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# Heritage Statement

Land at Teversham Road, Fulbourn  
For Castlefield International Limited

September 2019

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## **APPENDICES**

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## 1.0 INTRODUCTION

1.1 This Heritage Statement has been prepared by Barton Willmore on behalf of Castlefield International Limited (the Applicant) to support a reserved matters application for details pursuant to outline approval ref. S/0202/17/OL for Land at Teversham Road, Fulbourn (the site).

1.2 The description of development reads as follows:

**“Reserved matters application on pursuant to outline planning permission ref. S/0202/17/OL providing details relating to layout, appearance, landscaping, scale, and detailed design of the access arrangements in accordance with the previously approved access point onto Teversham Road, for a development scheme to provide 110 residential dwellings together with associated provisions, including public open space and landscaping enhancements.”**

1.3 A small part of the site comprising the ornamental garden and pond to the pumping station is located within the Fulbourn Conservation Area with the remainder forming part of its setting. Whilst it has been established through the outline application and appeal that any impact on the conservation area will be very limited, the detailed design matters nevertheless have potential to impact the character and appearance of this designated heritage asset.

1.4 Paragraph 189 of the National Planning Policy Framework (NPPF) (revised 2019) and Policy NH/14 of the South Cambridgeshire Local Plan (adopted 2018) require applicants to describe the heritage significance of any assets affected by the proposed development. This should be proportionate to the significance of the asset and no more than is necessary to permit an understanding of the potential scale of impact. This report seeks to fulfil this requirement.

1.5 Section 5 will provide an overview of the proposals which will be assessed in Section 6 in light of the heritage significances. Section 7 will set out conclusions with reference to the decision-making framework established in Section 3.

1.6 For the avoidance of doubt, the scope of this report does not include a consideration of the site's archaeological potential.

## 2.0 SITE CONTEXT

- 2.1 The site is located in the western part of the village of Fulbourn, South Cambridgeshire. The site is bounded to the north by the Ipswich to Cambridge railway line, Teversham Road to the west, Cow Lane and other development to the south and Cox's Drove to the east. The site is currently open grassland with established hedgerows; there are no buildings on the site (see Appendix 1).
- 2.2 Fulbourn is located approximately 4.5 miles east of Cambridge and falls within the administrative boundary of South Cambridgeshire District Council (SCDC).

### Planning History

- 2.3 This section sets out the planning history for the development at Teversham Road relevant to this application with a focus on the heritage constraints.
- 2.4 The site received approval for outline planning permission in October 2017 (Reference: S/0202/17/OL). The approved description of development reads as follows:

**“Outline application including consideration of access points, for residential development of up to 110 dwellings with areas of landscaping and public open space and associated infrastructure works”**

- 2.5 The Committee Report sets out the following responses relevant to heritage matters:
- 2.6 South Cambridgeshire District Council Historic Environment team:

**Two small parts of the site lie within the Fulbourn Conservation Area. No development is proposed for these areas so there will be no harm to the conservation area itself, However the Inspectorate in the appeal did accept that the site made some contribution to the Setting of the Conservation Area. It was deemed that the development resulted in “very minor adverse” impact on the Setting of the Conservation area and therefore a very minor impact on its significant harm. This harm could be further mitigated through the design of the development on site.**

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## 2.7 Historic England:

**The application is in outline form only and therefore it is difficult to assess the full implications. Historic England considers that development within the parameters of the indicative masterplan would have some adverse impact on the character and appearance of the Conservation Area through the loss of the current rural appearance of the area. The extent of the harm would be limited, in particular the 2½ storey dwellings to the edge of the village are not appropriate, the provision of a LEAP on the front part of the site adjacent to the pond and pumping station will sit awkwardly in the historic context. It might be possible to mitigate part of the harm through the layout of the housing, design of the units and landscaping.**

2.8 It was concluded in the Committee Report that the planning balance weighed in favour of granting approval.

2.9 This approval followed a refused outline planning application for a similar proposal (Ref: S/2273/14/OL). This was refused in part on the grounds of an adverse impact on the character and appearance of the Fulbourn Conservation Area. The refusal was later dismissed at appeal due to the lack of a planning obligations S106 Agreement (Ref. APP/A0530/W/15/3139730).

