b>self-built</b> (an individual house commissioned directly by the future occupier rather than a developer) or <b>co-housing</b> (a development commissioned directly by the future occupiers and with a degree of shared facilities to which each occupier contributes both financially and in kind).</p>
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