

---

# Land at Teversham Road, Fulbourn: Landscape and Visual Proof of Evidence

PINS Reference: APP/W0530/W/22/3291532

Application Reference: S/3290/19/RM

Prepared on behalf of Castlefield International Ltd

April 2022



# Land at Teversham Road, Fulbourn

## Proof of Evidence of Lisa Toyne BA (Hons) DipLA DipTP CMLI

PINS Reference: APP/W0530/W/22/3291532

Application Reference: S/3290/22/RM

Prepared on behalf of Castlefield International Ltd

<b>Project Ref:</b>	<b>Project/Ref</b>
<b>Status:</b>	Status
<b>Issue/ Rev:</b>	01
<b>Date:</b>	April 2022
<b>Prepared by:</b>	LT
<b>Checked by:</b>	LT
<b>Authorised by:</b>	LT

Barton Willmore, now Stantec  
7 Soho Square  
London  
W1D 3QB

Tel: 020 7446 6888  
Fax: 020 7446 6889  
Email: [lisa.toyne@bartonwillmore.co.uk](mailto:lisa.toyne@bartonwillmore.co.uk)

Ref: 25542/A5/LTPoE  
Date: April 2022  
Status: DRAFT

### COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Barton Willmore, now Stantec.

All Barton Willmore, now Stantec stationery is produced using recycled or FSC paper and vegetation oil based inks.



## CONTENTS

1.0	Introduction .....	1
2.0	Landscape and Visual Context .....	5
3.0	Updated Landscape and Visual Appraisal of the Appeal Site .....	18
4.0	Consideration of Development Proposals .....	25
5.0	Likely Landscape and Visual Effects .....	30
6.0	Reasons for Refusal .....	36
7.0	Summary .....	43

## ILLUSTRATIVE MATERIAL

### Appendix LT-1: Illustrative Material:

- **Figure LT1a:** Appeal Site Context Plan at 1: 2,500 at A3
- **Figure LT1b:** Appeal Site Wider Context Plan at 1:10,000 scale at A3;
- **Figure LT2:** Topographical Features Plan at 1:20,000 scale at A3;
- **Figure LT3:** Landscape Character Plan at 1:20,000 scale at A3;
- **Figure LT4:** Appeal Site Appraisal Plan at 1:2,500 scale at A3; and
- **Figure LT5:** Visual Appraisal Plan at 1:20,000 scale at A3.

## APPENDICES

- Appendix LT-2:** Appeal Site Context Photographs: Fulbourn Village Design Guide Views 1 and 2;
- Appendix LT-3:** Realm Accurate Verified Representations of Fulbourn Village Design Guide Views 1 and 2;
- Appendix LT-4:** Updated Appeal Site Appraisal Photographs (A – I);
- Appendix LT-5:** Updated Appeal Site Context Photographs (1 – 13);
- Appendix LT-6:** Updated Landscape and Visual Context and Effects; and
- Appendix LT-7:** Landscape and Visual Impact Assessment Methodology

## 1.0 INTRODUCTION

### Personal Qualifications

- 1.1 My name is Lisa Toyne. I am a Landscape Planning Director at Barton Willmore, now Stantec. I am based in the Landscape Planning and Design Team in our London and Reading offices.
- 1.2 I am a Landscape Architect and a Chartered Member of the Landscape Institute. I hold a Degree and Post Graduate Diploma in Landscape Architecture from Greenwich University, and a Post Graduate Diploma in Town Planning from London Southbank University.
- 1.3 I have practised as a Landscape Architect for over 25 years, during which time I have been personally involved in the landscape design of many types of development, including residual schemes, major business parks, mixed use developments, retail outlets and leisure facilities. I have also undertaken numerous landscape and visual assessments including major infrastructure development, residential developments, open cast coal mining, utility facilities, energy and waste facilities, and Home Office and MoD proposals.
- 1.4 I have also given expert witness for numerous proposed residential developments, many of which were in sensitive landscape locations. These include giving expert witness at a hearing for residential development at Pangbourne College within the North Wessex Downs Area of Outstanding Natural Beauty, Berkshire; for a residential development for 650 dwellings on the northern edge of Basingstoke; for a 60 bed care home and 30 age restricted cottages on the edge of Southbourne, within the Chichester-Emsworth Strategic Gap; for a residential development of 90 dwellings and a Care Home in the High Weald Area of Outstanding Natural Beauty; for up to 495 residential dwelling, a primary school and associated facilities infrastructure and open space on the edge of Thatcham, West Berkshire, in close proximity to the North Wessex Downs Area of Outstanding Natural Beauty; for 48 residential dwellings and associated open space and car parking, on the former All Saints RC School, West Wickham LB Bromley, in Green Belt for; and for proposed development across 3 sites, comprising 90 dwellings, 300 dwellings and the relocation of Wymondham Rugby Club, South Norfolk, partly in the Wymondham - Hethersett Strategic Gap.
- 1.5 I am familiar with the Appeal Site, Fulbourn and the surrounding area, having prepared evidence and given expert witness for the 2016 Appeal for the Outline Application on the current Appeal Site, Application Reference: S/2273/14/OL and PINS Reference: APP/W0530/W/15/3139730, for up to 110 residential dwellings and substantial associated open space and Green Infrastructure on the edge of Fulbourn, and where the Site was identified as Local Green Space within the draft South Cambridgeshire Local Plan.

### **Scope of Evidence**

- 1.6 My Evidence addresses the landscape and visual matters set out in Reason for Refusal 1, with regard to the alleged significant harm to the character and appearance of the area, the village of Fulbourn and the surrounding countryside, the extent to which the Reserved Matters (RM) Proposals would erode the alleged 'wide open view and green space which provides a connection between the existing village and the adjacent countryside', and the potential adverse visual impact arising from the RM Proposals, in particular views of the dwellings (Apartment Blocks A and B) to be located centrally within the Appeal Site from the surrounding area.
- 1.7 I will consider the character of the surrounding countryside and the village of Fulbourn, demonstrating that the RM Proposals are in keeping with the location of the Appeal Site, reflect the 2017 Outline Consented Scheme for the Appeal Site, and that a strong landscape-led approach to developing the Appeal Site has been adopted. In addition to this I will demonstrate how the RM Proposals comply with landscape-related policy, respond to the existing settlement context and ensure a positive landscape interface between the Appeal Site and adjoining properties within Fulbourn has been achieved, with reference to an updated landscape and visual impact assessment.
- 1.8 I will also demonstrate that there will be no significant harm to the character and appearance of the local and wider area as a result of the RM Proposals. In addition, I will demonstrate that, save for the inevitable change in the character of the Appeal Site itself, which has already been accepted in principle through the Outline Consented Scheme, there will be no wider significant landscape or visual impacts given the existing high level of containment of the Appeal Site, being enclosed by development on three boundaries, and contained by the Ipswich to Cambridge railway line to the north, as well as mature substantial existing vegetation on all four boundaries.
- 1.9 I will therefore conclude that the RM Proposals will not result in any greater landscape and visual effects than that anticipated arising from the Outline Consented Scheme, and that there would be no demonstrable or significant harm to the landscape character or appearance of the village, and nor that of the surrounding landscape and countryside.
- 1.10 My evidence should be read in conjunction with that of my colleague, Mr Andrew Fisher, who will provide evidence in relation to planning and policy matters and overall planning balance, Mr James Carr of Mapridge Design Studios on design matters, and Rik Totman of Cannon Consulting Engineers on flooding and surface water management matters. It should also be read in conjunction with the following illustrative material and supporting information within the appendices to my evidence:

- **Appendix LT-1:** Illustrative Material;
  - **Figure LT1a:** Appeal Site Context Plan at 1: 2,500 at A3
  - **Figure LT1b:** Appeal Site Wider Context Plan at 1:10,000 scale at A3;
  - **Figure LT2:** Topographical Features Plan at 1:20,000 scale at A3;
  - **Figure LT3:** Landscape Character Plan at 1:20,000 scale at A3;
  - **Figure LT4:** Appeal Site Appraisal Plan at 1:2,500 scale at A3;
  - **Figure LT5:** Visual Appraisal Plan at 1:20,000 scale at A3; and
- **Appendix LT-2:** Appeal Site Context Photographs: Fulbourn Village Design Guide Views 1 and 2
- **Appendix LT-3:** Realm Accurate Verified Representations of Fulbourn Village Design Guide Views 1 and 2
- **Appendix LT-4:** Updated Appeal Site Appraisal Photographs (A - I);
- **Appendix LT-5:** Updated Appeal Site Context Photographs (1 - 13);
- **Appendix LT-6:** Updated Landscape and Visual Context and Effects; and
- **Appendix LT-7:** Landscape and Visual Impact Assessment Methodology.

### Structure of Evidence

- 1.11 Firstly, I will review the landscape and visual context in which the Appeal Site is located. I will describe the existing landscape characteristics of the Appeal Site; the existing visual characteristics of the Appeal Site and that of its locality and assess the degree to which the Appeal Site is characteristic of the local and wider surroundings. I will also identify any changes in the current landscape and visual context of the Appeal Site, compared with that presented as evidence at the 2016 Appeal (Ref APP/W0530/W/15/3139730), and that set out in the Landscape and Visual Impact Assessment, January 2017, (CDC7), prepared in support of the Outline Application Ref: S/0202/17/OL (Outline Consented Scheme), and which was based on the landscape and visual evidence presented at the 2016 Appeal.
- 1.12 I will then describe the RM Proposals for the Appeal Site, identifying how these proposals have been brought forward in consideration of the Outline Consented Scheme, and the immediate setting and local and wider landscape and visual context of the Appeal Site.
- 1.13 I will provide an updated Landscape and Visual Impact Assessment for the RM Proposals, and I will compare this with the findings of the Landscape and Visual Impact Assessment prepared to support the 2017 Outline Consented Scheme. I will then assess the RM Proposals in relation to the RfR relevant to landscape and visual matters, in particular with reference to landscape character and appearance of the area / village of Fulbourn, the impact on the alleged 'wide



open views to the countryside beyond', and the potential adverse visual impact arising from the RM Proposals.

1.14 Finally, I will draw my conclusions.

1.15 The evidence which I have prepared and provide for Appeal APP/W0530/W/22/3291532 in this Proof of Evidence is true and has been prepared and given in accordance with guidance of my professional institution, and I confirm that the opinions expressed are my true professional opinions.

## 2.0 LANDSCAPE AND VISUAL CONTEXT

### Site Context

- 2.1 The Appeal Site immediately adjoins the northern settlement edge of Fulbourn, South Cambridgeshire. The Appeal Site is approximately 6.85ha in size and extends from Teversham Road in the west, to Cox's Drove in the east. The Appeal Site comprises two rough grass fields with encroaching scrub; a plot of scrub land along Teversham Road; and a garden historically associated with the former Fulbourn Pumping Station ('The Pump House Garden'). The Ipswich to Cambridge Railway Line (Cambridge Branch Line) upon embankment broadly defines the northern edge of Fulbourn and forms the northern boundary of the Appeal Site as illustrated on **Figure LT1: Appeal Site Context Plan**, in **Appendix LT-1** of my evidence.
- 2.2 To the north of the Appeal Site, beyond the railway line, lies an agricultural landscape, predominantly arable land use, divided into distinct parcels by a network of drainage channels and ditches, this extends across the relatively flat topography that together define the local and wider character.
- 2.3 The Appeal Site is effectively contained by the settlement of Fulbourn to the east, south and west, and by the railway line, associated embankment and mature vegetation to the north.
- 2.4 Cox's Drove and Teversham Road adjoin the eastern and western boundaries of the Appeal Site, respectively.
- 2.5 To the south of the Appeal Site, Cow Lane extends broadly east-west, connecting with Teversham Road and Cox's Drove. Residential properties, the former Fulbourn Pumping Station, and green spaces of Poorwell Water and The Pump House Garden, the latter of which forms part of the Appeal Site, are situated along Cow Lane, and border, or in the case of the Pump House Garden are included in, the Appeal Site.

### Topography and Hydrology

- 2.6 As shown on **Figure LT2: Topographical Features Plan**, in **Appendix LT-1** of my evidence, Fulbourn and the Appeal Site are located within a predominantly flat landscape, ranging between 10m Above Ordnance Datum (AOD) to 20m AOD. South of Fulbourn, land rises gently to localised high points including Wandlebury Country Park at Wormwood Hill at approximately 70m AOD, over 3 kilometres (km) south-west of Fulbourn.
- 2.7 Water bodies within or in close proximity to the Appeal Site include the pond at Poor Well Water (south of the Appeal Site) and the pond within The Pump House Garden. Two drainage

channels / streams are present within the Appeal Site. These converge and discharge into the network of channels / streams to the north of the Appeal Site, beyond the railway line.