2.10 Relevant to the assessment of the proposed development on heritage matters, the Inspector concluded that the impact on the setting of the Fulbourn Conservation Area was acceptable, resulting in only a 'very minor adverse effect' on its significance at the bottom end of the 'less than substantial harm' range (Ref. APP/A0530/W/15/3139730, paragraph 52). The Inspector found the proposed restoration of the pump house garden to be a modest enhancement to the conservation area.

### **Heritage Constraints**

2.11 Through the outline planning application, it has been established that the Fulbourn Conservation Area is the only designated heritage asset with the potential to be impacted by the proposed scheme.

- 2.12 The Officer Report for the approved outline application confirmed that nearby listed buildings and other non-designated heritage assets would not be adversely impacted:

**Other designated heritage assets in the vicinity include the grade II listed 29 Hinton Road and 28 Cow Lane, which are both sufficiently separated from the site to ensure their setting is not harmed. Non-designated heritage assets identified include the Pumping Station (Cow Lane), Gate Lodge (Teversham Road) and Bakers Arm Public House (Hinton Road), none of whose setting will be compromised by the development. (Paragraph 114, Ref. S/0202/17/OL)**

- 2.13 The Pumping Station has been identified through the planning history to be a non-designated heritage asset. The building itself is outside the site however the associated ornamental garden and cooling pond is located within. It has been established as set out above that the scheme will not compromise the setting of this non-designated heritage asset. On this basis and with reference to the proportionality advocated by paragraph 189 of the NPPF, this asset is dealt with as part of the assessment of the character and appearance of the Fulbourn Conservation Area.



### 3.0 HERITAGE DECISION-MAKING FRAMEWORK

3.1 The heritage decision-making framework relevant to this proposal is set out below.

#### Legislation

##### *Planning (Listed Building and Conservation Areas) Act 1990*

3.2 Conservation areas are protected by the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72 requires local planning authorities to pay special attention to the desirability of preserving or enhancing a conservation area's character or appearance when exercising their planning functions.

#### Local Plan Policy

##### *South Cambridgeshire Local Plan (adopted 2018)*

3.3 South Cambridgeshire adopted the Local Plan in September 2018 which sets out the planning policies to guide the future development of the district up to 2031. Within the Local Plan, heritage assets (including designated heritage assets such as conservation areas) are considered in Policy NH/14: Heritage Assets.

3.4 The policy sets out that development proposals will be supported when:

**“(1). a. They sustain and enhance the special character and distinctiveness of the district’s historic environment including its villages and countryside and it’s building traditions and details;**

**(1). b. They create new high quality environments with a strong sense of place by responding to local heritage character including in innovatory ways.**

**(2). ...they sustain and enhance significance of heritage assets, including their settings, as appropriate to their significance and in accordance with the National Planning Policy Framework.”**

**Material Considerations***National Planning Policy Framework (NPPF) 2019*

- 3.5 The NPPF sets out government planning policy. Chapter 16 sets out policies for conserving and enhancing the historic environment.
- 3.6 Paragraph 189 requires applicants to describe the heritage significance of heritage assets potentially affected by proposed development. This should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Paragraph 190 places an onus on local planning authorities to identify and assess the significance on any heritage asset that may be affected, and to take this assessment into account when considering the impact of a proposal.
- 3.7 Paragraph 192 states that local planning authorities, in determining planning applications, should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 3.8 Paragraph 193 advises that great weight should be given to an asset's conservation; the more important the asset, the greater this weight should be. It goes on to state that significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. Any such harm or loss should require clear and convincing justification.
- 3.9 Paragraphs 195 and 196 set out two decision-making tests where proposals would lead to substantial and less than substantial harm respectively. Paragraph 195 guides that substantial harm to or total loss of significance should not be permitted unless that harm is necessary to deliver substantial public benefits that would outweigh that harm or loss, or other criteria are met.
- 3.10 Paragraph 196 guides that where a development proposal would lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 3.11 Paragraph 197 of the NPPF guides that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the

application. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset in determining applications affecting non-designated heritage assets.

