

Cambridge office

Strutt & Parker  
66-68 Hills Road  
Cambridge  
CB2 1LA  
Telephone 01223 459500

Cambridge@struttandparker.com  
struttandparker.com



Planning Policy Team  
South Cambridgeshire District Council  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

Direct Dial: [REDACTED]  
E mail: [REDACTED]  
Our ref: 207698

25<sup>th</sup> March 2019

Sent by email only to: [planningpolicy@scambs.gov.uk](mailto:planningpolicy@scambs.gov.uk)

Dear Sir or Madam

**Greater Cambridge Local Plan 'Call for Sites' Submission: Land west of Station Road, Fulbourn, Cambridgeshire**

I write in relation to my client, [REDACTED] site at land west of Station Road, Fulbourn, Cambridgeshire, which is being submitted in order for it to be considered as part of the Greater Cambridge Local Plan 'Call for Sites and Broad Locations' exercise being undertaken by Cambridge City Council and South Cambridgeshire District Council.

The site proposes the erection of up to 200 dwellings with a care/community/retirement facility and associated public open space and would represent an appropriate extension to the large, sustainable village of Fulbourn.

This submission comprises the following supporting documents:

- Completed 'Call for Sites and Broad Locations' response form;
- Site location plan showing the location and extent of the proposed site;
- Land ownership plan;
- Vision document; and
- Email providing evidence of land owner support for the submission of the site.

The site is located on the northern edge of the large village of Fulbourn, surrounding on its southern, western, and eastern sides by residential development and on its northern edge by the Cambridge to Newmarket railway line.

Fulbourn is identified in the current South Cambridgeshire Local Plan as a Minor Rural Centre (Policy S/9). These are described as '*having a lower level of services, facilities, and employment than Rural Centres, but a greater level than most other villages in South Cambridgeshire, and often perform a role in terms of providing services and facilities for a small rural hinterland*'. The current policy permits '*Residential development and redevelopment up to an indicative maximum scheme size of 30 dwellings...within the development frameworks of Minor Rural Centres*'. This policy is considered to be unduly restrictive and the new Local Plan should allow for a greater level of development in sustainable villages such as Fulbourn.

Fulbourn has an excellent range of shops, services, and facilities, including regular bus services to nearby employment sites such as Capital Park, the Peterhouse Research Park, and the Cambridge Biomedical Campus, and given its close proximity to Cambridge and sustainability credentials should be placed higher in any future settlement hierarchy when the new Local Plan is prepared.

The National Planning Policy Framework sets out the five purposes of Green Belts (para. 135), which seek to a) check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c)





to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land'. The National Planning Policy Framework states that green belt boundaries can be altered in exceptional circumstances where they are fully justified through the preparation or updating of local plan.

The site is located within the Cambridge Green Belt but plays a very limited contribution to the five purposes of green belts set out above. It is surrounded by residential development on its southern, eastern, and western sides, and by the Cambridge to Newmarket railway line to the north. Furthermore, there is increasing evidence (such as that set out in the Cambridge & Peterborough Independent Economic Review) that these exceptional circumstances exist – namely that the recent *'Growth is employment has not been matched by corresponding house-building, or developments infrastructure'*, and that *'We are rapidly approaching the point where even high-value businesses may decide that being based in Cambridge is no longer attractive. If nothing is done, the damage to society from the continuing drift away of less well-paid workers may become irreparable'*.

I trust that the information submitted is sufficient for your purposes but should you require any additional information, please do not hesitate to contact me.

Yours faithfully



**William Nichols**  
**Senior Associate Director**  
**Cambridge Planning**

Enc: Completed 'Call for Sites and Broad Locations' response form;  
Site location plan showing the location and extent of the proposed site;  
Indicative site layout plan;  
Design statement; and  
Email providing evidence of land owner support for the submission of the site.

Cc: [Redacted] Sav Patel and Guy Jenkinson (Strutt & Parker)