### Vegetation

- 2.8 The village of Fulbourn is surrounded by countryside to the north, east and south, comprising primarily rectilinear fields divided by hedgerows (along drainage channels), and straight roads. In addition, irregular blocks of woodland, scattered farm complexes and meandering ditches are present, breaking up the rectilinear pattern of the landscape.
- 2.9 The village of Fulbourn has a leafy character, largely due to the mature trees present throughout the village, within gardens and along streets, including Cow Lane along which are a number of mature trees, including those associated with Poor Well Water and The Pump House Garden. This characteristic is one of the features identified in the Fulbourn Parish Plan (CDH1), described as a *"village among trees"*, and *"living among trees"*, at Pages 10 and 5 respectively.
- 2.10 This is also identified in the Fulbourn Village Design Guide (CDE5) in Section 6.0: A Legacy of Majestic Trees, which sets out that:

***"Fulbourn is characterised as a village set among trees, where tree crowns and foliage dominate over most buildings and where rural biodiversity is often richer within the built area than in the countryside itself. Ensuring a strong legacy of tall trees, hedgerows, field ditches and streams is essential to preserving the character of the village."***

- 2.11 The draft Fulbourn Neighbourhood Plan, Submission Draft – V3, 8th October 2021, (CDE7), also acknowledges this vegetated character of Fulbourn, at Paragraph 4.35, noting that the village has *"the visual impression of 'living among trees'"*, and, at Paragraph 5.3, that the *"mature trees and hedgerows, distinguish[ing] Fulbourn as 'village set amongst trees'"*.

### Public Rights of Way

- 2.12 There are no Public Rights of Way (PROWs) across the Appeal Site, and PROWs within the vicinity of the Appeal Site are very limited, as illustrated on **Figure LT1: Appeal Site Context Plan**.

### Landscape Related Designations

- 2.13 Part of Fulbourn is designated as a Conservation Area. The north-western-most extents of the Conservation Area include part of Cow Lane; the properties to the immediate south of the Appeal Site, The Pines; Poor Well Water to the immediate south of the Appeal Site; and 'The

Pump House Garden' (which is part of the Appeal Site), as illustrated on **Figure LT1: Appeal Site Context Plan**.

2.14 The southern extent of the Appeal Site, The Pump House Garden, therefore, extends into the Fulbourn Conservation Area, and the southern boundary of the Appeal Site adjoins, in part, the northern boundary of the Conservations Area. The potential effect on the Fulbourn Conservation Area is addressed in the Technical Note appended to the Planning Evidence of Mr Fisher although my evidence is likely to also be of relevance so far as it relates to the visual impacts of the proposals.

2.15 There are two Listed Buildings within 100m of the Site:

- Rose Cottage, 34 Cow Lane, Grade II, approximately 84m to the south-east of the Appeal Site boundary; and
- 28 Cow Lane, Grade II, approximately 90m to the east of the Appeal Site boundary.

2.16 A Tree Preservation Order imposed in 1962 covers the following within the Appeal Site:

- The trees within The Pump House Garden and along the southern edge of Field F1 are within TPO A7; and
- The trees to the east of Poor Well Water are within TPO A6.

2.17 At the time the Tree Preservation Order (1962) was created, large parts of the TPO areas were not developed. There has been subsequent extension to built form in this location (particularly area A6), and therefore it is unclear as to whether all the trees remain.

### **Landscape Planning Context**

2.18 The relevant Landscape Planning Policy Context, and supporting evidence base, for the Appeal Site includes landscape and visual related policies set out in:

- National Planning Policy Framework (July 2021) (NPPF) (CDF1)
- South Cambridgeshire Local Plan (September 2018) (CDE1)
- Sustainable Design and Construction SPD (January 2020) (CDE11)
- Village Design Statement SPDs – Fulbourn - (January 2020) (CDE5)
- Fulbourn Neighbourhood Plan 2019-2031 Submission Draft (October 2021) (CDE7)

2.19 The Landscape in New Developments SPD (Adopted March 2010) (CDE4) was adopted by SCDC to provide guidance to support the previously adopted Development Plan Documents, which have been superseded by the South Cambridgeshire Local Plan 2018. However, this document is still material consideration when making planning decisions, with the weight in decision

making to be determined on a case by case basis having regard to consistency with national planning guidance and the adopted South Cambridgeshire Local Plan 2018:

- 2.20 In summary, National planning policy, as set out in the National Planning Framework (NPPF) (CDF1), promotes sustainable development, including the consideration of the economic, social and environmental role proposed development would contribute, both in terms of potential benefits and harm. The Appeal Site does not currently fall within any areas covered by policies within the NPPF, as set out in Footnote 7 of Paragraph 11, that would restrict the presumption in favour of sustainable development, subject to complying with and meeting the criteria of Paragraph 11.
- 2.21 National planning policy also seeks to provide protection for the intrinsic character and beauty of the countryside and the natural environment; and the protection and enhancement of valued landscapes. Policy also seeks to ensure that new development is of high quality design; responds to local character and history, and local distinctiveness; includes for the provision of Green Infrastructure; and that it establishes a strong sense of place to create attractive and comfortable places in which to live, work and visit.
- 2.22 The majority of the Appeal Site is located outside of, but immediately adjoins, the extent of the Development Framework for Fulbourn, which defines the settlement boundary, as set out by Policy S/7 of the adopted Local Plan (CDE1).
- 2.23 The Appeal Site is not within Green Belt but is subject to Policy NH/8: Mitigating the Impact of Development in and adjoining Green Belt; however, the effect of the RM Proposals on adjoining Green Belt is not a reason for refusal and there is no dispute with SCDC with regard to this policy.
- 2.24 The Appeal Site is not covered by any policies relating to Village Character, such as Policy NH/11: Protected Village Amenity Areas, although Poor Well Water is covered by this policy, or Policy NH/13 Important Countryside Frontages. The Pump House Garden is covered by Policy HN/12: Proposed Local Green Space, but as the RM Proposals include this area as public open space, there is no conflict with this policy, it is not a reason for refusal, and there is no dispute with SCDC with regard to this policy.
- 2.25 Local landscape planning, as set out in the adopted Local Plan, at Para 5.5 of the Local Plan states;

***"All new development will have an impact on its surroundings. Development needs to be of an appropriate scale, design and materials for its location and conform to the design principles set out in the policy. The aim must be that any development .... respects, preserves and enhances the special character of South Cambridgeshire generally and the locality specifically. Any***

***development must also take proper care to respond to its surroundings, and create sustainable, inclusive and healthy environments where people would wish to live, work, shop, study or spend their leisure time. Well designed buildings and places contribute to the quality of life, increase economic vitality, achieve high environmental standards, reduce emissions and deliver a high quality public realm."***

- 2.26 The Strategic Housing Land Availability Assessment (SHLAA) (CDH2) is one of a number of evidence base documents and supporting studies produced or commissioned by South Cambridgeshire District Council which has informed the adopted Local Plan.
- 2.27 Appendix 7i of the SHLAA assesses all the sites included within the study. The two fields of the Appeal Site are identified as Site Number 162 of the SHLAA. Comments within the assessment proforma for Site Number 162 relate to a range of considerations including heritage, landscape and townscape.
- 2.28 Under Site Description & Context the Appeal Site is noted as being ***"two enclosed fields"***, and that ***"there is limited opportunity to view the [Appeal] Site from the surrounding area"***.
- 2.29 In the assessment of Townscape and Landscape Impact, it concludes that:

***"Development on the Site would have a neutral effect on the landscape setting of Fulbourn because the site is so well screened from the residential and commercial buildings that surround it on three sides with the railway forming a barrier to the north."***

- 2.30 The Fulbourn Village Design Guide SPD (CDE5), adopted in January 2020, as a Supplementary Planning Document (SPD), has been prepared to amplify and build on the requirements set out within policy HQ/1: Design Principles in the adopted 2018 Local Plan, and other policies within the Local Plan which relate to the built and landscape character, heritage and distinctiveness of South Cambridgeshire, and notes that the ***"Fulbourn Village Design Guide SPD forms a material consideration in determining planning applications for developments within the village"***.

- 2.31 The Fulbourn Village Design Guide sets out that:

***"Fulbourn is characterised as a village set among trees, where tree crowns and foliage dominate over most buildings and where rural biodiversity is often richer within the built area than in the countryside itself. Ensuring a strong legacy of tall trees, hedgerows, field ditches and streams is essential to preserving the character of the village."***

2.32 With specific reference to the Appeal Site, on Page 16, the Fulbourn Village Design Guide notes that:

***"Development of this site will have to address several challenges to respect the sensitive natural location and for successful integration in the village. The penetration of the countryside within the village and the delicate wildlife area of the chalk stream require the establishment of a green natural corridor of sufficient width to retain the connection and protect the environment.***

***Natural areas should be protected from artificial lighting and encroachment of human activities.***

***It will also be essential that the site is integrated into the patterns of streets and lanes of the village, at least for pedestrians and cyclists, rather than remaining an isolated housing estate."***

2.33 Figure 46: Design considerations for respectful development at the Teversham Road site identifies a series of considerations for development of the Appeal Site, which are:

- ***"Wide open views and green space towards countryside***
- ***Environmental management and biodiversity enhancement of chalk stream corridor***
- ***Green edges ('Soft edges')***
- ***Playspace within planted green - a feature of local character***
- ***Continuous green link from Poor Well along the chalk stream and wildlife corridor***
- ***Poor Well natural area not to be used for access to the development***
- ***Public space node at the Waterworks Lodge with opportunity for seating and public art - restricted pedestrian access preferable***
- ***Informal layout with all streets designed as traditional lanes***
- ***Gateway space at entrance with views across to the open countryside - no 'gateway buildings'"***

2.34 The '**wide open views and green space towards the countryside**' defined on Figure 46 is also illustrated on **Figure 1: Appeal Site Context Plan** and **Figure 4: Appeal Site Appraisal Plan** for reference.

2.35 With regard to "Integrating larger developments within the village" the Fulbourn Village Design Guide sets out essential design considerations for larger developments:

***"Design Guidance:  
Site Layout***

***10.1 Sites should have planted and irregular 'soft edges' at the interface with the countryside.***

***10.2 Any green buffer between new development and existing built up area of the village should be intended to protect privacy and should not isolate the new community.***

***10.3 Site planning should incorporate open views from and through the interior of the site towards the countryside and local landmarks.***

***10.4 Street networks should be a natural extension of the village with informal, interconnected streets, lanes and spaces - avoiding rigid and regular grids.***

***10.5 Sensitive treatment of main road frontages should include tall trees, hedgerows and the boundary walls typical of Fulbourn.***

***10.6 There should not be gateway buildings at the entrance to the site: green gateway spaces with seating and public art are more appropriate to the character of the village.***

***10.7 Buildings should be informally aligned and avoid forming perimeter blocks.***

***10.8 Pedestrian routes and cycleways should form a network connecting to the village core and community facilities/services.***

***10.9 Hard surfaced areas should use permeable materials to assist with sustainable drainage and control surface water flooding.***

***Building Design***

***10.10 3 storey buildings are not typical of the village and should only be considered with extreme care - they should be sited away from prominent frontages to minimise visual presence, and be articulated to avoid any bulkiness.***

***10.11 Courtyard / townhouse formats with direct entrance from the street are more appropriate than blocks of flats; tall lit stairwells are to be avoided as inappropriate to village character.***

***10.12 The height should be lower than the crown of surrounding mature trees to retain the setting of a 'village among trees'.***

***10.13 Buildings should not be repetitive, and provide variety of building types and design with coherent scale, massing and elegant simplicity in detailing.***

***10.14 Local and contemporary features, materials and detailing should be used.***



***10.15 Plots for self-build and custom-built houses could be an appropriate way to provide diversity in line with the character of the village.***

***10.16 Car parking and garages should have minimal visual impact.***

***10.17 Bins, cycle parking, meter boxes and other infrastructure should be integrated in the design.***

#### ***Landscape Design***

***10.18 A strong rural-inspired landscape framework and public realm should be designed, starting from existing landscape features and including a network of green spaces and wildlife corridors.***

***10.19 The landscape design of new development should improve opportunities for formal and informal sport and physical activity.***

***10.20 Enhancement of biodiversity and opportunity for wildlife should be included within the development area. Attracting birds through hedgerow planting and bird boxes is particularly important as Fulbourn is well known for its swifts.***

***10.20 Sustainable drainage should be integrated within the landscape, take inspiration from the traditional local ditches and contribute to the biodiversity of the site.***

***10.21 Street lighting should be minimal and there should not be any floodlit spaces to minimise impact on night-sky and wildlife.***

***10.22 Local artists could contribute to public art opportunities.***

***10.23 Interpretation of local heritage in place naming will be welcome."***

- 2.36 Reason for Refusal 1 makes specific reference to Guidance Notes 10.3, 10.10, 10.12 and Figure 46 of the Fulbourn Village Design Guide.
- 2.37 The draft Fulbourn Neighbourhood Plan, Submission Draft – V3, 8<sup>th</sup> October 2021, (CDE7), sets out a shared vision for Fulbourn, ***"as a vibrant, sustainable and thriving local community with its own distinctive characteristics"***.
- 2.38 Village setting policies FUL/01 to FUL/05 are directed at ensuring ***"Fulbourn retains its individually and village character, within a rural landscape of richer wildlife and biodiversity"***, and Development policies FUL/06 to FUL/18 aim to ensure that ***"future development makes a positive contribution to local character and distinctiveness"***.

