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449385/AM



Greater Cambridge Shared Planning Policy Team

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Dear Sirs,

SUBMISSION TO GREATER CAMBRIDGE LOCAL PLAN CALL FOR SITES ON BEHALF OF CAMBRIDGESHIRE AND PETERBOROUGH NHS FOUNDATION TRUST

PART OF FULBOURN HOSPITAL SITE

Savills (UK) Ltd Planning Team is instructed by Cambridgeshire and Peterborough NHS Foundation Trust to make representations as part of the Greater Cambridge Local Plan Call for Sites in respect of part of the Fulbourn Hospital Site. We note that the [Greater Cambridge Shared Planning Call for Sites Webpage](#) states that you will endeavour to review any site information submitted ahead of the publication of the draft Local Plan.

The site is within Flood Zone 1, the areas at lowest risk of fluvial flooding, and at very low risk of surface water flooding. There are no public rights of way in the vicinity with the nearest being Bridleway 95/16 to the north of Hospital Site.

The site is currently within the Green Belt, but is well-contained by the Hospital to the north and extensive landscaping along the east, west and south / Cambridge Road boundaries. To this end, and having regard to the Green Belt purposes as set out in the National Planning Policy Framework 2024 (amended February 2025):

- a) development of the site would not result in unrestricted sprawl of large built-up areas;
- b) it would not result in neighbouring towns merging into one another;
- c) careful consideration to the quantum of development and layout could help safeguard the countryside from encroachment; and
- d) if would not harm the setting and special character of historic towns.

The site is within the Fulbourn Hospital Conservation Area and the precise quantum and layout of development would be designed to seek to ensure that the development would preserve or enhance the character and appearance of the Conservation Area.

As part of the Examination of the Fulbourn Neighbourhood Plan, the Inspector concluded in relation to the Fulbourn Hospital Parkland which included this land that:



“I saw nothing within the site which was inherently of such overwhelming importance to the local community to justify its designation as LGS” (Local Green Space).

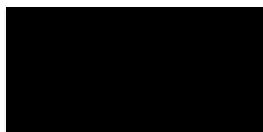
As the Neighbourhood Plan identifies, there are a wide range of employment opportunities in Fulbourn, with the Neighbourhood Plan referencing 4,450 in the village. As part of a sustainable spatial strategy, Fulbourn is a logical location for additional residential development, and development on this site could help meet such an aim.

Importantly, the site is not required as part of the future masterplan options for development / redevelopment of the wider Fulbourn Hospital Site as illustrated by the key options outlined in the Appendix.

In conclusion, we would welcome the Councils’ careful consideration of the site, or part of the site, for residential development which would help finance health provision by the Trust.

If there is any further information and/or clarification that we can usefully provide to assist your consideration of these proposals, please do not hesitate to contact the undersigned in the first instance.

Yours faithfully

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Planning Director and Head of Department

Appendix - Future masterplan options for development / redevelopment of the wider Fulbourn Hospital Site

