

Land north and west of Wilbraham Road

# Fulbourn

Vision Document

January 2026



Places  
for People

As the UK's leading Social Enterprise,  
we believe that it's more than just homes  
that make a Community.



DPV Consult



fabrik

# Executive Summary

## The Proposed Vision

The vision for the land north and west of Wilbraham Road is to create a cohesive, landscape-led and sustainably connected new neighbourhood for Fulbourn, shaped directly by the opportunities and influences identified through the baseline studies.

The combined landholding offers a rare opportunity to deliver a well-planned, ecologically rich and highly accessible extension to the village, structured around green infrastructure, sustainable movement, and a strong sense of place. The masterplan responds to the distinct characteristics of the northern and southern parcels, while ensuring they function as a single, integrated community that complements and strengthens Fulbourn.

The land north and west of Wilbraham Road, Fulbourn represents a sustainable and deliverable opportunity to contribute positively to the Greater Cambridge Local Plan.

### The Site:

- Aligns with the emerging spatial strategy.
- Supports climate and biodiversity objectives.
- Enhances sustainable transport and active travel.
- Integrates with the existing settlement.
- Can deliver over 2,500 homes within a landscape-led framework with 50% affordable housing.
- Is available, suitable and achievable within the plan period.

## The proposal is brought forward by Places for People (PfP).

- The UK's largest social enterprise.
- A partner trusted by Local Authorities nationally.
- A key delivery partner of Homes England, and one of a select group of Strategic Partners with a proven track record of exceeding targets and securing additional funding.
- Unlike a traditional housebuilder, PfP takes a long-term view and is ideally placed to build and manage new communities in perpetuity.
- A commitment to invest in and around Fulbourn and Cambridge, helping to drive and support the region's growth objectives.



The site is uniquely capable of early delivery.

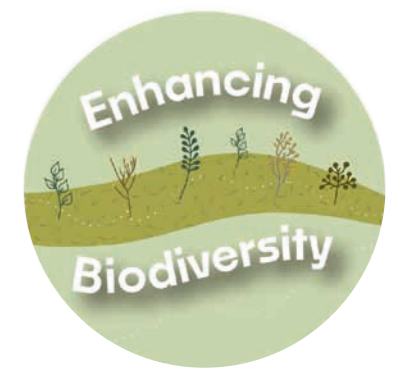
Both land parcels are in single, committed ownership with no third-party dependencies, ransom strips or legal impediments, and Places for People — as a social-enterprise Registered Provider with substantial in-house delivery capacity — is able to mobilise quickly. The land is available now, unconstrained by flood risk, contamination or infrastructure capacity issues, and benefits from clear access options and a straightforward development platform. With a proven track record of delivering large, complex schemes at pace, PfP can bring forward early phases within the plan period, supporting the urgent need for new homes in Greater Cambridge and demonstrating immediate momentum behind the emerging spatial strategy.



**Rail Connectivity**  
**SUSTAINABLE RAIL ACCESS**  
Opportunity to safeguard and support the potential reopening of Fulbourn Station



**Stewardship**  
**SOCIAL INFRASTRUCTURE**  
The developments we create endure as high quality communities managed by PfP



**Biodiversity**  
**GIVING BACK THE FENS**  
Habitat corridors, green infrastructure, ecological enhancements



**Transport**  
**ACTIVE TRAVEL**  
New pedestrian and cycle links to Fulbourn and Cambridge



**Community**  
**SOCIAL VALUE**  
Support for local services, community facilities and open space



**Climate Action**  
**LOW-CARBON DEVELOPMENT**  
Energy-efficient homes, tree-lined streets, integrated SuDS



**Housing Delivery**  
**AND A SUSTAINABLE PLACE**  
Capacity for over 2,500 homes including affordable housing



**Economy**  
**EMPLOYMENT ACCESS**  
Proximity to Cambridge Biomedical Campus and ARM HQ



**Deliverability**  
**EARLY DELIVERY**  
Site is available now and can deliver within the plan period, adding certainty for the Local Authority

# Who are we?

**Places for People** will be the delivery partner for the proposed development in Fulbourn, drawing on over 50 years of experience as one of the UK's leading placemaking and affordable housing organisations and the UK's largest social enterprise. Building over 2,000 homes each year across both open-market and affordable tenures, and managing a national portfolio of more than 250,000 homes - including a significant presence in Cambridgeshire - Places for People has the scale, expertise, and integrated structure to deliver large, complex developments efficiently and to a high standard.

The Places For People approach translates our purpose into practice. It ensures that design excellence, sustainability and social value are embedded in every stage of a project's life – from planning and procurement to long-term management.

## Three Core Pillars

Partnership



We collaborate with public and private partners to unlock shared value and deliver at scale.

Integration



We bring together homes, open space, community facilities and infrastructure as a cohesive whole.

Stewardship



We retain a long-term relationship with the places we create, ensuring they remain safe, well-managed and vibrant.

## How Our Approach Works

We plan for people and place together, shaping design around local need.

We create mixed and inclusive communities, offering diverse homes and tenures.

We invest in the long term management of our homes and wider estates, maintaining high standards throughout each asset's life.

We embed Environmental, Social and Governance principles, reducing carbon and supporting wellbeing.

We adopt Modern Methods of Construction, digital tools and data-driven asset care.

## Our Five Placemaking Principles



**Inclusive & Mixed Communities**  
Diversity of age, income, ability and culture.



**Access to Social & Commercial Amenities**  
Local hubs that connect people to opportunity.



**Green Infrastructure & Biodiversity**  
Networks of well-managed, multifunctional open space.



**Healthy, Safe & Connected Communities**  
Walkable, active neighbourhoods.



**Well-Designed & Sustainable Places**  
Long-life, low-carbon, adaptable homes.

## We Are Committed To:



Creating mixed communities that are diverse in age, income, ability and cultural background.



Designing lifetime communities where homes and neighbourhoods evolve to meet people's changing needs.



Providing a diverse mix of homes offering varied types, sizes and tenures that respond to local demographics, including opportunities for later living, build-to-rent and supported housing on suitable sites.



Not leaving the vulnerable behind, ensuring access to supported and extra-care housing within inclusive neighbourhoods.



Ensuring tenure-neutral design, where every home, regardless of tenure, receives the same attention to quality, layout and materials.



Designing with local character in mind, ensuring each development reflects its setting through thoughtful architecture, appropriate materials, colour palettes and landscaping that enhance a sense of place and belonging.



As a consistently top-performing strategic partner of Homes England, Places for People is committed to delivering high-quality, mixed-tenure housing, including a commitment to 50% affordable homes. The Group also brings proven capability in delivering supporting infrastructure, community assets, and Extra Care accommodation tailored to the needs of older residents.

Long-term stewardship is embedded within its approach, supported by in house property management expertise responsible for over 110,000 homes across the UK - ensuring the delivery of well-managed, sustainable communities.

Who Are We?

# Places for People





Places for People is advancing some of the UK's most ambitious large-scale community developments, bringing forward new homes, social infrastructure, and high-quality public realm across a range of strategic sites.

The projects on this spread demonstrate the organisation's long-term, master-developer approach, delivering not only extensive housing provision but also schools, employment spaces, green infrastructure, and the vital amenities required to support sustainable, thriving neighbourhoods.

## Gilston Park, Harlow

Gilston Park will deliver seven distinct new villages to the north of Harlow, totalling 10,000 new homes. Places for People is the masterplan developer for 8,500 of those homes, with the remaining 1,500 to be delivered by Taylor Wimpey. Planning Permission for the entire scheme was granted in January 2025.

### The villages will include:





-  six primary schools,
-  two secondary schools,
-  healthcare facilities, and
-  29,000 sqm of employment space, all framed by a comprehensive green and community infrastructure network.



## Brooklands, Milton Keynes

Brooklands is a major urban extension to the east of Milton Keynes, led by Places for People as master developer. Due to complete in 2026, the development will provide 2,650 mixed-tenure new homes.

### The site includes:

-  three new schools,
-  a hotel,
-  commercial spaces, and
-  over 100 acres of parkland.