2.39 The Vision and Objectives of the Fulbourn Neighbourhood Plan notes, at Paragraph 5.3, that it takes forward the statements of the Fulbourn Parish Plan, and notes that, relevant to the landscape and visual context, the following are of value:

- *"The rural setting of the village and strong relationship to the countryside with wide views of the village across fields from all approaches and with views towards the countryside and footpath connections from within the village.*
- *The mature trees and hedgerows, distinguishing Fulbourn as a 'village set among trees'"*

2.40 Policy FUL/01 - Protecting the Distinctiveness and Landscape Setting of Fulbourn states that:

- 1. Development will only be permitted where it respects and retains or enhances the setting and character of Fulbourn as an individual village set in a rural landscape. Any development proposals must be located and designed so that they do not have an adverse effect on the rural character and openness of the landscape setting. ...*
- 4. Locally Important Views are identified in Fig. 9 and comprise:  
Outward Views from the Village  
C6 – Northwards from Poor Well*
- 5. Development will not be permitted where it would have an adverse impact on the rural setting of Locally Important Views or result in the loss of woodland or the openness and appearance of fields which contribute to the setting of the Locally Important Views.*
- 6. Development Proposals will be required to demonstrate compliance with the Fulbourn Village Design Guide and any document that supersedes this.*

2.41 Other relevant policies include Policy FUL/03 – Creating a Connected Green Infrastructure Network; Policy FUL/04 – Protection and Enhancement of the Natural Environment; Policy FUL/06 – Protecting and Enhancing Village Character; Policy FUL/07 – Building and Landscape Design, including reference to building heights; and Policy FUL/09 – Larger Residential Development (10 or more units).

### **Landscape Character**

2.42 The assessment of landscape character involves a descriptive approach that seeks to identify and define the distinct character of landscapes that make up the country. In accordance with the European Landscape Convention this approach recognises the intrinsic value of all landscapes, not just 'special' landscapes, but as contributing factors in people's quality of life.

It also ensures that account is taken of the different roles and character of different areas, in accordance with the NPPF Core Principles.

- 2.43 The description of each landscape is used as a basis for evaluation in order to make judgements to guide, for example, development or landscape management. The published landscape character assessments and studies relevant to the Appeal Site remain the same as those identified in evidence for the 2016 Appeal (Ref APP/W0530/W/15/3139730), and that set out in the Landscape and Visual Impact Assessment, January 2017, (CDC7), prepared in support of the Outline Application Ref: S/0202/17/OL, with the exception of reference to the Vision for the Future of Cambridgeshire Landscape (1991), (CDF4), and the Chalklands Landscape Character Area, which has now been superseded by Greater Cambridgeshire Landscape Character Assessment (2021) (CDH5).
- 2.44 The Greater Cambridgeshire Landscape Character Assessment provides greater sub-division of the Cambridgeshire landscape. The Appeal Site is predominantly located within the 6C: Fulbourn Fen Edge Chalklands Landscape Character Area (LCA), with the very western extent of the Appeal Site extending into the 6A: Fen Ditton Fen Edge Chalklands (LCA), the extents of which is illustrated Figure **LT3: Landscape Character Plan**, in **Appendix LT-1** of my evidence. The LCAs defined in the Greater Cambridgeshire Landscape Character Assessment broadly align with those set out in the Cambridge Green Belt Study, (2002) (CDF5), which provided a greater level of detail on landscape character than the former Vision for the Future of Cambridgeshire Landscape, and which was referenced in evidence for the 2016 Appeal and the 2017 LVIA, as illustrated on Figure 2 of the 2017 LVIA, (CDC7).
- 2.45 Subsequently, the most significant change is that the Appeal Site is now identified as being within a Fen Edge Chalklands LCA, and not within a Fen LCA, the latter of which is now identified as being north of the railway that defines the northern boundary of the Appeal Site. This reinforces the location of the Appeal Site within a Fen Edge Chalkland landscape and exhibiting the characteristics of the LCA 2B: Eastern Fen Edge-Fulbourn, as described in Cambridge Green Belt Study, and the 6C: Fulbourn Fen Edge Chalklands as defined in the Greater Cambridgeshire Landscape Character Assessment.
- 2.46 The published landscape character assessments and studies relevant to the Appeal Site, therefore, are:
- National Character Area (NCA) Profiles, prepared by Natural England (2014). The Appeal Site lies within NCA Profile 87: East Anglian Chalk (CDF2), and to the east of NCA Profile 88: Bedfordshire and Cambridgeshire (CDF3);
  - Greater Cambridgeshire Landscape Character Assessment, prepared by Chris Blandford Associates (CBA) February 2021 (CDH5). The majority of the Appeal Site and

surrounding landscape to the east, south and west is identified as being within the Fen Edge Chalklands Landscape Character Type (LCT), with the Appeal Site, Fulbourn and the landscape to the east of the settlement located within Fulbourn Fen Edge Chalklands Landscape Character Area (LCA) 6C. The western most part of the Appeal Site, the western edge of Fulbourn and the landscape to the north west of the Appeal Site are located within the Fen Ditton Fen Edge Chalklands LCA 6A. The landscape to the north of the Site, beyond the railway line, is within the Fulbourn Fen LCA 1E.

- The District Design Guide SPD, prepared by South Cambridgeshire District Council (2010) (CDE2). The Appeal Site and surrounding landscape are encompassed within Area B 'Chalklands', which coincides with the LCA identified at a county level; and
- The Cambridge Green Belt Study, prepared by LDA on behalf of South Cambridgeshire District Council (2002) (CDF5), which is relevant insofar as it was considered at the 2016 Appeal and referred to in the 2017 LVIA, in the absence of more detailed landscape character assessment at the time. The majority of the Appeal Site lies within the Fen Landscape Character Type (LCT). The south-westernmost part of the Appeal Site is identified within the Fen Edge LCT, which extends to the east and west of the Appeal Site. The landscape to the south of the Appeal Site is encompassed by the Chalk Hills LCT. Each LCT is further subdivided into a series of smaller scale LCAs, with the majority of the Appeal Site identified within the Little Wilbraham Fen LCA, and partly encompassing the Fulbourn Eastern Fen Edge LCA.

2.47 The NCA Profiles, County LCAs, and Districts LCTs and LCAs are identified on **Figure LT3: Landscape Character Plan**, in **Appendix LT-1** of my evidence. The published characterisations provide descriptions of the key components and characteristics of the landscape within which the Appeal Site is located, and the key characteristics, strategies and guidance are set out in **Appendix LT-6**.

2.48 At all levels, the landscape character assessments still acknowledge that settlement is a characteristic component of the landscape within which Fulbourn, and the Appeal Site are located. As such, all the landscape character assessments provide guidance and design principles for successfully accommodating new development within the landscape, in the acknowledgement that there is the potential for appropriate development in this location, and that the landscape character within which Fulbourn and the Appeal Site are located is not particularly sensitive to settlement expansion.

### Summary

2.49 Fulbourn and the Appeal Site are located within the East Anglian Chalk NCA, the Fulbourn Fen Edge Chalklands LCA and Fen Ditton Fen Edge Chalklands at County level, and the Chalklands LCA at District level published Landscape Character Assessments.

2.50 The LCAs all identify the location of the Appeal Site within a Fen Edge Chalkland landscape and exhibiting the characteristics of the LCA 2B: Eastern Fen Edge-Fulbourn, as described in Cambridge Green Belt Study, and the 6C: Fulbourn Fen Edge Chalklands as defined in the Greater Cambridgeshire Landscape Character Assessment, and which are described as 'settled' and within which settlement is a characteristic component. This was acknowledged as a characteristic of the landscape context of the Site by the Inspector in the Appeal Decision (Paragraph 19) (APP/W0530/W/15/3139730) (CDD2) and reinforced by the outline consent for housing on the Appeal Site, which has now established the principle of development on the Appeal Site.

2.51 From the guidelines set out in the landscape character assessments, the following principles were used to inform the design of the Outline Consented Scheme within the Appeal Site, and remain relevant:

- Conserve the settlement character and create or enhance sustainable urban drainage systems and green infrastructure within existing and new developments, to provide recreation opportunities and enhance landscape character;
- Maintain the distinctive settlement pattern of the area and its local context;
- Ensure density and pattern of new developments reflect that of existing villages and hamlets, ensuring that new developments reflect the form, scale and proportions of the existing vernacular buildings of the area and reflect the traditional building styles, materials, colours and textures of the locality.
- Ensure new development incorporates suitable measures, such as tree planting or green buffers, with sufficient space for garden and street tree planting;
- Enclose boundaries facing the street on village peripheries with hedge and tree planting;
- Take opportunities to create new village greens and/or wildlife areas within new developments;
- Avoid the use of standardised and intrusive urban materials, street furniture, lighting and signage as part of traffic calming measures wherever appropriate; and
- Improve opportunities to enhance people's enjoyment of the area while protecting levels of tranquillity.

2.52 Subsequent to the granting of consent for the Outline Consented Scheme, guidance set out in the Fulbourn Village Design Guide with regard to 'Section 10: Integrating Larger Developments within the Village' and the 'Teversham Road Site', as set out in Section 2.0 of my evidence also needs to be considered with regard to the RM Proposals, in particular the following as referred to in Reason for Refusal 1, insofar it is relevant:

***Design Guidance: Site Layout:***

***"10.3 Site planning should incorporate open views from and through the interior of the site towards the countryside and local landmarks. ...***

***Building Design***

***10.10 3 storey buildings are not typical of the village and should only be considered with extreme care - they should be sited away from prominent frontages to minimise visual presence, and be articulated to avoid any bulkiness. ...***

***10.12 The height should be lower than the crown of surrounding mature trees to retain the setting of a 'village among trees'... "***

***Figure 46: Design Considerations for respectful development at the Teversham Road Site:***

- ***"Wide open views and green space towards countryside***
- ***Environmental management and biodiversity enhancement of chalk stream corridor***
- ***Green edges ('Soft edges')***
- ***Playspace within planted green - a feature of local character***
- ***Continuous green link from Poor Well along the chalk stream and wildlife corridor***
- ***Poor Well natural area not to be used for access to the development***
- ***Public space node at the Waterworks Lodge with opportunity for seating and public art - restricted pedestrian access preferable***
- ***Informal layout with all streets designed as traditional lanes***
- ***Gateway space at entrance with views across to the open countryside - no 'gateway buildings'"***

### 3.0 UPDATED LANDSCAPE AND VISUAL APPRAISAL OF THE APPEAL SITE

#### Site Appraisal

- 3.1 The Appeal Site is illustrated on **Figure LT4: Appeal Site Appraisal Plan** in **Appendix LT-1** of my evidence, and in **Appeal Site Appraisal Photographs A - I** in **Appendix LT - 4** of my evidence. A site visit to the Appeal Site was undertaken in February 2022 record the up-to-date character of the Appeal Site and to update the Appeal Site Appraisal and Context Photographs. The Appeal Site is largely unchanged from the landscape and visual appraisal undertaken in 2016, with the exception of greater encroaching scrub and additional tree growth, as illustrated in the **Appeal Site Appraisal Photographs A - I**. The descriptions of the Appeal Site, with reference to the Appeal Site Appraisal Photographs is unchanged from the descriptions provided in evidence to the 2016 Appeal and in the 2017 LVIA, with the exception of the inserted and underlined text.
- 3.2 The Appeal Site comprises two predominantly level semi-improved rough grass fields, with encroaching scrub (Fields F1 and F2); a plot of scrub land along Teversham Road; and The Pump House Garden historically associated with the former Fulbourn Pumping Station, as shown on **Figure LT4: Appeal Site Appraisal Plan**.
- 3.3 The Appeal Site is predominantly flat, falling slightly in a northerly direction. Two drainage channels / streams are present within the Appeal Site; Channel A extends along the southern boundary of Field F1, the line of which follows the mature tree belt on the southern boundary, as shown by **Appeal Site Appraisal Photograph G**; and Channel B and its associated hedgerow divides Fields F1 and F2, as illustrated by **Appeal Site Appraisal Photograph A and C**. Channel A converges with Channel B on the southern boundary of the Appeal Site, north of Poor Well Water, and from here, Channel B flows northwards, and discharges into the network of channels / streams to the north of the Appeal Site, beyond the railway line.
- 3.4 Forbes Laird Arboricultural Consultancy undertook a Tree Survey, the findings of which are set out within Tree Survey to BS5837:2012 in August 2014 which is appended to The Arboricultural Method Statement and Tree Protection Plan Report (2021) (CDB2a). The Tree Survey notes that the majority of trees within or adjacent to the Site are B and C grade; where B grade is defined as moderate quality and value, and C grade is defined as low quality and value. The exceptions are the Austrian Pine and Sycamore tree group (TG3007) along the southern boundary of the Appeal Site, between Field F1 and The Pump House Garden, and trees within The Pump House Garden, which are A grade, where A grade is defined as high quality and value.