- 3.12 Paragraph 200 guides local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 3.13 Implementation of the NPPF is supported by the Planning Practice Guidance (PPG) (2014 with updates).
- 3.14 Paragraph ID: 18a-002-20190723 guides that conservation is an active process of maintenance and managing change.
- 3.15 Paragraph ID: 18a-003-20190723 guides that a positive strategy to the conservation and enjoyment of the historic environment could include development that will better reveal the significance of heritage assets and reflect and enhance local character and distinctiveness.
- 3.16 Paragraph ID: 18a-020-20190723 provides examples of heritage benefits, including:
- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
  - reducing or removing risks to a heritage asset; and
  - securing the optimum viable use of a heritage asset in support of its long-term conservation.

***Fulbourn Conservation Area Appraisal (2008)***

- 3.17 The Fulbourn Conservation Area Appraisal was adopted on 16<sup>th</sup> January 2008. The appraisal broadly states that development within the conservation area should respect the scale, pattern, materials, and boundaries of the existing settlement.

*Development Affecting Conservation Areas Supplementary Planning Document (2009)*

- 3.18 The 'Development Affecting Conservation Areas Supplementary Planning Document' (SPD) was adopted by SCDC in January 2009. It describes that development should respect the scale, form, mass and detailing of existing built form and, where possible, employ traditional skills and materials. Development should be proportionate to the size of the village.
- 3.19 In relation to setting, paragraph 1.10 of the SPD states that:

**"Development affecting Conservation Areas includes any development proposal outside the Conservation Area that would affect its setting, or views into or out of the area. The guidance contained in this SPD should be applied equally to any such development proposals."**

*Fulbourn Village Design Guide SPD (2019)*

- 3.20 A draft design guide for Fulbourn has been prepared and issued for public consultation earlier this year. It is not yet adopted. The site is located within the Poor Well Character Area.

**Best Practice Guidance**

- 3.21 The 'Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets' (second edition) (2017) has been prepared by Historic England to set out guidance on managing change within the setting of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes. It advocates a staged approach to assessing significance and the impact of development within the setting of heritage assets.

## 4.0 STATEMENT OF SIGNIFICANCE

### Definitions

4.1 Heritage significance is defined in Annex 2 of the NPPF as:

**“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”**

4.2 The PPG (2014, updated 2019) provides the following interpretation of archaeological, architectural, artistic or historic interest (Paragraph: 006 Reference ID: 18a-006-20190723):

- **“Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.**
- **Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.**
- **Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their**

**collective experience of a place and can symbolise wider values such as faith and cultural identity.”**

4.3 The setting of a heritage asset is described in Annex 2 of the NPPF as:

**“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”**

#### **Fulbourn Conservation Area**

4.4 Fulbourn was first designated as a conservation area in 1975, at which point the extent covered the historic village core. The former Fulbourn Waterworks was included as an extension in 1992 as a detached part of the conservation area, not linked to the main village. This area focused on the pump house and associated lodge, ponds and cart wash along the northern side of Cow Lane. These were built as a group by the Cambridge Waterworks Company from 1885, the pump house opening in 1891. In 2008 Pierce Lane was included within the conservation area designation, which joined the historic core and the waterworks areas. The Pierce Lane extension was included to unite the village centre and waterworks, incorporating an area 'integral to the historical development of the village and that has some architecturally and historically important buildings' (Fulbourn Conservation Area Appraisal, adopted 2008).

4.5 It was concluded in the Inspector's Decision that the area of the pumping station is not contiguous with the original designated historic core of the village. Furthermore, the impacts of the proposed development relate predominantly to this discrete area and its setting and not the wider conservation area (Ref: APP/W0530/W/15/3139730, Paragraph 44). For this reason, this Heritage Statement is focused specifically on the former waterworks area that form part of the larger Fulbourn Conservation Area.

