

**LAND SOUTH OF  
CAPITAL PARK,  
FULBOURN  
REPRESENTATIONS TO  
THE FULBOURN  
NEIGHBOURHOOD  
PLAN**

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SITE LOCATION PLAN		

# Quality Assurance

**Site name:** Land south of Capital Park, Fulbourn  
**Client name:** Janus Henderson Property UK PAIF  
**Type of report:** Representations to the Fulbourn Neighbourhood Plan

**Prepared by:** Alison Wright MRTPI

**Signed** 

**Date** 17.01.2022

**Reviewed by:** Mike Derbyshire MRTPI

**Signed** 

**Date** 17.01.2022

## 1.0 Introduction

- 1.1 These representations have been prepared by Bidwells LLP on behalf of Janus Henderson Property UK PAIF who own Land south of Capital Park, Fulbourn (“the Site”) and in response to the Fulbourn Neighbourhood Plan Submission Draft and its associated evidence base. A site location plan is included at **Appendix 1**.
- 1.2 Within the Fulbourn Neighbourhood Plan the Site is referred to as ‘Victoria House Parkland’.
- 1.3 The representations include a review of the Neighbourhood Plan policies against guidance in the National Planning Policy Framework (NPPF) and Guidance (NPPG) and the ‘basic conditions’ at paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, as applied to Neighbourhood Plans by Section 38A of the Planning and Compulsory Purchase Act 2004.
- 1.4 In particular, these representations respond and **object** to the following policies by virtue of the following proposed designations of the Site (referred to as ‘Victoria House Parkland’);
- **Policy FUL/01**. Protecting the Distinctiveness and Landscape Setting of Fulbourn
    - Important Visual Gap designation
    - Important Countryside Frontage designation
  - **Policy FUL/05**. Local Green Space and Protected Village Amenity Areas
    - Local Green Space designation

### The Site

- 1.5 Land south of Capital Park, Fulbourn extends to circa 2.2 hectares and comprises land immediately to the south of the main Capital Park campus and to the east of part of the Fulbourn and Ida Darwin Hospital site.
- 1.6 The Site is bound by existing roads to the north, south and west with the eastern boundary currently open. The site comprises two buildings in the north western corner, the Yews and The Firs, both of which are currently unoccupied. The rest of the site comprises vacant grassland with mature landscaping at the northern, western and southern edges.
- 1.7 To the north of the Site lies the main Capital Park site, which is accessed via Cambridge Road and comprises four large three storey office buildings, the old hospital building, a daycare nursery and cafe.
- 1.8 To the east of the Site lies further grassland which runs to the edge of the field boundary and which is formed by an established tree belt.
- 1.9 To the west of the site is the former Fulbourn Social Club site which is a single storey building surrounded by a large parking court. Planning permission was granted in November 2018 for the demolition of the Fulbourn Social Club and construction of a new 72-bed care home with associated car and cycle parking, landscaping and access from The Drive (under reference S/3418/17/FUL). A subsequent Section 73 Minor Material Amendment application was approved

in June 2021 to amend the approved plans, vehicle access and parking and turning areas (under reference 20/05143/S73).

1.10 To the south of the site lies Cambridge Road beyond which is open countryside.



Figure 1 : Site Location Plan

1.11 The site is well served by existing transport links, is ideally located to utilise the existing connectivity within and around the high quality business park and is close to the existing Tesco superstore. The site is situated within close access to 'Citi 1', 'Citi 3' and '16A' bus services which are within a reasonable walking distance of the site. There are also a number of strategic schemes coming forward which will improve mobility in the area, including the Fulbourn 'Greenway' which is expected to be routed approximately 100m to the north.

## 2.0 Planning Policy Context

### Basic Conditions

2.1 For a Neighbourhood Plan to proceed to a referendum, the Localism Act requires the appointed Examiner to consider whether it meets the ‘basic conditions’ set out at Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) and summarised in Paragraph ID41-065-20140306 of the national Planning Practice Guidance (PPG).

2.2 Only conditions a, and d-g apply to a Neighbourhood Development Plan (conditions b and c relate to Neighbourhood Development Orders only). These are:

*“(a) Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).*

*(d) The making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.*

*(e) The making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).*

*(f) The making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.*

*(g) Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).”*

### National Planning Policy Framework (NPPF) and Guidance (NPPG)

2.3 Paragraph 29 of the NPPF relates to non-strategic policies. It states;

*Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those policies. Footnote 16 to paragraph 29 states: Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.*

2.4 The PPG adds at paragraph 040 (Reference ID 41-040-20160211) that;

*“...proportionate, robust evidence should support the choices made and the approach taken” by a Neighbourhood Plan and in respect of their preparation, states that: “A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.” [Reference ID: 41-041-20140306].*

- 2.5 The PPG also advises that those responsible for a Neighbourhood Plan, i.e. the qualifying body, must demonstrate how the draft Neighbourhood Plan will contribute towards sustainable development, being underpinned by “*proportionate evidence...on how the draft neighbourhood plan or order guides development to sustainable solutions*” (paragraph 072 Reference ID: 41-072-20190509).