- 3.5 A Tree Removal and Root Protection Areas Plan is also included in Arboricultural Method Statement and Tree Protection Plan – Rev D (CDB2a).
- 3.6 Since the Topographical and Arboricultural Surveys were undertaken in 2014, an additional topographical survey has been undertaken, in April 2022, to confirm the height of key trees and woodland on and surrounding the Appeal Site, and to identify and survey some omitted vegetation.
- 3.7 The height of the woodland on the northern boundary of the Appeal Site to the immediate east of the industrial estate, previously omitted, has been surveyed. The woodland is of an average height of 12m, with some prominent tall trees being some 17m in height. The numerous trees along the Ipswich to Cambridge railway line embankment now range between 10m and 18m in height.
- 3.8 Elsewhere, trees which had not reached maturity at 2014, have put on 1 – 4m growth (increase in height). In addition, the avenue Lime Trees along Cow Lane and fronting onto Poor Well Water are 15m in height.
- 3.9 Fields F1 and F2 comprise the majority of the Appeal Site, and although open in character with increasing scrub encroachment, are well contained; being surrounded by a combination of built form and vegetation, with a substantial hedgerow, associated with Channel B, separating the two fields.
- 3.10 **Appeal Site Appraisal Photographs A, B, C, and D** illustrate the character of Field F2, and demonstrate the enclosure, even in winter, provided by the combination of residential, commercial and industrial development immediately adjoining the Appeal Site, and substantial mature vegetation on the boundaries of, and surrounding the Appeal Site, in particular:
- Residential and commercial properties and industrial units on Cox's Drove to the east;
  - Residential properties on Cow Lane and The Pines to the south;
  - The substantial hedgerow, tree belt and embankment on the northern boundary adjoining the railway line;
  - The substantial tree belt including numerous evergreen trees on the southern boundary;
  - The mature trees on the eastern boundary and within the residential, commercial and industrial properties on Cox's Drove;
  - The substantial hedgerow separating Fields F1 and F2;
  - The substantial vegetation associated with Poor Well Water to the immediate south of the Appeal Site;
  - The substantial mature trees within the residential development on Cow Lane to the south of the Appeal Site.



3.11 **Appeal Site Appraisal Photographs E, F and G** illustrate the character of Field F1 and, again, demonstrate the enclosure provided by the combination of residential, commercial and industrial development and substantial vegetation immediately adjoining and surrounding the Appeal Site, in particular:

- Residential development on Cow Lane and substantial residential development on The Pines to the south of the Appeal Site;
- The former Fulbourn Pumping Station, now in vacant commercial office use, to the south of the Appeal Site;
- Residential development on Teversham Road on the western boundary of the Appeal Site;
- The substantial industrial development immediately adjoining the northern boundary of the Appeal Site;
- The substantial hedgerow separating Fields F1 and F2;
- The substantial tree belt including numerous evergreen trees on the southern boundary, including the dense mature vegetation within The Pump House Garden which is within the Appeal Site, but which also contributes to the containment and enclosure of Field F1;
- The mature woodland and tree belt surrounding the industrial development on the northern boundary of the Appeal Site; and
- The mature trees on the western boundary and within the residential on Teversham Road;

3.12 **Appeal Site Appraisal Photographs H and I** illustrate the character of the eastern extension of the Appeal Site; a small plot of scrubby land, between residential properties on Teversham Road, and providing a connection through to Teversham Road.

### **Visual Appraisal**

3.13 A visual appraisal of the Appeal Site and its environs was revisited in February 2022, to determine the relationship of the Appeal Site with its surroundings, and the visibility of the Appeal Site within the wider landscape.

3.14 The visual appraisal was undertaken from publicly accessible viewpoints within the surrounding landscape, such as from roads and footpaths, to determine the approximate extent of the area from which the Appeal Site is visible from the eye level of a person standing on the ground. The visibility of any site is predominantly influenced by its landform and the extent and type of vegetation cover and built elements within a site and the surrounding landscape.

3.15 The updated visual context of the Appeal Site and its surroundings is illustrated by the **Appeal Site Context Photographs 1 - 13**, in **Appendix LT-5** of my evidence, the locations of which

are shown on **Figure LT5: Visual Appraisal Plan** and these illustrate a representative selection of views of the Appeal Site from the surrounding area, and the levels of visibility of the Appeal Site from the surrounding area.

- 3.16 Again, there is very limited change in the immediate and wider visual context of the Appeal Site, as illustrated by the **Appeal Site Context Photographs 1 – 13**, with the exception of further tree and vegetation growth, contributing to greater visual enclosure to the Appeal Site.
- 3.17 Descriptions of **Appeal Site Context Photographs 1 – 13**, based on the 2017 LVIA commentary, with any limited change identified, are included in **Appendix LT – 6**.
- 3.18 The most relevant Appeal Site Context Photograph is **Appeal Site Context Photograph 4**, which illustrates the view obtained from Cow Lane, from the footway on the southern side of Cow Lane to south-east of Poor Well Water, looking northwards in the direction of the Appeal Site. There are glimpses, through the roadside trees along Cow Lane, to Poor Well Water, although in summer views to Poor Well Water are screened by the foliage of the trees along Cow Lane. Two storey residential properties front onto Cow Lane, visible to the east of Poor Well Water, and there are glimpses, through the roadside trees, of the larger residential properties on Cow Lane and on The Pines, to the west of Poor Well Water. Views of the Appeal Site are largely screened by the residential development and surrounding vegetation, with views limited to partial views of the upper parts of vegetation on the boundaries the Appeal Site, where narrow breaks in the surrounding residential development and vegetation occur. The existing view of Poor Well Water is set in the context of immediately surrounding residential development. There is no significant change in this view.
- 3.19 Two further Appeal Site Context Photographs have been taken from Cow Lane, **Appeal Site Context Photographs: Fulbourn Village Design Guide Views 1 and 2**, the locations of which are identified on **Figure LT4: Appeal Site Appraisal Plan**. These views are taken from the footway on the southern side of Cow Lane, approximately at the eastern and western edge of the '*wide open views and green space towards the countryside*' as defined on Figure 46: Design considerations for the respectful development at Teversham Road in the Fulbourn Village Design Guide (Page 16) (CDE5), to represent views most likely to be obtained by users of Cow Lane (as opposed to from the grass verge to the north of Cow Lane where there is no footway). The extent of the view corridor defined on Figure 46 is also shown on **Figure LT4: Appeal Site Appraisal Plan** for reference.
- 3.20 These views were taken in February 2022, when the majority of the deciduous trees and vegetation was devoid of leaf cover, and therefore illustrate the maximum openness of the views. It is notable that, contrary to the description of the of '*wide open views*', even in winter the existing views across Poor Well Water towards the Appeal Site and the countryside

to the north of the Ipswich to Cambridge railway line are largely curtailed by the existing trees within Poor Well Water and on the southern boundary of the Appeal Site. There are no 'open' views of the Appeal Site, and no appreciation of the countryside to the north of the Appeal Site, even in winter, with a considerable further reduction in openness when trees and vegetation within Poor Well Water is in leaf. Again, the existing views of Poor Well Water are seen in the context of the immediately surrounding residential development that frames, and is glimpsed through, Poor Well Water. Therefore, notwithstanding that the retention of **'wide open views towards the countryside'** is an aspiration of the Fulbourn Village Design Guide for respectful development of the Appeal Site, and that the Fulbourn Village Design Guide is an SPD and a material planning consideration, these 'wide open views' do not actually exist, and this is not a practical nor deliverable objective.

### Summary

- 3.21 The Appeal Site therefore predominantly comprises two unremarkable, somewhat scrubby rough grass fields with increasing scrub encroachment, and which are subject to an Outline Consented Scheme; entirely enclosed by the built development on three sides, and the railway and associated embankment on the fourth, with further enclosure provided by substantial boundary and surrounding vegetation. The enclosed nature of the Appeal Site has been a long-standing recognised attribute of the Appeal Site, which was confirmed by the South Cambridgeshire District Council (SCDC) Landscape Officer, who states in his Consultation Response to the 2014 Outline Application (CDH3) that **"the [Appeal] Site is fairly enclosed."**, and that **"the northern boundary is entirely enclosed by a well vegetated railway embankment"**, and in the SCDC Officers Committee Report for the 2017 Outline Scheme (CDH4) at Paragraph 95, which described the Appeal Site as **"located to the northern edge of the village and is enclosed to three sides by development with the railway line demarcating the northern boundary and separating the site from the open countryside beyond"**. The enclosed nature of the Appeal Site has increased during the intervening time from 2016 up to 2022. Therefore, the combination of the flat topography and the extensive vegetation structure within and surrounding the Appeal Site, and the delineation provided by the Ipswich the Cambridge railway line running along the northern boundary of the Appeal Site, separates and distinguishes the Appeal Site, and the Outline Consented Scheme on it, from the wider landscape.
- 3.22 The Appeal Site needs to be considered in the context of the Outline Consented Scheme, that establishes the principle of development on the Appeal Site, in accordance with Parameter Plan 22430 M06 E (CDC3b), and that the Appeal Site is well enclosed, adjoined by built form, roads and a railway and associated embankment, all of which exert an urbanising influence on the Appeal Site, and with its boundaries defined by substantial vegetation, some of which has

matured between the time of the 2016 Appeal and the Outline Planning Application in 2017, and the current 2022 Appeal.

- 3.23 The character of the village of Fulbourn in the vicinity of the Appeal Site, as illustrated by the **Appeal Site Context Photographs**, is of varied residential character of differing style, scale and typology, but set within a well treed environment, creating the 'leafy' character of the village, as noted in the Parish Plan for Fulbourn (CDH1), the Fulbourn Village Design Guide (CD CDE5), and the draft Fulbourn Neighbourhood Plan (CDE7), being a 'village among trees'. The Parish Plan for Fulbourn also notes that the Ipswich to Cambridge railway line forms a natural boundary to the northern extent of the village (Page 7), and which is also referred to in the SHLAA (CDH2), noting that, with reference to the South Cambridgeshire Village Capacity Study, 1998, that, with regard to the railway line, *"the presence of this northern boundary to the village is identified as a key attribute"*.
- 3.24 Again, the combination of the location of the Appeal Site, the topography of the Appeal Site and its surroundings, and the extensive tree structure within and adjoining the Appeal Site, limit open views of the Appeal Site to its most immediate setting; and the surrounding existing development and extensive tree structure limits partial views to the upper parts of the tree belts along the southern boundary of the Appeal Site from Cow Lane where there are narrow breaks in the surrounding built form and vegetation. Beyond the immediate setting of the Appeal Site, visibility of the Appeal Site is limited to partial views of the upper parts of the tree belts along the southern boundary of the Appeal Site from sections of PRow 95/15 that crosses the landscape to the north of the Appeal Site, with the Appeal Site screened by the railway embankment and associated scrub and trees along the northern edge of the Appeal Site, much of which has matured further.
- 3.25 Where infrequent open, partial or glimpsed views of the Appeal Site are obtained, they are seen in the context of existing residential, commercial, industrial development, set within a well treed and vegetated context, either in the foreground, as a backdrop, or both.
- 3.26 Furthermore, as previously noted, there are no 'open' views of the Appeal Site, and no appreciation of the countryside to the north of the Appeal Site, even in winter, with a considerable further reduction in openness when trees and vegetation within Poor Well Water is in leaf. Therefore, notwithstanding that the retention of *'wide open views towards the countryside'* is an aspiration of the Fulbourn Village Design Guide for respectful development of the Appeal Site, and that the Fulbourn Village Design Guide is an SPD and a material planning consideration, these wide open views do not actually exist, and this is not a practical nor deliverable objective.

- 3.27 The Appeal Site is typical of the landscape identified within the 6C: Fulbourn Fen Edge Chalklands LCA, and is considered to reflect a typical village edge character, which is described as:

***"Village edges tend to be enclosed by small scale pastoral fields, shelterbelts and robust, well-trimmed hedgerows, forming localised visual enclosure and a soft rural edge to the historic cores."***

- 3.28 The Appeal Site exhibits some characteristics of the Fulbourn Eastern Fen Edge LCA, in that it is a transitional landscape between the fen to the north of the Ipswich to Cambridge railway line and higher land to the south; and being surrounded by built form on three sides, and with tree cover providing a high degree of enclosure to the village of Fulbourn, which is characteristic of the landscape and settlement to the south of the Ipswich to Cambridge railway line.
- 3.29 The Appeal Site is segregated from the fen landscape to the north, and is of very limited landscape value, and is therefore effectively a remnant parcel of land set within the settlement edge, albeit outwith the settlement boundary, of Fulbourn, with an Outline Consented Scheme for residential development of up to 110 dwellings, the northern boundary of which is clearly defined by the Ipswich to Cambridge railway line.