Since outline permission was granted in 2007, Places for People has led the delivery of strategic infrastructure and early phases, including open spaces, play areas, high-quality public realm, and active travel routes.



# Why here?

## Location

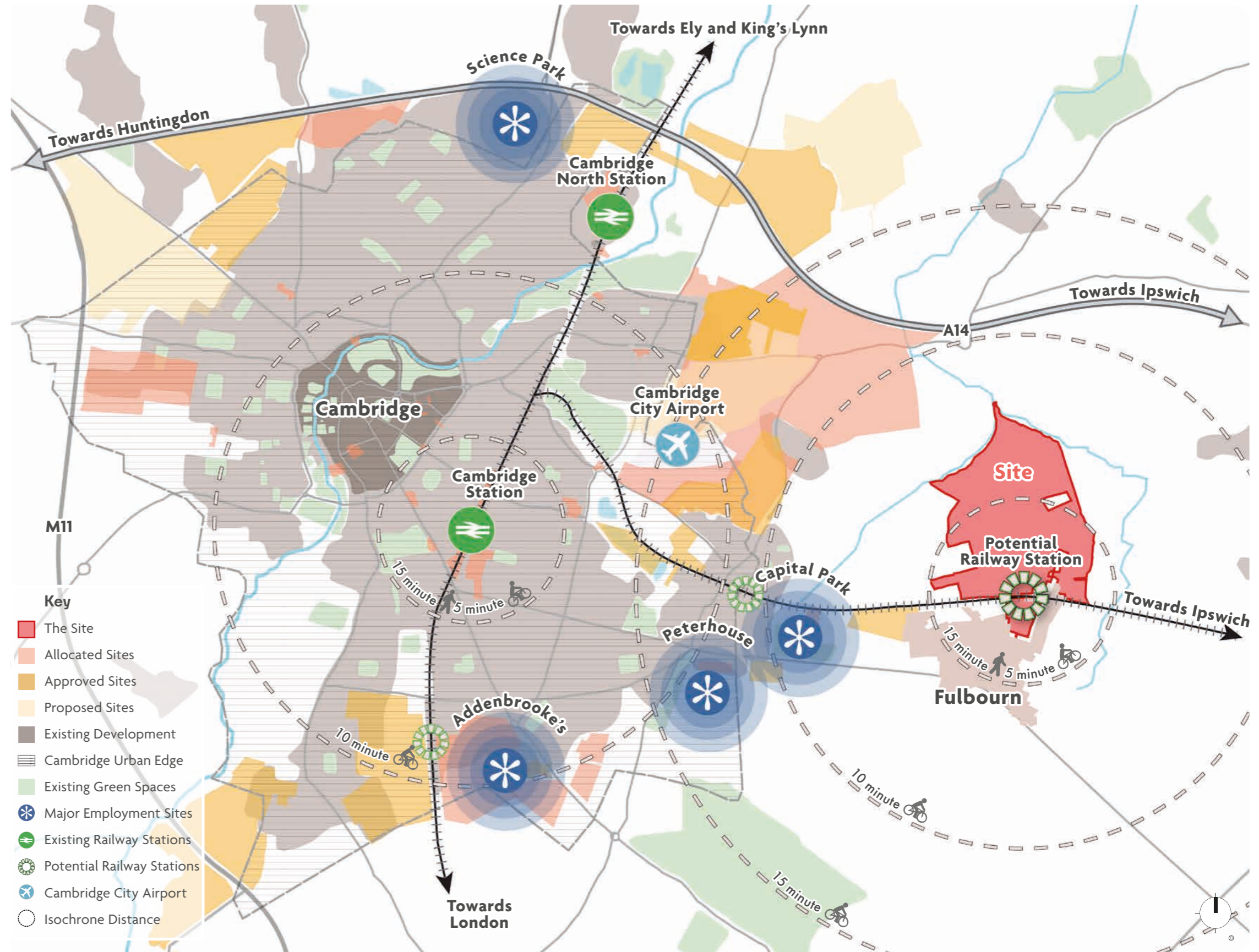
The Site sits in a highly logical and policy-aligned location for future growth, positioned directly alongside both existing commitments and proposed allocations identified in the emerging Greater Cambridge Local Plan. Its relationship to the Cambridge urban edge, the Fulbourn village centre, and the established employment clusters to the west places it firmly within the GCLP's preferred growth corridors, which prioritise sustainable, well-connected locations with strong access to services, jobs, and active-travel networks. In spatial terms, the Site represents a natural extension to areas already identified for development, reinforcing the plan-led strategy of focusing growth in locations that can support high-quality, infrastructure-efficient, and sustainable communities. This alignment with the GCLP growth location strategy strengthens the case for considering the Site as part of a coherent, master-planned approach to meeting identified needs.

## Employment

The area has good employment access to Capital Park and Peterhouse Technology Campus (host to Arm's Global Headquarters), together with numerous other science parks and the Cambridge Biomedical Campus.

## Need for Housing

Cambridge faces some of the highest affordability pressures in the country, with house prices far outstripping local earnings and limiting access to homes for key workers and younger households. The Fulbourn site offers a real opportunity to help address this by delivering a significant number of new homes — including a high proportion of affordable housing — in a sustainable, well-connected location. With Places for People, a social-enterprise Registered Provider, leading delivery, affordable homes are secured, well-designed and retained for the long term, directly supporting Greater Cambridge's need for inclusive, mixed communities.



Wider Location Plan

# Why Here? Understanding the Place

**The site presents a significant opportunity to create a sustainable community that supports Cambridge and connects with the Fens.**

Fulbourn has been identified as a potential location for a new railway station on the Cambridge–Newmarket line, which would enhance sustainable travel options into Central Cambridge and Newmarket, as well as provide improved onward connections to London and other destinations.

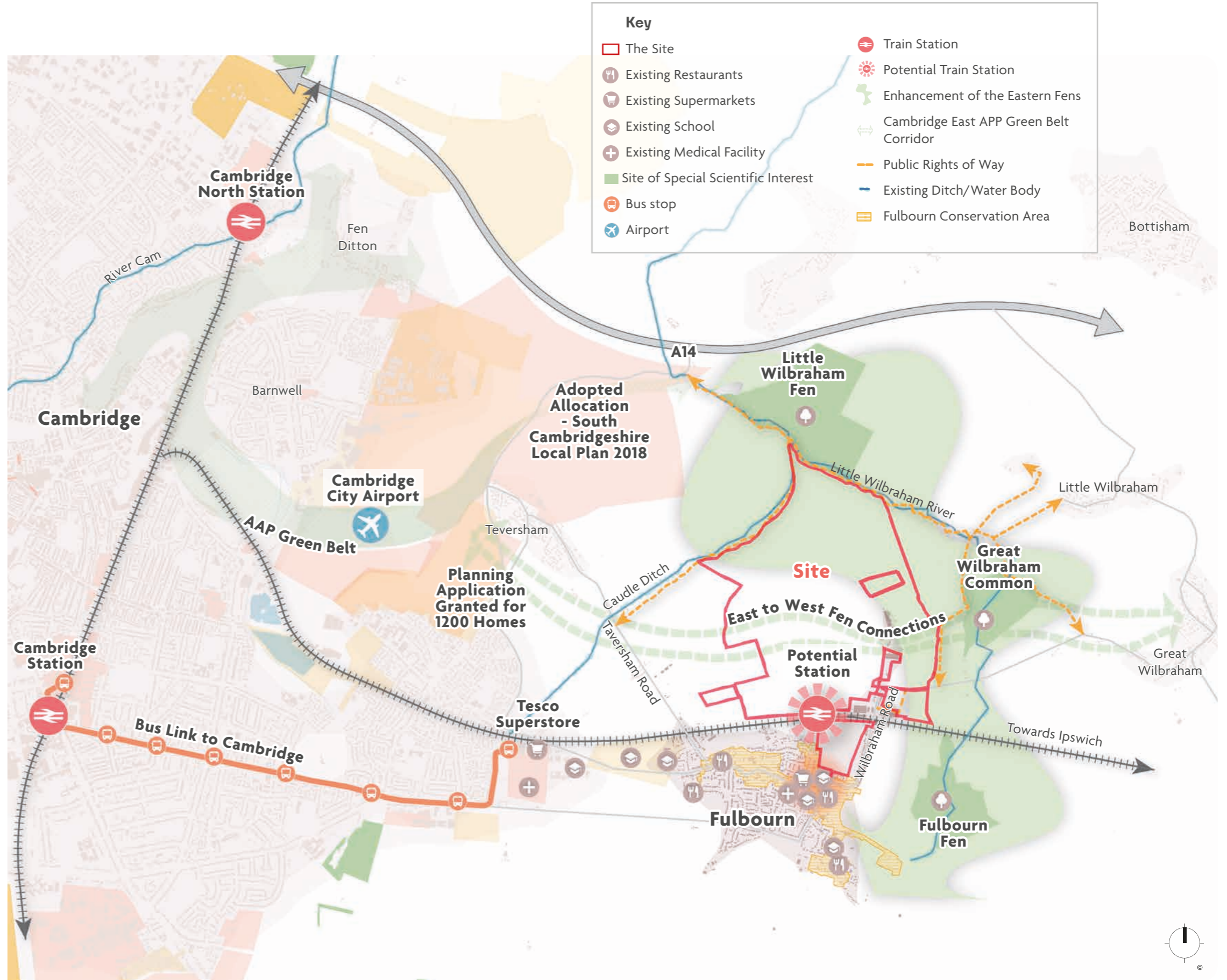
The site also offers the opportunity to link Wilbraham Fen, a 62.5-hectare SSSI, with Fulbourn Fen, a 31-hectare Wildlife Trust nature reserve. This would establish north–south connections linking Fulbourn to the Fens, along with the potential for new east–west connections between Cambridge and the Fens.