## Local Green Space

- 2.6 Paragraphs 99-101 of the NPPF relate to open space and recreation. Para 99 states;  
*“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.”*

- 2.7 Para 100 and 101 state;

*The Local Green Space designation should only be used where the green space is:*

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.*

*Policies for managing development within a Local Green Space should be consistent with those for Green Belts.*

- 2.8 The PPG adds that;

*“Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making<sup>1</sup>.*

*Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented<sup>2</sup>.*

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<sup>1</sup> Paragraph: 007 Reference ID: 37-007-20140306

<sup>2</sup> Paragraph: 008 Reference ID: 37-008-20140306

*Local Green Spaces may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city<sup>3</sup>.*

*If land is already protected by Green Belt policy, or in London, policy on Metropolitan Open Land, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.*

*One potential benefit in areas where protection from development is the norm (e.g. villages included in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community<sup>4</sup>.*

2.9 The PPG provides advice on the types of space that can be identified as Local Green Space. It says:

*The green area will need to meet the criteria set out in paragraph 100 of the National Planning Policy Framework. Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis<sup>5</sup>.*

*There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, paragraph 100 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a ‘back door’ way to try to achieve what would amount to a new area of Green Belt by another name<sup>6</sup>.*

## **South Cambridgeshire Local Plan (2018)**

2.10 In order to meet basic condition (e), the draft DNP must be in general conformity with the “...strategic policies contained in the Development Plan...”.

2.11 The Development Plan comprises the South Cambridgeshire Local Plan adopted in 2018.

2.12 Policy S/6 : The Development Strategy to 2036 confirms that the need for jobs and homes will be met as far as possible in the following order of preference, having regard to the purposes of the Cambridge Green Belt:

- a. On the edge of Cambridge;
- b. At new settlements;
- c. In the rural area at Rural Centres and Minor Rural Centres.

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<sup>3</sup> Paragraph: 009 Reference ID: 37-009-20140306

<sup>4</sup> Paragraph: 010 Reference ID: 37-010-20140306

<sup>5</sup> Paragraph: 013 Reference ID: 37-013-20140306

<sup>6</sup> Paragraph: 015 Reference ID: 37-015-20140306



**Representations to the Fulbourn Neighbourhood Plan – Land south of Capital Park, Fulbourn**

- 2.13 The site is immediately adjoining the Fulbourn and Ida Darwin Hospital allocation under the existing adopted South Cambridgeshire District Council Local Plan (Policy H/3: Fulbourn and Ida Darwin Hospitals).
- 2.14 The site is within the Fulbourn Hospital Conservation Area and is in proximity to a number of non-designated heritage assets.
- 2.15 The Site is currently washed over by the Green Belt.

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

3.1 Policy FUL/01. Protecting the Distinctiveness and Landscape Setting of Fulbourn states;

*1. Development will only be permitted where it respects and retains or enhances the setting and special character of Fulbourn as an individual village set in a rural landscape. Any development proposals must be located and designed so that they do not have an adverse effect on the rural character and openness of the landscape setting.*

*2. Development will not be permitted which would encroach on or reduce the current dominant green aspect of the Important Visual Gap between Fulbourn and the boundary of the urban area of Cambridge and neighbouring Villages. Proposals will be required to demonstrate how visual encroachment and urbanisation, including light and noise pollution, of the Important Visual Gap has been minimised.*

*3. Important Countryside Frontages are defined in accordance with Local Plan Policy NH/13 where land with a strong countryside character provides a significant connection between the village and surrounding rural area or an important rural break between parts of the development framework. Planning permission for development will be refused if it would compromise these purposes.*

*4. Locally Important Views are identified in Fig. 9 and comprise:*

*Long Distance Views*

*A1-Northwards from the Roman Road by Wandlebury*

*A2-Westwards from Balsham Road towards the Windmill*

*A3-South-eastwards from Teversham Road towards the village*

*A4-Northwards from the high ground on Shelford Road*

*Views Towards the Village*

*B1-North-westwards from the public bridleway towards Station Road*

*B2-Eastwards from Shelford Road towards the south-west village edge*

*B3-Eastwards from Cambridge Road towards the Windmill*

*B4-South-eastwards from Fulbourn Old Drift towards the Windmill*

*Outward Views from the Village*

*C1-Eastwards from the corner of Church Lane and Station Road*

*C2-Southwards from the junction of Cambridge Road and School Lane C3-Southwards from the junction of Cambridge Road and Haggis Gap*

*C4-Westwards from Cambridge Road towards the Windmill C5-Northwards from the Ida Darwin site*

*C6-Northwards from Poor Well*

*C7-Northwards from Church Lane through Lanthorn Stile*

*C8-South-eastwards from Home End across the Recreation Ground*

*5. Development will not be permitted where it would have an adverse impact on the rural setting of Locally Important Views or result in the loss of woodland or the openness and appearance of fields which contribute to the setting of the Locally Important Views.*

