

From: [REDACTED]
To: [LocalPlan \(GC\)](#)
Subject: Comments on HELAA Site Assessment – Land off Home End, Fulbourn (Site Ref. 40523)
Date: 09 December 2021 17:17:09
Attachments: [image474146.png](#)
[image455527.png](#)

Dear Sir/Madam,

I attempted to upload comments on the site assessment in the HELAA for the above site, but was unable to do so. As suggested, please see below comments on behalf of KG Moss Will Trust.

HELAA Site Assessment – Land off Home End, Fulbourn (Site Ref. 40523)

The site at land off Home End in Fulbourn is currently located within the Green Belt. The site is a typical paddock surrounded by a hedge and post and rail fence enclosing a grass field. The site does not serve the community; it is private land, and there is no public right of access and nor is it available for public or community use.

As set out in the call for site submission, there are no significant constraints to development at land off Home End in Fulbourn. The site does not meet the criteria for designation as an Important Countryside Frontage because of the activities and uses that occur between the site and the countryside. The characteristics of the site and surrounding area mean that the site does not contribute towards the openness of the Green Belt or the purposes for including land within the Green Belt. The design and layout of the promoted development would need to protect and enhance the Fulbourn Conservation Area.

KG Moss Will Trust comments and suggested amendment for the site assessment in the HELAA are as follows:

- Flood Risk: A drainage strategy will be prepared for the promoted development to manage surface water drainage.
- Landscape and Townscape: It is considered that the site does not meet the criteria for designation as an Important Countryside Frontage, and the assessment should have included as review of this designation as part of the assessment process. The character of the site and surrounding area has changed significantly since the site was designated as Important Countryside Frontage. The land off Home End is surrounded by buildings and a car park. There are sport and recreation facilities and associated car parking areas between the site and the countryside beyond. The sport and recreation facilities include a skateboard park, bowling green (surrounded by a hedge), tennis courts (with a fence), and multi-use games area (with a fence), an equipped play area, and a sports pavilion building. The surrounding rural area is not clearly visible from the site because the sports and recreation facilities intervene, and therefore there cannot be a 'significant connection' between the site and the rural area. As requested in the representations to Policy GP/LC: Protection and Enhancement of Landscape Character, the Important Countryside Frontage designation at Home End should be deleted. The assessment of the site references the Fulbourn Village Design Guide. The Village Design Statement identifies the land off Home End as 'fields with sensitive visual relationship with the village' and as a 'key outwards views from the village'. There was no landscape or visual assessments undertaken to inform the Village Design Statement or justify the description and character of the Home End sites. The land off Home End is surrounded by buildings and a car park with sport and recreation facilities beyond, and as such the site is not sensitive and it has limited physical or visual relationship with the countryside and does not represent a 'key' outward view from the village. It is considered that any impacts on landscape and townscape could be addressed through careful design. It is requested that the score is amended to 'amber'.
- Biodiversity and Geodiversity: An ecological assessment would need to be undertaken. The existing trees and hedgerows at the site boundary would be retained. The promoted development would retain any ecological interest on the site and deliver ecological enhancements.
- Open Space / Green Infrastructure: The promoted development would include open space and green infrastructure.
- Archaeology: An archaeological assessment will need to be undertaken to determine whether any archaeological assets exist on site, and what if any mitigation measures are required to protect those assets.
- Accessibility to Services and Facilities: It is noted that Fulbourn has good accessibility to services and facilities.
- Green Belt: The site is currently located within the Green Belt and comprises land used as a paddock. The promoted development would retain most of the trees and hedgerows at the site boundary and would include additional landscaping to avoid impacts on the character of the area. The character of the site and surrounding area has changed significantly since the site was designated as Green Belt. The site is surrounded by buildings

and a car park, with a recreation and sports ground with associated buildings and structures to the east. The site has no relationship with the surrounding countryside and cannot be described as open. It is considered that the site does not contribute towards the openness of the Green Belt. It is noted that there are no villages to the east of the site towards the railway line and the M11 corridor. As such, it is considered that development at the site would have no adverse impact on the compactness or setting of Cambridge and it would not lead to the merging of villages. Therefore, it is considered that the site makes a limited contribution to the purposes for including land within the Green Belt. It is requested that the site is removed from the Green Belt. It is requested that the score is amended to 'no' harm to Green Belt.

It is requested that the assessment of the site is amended to reflect the above comments. It is requested that the Important Countryside Frontage and Green Belt designations are removed from the land off Home End in Fulbourn.

Can you please confirm receipt of these representations? Let me know if you have any questions.

Regards

Brian

Classification L2 - Business Data

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