4.6 The former pumping station is located on the site of a medieval well, known as Poor's Well, that is recorded as early as 1335. Pierce Lane connected the well to the historic core and is named in documents from 1500. The area surrounding the well was fenland until the 19th century when the land was drained and enclosed. The fen was known as Frog Fen, with Poor's Well located in an area referred to as Frog End. Under the 1806

Enclosure Act the field systems surrounding Fulbourn were parcelled into fields with large drainage ditches, to be used for arable production.

- 4.7 The first edition 1:2,500 scale Ordnance Survey (OS) map, surveyed in 1886 and published in 1888, pre-dates the construction of the pumping station. The surrounding boundaries are largely established with the Cambridge to Newmarket rail line north of the site (opened in the mid-19th century), Teversham Road to the west, Cox's Drove to the east and Cow Lane to the south. Poor Well Water is shown as a body of water with a small island within it. The south east field is tree lined and wooded.
- 4.8 The Cambridge University and Town Water Works Company was established 1853 for the management of water supply and sanitation in Cambridge. A fresh water supply was obtained from Cherry Hinton but this was later supplemented by wells at Fulbourn and Shardelowes. The site at Fulbourn consisted of a gate lodge, pumping station with associated ponds, cart wash and standpipe (see Figures 3 and 4). Construction started in 1885 and the pumping station was opened in 1891. There are two memorial stones on the front of the pumping station, both dated to 1888, to commemorate the construction. The engineer is given as Tomas Hawksley C.E.F.R.S, who is a notable civil engineer of the 19<sup>th</sup> century known for water infrastructure projects.
- 4.9 In the early 20<sup>th</sup> century an alternative source of water in Fulbourn was sought to avoid contamination. A new station was built from 1912 to the east of Fleam Dyke which was in operation from 1921. The old waterworks on Cow Lane remained in operation until 1989 when it was closed to be sold for development. The pumping station was converted into offices whilst the lodge converted into a private residence. The pump house, lodge and cart wash are all now under separate ownership.
- 4.10 The conservation area appraisal provides a townscape analysis that includes 'The Pierce Lane and Cow Lane triangle' (Fulbourn Conservation Area Appraisal, adopted 2008, pp.28-33). This notes that the focus of this area is 'on the pumping station and associated ponds and cart wash along the northern side of Cow Lane that were built from 1885 (opened in 1891) to supplement Cambridge City's water supply.'
- 4.11 The appraisal provides the following description of the buildings:

**The Cambridge Waterworks Co's site consists of a stone and brick lodge house (Gate Lodge, No. 2 Teversham Road, in neo-Tudor style, which stands at the original entrance to the drive that led to the pumping station. The lodge now forms a**

separate property, with the result that the drive is now blocked at its eastern end.

Fencing erected around the site, along with various sheds, all have the effect of detracting from the original wrought iron railings and entrance gates that still mark the boundaries of the site. The pumping station itself is a tall chapel-like building of gault brick with stone detailing and neo-Tudor flat-arched and mullioned-and-transomed windows, now used as offices, with car parking to the sides.

Where once this was a wet fenland site, water extraction combined with a fall in the water table and a series of droughts has left the many water channels and dykes surrounding the pumping station dry, as is the large pond at Poorwell Water, though here, willow trees suggest that water is available below the surface.

Built by the water company to provide a cart wash and stand pipe for filling water carts, the granite-paved base of the cart wash survives, along with the surrounding railings and brick retaining walls. However, the timber fencing built along the boundary of No. 66 Cow Lane makes the railings all but invisible, though maybe considered necessary for privacy of the adjoining dwelling.

- 4.12 The appraisal provides a description of key characteristics. The following descriptions are relevant to the area:

The conservation area has two standpipes installed in the village in 1887 to receive piped water. These are ornate and decorative, as well as being historically important as a reminder of the typhoid epidemics of 1886 and 1887 which occurred when water extraction by the Cambridge Water Company caused wells to dry up or become polluted (p.36).