*6. Development proposals will be required to demonstrate compliance with the Fulbourn Village Design Guide and any document that supersedes this.”*

3.2 Policy NH/13: Important Countryside Frontage of the South Cambridgeshire Local Plan (2018) states;

*1. Important Countryside Frontages are defined where land with a strong countryside character either:*

*a. Penetrates or sweeps into the built-up area providing a significant connection between the street scene and the surrounding rural area; or*

*b. Provides an important rural break between two nearby but detached parts of a development framework.*

*2. Planning permission for development will be refused if it would compromise these purposes.*

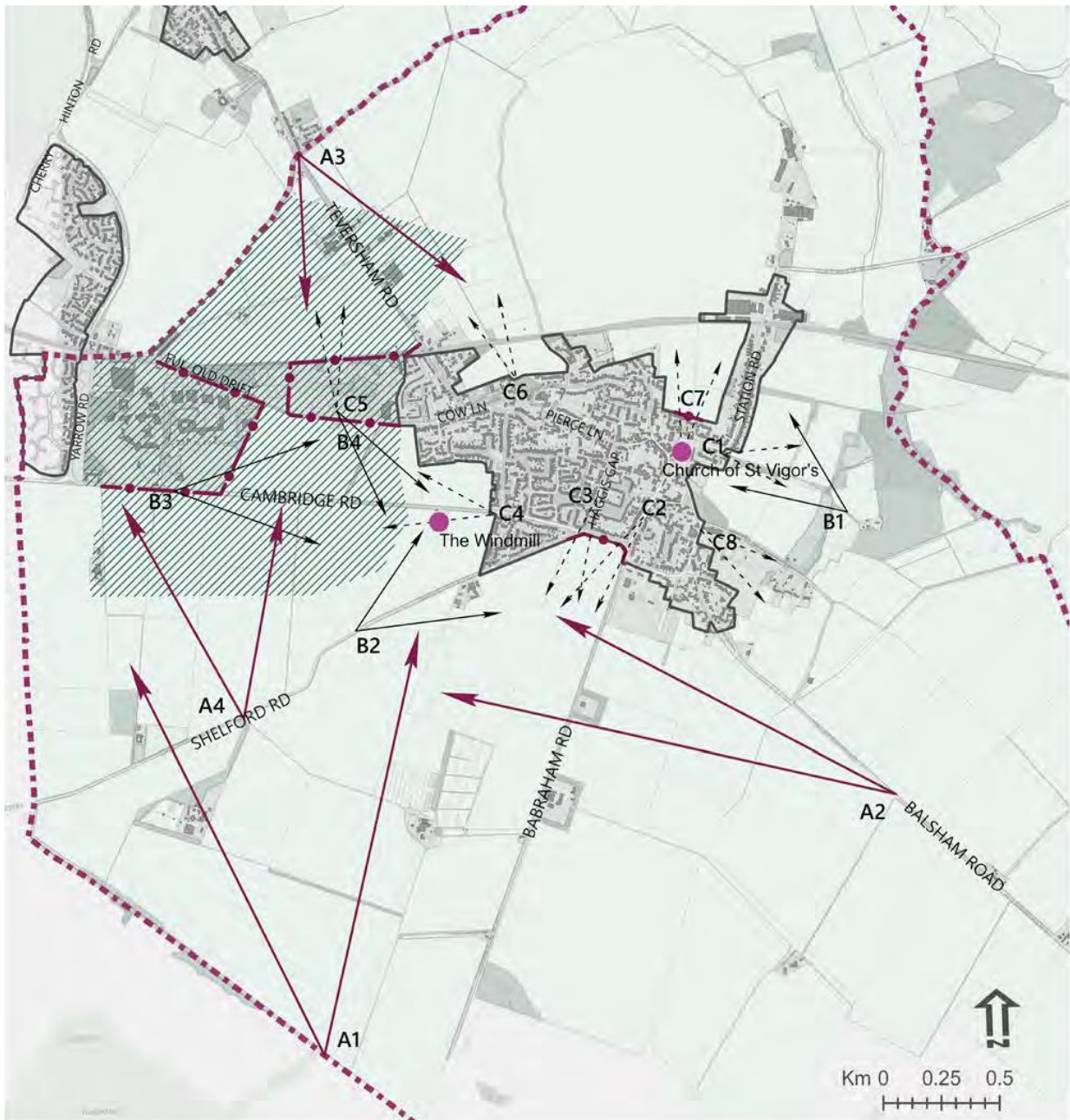
3.3 The supporting text to Policy NH/13 states, at paragraph 6.42;

*“In many places land with a strong countryside character penetrates or sweeps into South Cambridgeshire’s villages or separates two parts of the built-up area. Such land enhances the setting, character and appearance of the village by retaining the sense of connection between the village and its rural origins and surroundings. The frontage where this interface particularly occurs is identified to indicate that the frontage and the open countryside beyond should be kept open and free from development. In most cases it is land which adjoins the village built-up area but in some cases it separates two parts of the village and the open intervening land therefore assumes an importance for the character of the village as a whole.”*

3.4 The proposed ‘Important Visual Gap’, ‘Important Countryside Frontage’ and ‘Locally Important Views’ are then identified on Figure 9 of the Neighbourhood Plan (see extract below – Figure 2).