## 4.0 CONSIDERATION OF DEVELOPMENT PROPOSALS

- 4.1 The RM Proposals are for a high-quality residential development of up to 110 homes, with areas of landscaping and public open space, one new access point and associated infrastructure works on land off Teversham Road.
- 4.2 The RM Proposals for the Appeal Site are based on the parameters set out within the **Parameters Plan**, Drawing Ref 22430 M06E (CDC3b), which accompanied the consented Outline Planning Application. The **Site Layout**, Drawing Ref 28815 A-P10-010 P4(CDA3), demonstrates how the proposed built form is arranged within the development parcels illustrated on the Parameters Plan. These development parcels include dwellings and built form, private gardens, amenity space and roads. Therefore, the scale and massing of the RM proposed built form is considered to be lesser than that illustrated in the Parameters Plan, which allowed for built form across the full extent of the development parcels, and upon which the assessment within the 2017 LVIA was carried out.
- 4.3 The Parameters Plan established the areas for development, and of the total Appeal Site area (6.85 ha), **under half of this would be developed as 'Residential Development'** totalling 3.31ha. The rest of the Appeal Site would comprise 'Open Space', totalling 1.84 ha; 'Existing Vegetation' including The Pump House Garden, totalling 1.67ha; and 'Proposed Boundary Planting', totalling 0.03ha.
- 4.4 The Parameters Plan defined that the development could be up to 2½ storeys high with an eave and ridge height of 6m and 10.5m above grade. However, the conditions accompanying the Outline Consent included Condition 28 that states:

***"Notwithstanding the particulars shown on the parameters plan, the numbers of storeys and height of eaves and ridges above AOD of any built development hereby approved shall be determined through Reserved Matters applications."***

- 4.5 The reason for the condition is stated as: ***"In the interests of residential/visual amenity, in accordance with Policy DP/3 of the adopted Local Development Framework 2007)"***. Therefore, there is an allowance for departure from the Parameters Plan, with regard to numbers of storey, and eave and ridge heights, subject to consideration of residential/visual amenity.

### **Landscape and Visual Considerations for Design Development**

- 4.6 A strong landscape-led approach to the Proposed Development has been taken from the outset, both at Outline and Reserved Matters stages, to ensure that the RM Proposals would be integrated successfully into the landscape.

- 4.7 Mr Carr sets out the design evolution from the Outline Scheme to the RM Proposals recommended for Approval by SCDC Officers in their report to Committee in October 2021 (CDA9a), and the subject of this Appeal. Mr Carr also addresses aspects of the design of the RM Proposals with regard to scale, layout and design.
- 4.8 With regard to landscape, in broad terms, the landscape strategy aims are to create an attractive setting for the RM Proposals, assimilating the built elements into the surrounding landscape / townscape to minimise effects on visual amenity and landscape character, and has been informed by the principles derived from the Landscape Character Area guidance which are relevant, as set out earlier in Sections 2.0 and Section 3.0.
- 4.9 The Design and Access Statement (DAS) (2019) (CDA6) for the RM Proposals sets out the following Vision for the RM Proposals:

***"to create a sustainable neighbourhood of Fulbourn, which is in keeping with the landscape and built character of the area, well connected to and integrated with the village. The history of the Site as fenland has been translated into the creation of an attractive meadow park as a setting for housing with a genuine sense of place.***

***The network of linked open spaces will provide extensive recreational opportunities for both new and existing residents of Fulbourn and become a shared community asset. The development will contribute to meeting local needs for family housing, including affordable homes."***

- 4.10 The DAS (2019) (CDA6) and the DAS Addendum (2020) (CDA7) for the RM Application set out the design evolution from the Outline Applications of 2014 (2016 Appeal) and 2017 to the 2021 RM Application, identifying the pre-application and consultation comments, and the subsequent design responses demonstrating how comments have been accommodated into the RM Proposals. The DAS makes reference to the South Cambridgeshire District Design Guide SPD (2010) (CDE2) and the Fulbourn Village Design Guide Consultation Draft (2019).
- 4.11 The DAS, at Paragraph 1.2 notes that *"a variety of sources have been used whilst undertaking this document which include, amongst others, topographical survey, South Oxfordshire District Council's (SODC) Local Plan, Fulbourn Village Design Guide SPD, Fulbourn Conservation Area and District Design Guide SPD 2010"*.
- 4.12 Paragraph 2.5, with reference to Landscape set out that *"how Fulbourn as a Village relates to the surrounding landscape is a key defining feature and should be preserved. The approach into Fulbourn is along tree lined roads. Hedges and trees line the boundary between Village and countryside. Views out from the Village across the fenlands and Greenbelt provide a distinct rural connection. Within the Village itself, there is the presence of tall trees and*

*hedgerows, especially along the edge of Cow Lane adjacent the Site at Poor Well. Within the Site, there is a delicate wildlife area of chalk streams which provides a natural green corridor from the countryside into the Village. The Site is relatively flat and sub-divided by these chalk streams. The eastern part of the Site is heavily screened with thick hedging and trees. To the southwest, there is the presence of the Pump House Garden which has a currently neglected pond. This area would provide a unique ecological environment and is to be integrated and enhanced into the landscape and drainage proposals along with the chalk streams”.*

- 4.13 In terms of building height, within the DAS at Paragraph 5.4, and the DAS Addendum at Paragraph 2.4, it is noted that *“the majority of the height of buildings is 2 storeys with the exception of the corner units of Apartment Blocks A & B which are 2 ½ storeys. These units all provide key corner frontage and way finding points around the larger open green area of Meadow Park and are located away from the rural aspect of the northern boundary. The Fulbourn Village Design Guide SPA confirmed that 3 storey buildings, although not common within the village, can be considered if designed appropriately. It was considered that a full 3 storey building was not necessary for the site not only from an urban design response but also due to its proximity to open countryside”.*
- 4.14 Discussion at the SCDC Design Workshop in July 2019 noted that the Fulbourn Village Design Guide, written post approval of the Outline Consented Scheme, has been adhered to, stating that it was *“worth noting views into the [Appeal] Site are restrictive from Poor Well Water due to the amount of existing cover which is to be retained. Nonetheless, working within the existing approved parameters, the buildings have been located as sensitively as possible”* and that landscaping and environmental comments have all been incorporated and respective reports and drawings form part of the application material.
- 4.15 Subsequently, more detailed, flood modelling work has been undertaken to establish the Above Ordnance Datum (AOD) level of the finished floor levels for the proposed dwellings on the development parcels. For the key areas within the centre of the Appeal Site, and where built form of up to 2 ½ storeys would be located around the central Open Green Space, the FFL for Apartment Block A is 10.65m AOD and for Apartment Block B the FFLs are 10.48m and 10.49m AOD. This is an increase in 1.02m and 1.03/1.04m above the existing ground level respectively.
- 4.16 The proposed ridge height of both Apartment Block A and B is 11.24m above FFL. This is 0.74m over the height parameter indicated on the approved parameters plan. The proposed ridge height of Apartment Block A is 12.26m above the existing site ground level and Apartment Block B is 12.27/12.28m above the existing site ground level. Whilst this is a departure from the Parameters Plan for the Outline Consented Scheme, this is allowed for within the flexibility in terms of eave and ridge heights provided by Condition 28 of the Outline Consent.



- 4.17 The landscape proposals for the RM Proposals, where possible, conserve strengthen, and enhance the existing vegetation structure to ensure that the proposed built form is located within a rural-character framework, characteristic of the existing character of Fulbourn. The proposed areas of public open space create a network of green corridors through the RM Proposals, with a central focal point around a green, which includes a play space. The proposed planting has been designed to allow framed views through the proposed built form, especially along the Chalk Stream, to provide visual permeability and reflect the existing settlement character. The public open space includes a network of spaces and routes that aim to improve both formal and informal recreation, to include a new link to, around and through, the Pump House Garden pond at the junction of Teversham Road and Hinton Road.
- 4.18 The shrub, hedgerow and tree species selected are of local provenance, and once mature, these will provide added structure within, and to the boundary of, the Site. With reference to the Detailed Landscape Proposals (CDA3), in particular the Site Wide Planting Schedule (12.5.21 TRF-CBA-1-GF-M2-L-4011\_P5), 117no trees, of a variety of appropriate species and of which 64no. will be semi-mature specimens, would be planted as part of the RM Proposals. Of these, 20no. trees would be within the central linear park, 22no. trees would be within the central open space/play area, and 75no. trees would be within the residential streets; and this will provide a well-treed context for the Proposals, in keeping with the 'leafy' and 'treed' existing character of Fulbourn.
- 4.19 Although areas of the existing grassland would be replaced with built form, which is already accepted in principle in the context of the Outline Consented Scheme, large areas of the Site would be retained, with areas identified for habitat retention and translocation, and with areas of proposed open space including generous areas of proposed wildflower meadow and grassland. In addition, the sustainable drainage features included within the public open space, which form an integrated part of the landscape strategy, include marginal and aquatic planting. The combination of the existing and proposed features will enhance the habitats within the Appeal Site, providing increased opportunity for wildlife, improving biodiversity and landscape structure within the Site.
- 4.20 Overall, the proposed landscape proposals provide a coherent landscape framework, which maintains and strengthens the existing soft edge between the village and landscape beyond, reflecting the local character and will, as the landscape proposals mature, reflect and complement the 'leafy' and 'treed' existing character of Fulbourn.
- 4.21 Furthermore, the management provision for the LEAP and Public Open Space, and General Open Space, would be undertaken a Management Company, as set out in the Section 106 Agreement (CDC2), and as discussed in more detail in the evidence of Mr Fisher. A detailed Landscape Management and Maintenance Plan (CDA3: 12.5.21 LMMP Parts 1, 2 and 3) prepared

by Chris Blandford Associates, and a detailed Landscape and Biodiversity Management Plan prepared by the Landscape Science Consultancy Ltd (CDB3a) address how the landscape proposals will be successfully implemented, maintained and managed, and demonstrate how the landscape and nature conservation objectives will be effectively delivered.

4.22 With regard to the Landscape in New Developments SPD (CD D6), the RM Proposed Development would accord with objectives for 'Delivering High Quality Landscape' which include:

- **Respecting Landscape Character;**
- **Appropriate Design**, where the selection of materials should vary according to their location and how they should be used;
- **Encouraging Biodiversity**, where green spaces should be well designed and multi-functional, offering habitats for wildlife as well as human uses; and
- **Sustainable Landscape Schemes**, where the landscape scheme should seek to conserve and enhance the quality, character and amenity of the natural and built environment. In addition, schemes should aim to establish a robust network of Green Infrastructure, and appropriate Sustainable Drainage Systems (SuDS) should be included within landscape schemes.

4.23 Mr Carr sets out how the scale, layout and design of the RM Proposals reflect the Fulbourn Village Design Guide.

## 5.0 LIKELY LANDSCAPE AND VISUAL EFFECTS

- 5.1 A Landscape and Visual Impact Assessment (LVIA) of the Outline Scheme, as set out in evidence to the 2016 Appeal, and submitted as an LVIA in January 2017(CDC7) was undertaken in accordance with best practice guidelines and the Landscape Institute and the Institute of Environmental Management & Assessment's "Guidelines for Landscape and Visual Impact Assessment" Third Edition (Routledge, 2013) (CDF7), identifying the potential effects of the Outline Scheme on landscape features within the Appeal Site, on visual amenity and landscape character.
- 5.2 Potential landscape receptors likely to be affected were identified, and the sensitivity of the receptor, the magnitude of change experienced by the receptor, and significance and type of effect was assessed with regard to the outline scheme, based on the Parameter Plan 22430 M06 E (CDC3b).
- 5.3 I have reviewed this assessment and provide an update reflecting the RM Proposal, and the detailed landscape proposals, as set out in summary below and with further detail in Appendix **LT – 6** of my evidence, including updated Landscape and Visual Impact Assessment Tables. The **Landscape and Visual Impact Assessment Methodology** is included within **Appendix LT - 7** of my evidence.
- 5.4 I will draw on the updated Landscape and Visual Impact Assessment in responding to Reason for Refusal 1 in Section 6.0.
- 5.5 The existing landscape features remain typically of medium and medium-high sensitivity. The RM Proposed Development reflects the Outline Consented Scheme with less than half the Appeal Site being developed, with a wide landscape framework surrounding the RM Proposals maintained, resulting in effects on landscape features being generally limited.
- 5.6 In relation to trees within and adjoining the Appeal Site, the Appeal Scheme would still result in an initial moderate adverse effect. The adverse effects are limited to tree removal in two locations: the removal of trees in the western part of the Appeal Site, where the new access road and new dwelling along Teversham Road would be accommodated; and the removal of trees from the Pump House Garden to reduce overshadowing within the Pump House Garden. Elsewhere, trees would be protected and retained, with the Appeal Scheme set back from the trees as not to encroach on the root protection areas. The detailed RM Landscape Proposals (CDA3) includes for well over 100 new trees as part of overall landscape proposals, which following 15 years, would become mature landscape features, complementing the treed character of the village of Fulbourn and contributing to the legacy of majestic trees, with effects considered to be Minor Beneficial, as the scheme is subject to a maintenance and

management plan to ensure successful establishment, as set out in the Landscape Management and Maintenance Plan (CDA3) and the Landscape and Biodiversity Management Plan (CDB3a).