There are some examples of good iron work in the village, ranging from late-19th century boundary railings at No. 2 Teversham Road, Cambridge Waterworks Co Gate Lodge, in



**the churchyard wall, at No, 41 Church Lane but as an example of commonplace heritage that is often overlooked, there are also good municipal gates from the 1950s at the entrance to the recreation ground on Home End and at the cemetery and Sanders Lane, and good lettering of the same ear on the front of the Scout Hut on Home End (p.37).**

### **Summary**

- 4.13 The former pumping station (waterworks) is located within an extension to the conservation area and have a separate character to the village's historic core. The architectural significance of this area is associated with the neo-Tudor style of the Cambridge Waterworks Co. buildings (see Figure 4) and in the surviving standpipe and iron work boundary railings. The buildings and open space are identified as making a positive contribution to the character and appearance of the conservation area, with the pumping station identified as a focal point (Fulbourn Conservation Area Appraisal, adopted 2008).
- 4.14 The site of the waterworks has a long association with water supply, being the location of Poor's Well, in use from at least 1335. The early historical context adds interest to the location. The waterworks were built as a single complex of buildings in 1891. The buildings have historical significance in their association with water supply and sanitation improvements to Cambridge in the late 19<sup>th</sup> century. The pumping station as a whole therefore, including the associated ornamental garden and ponds, contributes to the historic interest of the conservation area.

### **Setting**

- 4.15 In describing setting, the Fulbourn Conservation Area Appraisal (adopted 2008) refers to the 'mainly flat open farmland to the east and north' (p.5). In the description of Key Characteristics it is noted that 'the park and the paddocks that reach into the heart of Fulbourn, along with the fields that surround the village and the greens that mark the meeting and division of roads are all an important part of Fulbourn's strong rural character (p.34).
- 4.16 The area of the site located to the north of the proposed development is currently open fields which are mostly screened from the conservation area by a mature tree lined hedgerow (see Figures 1 and 2).

- 4.17 The gate lodge, pond and former pumping station have mature tree lined boundaries that enclose these features and screen views to and from buildings.
- 4.18 In the 2016 appeal decision, the Inspector notes that 'nowhere does the CAA (Conservation Area Appraisal) identify the appeal site as contributing to the significance of the conservation area, a point which the Council has not disputed' (Ref. APP/A0530/W/15/3139730, Paragraph 46). However, due to the physical proximity between the site and the conservation area the site 'should be considered as serving as some part of the setting of the conservation area' (Ref. APP/A0530/W/15/3139730, Paragraph 49).

### Figures



*Figure 1: View from the west of the site facing south towards the mature tree lined boundary with the Pump House and Pump House Garden.*



*Figure 2: View from Cox's Drove facing south west towards the tree lined boundary along the southern border of the site.*



*Figure 3: View from Cow Lane facing north towards the cart wash. Modern building located on The Pines in background.*



*Figure 4: View of the Pump House facing north-east. A dense tree lined boundary surrounds the building.*

## 5.0 PROPOSED DEVELOPMENT

- 5.1 This reserved matters application provides details relating to layout, appearance, landscaping, scale and detailed design of the access arrangements. Full details are set out in the accompanying plans and Design and Access Statement. For ease of reference they are summarised below.
- 5.2 A plan of the layout is reproduced in Appendix 1 and follows the land use parameters established at outline stage. In brief, the layout delivers three main parcels: one area of housing accessed from Teversham Road to the north of the pumping station and garden, and two areas to the east of the watercourse accessed from Cox's Drive. These are connected via an internal road which bridges the watercourse.
- 5.3 The LEAP (Local Equipped Area of Play) is not located adjacent to the boundary of the conservation area or in proximity to the pumping station or garden. This responds directly to comments made on the outline application.
- 5.4 With regards to appearance, the development is split into three-character areas (Village Lanes, Meadow Park and Village Streets) that draw on a variety of building types and detailing to integrate the appearance of the proposed development with the existing character of Fulbourn. Village Lanes is located adjacent to Teversham Road and the primary access, and seeks to reference the character of the High Street. The Meadow Park area is located around the central open green space and seeks to frame the natural features on the site. The Village Streets character area is in the eastern portion to address the Station Road character area.
- 5.5 The detailed design features and materials palette are described in section 5.0 of the Design and Access Statement. This makes reference to a locally distinctive and traditional materials palette, including slate, pantiles, Cambridge brick and timber cladding, and traditional detailing including bay windows, eaves detailing, dormers and porches.
- 5.6 With regards to scale, dwelling types are a mix of dwellings between 2 and 2.5 storeys in accordance with the approved Outline Parameters Plan. The varied layout and mixture of detailing has been developed to create an intimate and small-scale character reflective of Fulbourn village.
- 5.7 The reserved matters include landscaping proposals that incorporate existing features such as the chalk stream, woodland areas and the pumping station garden with its pond