## **Important Visual Gap**

3.5 The glossary of the Fulbourn Neighbourhood Plan defines ‘Important Visual Gap’ as ‘*Special designation of the Fulbourn Neighbourhood Plan to 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 not established by fields and countryside, but by sensitive low density development hidden among trees*’.



- Designated Neighbourhood Area
- Development Framework
- Important Visual Gap (Pol. FUL/01)
- Local landmarks
- Important Countryside Frontage (Pol. FUL/01)
- Locally Important Views (Pol. FUL/01)
- Key Long Distance View
- Key View towards the Village
- Key Outward View from the Village

Figure 2 : Figure 9 of the Fulbourn Neighbourhood Plan. Visual Relationship of the village with the countryside and Cambridge

- 3.6 Land at Capital Park is already protected by Green Belt policy and the Fulbourn Hospital Conservation Area. It is not clear from the evidence what additional local benefit would be gained by a further designation as an Important Visual Gap. The existing Green Belt designation already seeks to assist in safeguarding the countryside from encroachment. Furthermore, the NPPF confirms, at paragraph 133, that the essential characteristics of Green Belts are their openness and their permanence. Planning Practice Guidance states that Green Belt openness is capable of having both spatial and visual aspects (emphasis added) – in other words, the visual impact of a proposal may be relevant, as could its volume<sup>7</sup>.
- 3.7 This confirms that existing Green Belt policy provides sufficient protection against proposals that fail to conserve and protect the land, without the need for the additional layer of designation proposed by Policy FUL/01.
- 3.8 Furthermore, Land at Capital Park itself is not considered to be essential to visually separate Fulbourn from Cambridge. Rather, the consistent and dense tree belt on its southern and eastern boundaries provides the visual barrier. As long as this strong landscape boundary is maintained then sufficient visual separation between the settlements would be preserved.
- 3.9 The PPG indicates that “*proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn on to explain succinctly the intention and rationale of the policies.*” In this case, the evidence provided is not considered sufficiently robust to justify the approach taken, which is overly restrictive. Policy FUL/01 is not therefore in accordance with national planning guidance on the making of a NP.
- 3.10 As such, it is suggested that Policy FUL/01 is amended to remove Capital Park from the Important Visual Gap designation.

### Important Countryside Frontage

- 3.11 Evidence Paper 2. Village Setting : Important Countryside Frontages states that;
- “The Capital Park ICF is very significant for Fulbourn in maintaining the essential Green Belt separation between the village and the outer extent of Cambridge. These last fields are crucial in safeguarding the community’s long held wish to remain a separate settlement, distinct from the City. It also secures important views of the Windmill, an iconic structure for the village and the title of its monthly magazine.”*
- 3.12 However, it is the consistent and dense tree belt on Capital Park’s southern and eastern boundary that, as a strong landscape feature forerunning the open arable fields between the village and the outer extent of Cambridge provides visual relief between the urban centres. Therefore, the Capital Park site itself does not contribute to a sense of visual openness between Fulbourn and Cambridge due to its own urban nature.

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<sup>7</sup> Paragraph: 001 Reference ID: 64-001-20190722

- 3.13 In terms of views towards the Windmill, the view along Cambridge Road, travelling eastwards towards Fulbourn, is framed by the tree belts on both sides of the road. The view opens up to reveal the Windmill to the east of Capital Park, but the Capital Park site itself does not interfere with views of the Windmill
- 3.14 Therefore, the Important Countryside Frontage policy for Capital Park is not considered to be sufficiently justified to be useful in informing future development in the area. As such, it is suggested that Policy FUL/01 is amended to delete the Capital Park Important Countryside Frontage.

### **Locally Important Views**

- 3.15 With reference to both View A1 and View A4 (long distance views) and View B3 (Views Towards the Village), it should be noted that the tree cover within the Victoria Parkland site and on its boundaries provides substantial visual enclosure to the extent that views of Victoria House are limited and only seen from public vantage points over a dense layer of trees (MARTINA CHECK). The consistent and dense tree belt on the site's southern boundary is evidenced in Figure 7.
- 3.16 The existing urban elements within the Capital Park Site are screened by the tree cover and proposed development within the Victoria Parkland site, carefully located, would afford the same level of screening preventing visual encroachment of the countryside. The Victoria House landmark would also be preserved.