- 

*Safeguarding the Potential for Reopening of Fulbourn Station*
- 

*Strengthening Landscape & Ecological Opportunities Across the Fenland*
- 

*Utilising strong access to services, jobs, and active-travel networks*



The Site and Local Amenities

# Why Here? Unlocking Access

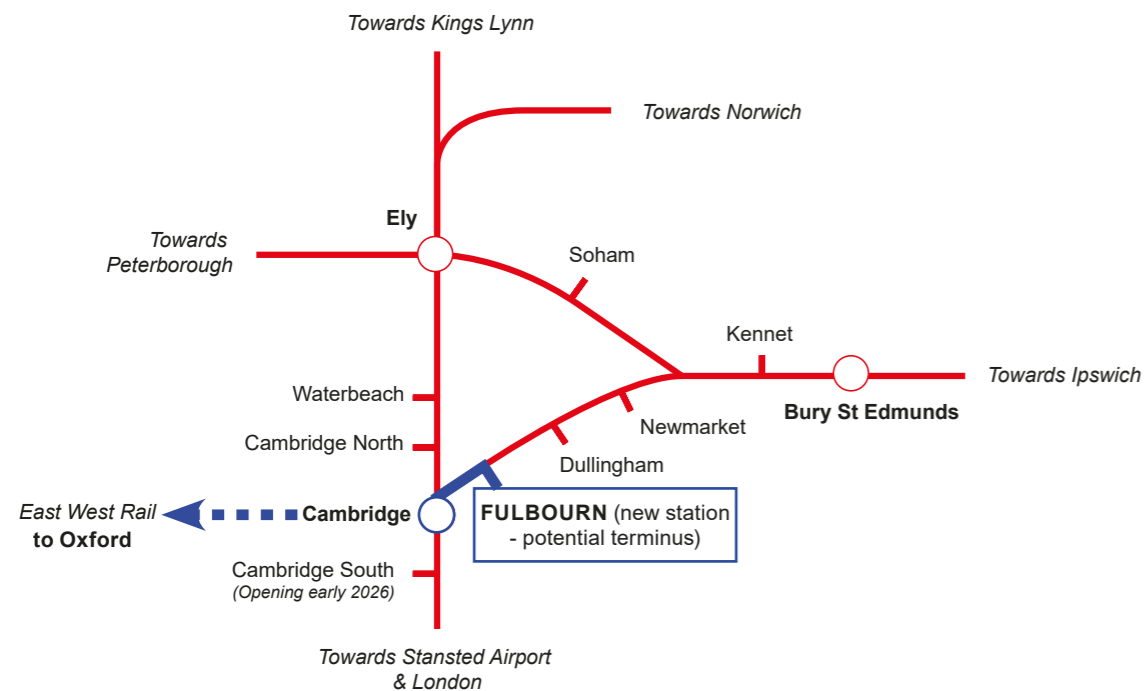
## Rail Strategy

The site's exceptional connectivity, linking directly to the Fulbourn Greenway, the wider cycle network, local bus services and Cambridge's major employment hubs, sets the foundation for a truly low-carbon place.

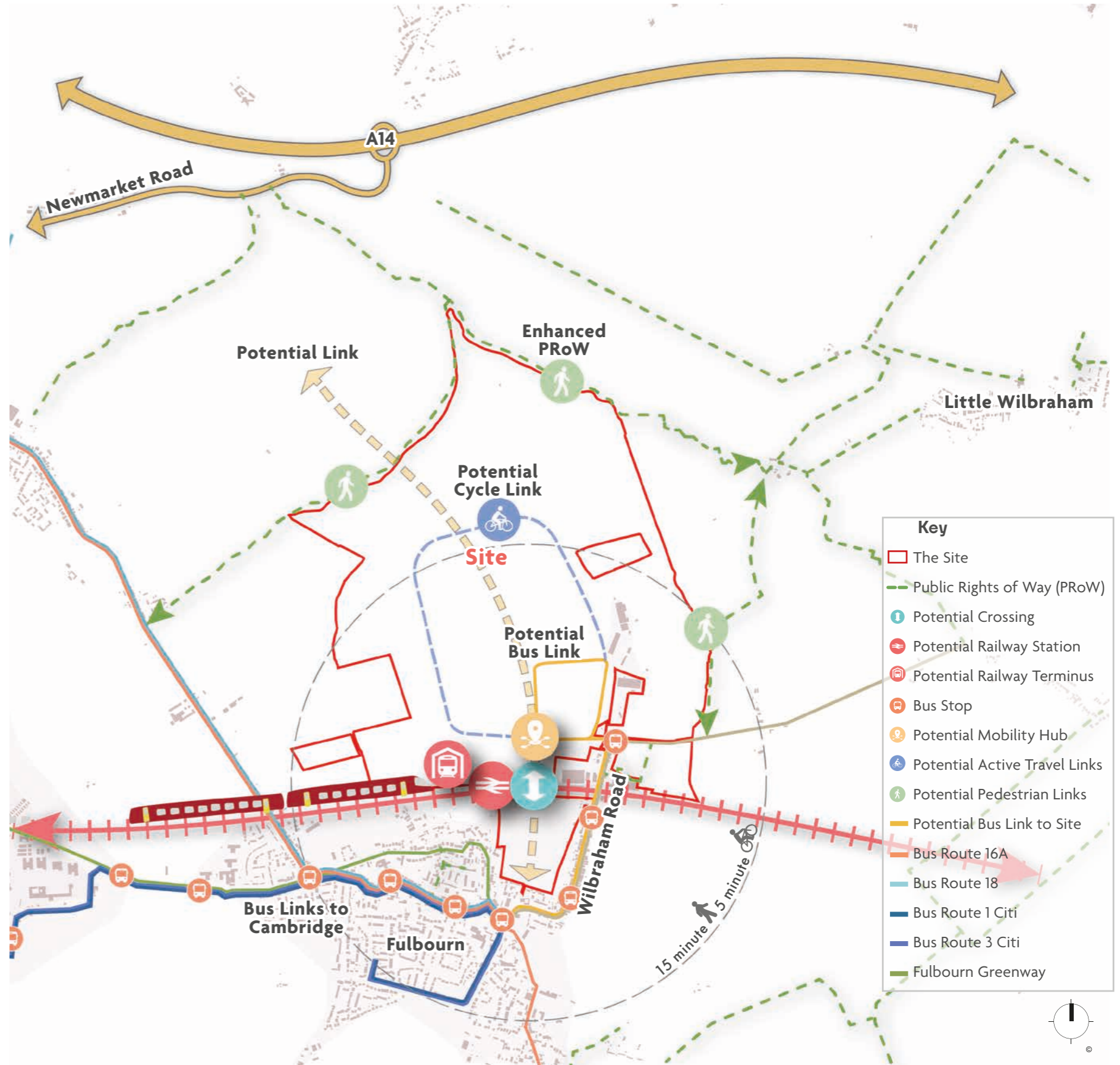
The emerging opportunity to reinstate Fulbourn Station, supported by early positive engagement with Network Rail and Greater Anglia, represents a step-change in sustainable accessibility, enabling rail-based commuting and significantly reducing reliance on the private car.