- 5.7 In relation to hedgerows and hedges within and adjoining the Appeal Site, the RM Proposals would still result in minor beneficial effects, as the boundary hedges and hedgerows would be protected, retained, and enhanced. A short section of the hedgerow between Fields F1 and F2 would be removed to incorporate a new vehicular link between Fields F1 and F2, along with a length of overgrown hedgerow along the associated Chalk Stream (Channel B) to open up the Chalk Stream and provide habitat and biodiversity improvements. The hedgerow along the northern edge of Field F1 and along the southern boundary would be enhanced with native species trees and shrubs as part of proposed native buffer planting, with new hedgerows introduced around the areas of open space within the RM Proposals.
- 5.8 In relation to the grassland Fields F1 and F2, the RM Proposals would still result in the inevitable moderate adverse effects resulting from just under half of the grassland being lost to development. The remainder of the grassland would be retained, with areas identified for habitat retention and translocation, and with areas of proposed open space including generous areas of proposed wildflower meadow and grassland to enhance the biodiversity and landscape structure within the Appeal Site.
- 5.9 In relation to the wetlands, swales / SuDS and drainage channels, the RM Proposals would still result in moderate beneficial effects. The RM Proposals would result in a new road connecting development within Fields F1 and F2, which would cross the central Chalk Stream (Channel B), but this would not prevent the channel from functioning as it does currently, with a beneficial effect to its function through the clearance of the associated overgrown hedgerow. New planted swales / water channels would connect with proposed water attenuation areas, and these swales would incorporate trees and moisture tolerant planting, the purpose of which would be to increase the ability of the Appeal Site to retain surface water, whilst enhancing the green infrastructure of the Appeal Site.
- 5.10 In relation to the pond within the Pump House Garden, the RM Proposals would continue to result in a moderate beneficial effect. The pond is currently overshadowed, contains algae and its walls are damaged. The RM Proposals would provide the opportunity to restore the pond and enhance its setting, and provide public access.

#### Visual Amenity

- 5.11 The findings of the SHLAA and the LVIA both confirm that the location of the Appeal Site, in combination with the topography of the Appeal Site and its surroundings, and the existing extensive vegetation structure within and adjoining the Appeal Site, results in the Appeal Site having a strong sense of enclosure. This results in heavily restricting views into and over the

Appeal Site, and the RM Proposals within it. Where there are views, these are restricted to the immediate boundary, where effects on views from adjoining properties are still considered to be moderate - major adverse at year 1. The proposed planting to the southern boundary, once mature, would provide a degree of screening, filtering and softening views of the RM Proposals, with views of the proposed built form limited to end elevations, with the scheme providing visual permeability. Views would be possible over rear gardens and along the proposed internal roads allowing for views through to the central linear. Therefore, at year 15 the effects are considered to reduce to Moderate Adverse.

- 5.12 Elsewhere, glimpsed views are limited to a short stretch of PRoW95/15 to the north of the Appeal Site, where effects, at worst, would be negligible adverse, reducing with the establishment of the extensive landscape structure along the northern edge of the Appeal Site. Views from roads are restricted to the roads adjoining the Appeal Site, namely Teversham Road, Cow Lane and Cox's Drove, where views would be limited to partial or glimpsed views. The RM Proposals would result in beneficial effects from all three, where the RM Proposals would contribute positively to the street scene.
- 5.13 Where infrequent open, partial or glimpsed views of the Appeal Site, and the RM Proposals on it are obtained, they are seen in the context of existing residential, commercial, industrial development, set within a well treed and vegetated context, either in the foreground, as a backdrop, or both.
- 5.14 From adjoining properties, the RM Proposals would replace an open field with built form, albeit that this change has been established in principle through the Outline consent. Mitigation measures incorporated into the RM Proposals include wide landscape buffers along the eastern and southern edges of Field F2 and the western edge of Field F1 to form a cohesive softening effect, incorporating proposed large canopy trees. Furthermore, as shown within the RM Detailed Landscape Proposals (CDA3), proposed dwellings would be set back over between 17.5m and 36.5m from the southern boundary of Field F1 and between 12.5m and 16m from the southern boundary of Field F2.
- 5.15 From Teversham Road, the creation of the primary vehicular access into the Appeal Site would allow a brief partial view into the RM Proposals but at a point where settlement is already evident. The proposed dwelling on Teversham Road would be located in line with the existing residential properties along Teversham Road and would be of a similar scale and height to adjoining properties and would consolidate the pattern of existing built form along Teversham Road. This, with the combination of retained trees and a planted frontage to Teversham Road as part of the access proposals would reflect the existing character of Teversham Road, as illustrated in **Appeal Site Context Photograph 9**.

- 5.16 From Cox's Drove, the substantial tree planting proposed along the eastern edge of the Appeal Site, set within a generous proposed buffer of native planting, along with existing surrounding trees and vegetation, would filter and soften views of the eastern edge of the RM Proposals from properties along Cox's Drove. Furthermore, as shown on the RM Landscape Proposals, proposed properties would be set back from the eastern boundary of Field F2 by between 16.5m and 19.5m. Views of the RM Proposals would also be seen within the context of the surrounding residential, commercial and industrial development, as illustrated in **Appeal Site Context Photographs 1, 2 and 3**.
- 5.17 The proposed residential dwellings would not be visible from the majority of Cow Lane. There would be glimpsed views adjacent to Poor Well Water just as there are presently glimpsed views of adjacent properties, and glimpses of the upper parts of roofs between or just above the existing residential development and trees along Cow Lane, with the majority of the RM Proposals screened by the existing and proposed vegetation bounding the Appeal Site, and the intervening built form and tree structure within Poor Well Water, along Cow Lane, within rear gardens of the intervening properties and within the Pump House Garden, as illustrated in **Appeal Site Context Photographs 4, 5 and 6**.
- 5.18 From Poor Well Water, glimpsed views of the proposed residential dwellings would be obtained in winter. However, these views would be seen through the canopies of existing trees within Poor Well Water, set in the context of a new area of public open space that would connect to Poor Well Water, and seen in the context of existing surrounding residential development, as illustrated by **Appeal Site Context Photographs: Fulbourn Village Design Guide Views 1 and 2**, and **Realm AVRs of Fulbourn Village Design Guide Views 1 and 2**.
- 5.19 From the local and wider area, views into the Appeal Site are generally restricted as demonstrated in **Appendix LT-6** of my evidence.

#### *Landscape Character*

- 5.20 The updated LVIA identifies that the Appeal Site is now located within the Fulbourn Eastern Fen Edge LCA 6C which extends to cover the central and eastern part of Fulbourn. The Greater Cambridgeshire Landscape Character Assessment (2021) (CDH5) has reassessed the character of the Appeal Site and has found it reflects the typical landscape around the settlement edge, which is described as "*enclosed by small scale pastoral fields, shelterbelts and robust, well-trimmed hedgerows, forming localised visual enclosure and a soft rural edge to the historic cores*", and does not reflect the more open arable landscape to the north within Fulbourn Fen LCA 1E. The Appeal Site is bounded by existing residential development along its eastern, southern and western boundaries and separated from the wider landscape to the north by a railway, associated embankment and mature vegetation. The adjoining development

exerts an urbanising influence which distinguishes the Appeal Site from the wider landscape, such that the landscape of the Appeal Site is of very limited value.

- 5.21 The LVIA assesses the impact of the RM Proposals on the Appeal Site with reference to the landscape character, as set out at a National, County and District scale, and considers the extent to which the RM Proposals on the Appeal Site responds positively and appropriately to the landscape character, and the extent to which the RM Proposals contributes to delivering the objectives set out within the respective guidance on the landscape character areas. The commentary is set out in Updated Landscape and Visual Context and Effects, including the Landscape and Visual Impact Assessment Tables, included in **Appendix LT - 6** of my evidence.
- 5.22 The LVIA identifies that that the RM Proposals, at a National scale, would respond positively to a number of opportunities set out within the East Anglian Chalk NCA, through the retention ditches and tree belts, the provision of recreational access, and the provision of Green Infrastructure and SuDs. Furthermore, the Appeal Site comprises a small proportion of the overall NCA and has limited influence on its surroundings, due to a combination of topography, vegetation and built form. As a result, the magnitude of change to the NCA that would result from RM Proposals would be negligible.
- 5.23 At a County and District level, with regard to the Fulbourn Eastern Fen Edge LCA, Fen Ditton Edge Chalklands LCA and Chalklands LCA, although the RM Proposals would result in the partial loss of fields and some trees which are typically unremarkable, this is already accepted in principle through the Outline Consented Scheme for the Appeal Site. In addition, the RM Proposals would offer opportunities for enhancements. The tree structure within and to the Appeal Site boundaries will be strengthened, new publicly accessible open space will be provided, to include meadows, and restore and provide access to the Pump House Garden, contributing positively to village amenity. The RM Proposals would reflect the typical height and scale of residential properties within Fulbourn and respond to local vernacular. In addition, built form would occupy less than half the Appeal Site and is set out in small blocks, that includes garden space and the streetscene. It is considered that the scale and density of the RM Proposals would provide visual permeability, allowing views through to the green corridors that pass through the Appeal Site. Boundaries facing Teversham Road and Cox's Drove would be further enhanced by native buffer and tree planting. Any urban materials, street furniture, lighting and signage would reflect the local village character and appropriate to the Appeal Sites village setting. All of the above would be in accordance with key design principles set out for the LCAs and would result in a minor beneficial effect, as reflected in the assessment of landscape and visual effects for the Outline Consented Scheme.
- 5.24 In summary, the LVIA identifies that although the RM Proposals would result in the loss of some field area and trees, firstly, this loss is accepted in consideration of the Outline Consented

Scheme for the Appeal Site; secondly, these are not unique or remarkable features, and the RM Proposals would adequately mitigate for this through incorporating new areas of open space, improving connectivity, introducing well over 100 new trees into the scheme, providing new sustainable drainage systems and new recreational opportunities, all of which contribute positively to green infrastructure. In addition, the RM Proposals would restore The Pump House Garden and provide public access to The Pump House Garden, which would be an enhancement to the character of Fulbourn.

- 5.25 The Appeal Site, being of unremarkable character, contained by existing residential and commercial development on three sides, and contained by the railway embankment to the north, which forms a natural boundary to the northern extent of the village, and being subject to an Outline Consented Scheme for up to 110 dwelling with an acceptance of an inevitable change in character, is suitable to accommodate residential development set within a 'leafy' and 'treed' context which complements the existing character of Fulbourn. As the LVIA demonstrates, any limited change to landscape character would be confined to the Appeal Site itself, and the very immediate locality, and would not introduce any uncharacteristic components to, and would be in keeping with, the 6C: Fulbourn Fen Edge Chalklands LCA, which is described as 'settled' and within which settlement is a characteristic component, with substantial landscape enhancements delivered through the RM Proposals.



## 6.0 REASONS FOR REFUSAL

- 6.1 The Appeal Site was granted outline planning permission, following an Outline Planning Application in 2017, for consideration of access points, for residential development of up to 110 dwellings with areas of landscaping and public open space and associated infrastructure works. A Reserve Matters application was subsequently submitted, 20 September 2019 **“for appearance landscaping layout and scale following outline planning permission S/0202/17/OL for the development of 110 dwellings with areas of landscaping and public open space and associated infrastructure works The outline was screened and confirmed not to be EIA development”**. Notwithstanding the SCDC Officers recommendation for approval as set out in the SCDC Officers Committee Report (CDA9a), the RM proposals were refused 20 October 2021, within which a number of Reasons for Refusal were provided. My proof address **Reason for Refusal 1** as set out below:

***“The proposed development, by virtue of the scale and siting of the two and a half storey apartment buildings located centrally within the site and within a key view north through the site across Poor Well and along the chalk stream towards the open countryside beyond, would result in significant harm to the character and appearance of the area and significantly erode the existing wide open view and green space, which provides a positive connection between the existing village and adjacent countryside.***

***Furthermore, the adverse visual impact of the apartment buildings is exacerbated by virtue of the buildings being sited on raised platforms, which would increase ground levels by up to a further 900mm above existing, enhancing the adverse prominence and dominance of the central apartment buildings within the site and within views from the surrounding area, creating a scale of development that is out of keeping with the character of the area.***

***The proposal is therefore contrary to Policy HQ/1 of the South Cambridgeshire Local Plan 2018 and paragraph 130 of the National Planning Policy Framework 2021, which require developments to be of high quality design, to be compatible with its location in terms of scale and appearance and to make a positive contribution to its local and wider context and the Fulbourn Village Design Guide Supplementary Planning Document 2020, in particular guidance notes 10.3, 10.10, 10.12 and Figure 46 of the Guide, which seeks in Section 10 to integrate larger developments within the village.”***

- 6.2 Firstly, with regard to the key view north through the Appeal Site, across Poor Well Water, as illustrated within the Fulbourn Village Design Guide pages 6 and 16, this is identified on **Figure LT1: Appeal Site Context Plan** and **Figure LT4: Appeal Site Appraisal Plan**, for reference. **Appeal Site Context Photograph 4**, and **Appeal Site Context Photographs:**

**Fulbourn Village Design Guide Views 1 and 2** illustrate the existing view northwards across Poor Well Water. These views demonstrate the limited appreciation of any openness on the Appeal Site or connection to the wider countryside to the north, as a result of the existing mature trees and vegetation along Cow Lane and within Poor Well Water, on the boundaries of the Appeal Site, and along the northern boundary of the Appeal Site with the Ipswich to Cambridge railway line, even when devoid of foliage. The enclosed nature of the Appeal Site and the enclosure provided by the northern boundary with the Ipswich to Cambridge railway line has been a long established acknowledged attribute of the Appeal Site; notably pre-dating the Fulbourn Village Design Guide (2021); as referred to:

- in the SHLAA (2013) (CDH2) which under *Site Description & Context* the Appeal Site is noted as being "*two enclosed fields*", and that "*there is limited opportunity to view the [Appeal] Site from the surrounding area*", and in the assessment of *Townscape and Landscape Impact*, it concluded that "***Development on the Site would have a neutral effect on the landscape setting of Fulbourn because the site is so well screened from the residential and commercial buildings that surround it on three sides with the railway forming a barrier to the north***", and which was accepted by the Inspector for the 2016 Appeal in his Decision Notice at Paragraph 29;
- by the South Cambridgeshire District Council (SCDC) Landscape Officer, who states in his Consultation Response to the 2014 Outline Application (CDH3) that "*the [Appeal] Site is fairly enclosed.*", and that "*the northern boundary is entirely enclosed by a well vegetated railway embankment*"; and
- in the SCDC Committee Report for the 2017 Outline Planning Application (CDH4) which, at Paragraph 95, stated that "*the railway line demarcated [ing] the northern boundary and separated [ing] the site from the open countryside beyond*", and at Paragraph 97, the Officers were of the view, "*taking into account the land parcel is almost fully enclosed by development, and notwithstanding the site is an attractive green space which extends into the village the extent of harm to the landscape character is 'less than substantial'. This view was supported by the earlier appeal decision on this site*".