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

4.1 Policy FUL/05. Local Green Space and Protected Village Amenity Areas states;

*1. The following sites are locally significant and designated as a Local Green Spaces in accordance with Local Plan Policy NH/12 (identified in Fig. 13 / Fig. 14). Inappropriate development as defined in the NPPF would not be approved except in very special circumstances and in discussion with the local community:*

- a. Pound Green*
- b. Victoria House Parkland*
- c. Fulbourn Hospital Parkland*
- d. Fulbourn Hospital Old Cemetery*

*2. The following sites are designated as Protected Village Amenity Areas in accordance with Local Plan Policy NH/11 (identified in Fig. 13). Development will not be permitted within or adjacent to these areas if it would have an adverse impact on the character, amenity, tranquillity or function of the village:*

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

4.2 Policy NH/12: Local Green Space of the adopted South Cambridgeshire Local Plan states;

*"Local Green Space identified on the Policies Map will be protected from development that would adversely impact on the character and particular local significance placed on such green areas which make them valued by their local community. Inappropriate development, as defined in the National Planning Policy Framework, would not be approved except in very special circumstances and in discussion with the local community."*

4.3 The supporting text to Policy NH/12 states, at paragraph 6.41 of the Local Plan;

*"The NPPF (2012) has created a designation called Local Green Space (LGS), which is for green areas of particular importance to local communities which once designated can prevent new development other than in very special circumstances. Local communities and parish councils in the district have helped the Council to identify the sites that are demonstrably special to their*

local community. A LGS must hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife. The green area must be in reasonably close proximity to the community it serves. It must be local in character and not be an extensive tract of land. These sites can protect land outside of a development framework. A list of Local Green Space is provided in Appendix C.”

4.4 The proposed Local Green Space designations are then identified in Figure 14 of the Fulbourn Neighbourhood Plan (see extract below – Figure 3).