**The following statement of intent has been agreed between PjP and Network Rail:**

*In terms of the Transport Strategy for the site, initial discussions with the Rail Industry indicate that there are no issues of principle in relation to the potential future delivery of a station on the proposed allocation. However, this would be subject to funding, identification of an appropriate consenting route and the exact details including the requirements for safeguarding the performance and capacity of the line. A new station would also need to be compatible with the aspirations of local stakeholders, notably for half-hourly services to Newmarket and beyond. This will be developed pursuant to initial feasibility studies to be undertaken with Network Rail and the East West Rail team.*



Cambridge Area - Possible Future Train Map



Key	
<span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px;"></span>	The Site
<span style="border-bottom: 1px dashed green; width: 20px; display: inline-block;"></span>	Public Rights of Way (PRoW)
<span style="border: 1px solid blue; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	Potential Crossing
<span style="border: 1px solid red; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	Potential Railway Station
<span style="border: 1px solid red; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	Potential Railway Terminus
<span style="border: 1px solid orange; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	Bus Stop
<span style="border: 1px solid orange; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	Potential Mobility Hub
<span style="border: 1px solid blue; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	Potential Active Travel Links
<span style="border: 1px solid green; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	Potential Pedestrian Links
<span style="border: 1px solid yellow; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	Potential Bus Link to Site
<span style="border: 1px solid orange; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	Bus Route 16A
<span style="border: 1px solid lightblue; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	Bus Route 18
<span style="border: 1px solid darkblue; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	Bus Route 1 Citi
<span style="border: 1px solid mediumblue; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	Bus Route 3 Citi
<span style="border: 1px solid green; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	Fulbourn Greenway

Site Wide Transport Strategy

# Why Here? Unlocking Access

## Bus Strategy

The proposed bus strategy considers the following key elements:

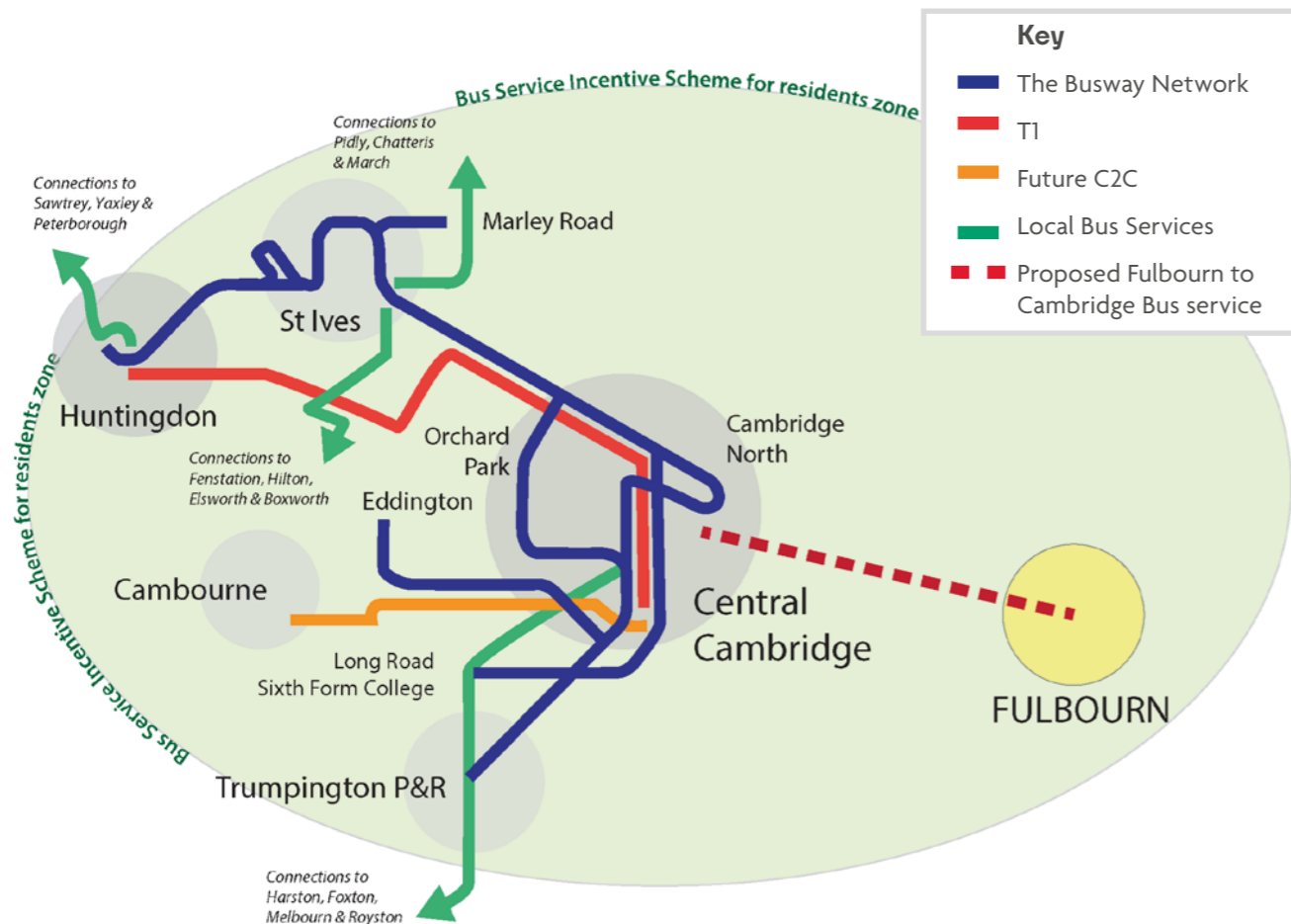
Provision of high-quality bus services connecting the site to Cambridge City Centre, integrating with the wider Cambridge bus network. These services would be delivered in line with best practice, with measures aimed at incentivising a high level of bus mode share.

## Active Travel Links

The development will incorporate active travel connections:

- a) linking the site with the local community, enabling residents to benefit from the proposed station and associated facilities within the allocation; and
- b) connecting into strategic active travel routes associated with the emerging Cambridge East proposal and onward to Cambridge City Centre.

A link is proposed from the site to the Newmarket Road, with priority within the site for bus movements, but with the objective of relieving traffic pressures within Fulbourn and maximising the ability to use roadspace for active travel uses.



Bus Strategy Diagram

### FREE BUS TRAVEL FOR UP TO 1 YEAR

As the first resident/occupiers of a new home at the Fulbourn Development you are entitled to one year's FREE bus travel on the new bus service to Cambridge and also other services within Cambridge. Cambridge Ticket area for up to TWO members of your household.

See overleaf for details.

Please scan the QR code to download the First Bus App.

Plan your journey, buy tickets and arrive at your destination hassle-free.

Part of our bus strategy would be to include effortless access to the new bus service through the provision of free bus passes for all new residents and mobile ticketing options through a smart-phone which would also show real-time bus departure times.

Bus app for...  
ces and the...  
anner for...  
travel,  
s, news and...  
to your

## FULBOURN

### NEW BUS SERVICE TO CAMBRIDGE

our Bus travel...  
n...  
ne app:  
d download.  
re enabled on your...  
s app. This will allow...  
Once the app is...  
the home screen, by...  
clicking on the blue X located in the right hand corner of the map. You will then see your location highlighted as a blue dot and your local bus stops within 5 minute walking radius.