6.3 Furthermore, the enclosed nature of the Appeal Site has increased during the intervening time from 2016 up to 2022. Therefore, notwithstanding that the retention of '*wide open views towards the countryside*' is an aspiration of the Fulbourn Village Design Guide for respectful development of the Appeal Site, these wide open views do not actually exist, and this is not a practical nor deliverable objective, as illustrated by **Appeal Site Context Photographs: Fulbourn Village Design Guide Views 1 and 2**.

- 6.4 With regard to the RM Proposals, 2½ storey apartment blocks have been located centrally, as corner blocks to provide key corner frontage and way finding points around the larger open green area of Meadow Park and are located away from the rural aspect of the northern boundary, as set out in the DAS for the RM Proposals. These locations are in accordance with the Parameter Plan (CDC3b) for the Outline Consented Scheme, which preceded the Fulbourn Village Design Guide. The **Accurate Verified Representations** prepared by Realm, included in **Appendix LT – 2**, illustrate the very limited extent to which these dwellings will be visible in the view north across Poor Well Water from Cow Lane. Considering the limited extent to which wide open views are currently obtained, the lack of any meaningful connection with the countryside to the north of the Ipswich to Cambridge railway line on the northern boundary of the Appeal Site, and the views of existing components of residential development glimpsed through the intervening vegetation, the limited views of the RM Proposals cannot result in significant harm to the character and appearance of the area, for the following reasons.
- 6.5 Firstly, in terms of visual impact arising from the RM Proposals for users of Poor Well Water, as opposed to effect on character and appearance, the evidence presented to the 2016 Appeal, and included in the 2017 LVIA, based on the Parameters Plan (CDC3b), which assessed a worse-case scenario allowing for proposed development across the full development parcels, identified a visual impact of moderate adverse effect. The Inspector, at Paragraph 33 of the Decision Notice, noted that *"the likely overall effect is described in the LVA as being moderate adverse, and that does not seem unreasonable to me as visitors to Poor Well Water at the present time would not be unaware of nearby existing residential properties on Cow Lane and in The Pines. Because of this, I am not persuaded that glimpsed views of new dwellings on the appeal site would unacceptably harm the existing character of the area"*.
- 6.6 The Outline Consent Proposals establishes the principle of development on the Appeal Site, based on the Parameters Plan, and therefore this degree of visual impact was found to be acceptable in planning terms, when considered in the planning balance.
- 6.7 The RM Proposals is illustrated in the **Accurate Verified Representations Views 1 and 2**, and these illustrate the glimpsed views of the proposed built form located centrally within the Appeal Site in winter when deciduous vegetation is devoid of foliage; and confirm that the visual impact is no greater than that anticipated in the Outline Consented Scheme, and that considering the extent of development is reduced, the varying building height of the RM Proposals, the screening effect of vegetation in leaf for the majority of the time, and the existing available filtered views of residential development, the visual impact is reduced, such that it is now of minor adverse effect, in accordance with the landscape and visual impact assessment methodology set out in **Appendix LT - 7**.

- 6.8 Next, considering the increase in the Finished Floor Levels (FFLs) to address the management of floodwater, that is FFL for Apartment Block A at 10.65m AOD and for Apartment Block B at 10.48m and 10.49m AOD, with an increase in 1.02m and 1.03/1.04m above the existing ground level respectively, and the increase in eave and ridge height, as demonstrated by the **Accurate Verified Representations** prepared by Realm, this does not result in exacerbating the adverse prominence and dominance of the central apartment buildings within the Appeal Site and nor within views from the surrounding area. The visual impact from these components of RM Proposals is no more than, and actually less than, assessed and recorded during the 2016 Appeal and in the 2017 LVIA. Therefore, it falls within the degrees of visual impact assessed, and deemed to be acceptable.
- 6.9 Furthermore, whilst the height of the proposed buildings may be a different height above ground to that set out in the Parameters Plan, exceeding that suggested by the Parameters Plan, the RM Proposals still accords with, and is consistent with, the Outline Consented Scheme, as Condition 28 of the Outline Consent allows for the raising of ground levels (FFLs) and changes to the heights of the buildings as more detailed proposals come forward. In any event, changes to the height of buildings, in terms on number of storeys, and eaves or ridge heights is, as allowed for under Condition 28 of the Outline Consent, and has not resulted in greater visual effects, as demonstrated by **Accurate Verified Visualisations Views 1 and 2**.
- 6.10 The development of the Appeal Site, in line with Outline Consented Scheme, results in some inevitable landscape and visual effects with accommodating 110 dwellings on the Appeal Site; however, due to the limited extent of these effects; recorded in the 2016 evidence, the 2017 LVIA, and confirmed in the updated LVIA for the RM Proposals; both the Inspector for the 2016 Appeal, and the SCDC Officers found that on balance these did not outweigh the benefits of the Scheme.
- 6.11 In terms of harm to the character and appearance of the area, the principle of development has been established on the Appeal Site. Subsequent to the 2016 Appeal and the 2017 LVIA the Appeal Site is now included in the 6C: Fulbourn Fen Edge Chalklands as defined in the Greater Cambridgeshire Landscape Character Assessment, and which is described as 'settled' and within which settlement is a characteristic component.
- 6.12 Furthermore, as illustrated by **Realm AVR Views 1 and 2**, the RM Proposals would be seen as *"set among trees, where tree crowns and foliage dominate over most buildings and where rural biodiversity is often richer within the built area than in the countryside itself. Ensuring a strong legacy of tall trees, hedgerows, field ditches and streams is essential to preserving the character of the village"*, which reflects the Legacy of Majestic Trees, set out in the Fulbourn Village Design Guide, and would be no

different than existing views of residential development in the locality, and as proposed tree planting matured, the 'treed' context would be enhanced.

- 6.13 Therefore, the 2½ storey Apartment Blocks, located centrally within the Appeal Site, would not significantly erode the existing wide open view and green space which provides a positive contribution to the existing village and adjacent countryside, primarily because these views do not exist, but even so, in terms of the extent of new development visible, and change in character or components visible in these views, the RM Proposals would not amount to any significant effect. Instead, as set out in the Visual Effects Table in **Appendix LT – 6**, the visual impact arising from the RM Proposals would be of minor adverse effect, and less than that anticipated in the Landscape and Visual Impact Assessment of the Outline Consented Scheme.
- 6.14 Considering that the principle of development has already been established on the Appeal Site, that the RM Proposals accords with the Parameter Plan, the Accurate Verified Representation prepared by Realm demonstrate the very limited visibility and change in character of views within the from Cow Lane over Poor Well Water, the scale and siting of the 2½ storey apartment blocks in the centre of the Appeal Site would not be out of keeping with the character of the area, and would not result in significant harm to the character and appearance of the area.
- 6.15 Furthermore, the RM Proposals provides a central Green Space within the centre of the Appeal Site, which accords with the requirement to provide a play space 'within a planted green' as also set out on Figure 46: Design considerations for respectful development of the Teversham Road site. In addition, all the other design considerations have been accommodated within the RM Proposals, including:
- Environmental management and biodiversity enhancement of chalk stream corridor, by creating a green connected corridor along the chalk stream through the Appeal Site
  - Green edges ('Soft edges'), by creating green landscape buffers around the edges of the Appeal Site
  - Continuous green link from Poor Well along the chalk stream and wildlife corridor, provision of a green corridor from Cow Lane and into the Appeal Site along the chalk stream and through the central Green Space, albeit that this is not currently 'open' and would be planted
  - Poor Well natural area not to be used for access to the development

- Public space node at the Waterworks Lodge with opportunity for seating and public art with restricted pedestrian access, and enhancement to the existing pond
- Informal layout with all streets designed as traditional lanes
- Gateway space at entrance with views across to the open countryside but no 'gateway buildings'

6.16 In addition, RfR 1 alleges that the RM Proposals does not consider the Fulbourn Village Design Guide considerations with regard to essential considerations for "integrating larger developments within the Village" with reference to:

- 10.3 Site planning should incorporate open views from and through the interior of the site towards the countryside and local landmarks.
- 10.10 3 storey buildings are not typical of the village and should only be considered with extreme care - they should be sited away from prominent frontages to minimise visual presence, and be articulated to avoid any bulkiness.
- 10.12 The height should be lower than the crown of surrounding mature trees to retain the setting of a 'village among trees'.

6.17 However, the DAS demonstrates how open views through the Appeal Site and RM Proposals have been achieved, so this requirement has been satisfied.

6.18 3 Storey buildings are not being proposed as part of the RM Proposals, so there is not conflict with this objective.

6.19 Having updated the Tree Survey heights for the Appeal Site, and with reference to the **Accurate Verified Representations** prepared by Realm, included in **Appendix LT – 2**, the RM Proposals would sit below the tree-line of the existing trees on the Appeal Site boundary and immediately surrounding the Site, such that the height of the Proposed RM Proposals would be below the height of the surrounding mature trees, and would retain the characteristic of the setting of a village amongst trees.

6.20 The evidence presented by Mr Carr also demonstrates how the RM Proposals meets other design objectives set out in the Fulbourn Village Design Guide, such that the PM Proposals positively contribute to the immediate and wider context of its location in the village of Fulbourn.

6.21 In conclusion, as settlement set amongst trees is a characteristic component of the 6C: Fulbourn Fen Edge Chalklands; the principle of development, in accordance with the Parameter

Plan (CDC3b) is established on the Appeal Site; the alleged wide open views across the Appeal Site to the wider countryside from Poor Well Water do not exist; the essential design considerations set out in 10.3, 10.10 and 10.12 have been adhered to: and the RM Development Proposals contribute to the character of a 'village set amongst trees', where rural biodiversity is encouraged, field ditches and chalk streams are retained and enhance, and there legacy of tall trees is supported and enhanced; there is no conflict with Policy HQ/1 of the South Cambridgeshire Local Plan, nor Paragraph 130 of the 2021 NPPF, nor the Fulbourn Village Design Guide SPD, in particular Guidance Notes 10.3, 10.10, 10.12 and Figure 46: Design considerations for the respectful development of the Teversham Road site.

## 7.0 SUMMARY

- 7.1 The Appeal Site was granted outline planning permission in 2017, for consideration of access points, for residential development of up to 110 dwellings with areas of landscaping and public open space and associate infrastructure works. A Reserve Matters (RM) application was subsequently submitted, on 20 September 2019 **“for appearance landscaping layout and scale following outline planning permission S/0202/17/OL for the development of 110 dwellings with areas of landscaping and public open space and associated infrastructure works The outline was screened and confirmed not too be EIA development”**. Notwithstanding the SCDC Officers recommendation for approval, as set out in the SCDC Officers Committee Report (CDA9a), the RM proposals were refused 20 October 2021
- 7.2 The Appeal Site immediately adjoins the northern settlement edge of Fulbourn. The village of Fulbourn has a leafy character, largely due to the mature trees present throughout the village, within gardens and along streets, including Cow Lane along which are a number of mature trees, including those associated with Poor Well Water and The Pump House Garden. This characteristic is one of the features identified in the Fulbourn Parish Plan (CDH1), described as a *“village among trees”*, and *“living among trees”*, at Pages 10 and 5 respectively.
- 7.3 This is also identified in the Fulbourn Village Design Guide (CDE5) in Section 6.0: A Legacy of Majestic Trees, which sets out that:
- “Fulbourn is characterised as a village set among trees, where tree crowns and foliage dominate over most buildings and where rural biodiversity is often richer within the built area than in the countryside itself. Ensuring a strong legacy of tall trees, hedgerows, field ditches and streams is essential to preserving the character of the village.”***
- 7.4 The draft Fulbourn Neighbourhood Plan, Submission Draft – V3, 8<sup>th</sup> October 2021, (CDE7), also acknowledges this vegetated character of Fulbourn, at Paragraph 4.35, noting that the village has *“the visual impression of ‘living among trees’”*, and, at Paragraph 5.3, that the *“mature trees and hedgerows, distinguish[ing] Fulbourn as ‘village set amongst trees’”*.
- 7.5 Fulbourn and the Appeal Site are located within the *East Anglian Chalk NCA*, the *Fulbourn Fen Edge Chalklands LCA* and *Fen Ditton Fen Edge Chalklands* at County level, and the *Chalklands LCA* at District level published Landscape Character Assessments.
- 7.6 The LCAs therefore all identify the location of the Appeal Site and Fulbourne within a Fen Edge Chalkland landscape. At all levels, the landscape character assessments acknowledge that



settlement is a characteristic component of the landscape, with the LCA 2B: Eastern Fen Edge-Fulbourn, as defined in Cambridge Green Belt Study, and the 6C: Fulbourn Fen Edge Chalklands as defined in the Greater Cambridgeshire Landscape Character Assessment described as 'settled'. This was acknowledged as a characteristic of the landscape context of the Appeal Site by the Inspector in the Appeal Decision (Paragraph 19) (APP/W0530/W/15/3139730) (CDD2) and reinforced by the outline consent for housing on the Appeal Site, which has now established the principle of development on the Appeal Site.