and trees. The landscape design strategy includes a perimeter green corridor and boundary planting to thicken existing planting to provide visual and noise buffers.

- 5.8 Landscaping to the pumping station garden located within the conservation area includes a new pedestrian access from Cow Lane to improve accessibility. Existing footpaths will be restored and new footpaths created. The area around the pond will be restored, and poor-quality trees removed to address over-shading.

## 6.0 HERITAGE IMPACT ASSESSMENT

6.1 The principle of development on the site has been accepted through the extant outline consent. This section sets out the impact assessment of the reserved matters comprising layout, appearance, landscaping, scale and detailed design of the access arrangements on the character and appearance of Fulbourn Conservation Area and its setting.

### **Layout and scale**

6.2 The proposed LEAP is located in a central position within the open space and to the east of the watercourse. This places it away from the conservation area boundary, and in particular the pump house and pond, such that it will not sit awkwardly within the context of the former waterworks. Furthermore, retained and reinforced tree screening along the southern site boundary will filter any views from the conservation area to the LEAP and vice versa. As a result, the LEAP is not considered to have any impact on the setting of the conservation area or the contribution made by the former waterworks to its character and appearance.

6.3 The proposed grain of development is characterised by detached and semi-detached dwellings in line with the village character and thereby preventing the appearance of a dense and continuous form of development where glimpsed in views from and in the context of the conservation area. Any impact on outwards views from the conservation area is further mitigated by the retention of a green landscape buffer along the southern and eastern site boundaries with retained and reinforced boundary planting.

6.4 The scale of the development is predominantly 2 storeys; this is lower than the 2.5 storeys assessed and approved in the outline application. The scale of the proposed development therefore fits squarely within the approved form of development.

6.5 There are two apartment blocks and housing proposed around the central open space that are 2.5 storeys in scale. This larger massing is located towards the centre of the site and was given consideration at the pre-application stage. The notes of a design workshop with officers record: 'the Council's Urban Design Officer does not object to having limited number of 2.5-storey buildings in the centre of the development to better address the centre of the site, and to provide overlooking to the children's play area'.

6.6 The apartment blocks are orientated so that their gable end faces south towards the conservation area boundary, thereby reducing the visual mass in outward views

northwards from the conservation area where glimpsed. This is notwithstanding the aforementioned boundary planting along the southern edge of the site that will heavily filter views outwards from the conservation area and vice versa. Moreover, this 2.5 storey scale fits within the approved parameters.

- 6.7 A sub-station and pumping station have been situated on the southern border of the site, bordering the conservation area (see Site Layout, Appendix 1). The position is north of 20<sup>th</sup> century housing located on The Pines which do not contribute to the special interest of the conservation area and are not recorded as 'positive buildings' in the Fulbourn Conservation Area Appraisal. Notwithstanding that this is not a sensitive part of the conservation area, these buildings will be screened by existing and additional planting such that they will not have any adverse impact on how the conservation area is experienced.

### **Appearance**

- 6.8 The lodge, pond, former pumping station, cart pond and Poorwell Water are the key areas within the conservation area that have the potential to be impacted by the proposed scale of development. Existing 20<sup>th</sup> century development, mature tree lined boundaries and additional planting will screen the majority of the development in views to and from this part of the conservation area.
- 6.9 The detailed design of the development is divided into three-character areas that are reflective of local character as set out in the Design and Access Statement. This proposes the use of traditional massing, with pitched roofs and gable ends; vernacular inspired detailing, including eaves details, dormers, chimneys and porches; and a complementary vernacular materials palette, including weatherboarding, pantiles, slate and Cambridge brick. This will ensure that where glimpsed in views across and to the conservation area, the proposed development will reflect the local character. References have been drawn from the wider conservation area which is entirely appropriate given the distinct built form of the former pumping station.