- 3 Zoom into the map by swiping the map with two fingers, and then click onto your closest bus stop, in the direction of travel you intend to go.
- 4 A list of next available bus services will then appear, with the live real time information appearing in Green at the top of the screen.
- 5 You can also view the bus route simply by clicking on the service number to ensure this is the correct bus for you.

Available in the App Store and Google Play. **KEEP IN TOUCH**

For more information or if you have any questions, please contact [fulbournparkbus@mayerbrown.co.uk](mailto:fulbournparkbus@mayerbrown.co.uk) or call 07799476213

The new bus service will operate between Fulbourn and Cambridge from xxx 2027.

Fulbourn Bus Service Brochure

Why Here?

# A Connected Fenland

## Landscape Character

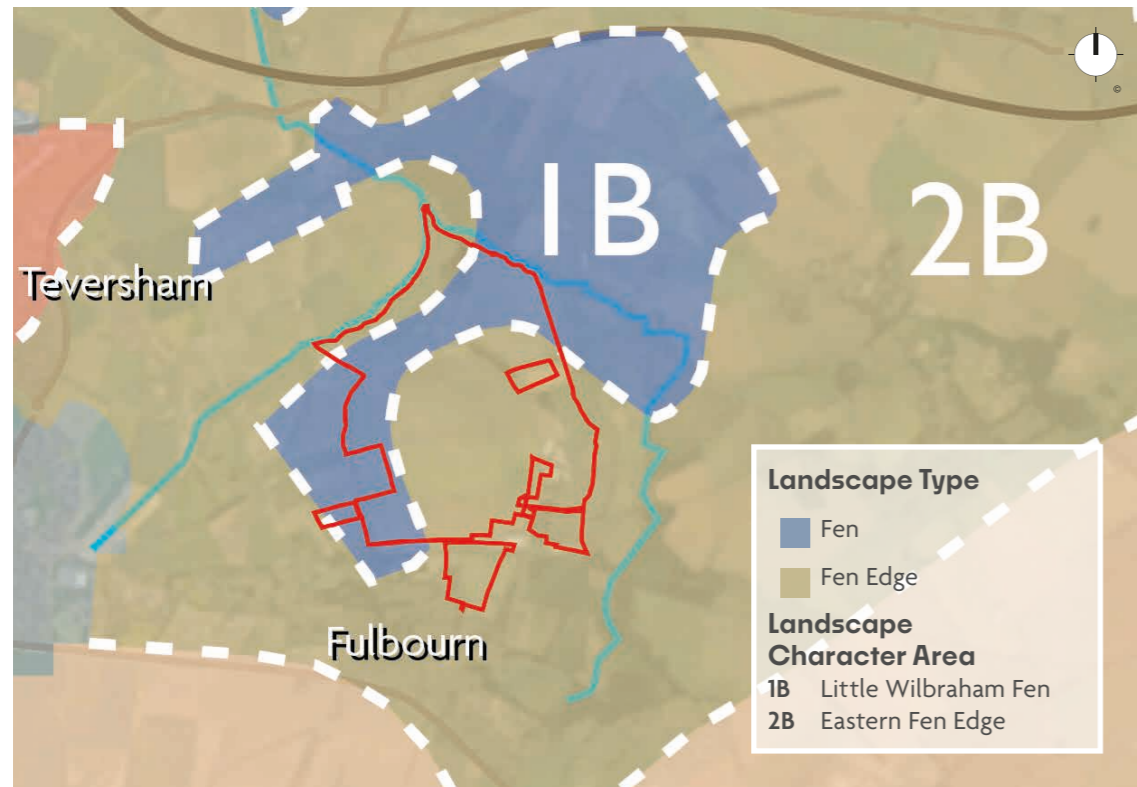
The site is located within the wider Cambridgeshire fenland landscape. It falls within Landscape Character Area 1E: Fulbourn Fen and Landscape Character Area 6C: Fulbourn Fen Edge Chalklands, as defined in the Greater Cambridge Landscape Character Assessment. This reflects the site's position at the transition between the open fenland landscape and the settled fen-edge character of Fulbourn.

### 2B. Eastern Fen Edge

The Eastern Fen Edge is a transitional landscape between the low-lying Fenlands and the higher Chalklands. Its character is defined by the intermingling of fen, chalk and river terrace influences, creating a gradual change in landform, soils and landscape character rather than a distinct boundary.

### 1B. Little Wilbraham Fen

Little Wilbraham Fen is a small, low-lying fen pocket within the Eastern Fen Edge, generally lying at around 5–10 metres AOD. It is characterised by peat and river terrace deposits, with chalk geology becoming more apparent toward the edges, reflecting its position within the fen-to-chalk transition zone.



Landscape Character Area (Cambridge Green Belt Study, Chapter 4, 2002; LDA )



Site Wide Landscape Strategy

# Why Here? Site Considerations

Baseline studies were undertaken to understand the Site's physical, environmental and contextual qualities and to inform the key considerations outlined below.

- 1 Opportunity to deliver a sustainable transport hub, including potential re-opening of Fulbourn Station.
- 2 Potential to provide strong active travel routes linking to Cambridge.
- 3 Potential to enhance existing public rights of way and create new active travel corridors across the site.
- 4 Potential to strengthen links to the village centre, community facilities and employment areas.
- 5 Opportunity to create a strong, landscape-led and defensible Green Belt edge.
- 6 Potential to sensitively edge Wilbraham Fens SSSI through buffers, habitat enhancement and careful hydrological management.
- 7 Opportunity to improve existing fens, creating a wider green corridor and delivering biodiversity net gain.
- 8 Potential to retain and enhance hedgerows and drainage features to form a strong wet green corridor.
- 9 Potential to create effective green buffers and setbacks to the south, supporting a sensitive village edge.
- 10 Opportunity for green buffers and noise mitigation along rail corridors.
- 11 Opportunity to provide new primary connections with Newmarket Road, extending to the A14.
- 12 Potential to provide access from Wilbraham Road and Station Road, supported by updated transport assessments.
- 13 Low fluvial flood risk across both parcels, enabling flexible SuDS-led drainage design.
- 14 Opportunity to respond sensitively to Fulbourn Conservation Area, nearby listed buildings and Scheduled Monument which lies partly within the south-western edge of the southern parcel.
- 15 Potential to address views towards St Vigor's and All Saints' Church, and views of the site from Mutlow Hill.



Site Considerations Plan

# The Vision

## Design Principles

The following design principles guide a landscape-led approach, strengthening sustainable movement, ecological networks, and the site's relationship with its wider fenland context.