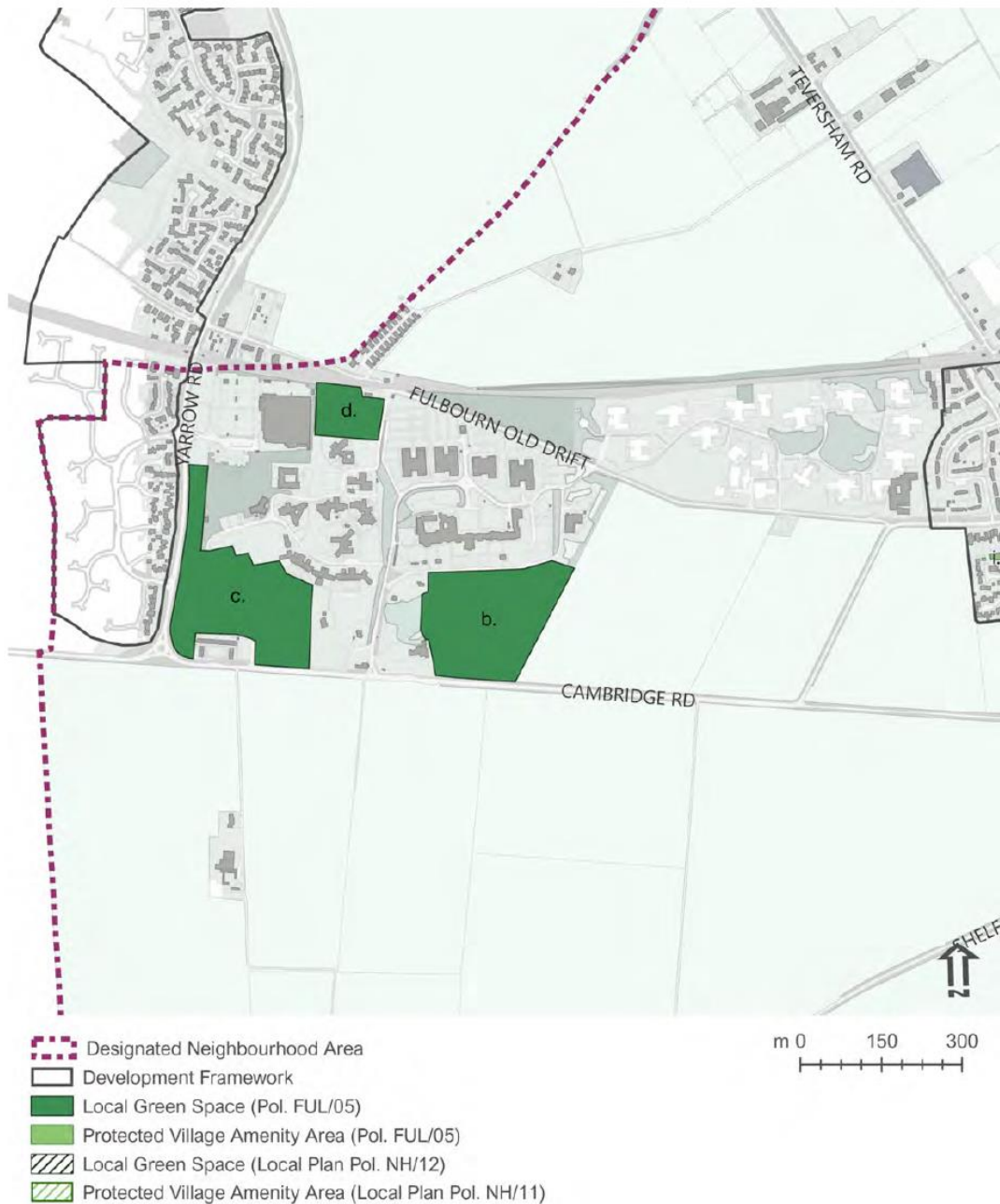


Figure 3 : Figure 14 of the Fulbourn Neighbourhood Plan. Designated Green Spaces outside the Development Framework



- 4.5 Evidence Paper 3 : Local Green Spaces has been prepared to support Policy FUL/05. With reference to the Site ('Victoria House Parkland') an assessment has been prepared using the following headings;
- History and Legal Status
  - Cultural, Recreational and Community Value
  - Ecological Value

- 4.6 Using these headings, we assess the Neighbourhood Plan's basis for designating the Site.

## History and Legal Status

- 4.7 In December 1992 Fulbourn Hospital, including the parkland setting around the original asylum buildings and the modern hospital was designated a conservation area. The assessment within Evidence Paper 3 states that '*Victoria House Parkland is an important constituent part of the Fulbourn Hospital Conservation Area as described in the Conservation Appraisal 2021. Its mix of open grassland, specimen trees and hedgerows complements the distinctive architecture of Victoria House and also provides a key open green space between the urban spread of Cambridge via Cherry Hinton, and Fulbourn as a separate village*'.
- 4.8 However, the grounds to the south of the former Fulbourn Hospital were not historically in use as an open parkland setting to the building. In fact, they were largely in agricultural use for crops. The aerial at Figure 4 (dating to the early 20th century) shows the petal-shaped layout also illustrated on historic maps of the period. The area was used for planting different crops, with grassland immediately in front of the hospital.
- 4.9 During the World Wars, this petal arrangement was completely removed, and the area used for extensively for agricultural purposes. This also saw the grassland area reduced in size to a smaller rectangular section, as shown in the later aerial – see Figure 5 below.
- 4.10 More recently, the reduced area of 'garden' associated with the hospital has been constrained into defined, formal areas contained within hedge and tree planting – in areas close to the hospital buildings themselves (see Figure 6) .
- 4.11 It is evident therefore that the whole area proposed for allocation as "green space" was not historically usable garden or parkland space associated with the hospital building. A much smaller element of the proposed parcel did act in that specific role, but the vast majority provided a functional, agricultural purpose and was used for growing crops, vegetables and fruit.
- 4.12 The historic evidence demonstrates that the area of land to the south of the hospital has not been wholly used as some sort of 'parkland' associated with it. In fact, these areas have transitioned through different uses – with the agricultural uses precluding public access.
- 4.13 Whilst there is a measure of setting-contribution performed by this area in relation to the former Hospital building, the scale and elevation of the buildings themselves assure their evident landmarking role, and this does not rely on the land in question remaining as open green space in its use.

- 4.14 Furthermore, Victoria House Parkland is already protected by Green Belt policy and the Fulbourn Hospital Conservation Area. It is not clear from the evidence what additional local benefit would be gained by a further designation as Local Green Space.
- 4.15 As such, the green space is not considered to hold a particular local historical significance sufficient to justify a further designation over and above the existing protection secured by the Green Belt and Conservation Area designation.



*Figure 4 – 1927 aerial image*



*Figure 5 – mid 20th century aerial*



Figure 6 - 2022 aerial showing modern gardens

## Cultural, Recreational and Community Value

4.16 The assessment within Evidence Paper 3 states;

*“Due to restrictions applied by the current owners and the use of the site for an NHS facility and as a high-tech business park public access is discouraged. The parkland does however lie within easy reach of the Fulbourn residential areas of the main village and also the Beechwoods estate to the west and is informally used as a recreational resource. In the years prior to the change of ownership the social club was active with frequent football matches between local village teams taking place.*

*Several seating benches are located across the area.”*

4.17 The Site not publicly accessible nor the subject of permissive access rights. It also does not provide connection between Fulbourn and Cambridge, a public bridleway is located to the north of Capital Park. There is therefore no robust evidence to confirm that the site holds a particular local significance in terms of its recreational value. It is inappropriate to use a neighbourhood plan to try to allocate land in this manner, it is private land in the hands of a commercial company. No attempts have been made to contact the landowner to discuss this option, but for the avoidance of doubt, the land owner is not willing to set this land aside for recreational use or provide public access to it.

