

The Site is being promoted on behalf of Hill Residential, who intend to build the scheme out themselves. There are no technical constraints to preclude development, meaning that it is available, and can readily deliver up to 40 new homes within the next 5 years.

Part of this Site has been previously promoted through the Local Plan process (considered under HELAA Site References: 40271 and 40272 which duplicate one another). Those submissions are being updated as part of this amended submission with the incorporation of additional land to the north of the original site submission boundary. It is proposed that this extra parcel of land could deliver additional open space for the village in the form of either a football/ cricket pitch or allotments.

The Site Assessment Summary identified the southern part of the Site as being amber in terms of 'suitability'. However, in terms of both 'availability' and 'achievability' the Site was scored as green. The proposals would constitute sustainable development.

As set out in the original Call for Sites submission, there are no significant constraints to development at Land east of Balsham Road in Fulbourn. The site is located within Flood Zone 1 which means it has a low probability of flooding. The protected TPO trees on the northern boundary of the site would be retained within the promoted development. The site makes a limited contribution to the Green Belt, and could be released to meet the needs for housing and affordable housing. The promoted development would include landscaping to avoid impacts on landscape character and important views, and to enhance the setting of the village. The additional land would facilitate the delivery of a significant extension to the existing recreation area in the village, which means that parts of the land would remain open. An extension to the existing recreation ground is identified as an aspiration in the emerging Fulbourn Neighbourhood Plan.

The Neighbourhood Plan identified that the existing Recreation Ground was insufficient for future needs. The Greater Cambridge Area Playing Pitch Strategy 2015-2031 (June 2016) also identified a shortfall of one cricket pitch on the site at Fulbourn. With both cricket and football taking place on the same area, this creates conflicts at the start and end of the summer, when football teams are starting preparation and cricketers are still playing. Increased provision of football and cricket pitches has also been identified in the South Cambridgeshire Local Plan. This need for additional sports pitch provision within the village can be met on the site and this should be viewed as a significant benefit of the proposals.

An extension to the Recreation Ground would enable the most efficient management of facilities in the village, ensuring all 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 was not included in the Neighbourhood Plan, however it was agreed that opportunities for additional sports pitches in this location would continue to be explored by the Parish Council, working with the District Council and landowner. The NPPF (2024) and Local Plan Policies S/7 and NH/10 allow development for outdoor recreation uses outside of development frameworks and within the Green Belt, provided that specific criteria are met.

The site is located within a sustainable location and could deliver up to 40 dwellings. We consider that in the context of the NPPF (December 2024), HELAA Site 40271 and 40272 represents a 'Grey Belt' opportunity. Accordingly, it would seek to deliver 50% affordable housing provision as part of the overall residential development.

The additional land put forward as part of this amended submission could provide significant additional open space for the benefit of Fulbourn residents. The precise final open space use(s) would be determined after discussions with key stakeholders. In particular, the Parish Council.