### 1. Railway Station

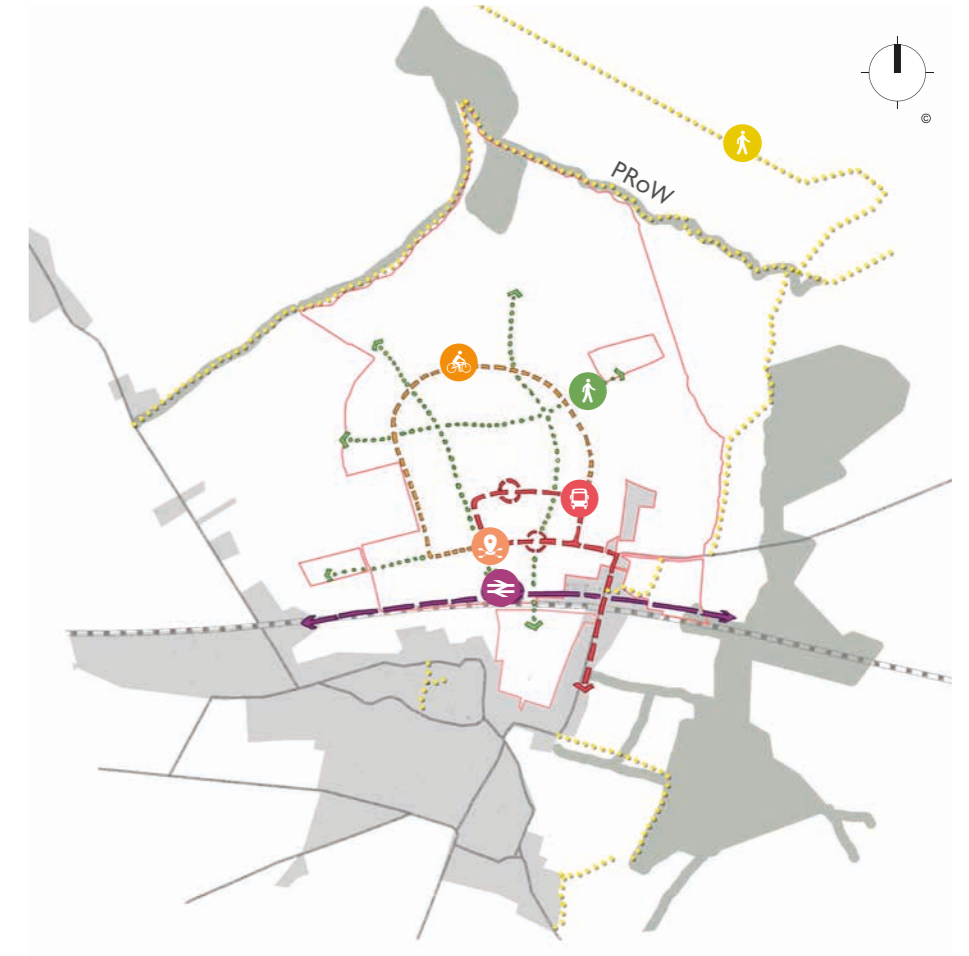
- Potential railway station and Terminus.
- Potential bridge over railway line.
- Great sustainable links for the site and wider Fulbourn area.

### 2. Permeability

- East-west permeability between Cambridge and the Fens.
- North-south permeability between Fulbourn and the Fens.
- Green corridors for ecology, slow movement and recreation.

### 3. Fast to Slow Movement

- Hierarchy of fast, medium and slow movement.
- Promoting modal shift to sustainable modes of transport.
- New Mobility Hub and potential for rail links.
- Bus circuit through the central hub.
- Cycle loop around the site.
- Slow movement pedestrian and cycle routes along the green corridors.
- Links with existing PRow network surrounding the site.



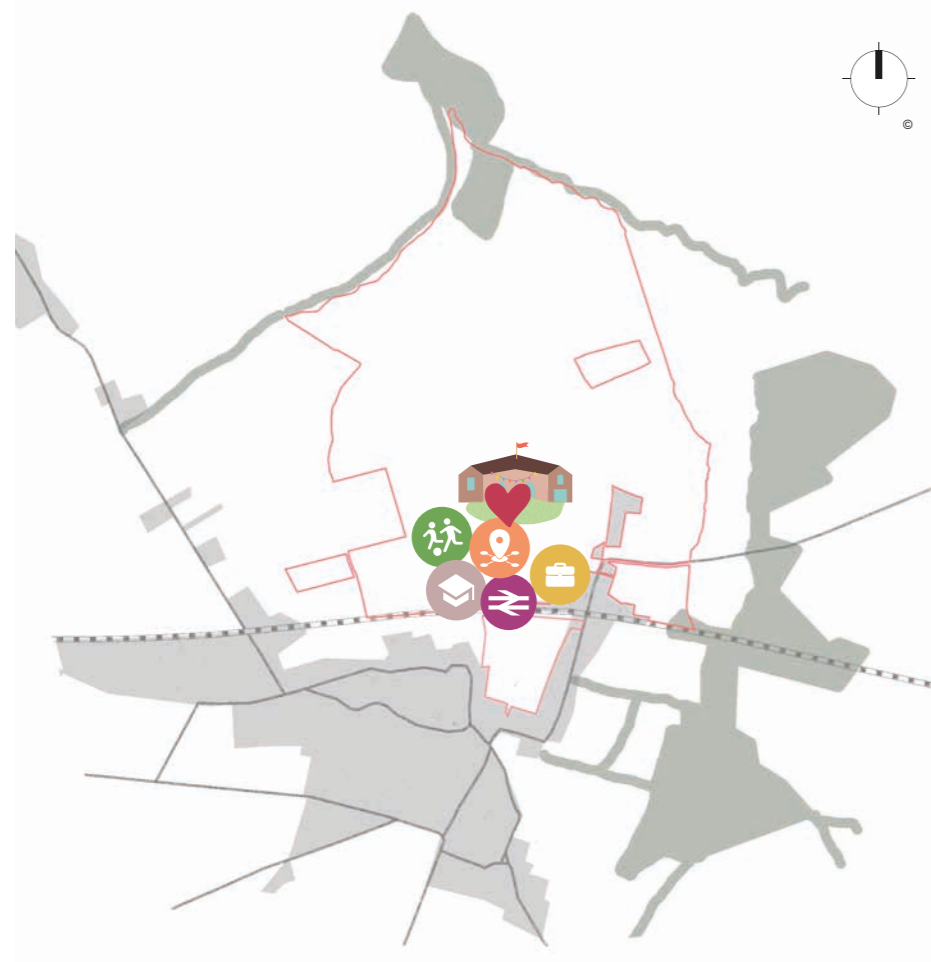
# The Vision

## Design Principles

### 4. Hubs

- Local centre and village green at potential railway station hub.
- School sites to the west with playing fields and allotments.
- Business uses to the east around existing industry.

- Mobility Hub to aid connections and environmentally friendly travel.



### 5. Bolster & Buffer

- Extend blue connections through the site.
- Sustainable drainage along green buffers.
- Bolster the ring of woodland and landscape around the core of the site.

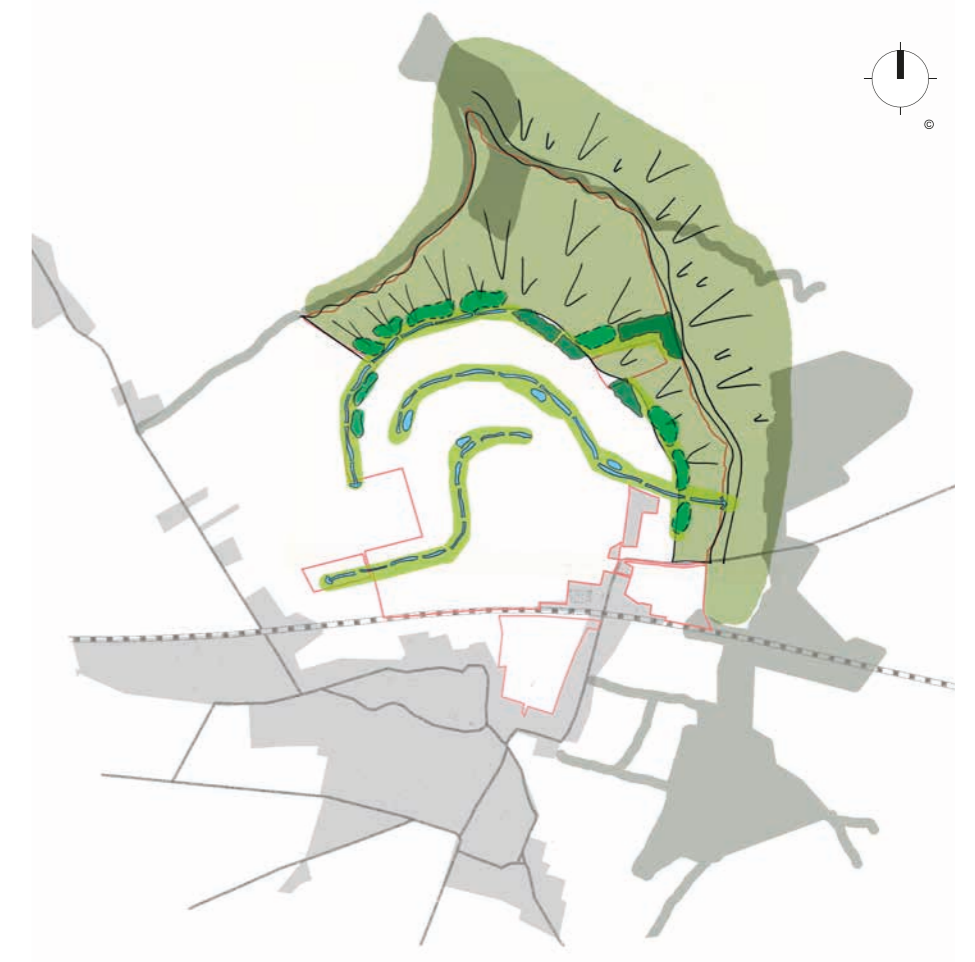
- Integrate river and associated ditches into a coherent water management and landscape framework.
- Use drainage corridors to reinforce movement routes and habitat connectivity.