4.18 In terms of cultural and/or community value, the assessment within Evidence Paper 3 states;

*“Victoria House is identified in the Conservation Area Appraisal (2021) as a 'Positive Building', one with significant heritage status for Fulbourn.*

*The main road linking Fulbourn to Cherry Hinton & Cambridge runs along the southern boundary and views of Victoria House and the parklands in front of it are seen by drivers, pedestrians and cyclists as they travel this route. A distinctive Fulbourn vista is seen from Shelford Road that runs along the Gogs Magog ridge on the opposite side of the valley.*

*Victoria House, and its associated buildings, are of a distinctive Victorian architectural style and the front elevation is best seen from the Victoria House Parkland that lies directly in front of it. The image of Victoria House is one of the distinctive views associated with Fulbourn.”*

4.19 Commentary on the local historical significant of the Site has been provided above.

4.20 In terms of views of Victoria House and the parklands in front of it, the tree cover within the Victoria Parkland site and on its boundaries in fact provides substantial visual enclosure to the extent that views of Victoria House are limited and only seen from public vantage points over a dense layer of trees. The consistent and dense tree belt on the site’s southern boundary is evidenced in Figure 7 below.



*Figure 7 : Tree belt on the site's southern boundary to the left of the view taken along Cambridge Road (Google Earth source)*

4.21 In terms of the ‘distinctive Fulbourn vista’ seen from Shelford Road, the Victoria House tower represents a distinctive landmark within the local views as it emerges over a dense layer of trees. However, again, the tree cover within the site and on its boundaries contrasts the surrounding rural openness and provides substantial visual enclosure, as shown in Figure 8. The existing urban elements within Capital Park are screened by the tree cover and proposed development within the Victoria Parkland site, carefully located, would afford the same level of screening

preventing visual encroachment of the countryside. The Victoria House landmark would also be preserved.



Figure 8 : View from Shelford Road replicating view A4 in Fulbourn NP Policy FUL/01 (Google Earth source)

- 4.22 There is therefore no robust evidence to confirm that the site holds a particular local significance in terms of its cultural and/or community value.

### **Ecological Value**

- 4.23 The assessment within Evidence Paper 3 refers to the main open park grassland providing foraging opportunities for birds and the tree belt along the eastern and southern boundary providing habitat for potentially large numbers of invertebrates which can in turn provide food for birds and foraging bats. The assessment also refers to ‘green links’ between Victoria House Parkland and the wider Capital Park and Fulbourn Hospital site.
- 4.24 Any significant wildlife value is likely to be limited to the site boundaries only which could be easily retained in any future development proposal for the site.
- 4.25 In the absence of any evidence that the Site presents significant wildlife value contributing to it holding a particular local significance, it should not be designated as Local Green Space on basis of the tranquillity or richness of its wildlife.

## Summary

- 4.26 There is no robust evidence as to how the additional layer of designation proposed by the Neighbourhood Plan would provide local benefit, contrary to the requirements of Planning Practice Guidance<sup>8</sup>.
- 4.27 Victoria House Parkland should therefore not be designated as a Local Green Space.

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<sup>8</sup> Paragraph: 013 Reference ID: 37-013-20140306

## 5.0 Summary and Conclusions

- 5.1 These representations have been prepared by Bidwells LLP on behalf of Janus Henderson Property UK PAIF who own Land south of Capital Park, Fulbourn (“the Site”) and in response to the Fulbourn Neighbourhood Plan Submission Draft and its associated evidence base.
- 5.2 Within the Fulbourn Neighbourhood Plan the Site is referred to as ‘Victoria House Parkland’.
- 5.3 The representations include a review of the Neighbourhood Plan policies against guidance in the National Planning Policy Framework (NPPF) and Guidance (NPPG) and the ‘basic conditions’ at paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, as applied to Neighbourhood Plans by Section 38A of the Planning and Compulsory Purchase Act 2004.
- 5.4 In particular, these representations respond and **object** to the following policies by virtue of the following proposed designations of the Site (referred to as ‘Victoria House Parkland’);
- **Policy FUL/01.** Protecting the Distinctiveness and Landscape Setting of Fulbourn
    - Important Visual Gap designation
    - Important Countryside Frontage designation
  - **Policy FUL/05.** Local Green Space and Protected Village Amenity Areas
    - Local Green Space designation
- 5.5 The above proposed designations are unjustified and contrary to the National Planning Policy Framework and Planning Practice Guidance. The draft Fulbourn Neighbourhood Plan therefore fails to meet requirement “(a)” of the basic conditions as set out in the Town and Country Planning Act and Planning Practice Guidance. Accordingly, Policy FUL/01 and Policy FUL/05 require further amendment, as outlined within these representations, to ensure that the Neighbourhood Plan meets the basic conditions.
- 5.6 No robust evidence is provided to support the view that the Site should be designated within an Important Visual Gap, Important Countryside Frontage or Local Green Space.
- 5.7 The Site is in private ownership and immediately to the south of the main Capital Park campus and to the east of part of the Fulbourn and Ida Darwin Hospital site (allocated under the existing adopted South Cambridgeshire District Council Local Plan (Policy H/3: Fulbourn and Ida Darwin Hospitals). It is inappropriate to use a neighbourhood plan to try to allocate land in this manner, it is private land in the hands of a commercial company. No attempts have been made to contact the landowner to discuss this option, but for the avoidance of doubt, the land owner is not willing to set this land aside for recreational use or provide public access to it.
- 5.8 The existing Green Belt and Conservation Area designation and policy under the adopted South Cambridgeshire Local Plan (208) is sufficiently robust without the need for an additional layer of restrictive policy.
- 5.9 In particular reference to the proposal to designate Victoria House Parkland as a Local Green Space, the Site does not hold individual or cumulative value against the relevant assessment and