7.7 The Appeal Site predominantly comprises two unremarkable, somewhat scrubby rough grass fields with increasing scrub encroachment, and which are subject to the Outline Consented Scheme; these fields entirely enclosed by the built development on three sides, and the railway and associated embankment on the fourth, with further enclosure provided by substantial boundary and surrounding vegetation. The enclosed nature of the Appeal Site has been a long-standing recognised attribute of the Appeal Site, notably pre-dating the Fulbourn Village Design Guide (2021); as referred to:

- in the SHLAA (2013) (CDh2) which under Site Description & Context the Appeal Site is noted as being **"two enclosed fields"**, and that **"there is limited opportunity to view the [Appeal] Site from the surrounding area"**, and in the assessment of Townscape and Landscape Impact, it concluded that **"Development on the Site would have a neutral effect on the landscape setting of Fulbourn because the site is so well screened from the residential and commercial buildings that surround it on three sides with the railway forming a barrier to the north"**, and which was accepted by the Inspector for the 2016 Appeal in his Decision Notice at Paragraph 29;
- by the South Cambridgeshire District Council (SCDC) Landscape Officer, who states in his Consultation Response to the 2014 Outline Application (CDH3) that **"the [Appeal] Site is fairly enclosed."**, and that **"the northern boundary is entirely enclosed by a well vegetated railway embankment"**; and
- in the SCDC Committee Report for the 2017 Outline Planning Application (CDH4) which, at Paragraph 95, stated that **"the railway line demarcated [ing] the northern boundary and separated [ing] the site from the open countryside beyond"**, and at Paragraph 97, the Officers were of the view, **"taking into account the land parcel is almost fully enclosed by development, and notwithstanding the site is an attractive green space which extends into the village the extent of harm to the landscape character is 'less than substantial'. This view was supported by the earlier appeal decision on this site"**.

- 7.8 The enclosed nature of the Appeal Site has increased during the intervening time from 2016 up to 2022. Therefore, the combination of the flat topography and the extensive vegetation structure within and surrounding the Appeal Site, and the delineation provided by the Ipswich the Cambridge railway line running along the northern boundary of the Appeal Site, separates and distinguishes the Appeal Site, and the Outline Consented Scheme on it, from the wider landscape; and limit open views of the Appeal Site to its most immediate setting. Beyond the immediate setting of the Appeal Site, visibility of the Appeal Site is very limited.
- 7.9 As a result, there are no 'open' views of the Appeal Site, and no appreciation of the countryside to the north of the Appeal Site, even in winter, with a considerable further reduction in openness when trees and vegetation within Poor Well Water is in leaf. Therefore, notwithstanding that the retention of '*wide open views towards the countryside*' is an aspiration of the Fulbourn Village Design Guide for respectful development of the Appeal Site, and that the Fulbourn Village Design Guide is an SPD and a material planning consideration, these wide open views do not actually exist, and this is not a practical nor deliverable objective.
- 7.10 Likewise, the enclosed nature of the Appeal Site results in heavily restricting views to and over the RM Proposals. Where there are views, as demonstrated by the LVIA for the RM Proposals, these are generally restricted to the immediate boundary, predominantly from immediately adjoining properties. Where infrequent open, partial or glimpsed views of the RM Proposals are obtained, they are seen in the context of existing residential, commercial, industrial development, set within a well treed and vegetated context, either in the foreground, as a backdrop, or both.
- 7.11 From Poor Well Water, glimpsed views of the proposed residential dwellings would be obtained in winter. However, these views would be seen through the canopies of existing trees within Poor Well Water, and seen in the context of existing surrounding residential development, as illustrated by **Appeal Site Context Photographs: Fulbourn Village Design Guide Views 1 and 2**, and **Realm AVRs of Fulbourn Village Design Guide Views 1 and 2**.
- 7.12 Furthermore, as also illustrated by **Realm AVRs Views 1 and 2**, the RM Proposals would be seen as "*set among trees, where tree crowns and foliage dominate over most buildings and where rural biodiversity is often richer within the built area than in the countryside itself. Ensuring a strong legacy of tall trees, hedgerows, field ditches and streams is essential to preserving the character of the village*", which reflects the Legacy of Majestic Trees, set out in the Fulbourn Village Design Guide, and would be no different than existing views of residential development in the locality, and as proposed tree planting of well over 100 trees as part of the RM Proposals mature, the 'treed' context would be enhanced.

- 7.13 The LVIA also identifies that although the RM Proposals would result in the loss of some field area and trees, firstly, this loss is accepted in consideration of the Outline Consented Scheme for the Appeal Site; and secondly, these are not unique or remarkable features, and the RM Proposals would adequately mitigate for this through incorporating new areas of open space with areas identified for habitat retention and translocation, and areas of proposed open space including generous areas of proposed wildflower meadow and grassland, introducing well over 100 new trees into the scheme, providing new sustainable drainage systems, including the enhancement of the Chalk stream running through the Appeal Site, and new recreational opportunities, all of which contribute positively to green infrastructure and improving connectivity. In addition, the RM Proposals would restore The Pump House Garden and provide public access to The Pump House Garden, which would be an enhancement to the character of Fulbourn. Furthermore, a detailed Landscape Management and Maintenance Plan (CDA3: 12.5.21 LMMP Parts 1, 2 and 3) prepared by Chris Blandford Associates, and a detailed Landscape and Biodiversity Management Plan prepared by the Landscape Science Consultancy Ltd (CDB3a) address how the landscape proposals will be successfully implemented, maintained and managed, and demonstrate how the landscape and nature conservation objectives will be effectively delivered.
- 7.14 Therefore, the Appeal Site, being of unremarkable character, contained by existing residential and commercial development on three sides, and contained by the railway embankment to the north, which forms a natural boundary to the northern extent of the village, and being subject to an Outline Consented Scheme for up to 110 dwelling with an acceptance of an inevitable change in character, is suitable to accommodate residential development. As the LVIA demonstrates, any limited changes to the landscape character would be confined to the Appeal Site itself and the very immediate locality, would not introduce any uncharacteristic components to, and would be in keeping with, the 6C: Fulbourn Fen Edge Chalklands LCA, which is described as 'settled' and within which settlement is a characteristic component; and with substantial landscape enhancements delivered through the RM Proposals, the proposed residential development would be set within a 'leafy' and 'treed' context which complements the existing character of Fulbourn.
- 7.15 With regard to the RM Proposals, 2½ storey apartment blocks have been located centrally, as corner blocks to provide key corner frontage and way finding points around the larger open green area of Meadow Park and are located away from the rural aspect of the northern boundary, as set out in the DAS for the RM Proposals. These locations are in accordance with the Parameter Plan (CDC3b) for the Outline Consented Scheme, which preceded the Fulbourn Village Design Guide. The **Realm AVRS Views 1 and 2** illustrate the very limited extent to which these dwellings will be visible in the view north across Poor Well Water from Cow Lane, being glimpsed views of the proposed built form located centrally within the Appeal Site in

winter when deciduous vegetation is devoid of foliage; and confirm that the visual impact is no greater than that anticipated in the Outline Consented Scheme, and that considering the extent of development is reduced, the varying building height of the RM Proposals, the screening effect of vegetation in leaf for the majority of the time, and the existing available filtered views of residential development, the visual impact is reduced, such that it is now of minor adverse effect.

7.16 Considering that the Outline Consent Proposals establishes the principle of development on the Appeal Site, based on the Parameters Plan, and therefore this degree of visual impact was found to be acceptable in planning terms, when considered in the planning balance; and considering the limited extent to which wide open views are currently obtained, the lack of any meaningful connection with the countryside to the north of the Ipswich to Cambridge railway line on the northern boundary of the Appeal Site, and the views of existing components of residential development glimpsed through the intervening vegetation, the limited views of the RM Proposals cannot result in significant harm to the character and appearance of the area.

7.17 Furthermore, the RM Proposals provides a central Green Space within the centre of the Appeal Site, which accords with the requirement to provide a play space 'within a planted green' as also set out on Figure 46: Design considerations for respectful development of the Teversham Road site. In addition, all the other design considerations have been accommodated within the RM Proposals, including:

- *Environmental management and biodiversity enhancement of chalk stream corridor, by creating a green connected corridor along the chalk stream through the Appeal Site*
- *Green edges ('Soft edges'), by creating green landscape buffers around the edges of the Appeal Site*
- *Continuous green link from Poor Well along the chalk stream and wildlife corridor, provision of a green corridor from Cow Lane and into the Appeal Site along the chalk stream and through the central Green Space, albeit that this is not currently 'open' and would be planted*
- *Poor Well natural area not to be used for access to the development*
- *Public space node at the Waterworks Lodge with opportunity for seating and public art with restricted pedestrian access, and enhancement to the existing pond*
- *Informal layout with all streets designed as traditional lanes*
- *Gateway space at entrance with views across to the open countryside but no 'gateway buildings'*

7.18 Furthermore, the DAS demonstrates how open views through the Appeal Site and RM Proposals have been achieved, 3 Storey buildings are not being proposed as part of the RM Proposals, and having updated the Tree Survey heights for the Appeal Site, and with reference to the **Accurate Verified Representations Views 1 and 2** prepared by Realm, the RM Proposals

would sit below the tree-line of the existing trees on the Appeal Site boundary and immediately surrounding the Site, such that the height of the Proposed RM Proposals would be below the height of the surrounding mature trees, and would retain the characteristic of the setting of a village amongst trees.

- 7.19 In conclusion, as settlement set amongst trees is a characteristic component of the 6C: Fulbourn Fen Edge Chalklands; the principle of development, in accordance with the Parameter Plan (CDC3b) is established on the Appeal Site; the alleged wide open views across the Appeal Site to the wider countryside from Poor Well Water do not exist; the essential design considerations set out in 10.3, 10.10 and 10.12 have been adhered to: and the RM Development Proposals contribute to the character of a 'village set amongst trees', where rural biodiversity is encouraged, field ditches and chalk streams are retained and enhance, and there legacy of tall trees is supported and enhanced; there is no conflict with Policy HQ/1 of the South Cambridgeshire Local Plan, nor Paragraph 130 of the 2021 NPPF, nor the Fulbourn Village Design Guide SPD, in particular Guidance Notes 10.3, 10.10, 10.12 and Figure 46: Design considerations for the respectful development of the Teversham Road site.

---

**APPENDIX LT-1**  
**ILLUSTRATIVE MATERIAL:**

FIGURE LT1A: APPEAL SITE CONTEXT PLAN AT 1: 2,500 AT A3  
FIGURE LT1B: APPEAL SITE WIDER CONTEXT PLAN AT 1:10,000 SCALE AT A3  
FIGURE LT2: TOPOGRAPHICAL FEATURES PLAN AT 1:20,000 SCALE AT A3  
FIGURE LT3: LANDSCAPE CHARACTER PLAN AT 1:20,000 SCALE AT A3  
FIGURE LT4: APPEAL SITE APPRAISAL PLAN AT 1:2,500 SCALE AT A3  
FIGURE LT5: VISUAL APPRAISAL PLAN AT 1:20,000 SCALE AT A3

---

---

**APPENDIX LT-2**  
**APPEAL SITE CONTEXT PHOTOGRAPHS: FULBOURN VILLAGE DESIGN GUIDE**  
**VIEWS 1 AND 2**

---

---

**REALM ACCURATE VERIFIED REPRESENTATIONS OF FULBOURN VILLAGE DESIGN GUIDE**  
**APPENDIX LT-3**  
**VIEWS 1 AND 2**

---



---

**APPENDIX LT-4**  
**UPDATED APPEAL SITE APPRAISAL PHOTOGRAPHS (A – I)**

---

---

**APPENDIX LT-5  
UPDATED APPEAL SITE CONTEXT PHOTOGRAPHS (1 – 13)**

---

---

**APPENDIX LT-6**  
**UPDATED LANDSCAPE AND VISUAL CONTEXT AND EFFECTS**

---

---

**APPENDIX LT-7**  
**LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY**

---