### 6. Protect & Enhance

- Protect and enhance the existing fen landscape with ecological value.
- Establish a fen-inspired landscape along the northern and eastern edges of the site.

- Use wet meadows, reedbeds, and seasonally wet grassland to reflect the historic fenland setting.
- Reinforce the ecological and landscape setting of Wilbraham Common SSSI.



# Masterplan Framework

## The Vision

At the heart of the vision is a comprehensive green infrastructure framework that defines the structure, character and identity of the new neighbourhood. The open fen-edge landscape to the north, the proximity to Wilbraham Fens SSSI, and the network of hedgerows, ditches and woodland blocks provide the foundation for a connected system of green corridors, habitat areas, recreational routes and multifunctional open spaces. This landscape-led approach ensures that development is sensitively located, visually contained, and ecologically integrated, while delivering significant biodiversity net gain and long-term environmental stewardship.

PfP is uniquely able to offer individuals and families the ability to move through a range of tenures all on one scheme. Progressing from social rent to shared ownership and outright sale (including student, key worker and retirement housing) allows for the community to build up over time and allows people to remain in it regardless of their tenure needs.

**DELIVERABLE** and **VIABLE** over the plan period. Participation from the new and existing community will drive the vision.



Respecting and enhancing the **BEAUTIFUL LOCATION**. It is surrounded by distinctive landscape on 3 sides.

A new **PLACE** not a suburb.

**HOMES** for **EVERYONE** – a variety of neighbourhoods of different character with beautifully designed homes and open spaces.

A **WATER NEUTRAL** settlement.

A perfect balance of **LIVING, WORKING** and **VISITING**, within walkable neighbourhoods.

Delivery of **SUSTAINABLE** transport modes, futureproofed for future trends.

**VILLAGE CENTRE** - creating leisure and community destinations including mobility hub, with a rich mix of uses, designed with and managed by the community.

Employment centres: the **INNOVATION QUARTER** and **BUSINESS PARK**.

**Key**

- Application Boundary
- Landscape Feature
- School
- Drainage Features
- Mobility Hub
- Train Terminus
- Pedestrian and Cycle Access
- Employment
- Residential
- Village Heart
- LEAP (Local Equiped Area of Play)

# The Vision

## Key Messages

### Potential for the Site to Accommodate a New Station

Land can be reserved along the site's southern boundary with the railway line, allowing for the future delivery of a new railway station for Fulbourn.

### Mixed Use Village Centre

Opportunity to provide a new mixed-use centre to support the new village with a unique offer that would complement, and not detract from, Fulbourn's existing village centre. The site offers a unique opportunity to address the relative absence of publicly accessible green space within the north-western part of Fulbourn.

### Mobility Hub

Mobility hub to support sustainable travel, and deliveries and collections that support day-to-day lifestyle requirements [active travel], together with car clubs, EV charging, and other transport connectivity benefits.

### Employment Areas

Opportunity to bolster the local economy with new businesses and employment offers around the existing industry adjacent to the site. Generation of local jobs offers residents the opportunity to work close to home, reducing the need to travel, and broadening options to commute by active means, such as cycling.



# The Vision

## Key Messages

### 2500+ Well Managed Homes with Strong Links to Nature, Health and Wellbeing

Opportunity to create a new Garden Village community in its own right to the north of the railway line. A place that is connected to nature and enables preservation of areas of ecologically rich landscape.

### Wide Variety of Homes and Tenures

Opportunity to provide a broad mix of new home typologies and tenures to respond to local housing need and demands for affordable provision.

### Education

Opportunity to create a new Garden Village with the critical mass to deliver new schools and other educational uses. Strong connections to nature could foster a unique education offer.



# The Vision

## Key Messages

### Large Areas of Amazing Landscape

Large, connected areas of high-quality green space enhance the existing riparian corridor and fenland landscape, delivering ecological enhancement, accessible amenity, and a strong green setting for new homes.

### Ecological Improvements

Development provides opportunity to support the preservation and enhancement of areas of ecologically rich landscape and the provision of new corridors.

### Community Park - Linking the Fens

Opportunity to link Wilbraham Fen, a 62.5 hectare SSSI, to Fulbourn Fen, a 31 hectare Wildlife Trusts Nature Reserve. Establishing an ecological country park to link the two fens and improve ecological connections.

### Connections

Opportunity for new east-west connections, linking Cambridge to the Fens, and north-south connections, linking Fulbourn to the Fens.



## The Vision

# Landscape-led Design

**The Vision responds directly to the sensitivity of Fulbourn's rural approaches and settlement edges, using landscape, water and open space to create a clear, legible, and softened transition between village and fenland.**

Development will be landscape-led from the outset, using the site's fenland setting as the primary structuring element. Existing watercourses, ditches, and low-lying land will be strengthened and extended to form a continuous blue-green framework, creating wet meadows, fenland planting, and naturalised river corridors that enhance biodiversity, manage water sensitively, and provide attractive, accessible spaces for everyday life.

The fenland landscape will be most strongly expressed along the periphery of the site, particularly to the north and east, where enhanced fen habitats and open green spaces will reinforce the setting of nearby designated landscapes and create a soft transition between new development and the wider countryside. These areas will function as both ecological assets and shared community spaces, allowing residents to experience the openness and seasonal change characteristic of the fenland environment.

Closer to the village, development will respond to the settled fen-edge character, with homes arranged around green spaces, tree-lined streets, and retained landscape features that reflect the existing pattern of Fulbourn.

Throughout the site, landscape, water, and movement will be integrated to create a coherent and legible place, where walking routes follow green corridors, views are framed by vegetation and water, and development is experienced as part of a continuous landscape rather than as a hard urban edge.

Overall, the Vision is to deliver a fenland-inspired neighbourhood that enhances the landscape setting of Fulbourn, strengthens ecological networks, and provides a generous, distinctive environment for new homes - ensuring that development adds long-term value to both the village and its surrounding landscape.



# Vision Objectives

Overall, the proposed vision is for a **sustainable, well-connected, deliverable and landscape-led new neighbourhood** that respects its setting, enhances local character, delivers meaningful environmental benefits, and provides a long-term proven management regime through **Places for People**, strategic contribution to meeting Greater Cambridge's housing and infrastructure needs.

It is a vision rooted in evidence, shaped by the Site's opportunities and influences, and aligned with the principles of good placemaking and sustainable growth.

The vision has fully responded to site opportunities and constraints including with reference to previous assessment of the sites credentials carried out by the authorities.



**Rail Connectivity**  
SUSTAINABLE  
RAIL ACCESS



Support long-term sustainable transport choices, including safeguarding the opportunity for the potential reopening of **FULBOURN STATION** and integrating public transport into the heart of the masterplan through our Mobility Hub.

**Stewardship**  
SOCIAL  
INFRASTRUCTURE



Deliver and provide certainty with regard to **MANAGEMENT by PjP** of the open spaces, communal areas and facilities through PjP's commitment to our customers.

**Biodiversity**  
GIVING BACK  
THE FENS



Deliver a **LANDSCAPE-LED NEIGHBOURHOOD** that responds to the fen-edge setting, reinforces existing landscape structure, and creates a coherent green infrastructure network.

**PROTECT AND ENHANCE** ecological value, including sensitive buffering to Wilbraham Fens SSSI, habitat creation, biodiversity net gain and integrated blue-green infrastructure.