does not display characteristics for qualifying sites described by the Planning Practice Guidance criteria to warrant such a policy designation.

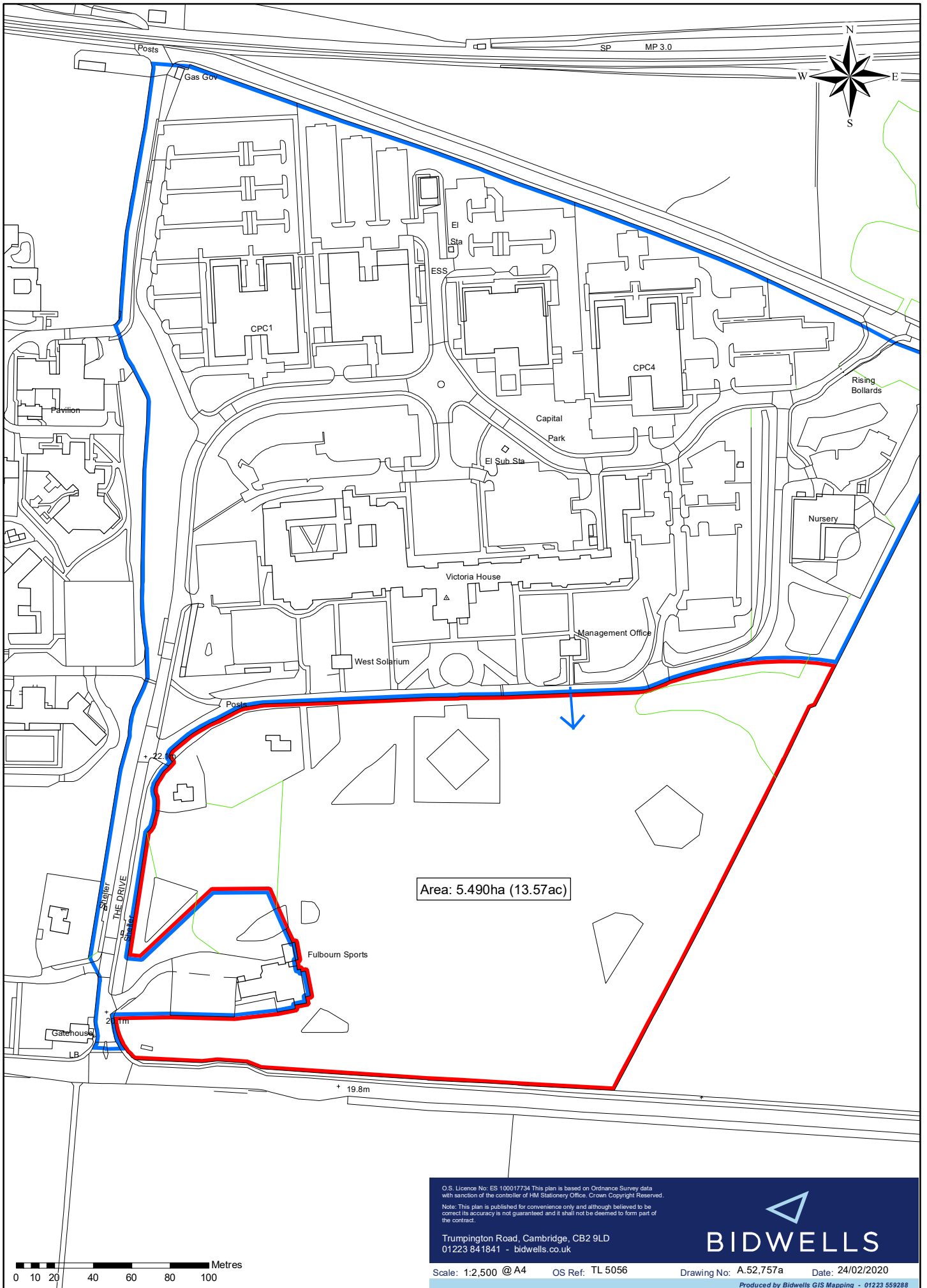


# APPENDIX 1

## SITE LOCATION PLAN

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# Capital Park





BIDWELLS