

Village Setting : Key Village Views

Evidence Paper 1

Overview

The setting of Fulbourn as a village within the countryside is essential to its identity and future as an individual and distinct settlement from Cambridge.

This aspiration is expressed in Policy FUL/01, which identifies Key Village Views.

This evidence paper contains the following components;

- Important Village Views – Summary Table (367)
- Location Map (342)

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Introduction

This document describes the various views into and out of Fulbourn that are considered to make a significant contribution to the character of the village.

The views are shown within the main Policy Plan and in the Neighbourhood Plan (Policy FUL/01). They are categorised as;

- Long Distance Views A1- A4 – allowing appreciation of Fulbourn as a separate and individual village set in the countryside
- Views towards the Village B1 - B4
- Outward views from the Village C1 - C8

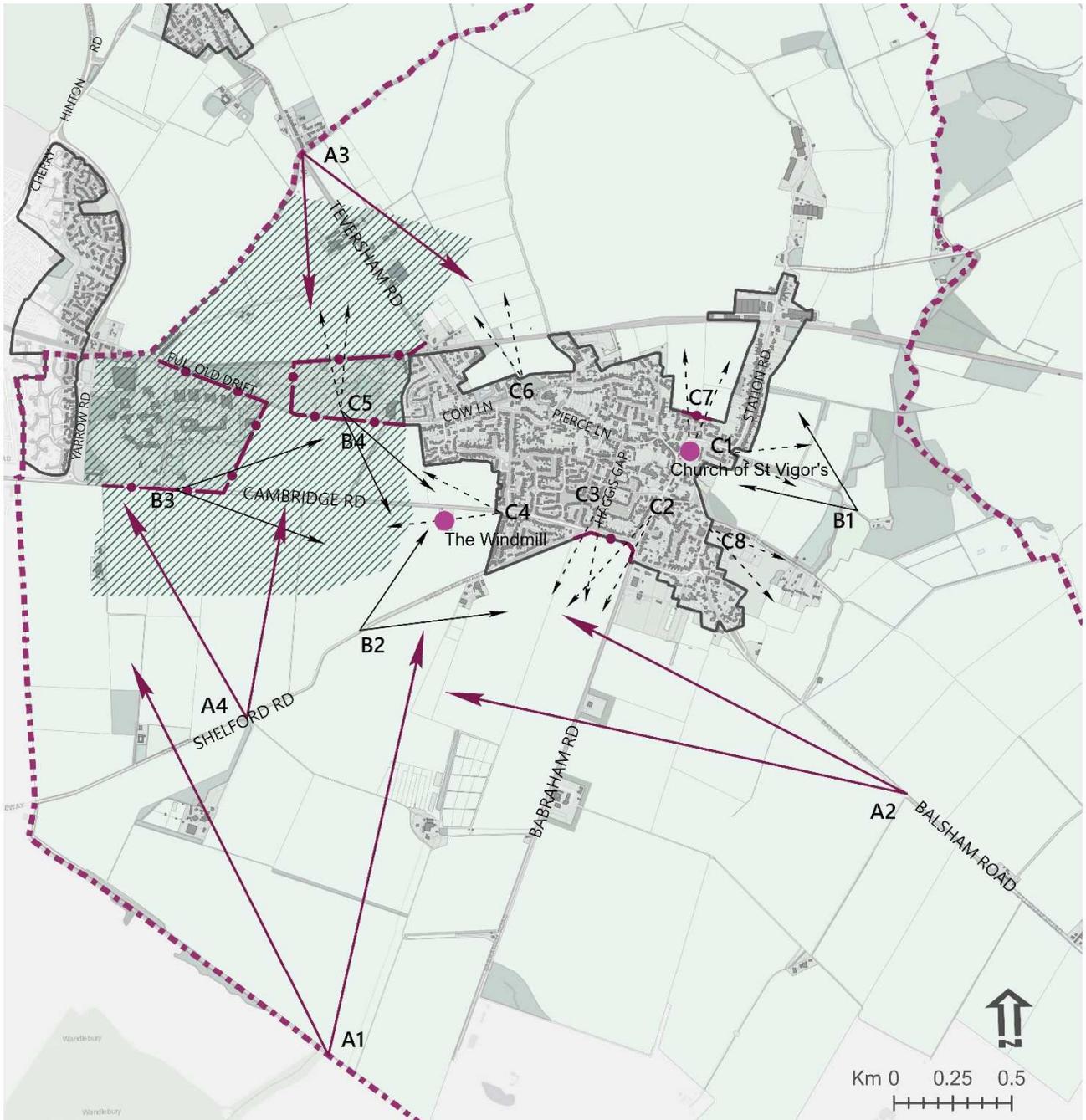
Identified Views

Proposed View	Type	Justification	Design Considerations
A1 Northwards from the Roman Road by Wandlebury towards Fulbourn Hospital, Capital Park and the western edge of the village.	Long distance wider view	Expansive vista allowing appreciation of Fulbourn and its countryside setting. The view is across open fields towards the outer Cambridge boundary, Fulbourn Hospital and Capital Park, which helps maintain the important separation between the village and Cambridge.	This long distance view should continue to present a green and undeveloped character with fields, trees and minimal light pollution. It is appreciated from the Roman Road SSSI and part of the proposed Green Infrastructure Network. In time, existing hedge lines and wide natural field margins should be strengthen the natural setting.
A2 Westwards from Balsham Road towards the Windmill and the eastern edge of the village as the land falls from the higher ground.	Long Distance View	Approaching the village from Balsham and the A11 the Windmill and the tree cover masking the outer boundary of the village Development Framework are clearly visible and should be protected from encroachment.	Any future development should retain the view of the Windmill from Balsham Road and present a green outer edge. The viewpoint falls within the Green Infrastructure Network.
A3 South-eastwards from Teversham Road towards the northern edge of the village and the fen edge as it meets Poor Well across the railway.	Long Distance View	Open countryside view when approaching from Teversham despite the short ribbon development associated with agricultural and horticultural enterprises and Fernleigh Farm among trees. Overall prospect of a flat fen-edge landscape towards the treelined village boundary.	Any future development should retain the open and green character of the view, and the rural edge of the village Development Framework.