**Transport**  
ACTIVE TRAVEL



Create a highly walkable, **SUSTAINABLE MOVEMENT** framework that prioritises active travel, connects seamlessly to the proposed new Mobility Hub and Fulbourn Greenway, and strengthens links to the village centre and wider Cambridge network.

**Community**  
SOCIAL VALUE



A **NEW NEIGHBOURHOOD** with the critical mass to deliver new schools and other educational uses. Strong connections to nature could foster a unique education offer.

Embed **HEALTH, WELLBEING** and active lifestyles, with generous open spaces, play areas, walking and cycling routes, and opportunities for recreation and community interaction.

**Climate Action**  
LOW-CARBON  
DEVELOPMENT



Integrate a **ROBUST AND RESILIENT** drainage strategy, using SuDS, wetlands and naturalised water features to manage surface water and enhance landscape quality.

Ambition to deliver **LOW-CARBON HOMES** that prioritise energy efficiency, long-term resilience, and exceptional living comfort.

**Housing Delivery**  
AND A  
SUSTAINABLE  
PLACE



Form a series of **DISTINCTIVE, CHARACTERFUL** neighbourhoods. Create a cohesive, **FUTURE-READY** neighbourhood, capable of adapting to changing mobility patterns and community needs over time.

Provide a balanced **MIX OF HOMES AND TENURES**, supporting a diverse and inclusive community with later-living housing, Build to Rent, Affordable housing and For-sale housing.

**Economy**  
EMPLOYMENT  
ACCESS



Strengthen **FULBOURN'S RELATIONSHIP** with nearby employment areas, enabling sustainable access to Capital Park, Peterhouse Technology Park and the wider Cambridge employment cluster.

**Deliverability**  
EARLY  
DELIVERY



Respect and respond to **HERITAGE SENSITIVITIES**, particularly the setting of the Fulbourn Conservation Area and nearby listed buildings, ensuring new development **ENHANCES LOCAL CHARACTER**.

# Appendix

## Landscape Character

The site lies within the broader Cambridgeshire fenland landscape. Specifically, it is situated within Character Area 1E: Fulbourn Fen and Character Area 6C: Fulbourn Fen Edge Chalklands, as identified in the Greater Cambridge Landscape Character Assessment, reflecting its position at the transition between open fenland and the settled village-edge landscape. As a whole, the site is influenced by a landscape of broad agricultural openness structured by sinuous, tree-lined watercourses and fenland habitats, alongside a more enclosed and settled character closer to Fulbourn, where small-scale field patterns, scattered woodland and parkland features, historic settlement form, and pockets of ecological value contribute to a softer, village-influenced setting. This combination of openness, enclosure, water, vegetation, and settlement creates a distinctive fen-edge landscape that underpins a landscape-led approach to future development.

Within this context, the site extends across land to the north of Fulbourn and comprises two distinct but related landscape character areas, separated by the east–west railway corridor: a contained village-edge landscape to the south and an agricultural landscape to the north.

The southern part of the site lies immediately adjacent to the northern edge of the village and is identified within the Fulbourn Neighbourhood Plan as forming part of an Important Countryside Frontage (ICF). This area of the site comprises arable and pastoral fields each separated by hedgerow and intermittent hedgerow trees (**Photograph 1**). In views from the settlement edge, the open foreground land contributes to the appreciation of the village edge and its transition to the historic core. Despite this, however, this parcel is also experienced within a predominantly residential context, enclosed by existing development and mature vegetation.

Residential properties along Lanthorn Stile directly front the southern boundary (**Photograph 2**), with further housing adjoining the site to the east and west. A dense belt of mature trees along the railway corridor forms a strong northern boundary, providing visual separation from the wider landscape beyond (**Photograph 3**). As a result, the southern part of the site has a contained and inward-looking character, with landscape features comprising garden planting, hedgerows, and mature trees that reflect the established village-edge setting.



Photograph 1



Photograph 3



Photograph 2



Photograph 4

## Appendix

# Landscape and Visual

The northern part of the site forms part of the wider fenland agricultural landscape and is significantly larger in extent. The core of this northern parcel is expansive and open in character, defined by large arable fields and a gently crowned topography, rising to approximately 15.0m AOD near the centre of the site and falling gradually to around 10.0m AOD at the outer edges (**Photograph 5**).

While the interior of this area is open and largely devoid of internal landscape features, it is notably contained by a belt / outer ring of mature trees (**Photograph 6**). This woodland framework provides a degree of enclosure, creating a sense of spatial definition and visual containment within the core of the site.

In contrast, the peripheral areas of the site, particularly along the northern and eastern edges, exhibits a more subdivided and intricate landscape structure. Here, the land is broken into smaller field parcels defined by a combination of hedgerows, tree lines, ditches, and greened routes (**Photograph 7**). These peripheral areas are more closely associated with the surrounding fenland, reflecting the traditional pattern of drainage-led field divisions and linear landscape features typical of the fen edge.

**The northern area of the site is framed by a series of well-defined landscape features that reinforce its fenland character:**

- New Cut watercourse along the eastern boundary
- The Little Wilbraham River along the northern boundary
- Caudle Ditch and its associated greenway to the north-west
- Fen Drove Way forming a clear western boundary

These elements create a strongly legible network of blue and green infrastructure, providing both physical and visual structure to the landscape and reinforcing the relationship between landform, water management, and agricultural use.

Additional features include a fishing pond with associated mature vegetation in the north-west corner, isolated tree groups within the fields, and the presence of Queens Farm, together with light industrial units, agricultural sheds, and areas of hardstanding and car parking (**Photograph 8**). These introduce a working fenland character, reflecting ongoing agricultural and rural enterprise uses rather than an untouched landscape.



Photograph 5



Photograph 6



Photograph 7



Photograph 8

# Landscape and Visual

## Visual Appraisal

The southern part of the site lies at the built village edge and is identified as an Important Countryside Frontage (ICF) within the Fulbourn Neighbourhood Plan. It is visually contained by surrounding residential development and mature vegetation, with properties fronting or backing onto the site along Lanthorn Stile, Station Road, and adjacent streets. A dense belt of planting along the railway corridor further restricts views northwards.

Views into and across the southern parcel are largely limited to local residential receptors. There are no expansive outward views to the wider countryside. A key exception is the intervisibility with Church Lane (**Photograph 4 on previous page**), which is identified in the Fulbourn Neighbourhood Plan as a key view. Intervisibility between the site and the church contribute to the appreciation of the village's historic core and Conservation Area. Overall, the southern parcel is experienced as a contained green space within the village edge, rather than as part of the open countryside.

While the northern parcel forms part of a visually open rural setting on the southern edge of Fulbourn, its visual influence is moderated by a combination of landform, peripheral woodland, watercourses and surrounding development, resulting in a restricted visual envelope despite its scale. The site is not publicly accessible and contains no Public Rights of Way or permissive paths, meaning there are no internal public viewpoints.

The site is surrounded by waterways, including Caudle Ditch, New Cut, and the Little Wilbraham River, along which Public Rights of Way are located. Mature belts of planting between these routes and the site provide substantial screening, limiting views largely to intermittent and filtered glimpses (**Viewpoint 1**).

Partial views of the site are available from Teversham Road to the west, where it is perceived as a secondary background element beyond intervening arable land (**Viewpoint 2**). Longer-distance views are possible from elevated locations to the south-east, including from Mutlow Hill (**Viewpoint 3**). From these viewpoints, the site is experienced within a wider developed context, including industrial areas of Fulbourn and large-scale development at the edge of Cambridge, and does not form a visually dominant feature.



# Appendix Landscape and Visual



**Viewpoint 1** - Views towards the site from the surrounding PRow network are screened by tree belts along the waterways.



**Viewpoint 2** - The site's open arable fields are partially visible in the background of the view from Teversham Road.



**Viewpoint 3** - In views from Mutlow Hill and other potential long distance receptors, the site forms a very minor element and is not readily discernible.



jtp



Places  
for People



DPV Consult



fabrik