### **Landscaping**

- 6.10 The landscape and public realm will provide enhanced access to the pumping station pond and garden, allowing for greater public appreciation. The restoration works focus on improving existing tracks, retaining trees and adding walkways to improve access. The strategy is in keeping with the parameters established at the outline planning stage which maintains the previously identified enhancement to the conservation area. The



landscaping works should therefore be considered a beneficial enhancement to Fulbourn Conservation Area.

- 6.11 Established treelined borders and hedgerows will be retained and will screen views of the development. The built form will be further softened and screened with additional planting throughout the development and the retention of significant areas of open space as per the approved parameters.

**Access**

- 6.12 The primary access is from Teversham Road with a secondary access from Cox's Drive. Both access points will benefit from planting along the site perimeter edge to soften their appearance and screen views into the site from the conservation area.

**Summary**

- 6.13 By virtue of the proposed scale, landscaping, detailed design and layout, any impact on the conservation area is extremely modest with opportunities taken to mitigate impacts identified at the outline stage.

## 7.0 CONCLUSIONS

- 7.1 This Heritage Statement has been prepared by Barton Willmore on behalf of Castlefield International Limited to support an application for reserved matters pursuant to the outline planning permission for residential development of up to 110 dwellings with areas of landscaping and public open space and associated infrastructure works that received approval in October 2017 (Reference: S/0202/17/OL).
- 7.2 The outline planning application established that the Fulbourn Conservation Area is the only heritage asset with the potential to be adversely impacted, and even then, this would be “very minor” in scale. SCDC noted that this could be further mitigated through the detailed design measures pursuant to this reserved matters application.
- 7.3 The assessment above has sought to demonstrate how the detailed design responds to the village context, the site’s proximity to the pumping station and its associated features, and the landscape character of the site. Mitigation measures secured through the approved parameter plan together with carefully considered detailed design relating to layout, scale, appearance, landscaping and access will ensure that the proposed development sits comfortably within the setting of the conservation area.
- 7.4 The only part of the site within the conservation area boundary is the ornamental gardens and pond that will be enhanced through the proposed landscaping. This will deliver an enhancement to the character and appearance of the conservation area which satisfies the test set out at Section 72 of the 1990 Act together with Local Plan policy NH/14 and the objectives of Chapter 16 of the NPPF, including, in particular, paragraph 200.
- 7.5 There will be no adverse impact on the pumping station as a non-designated heritage asset. The restoration of the garden and pond together with improved public access will restore lost significance and deliver benefit not only to the conservation area but also to the setting of the pumping station.
- 7.6 Any impact on the conservation area is therefore negligible and at the very lowest end of ‘less than substantial’ with reference to the NPPF tests. At worst, the impact falls within the parameters established through the outline planning application. The public benefits therefore continue to weigh heavily in favour of the scheme in the light of the test at paragraph 196 of the NPPF as approved at the outline stage. On this basis, the scheme can be considered in accordance with Local Plan policy NH/14.

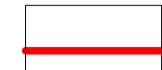

# **APPENDIX 1**

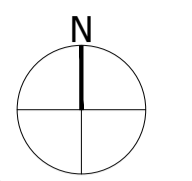
## **Site Location and Layout Plans**

The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd
A	24.07.14	SK	CA
B	15.08.14	HS	CA
C	05.01.15	RA	CA

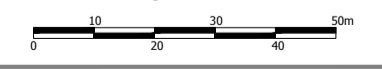
**LEGEND**

-  Application Site Boundary
-  Other land in applicant's ownership



Project  
**Land at Teversham Road  
 Fulbourn**  
 Drawing Title  
**Site Boundary Plan**

Date	Scale	Drawn by	Check by
06.06.14	1:1250@A1	AA	CA
Project No	Drawing No	Revision	
22430	M02	C	



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