Proposed View	Type	Justification	Design Considerations
<p>A4 Northwards from the high ground on Shelford Road towards Fulbourn Hospital and Capital Park and a longer vista to the distant fenland horizon.</p>	<p>Long Distance extensive View</p>	<p>Expansive vista across open fields to Fulbourn Hospital and Capital Park in the middle distance. On fine clear days the towers and octagon of Ely Cathedral can be seen on the distant fenland skyline.</p>	<p>Any development should refrain from encroaching into this predominantly natural and green view. Opportunities exist to strengthen hedgerows and field margins and planting to assist in softening the impact of the proposed housing at Ida Darwin.</p>
<p>B1 Northwestwards from the public bridleway towards Station Road, Church Lane and the village centre.</p>	<p>View towards the Village</p>	<p>Views are both short distance contained by hedgerows and trees fronting pasture and agricultural fields and middle distance when approaching the village boundary and Development Framework. Rural, traditional countryside with a smaller, more field pattern. Important very well used bridleway to Fulbourn Fen Nature Reserve and Fleam Dyke beyond.</p>	<p>Retention of hedgerows, trees and sense of containment. Soft green edges to any development in the distance.</p>
<p>B2 From higher ground on Shelford Road eastwards towards the south-west village edge showing the Church tower in the middle distance and in the long distance the towers of the churches in the Wilbrahams.</p>	<p>View towards the Village and beyond</p>	<p>Beautiful vista looking down on the 'village set among trees' showing the church tower of St Vigor's clearly and in the distance on a clear day those of the Wilbrahams Rural frontage to be protected as viewer approaches the core of the village.</p>	<p>Foreground to remain contained by high hedges, and natural field margins, fronting large open fields towards the sharp edge of the Development Framework. No tall buildings to encroach into the view and appreciation of the church tower.</p>
<p>B3 Eastwards from Cambridge Road towards the Windmill and the western edge of the village.</p>	<p>View towards the Village and the Windmill</p>	<p>Essential view exiting from urban Cambridge into the open countryside approaching the village with the Windmill on the horizon, emphasising the key separation provided by the Green Belt.</p>	<p>Maintain openness of the view across fields to ensure retention of the feeling of separation between Fulbourn and Cambridge. Development should not give rise to enclosure of the view or encroachment into the view of the mill.</p>

Proposed View	Type	Justification	Design Considerations
B4 South-eastwards from Fulbourn Old Drift towards the Windmill and the rising ground at the Ida Darwin site.	View towards the Village and the Windmill	Open vista from Fulbourn Old Drift alongside the future Ida Darwin housing development towards the Windmill framed by Cherry Orchard housing to the east and the treeline boundary of Capital Park to the west. Viewpoint secured through the planning consent for development of the Ida Darwin site.	Development should not give rise to enclosure of the view or encroachment into the view of the mill.
C1 Eastwards from the corner of Church Lane and Station Road adjacent to the public bridleway leading towards Fulbourn Fen Nature Reserve.	Outward view from the Village	Narrow vista into open field marking transition between village and countryside.	Gap between existing houses fronting Station Road should be retained to secure this open view.
C2 Southwards from the junction of Cambridge Road and School Lane towards the higher ground and the Gog Magog Hills including Limepit Hill in the middle distance.	Outward view from the Village edge	Wide and extensive vista over rising ground towards Limepit Hill and the Gog Magog Hills beyond revealing the closeness of the village to its agricultural heritage.	Wide view and penetration of the countryside into the village to be retained.
C3 Southwards from the junction of Cambridge Road with Haggis Gap and Shelford Road towards the higher ground and the Gog Magog Hills including Limepit Hill in the middle distance.	Outward view from the Village edge	Wide and extensive vista over rising ground towards Limepit Hill and the Gog Magog Hills beyond revealing the closeness of the village to its agricultural heritage. The view can be appreciated from the village green spaces of St Vigor's Road and The Swifts (proposed designations as Protected Village Amenity Areas)	Wide view and penetration of the countryside into the village to be retained.

Proposed View	Type	Justification	Design Considerations
C4 Westwards from Cambridge Road Windmill when leaving the village	Outward view from the Village	Short view up the steep slope to the Windmill on the crest when leaving the village. On mounting the hilltop an extensive view is revealed leading towards Capital Park in the middle distance and the wide urban area of Cambridge beyond.	The separation between the village edge and the Windmill (part of the Green Belt) sets this important heritage asset within open space above the surrounding land beyond. This helps retain the wider separation with Cambridge.
C5 Northwards from the Ida Darwin site across the railway towards Teversham.	Outward views from the Ida Darwin site	Future outward view from the proposed housing development to the open fields across the railway retaining the separation from Teversham. View secured through the planning application for the site.	Any development along Teversham Road or in the land north of the railway should help retain the open view of this part of Fulbourn and the requirement to retain the Important Visual Gap (Policy FUL/01).
C6 Northwards from Poor Well on Cow Lane towards Teversham Fen across the railway.	Outward view from the Village	Views through the trees at Poor Well along the line of the chalk stream towards the field beyond and across the railway to Teversham Fen.	Any development beyond Poor Well should maintain openness of the chalk stream and its wider countryside setting.
C7 Northwards from Church Lane through Lanthorn Stile to the open field beyond.	Outward view from near the Village centre	View from the heart of the village and the churchyard framed by existing housing leading to Lanthorn Stile and open fields beyond.	Any development beyond Lanthorn Stile should retain the openness of the wider countryside setting.
C8 South-eastwards from Home End across the Recreation Ground.	Outward view from the Village	View across an undeveloped field, the car park and the Recreation Ground to trees and higher ground in the long distance. Already identified as an Important Countryside Frontage in the Local Plan.	Any development, including for recreation or social uses, should not encroach the main sightline or reduce appreciation of the countryside from within the village.



- Designated Neighbourhood Area
- Development Framework
- Important Visual Gap (Pol. FUL/01)
- Local landmarks
- Important Countryside Frontage (Pol. FUL/01)
- Locally Important Views (Pol. FUL/01)
- Key Long Distance View
- Key View towards the Village
- Key Outward View from the Village