

A PARISH PLAN FOR
FULBOURN
A VERY SPECIAL VILLAGE



Fulbourn from the Shelford Road

JANUARY 2009

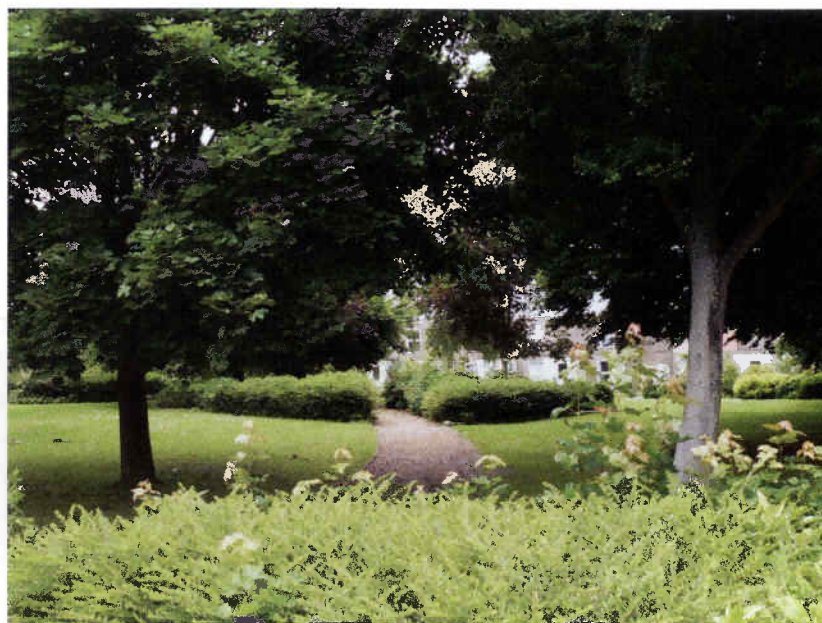
Our cover photograph shows Fulbourn from the hillside near the top of the road which rises sharply from Fulbourn, traversing a spur of the Gog Magog chalk hills to Wandlebury, and continuing over a lower spur, to Great Shelford. It shows how Fulbourn is enclosed within a basin of land formed by the headwaters of the Wilbraham River (flowing out to the left of the picture among the darker line of trees).

The village lies mainly hidden among mature trees. Apart from the originally 13th-century church tower, note the mix in the age and sizes of the housing – three quite different build periods are represented, including a recently built estate in the foreground. Much of the land behind the church to the right is a Nature Reserve and is protected as a site of Special Scientific Interest.

A VILLAGE AMONG TREES



Close-up of part of the Google aerial map overlaid showing trees in a residential area of Fulbourn. The group of trees shown below are at bottom right, to the left of Haggis Gap. The green area in the bottom right-hand corner is the school playing field.



This fine group of trees is in the post-war Windmill estate, now being redeveloped with about a hundred additional houses. The developers have consulted the South Cambridgeshire District Council Tree Officer and any loss of trees in the new development ('The Swifts') will be minimal.

SUMMARY OF PROPOSALS ARISING FROM THIS REPORT

(* indicates that action, other than opening discussions, could be taken at once)

PLANNING (pp.7-10)

1. Reconsideration of 'Rural Centre' status if necessary
2. Strict adherence to SCDC Planning Controls, especially to ensure
3. ...permanency of Green Belt and Local Development Framework boundaries
4. To preserve prospects of the village from outside
5. To protect and improve amenity and nature conservation areas
6. To protect trees, with more planting where necessary

HOUSING (pp.11-13)

1. 50% of affordable housing on Ida Darwin site
2. 100% affordable housing on occasional small (about 12 households) exception sites close to village centre
3. Wide range of housing tenures, especially rented, within 'affordable' category
4. To extend definition of 'key worker'
5. High standards for new housing

BUSINESS AND EMPLOYMENT (p.13)

- 1.* To set up a Fulbourn Business Register

CONSERVATION AND ENVIRONMENT (pp.15-18)

- 1.* To set up a society for action regarding conservation and environment
2. 'Keep Fulbourn Tidy' campaign
3. Land for new allotments
- 4.* Publicise recycling facilities
5. To improve pavements and footpaths, and resolve problems of flooding

ROADS AND TRANSPORT (pp. 19 - 23)

1. Fast bus service to Cambridge
2. Speeds and limits and restrictions
3. Improve quality of work on roads, footpaths and street lighting
4. Reduce congestion in the High Street
5. Improve cycle routes
6. Restrict HGV vehicles
- 7.* Set up a group to monitor progress

SAFETY AND POLICING (pp.24 - 25)

1. Put an end to vandalism and intimidation of Fulbourn residents by gangs of children and young people

HEALTH (pp.25-6)

- 1.* In collaboration with the Health Centre, set up a Patient Participation Group
2. Redevelop and expand the Health Centre

EDUCATION AND LIBRARY (p.26)

1. Ongoing support for the Village Library
- 2.* Set up a Fulbourn University of the Third Age

RELIGION (pp. 27 - 28)

SHOPPING (p.28)

1. Run periodic 'Support our Shops' campaigns

CLUBS AND SPORTS (p.29)

1. Give all support necessary to ensure the Sportshall project reaches a successful conclusion
2. Resolve the needs of sports clubs, and clubs not provided for by the Sports Hall

YOUTH (pp. 29 - 30)

1. Ensure that in the evening young people, especially girls, can walk about Fulbourn and go to clubs, sports activities and meet friends, without fear of violence or intimidation
- 2.* Ask Parish Council to have periodic meetings with young people

COMMUNICATION (pp. 30 - 31)

- 1.* Improve communication, particularly through the Parish Council web-site and the village Library
- 2.* Widen availability of *The Mill*

CONTENTS

Summary of Proposals arising from this report	iv
Preface	1
Aerial map of Fulbourn	2
Map of same area showing Green Belt and Village Development Framework boundaries to built-up areas	3
Fulbourn – a very special village	4
The village – an appraisal	5
Planning	7
Housing – types and mix	11
Business and Employment	13
Conservation and Environment	15
Roads and Transport	19
Safety and Policing	24
Health	25
Education and Library	26
Religion	27
Shopping	28
Clubs and Sports	29
Youth	29
Communication	30
Priorities and Action	32
Appendix – The Parish Plan Questionnaire	33
A message from a Questionnaire respondent	35

PREFACE

The Parish Plan is entitled 'Fulbourn – A Very Special Village'. I have always thought this, which is why I have chosen to live here – twice!

Working as Chairman of the Steering Group for the Parish Plan, it has become apparent that it is not only the physical appearance and the situation of the village that is special, but the people and community spirit too.

Since July 2007, when I took on the chairmanship, I have worked hard to finalise our Plan, but could not have done this without the tremendous support of all those who have given their time, skills and expertise. At the end of the Plan there is a full account of all that it has taken to produce it, but I would like to thank, personally, everybody who has helped to bring it to fruition.

Thanks to the Parish Council, who have supported us financially in the initial stages, to Trish Newman for all the photocopying, and to the original Steering Group members who have seen the project through in its entirety, with a special mention of the late Jim Allway, our original Treasurer.

At times I was a little pessimistic about being able to get Working Groups up and running, but as soon as I met all the volunteers at the launch party on April 24th, the anxiety dissipated. The sheer enthusiasm of the Groups, and the hard work they put in during the following months, has made the Plan possible. I am delighted that many members of the Working Groups have expressed a wish to remain involved with their projects, and to help carry them forward.

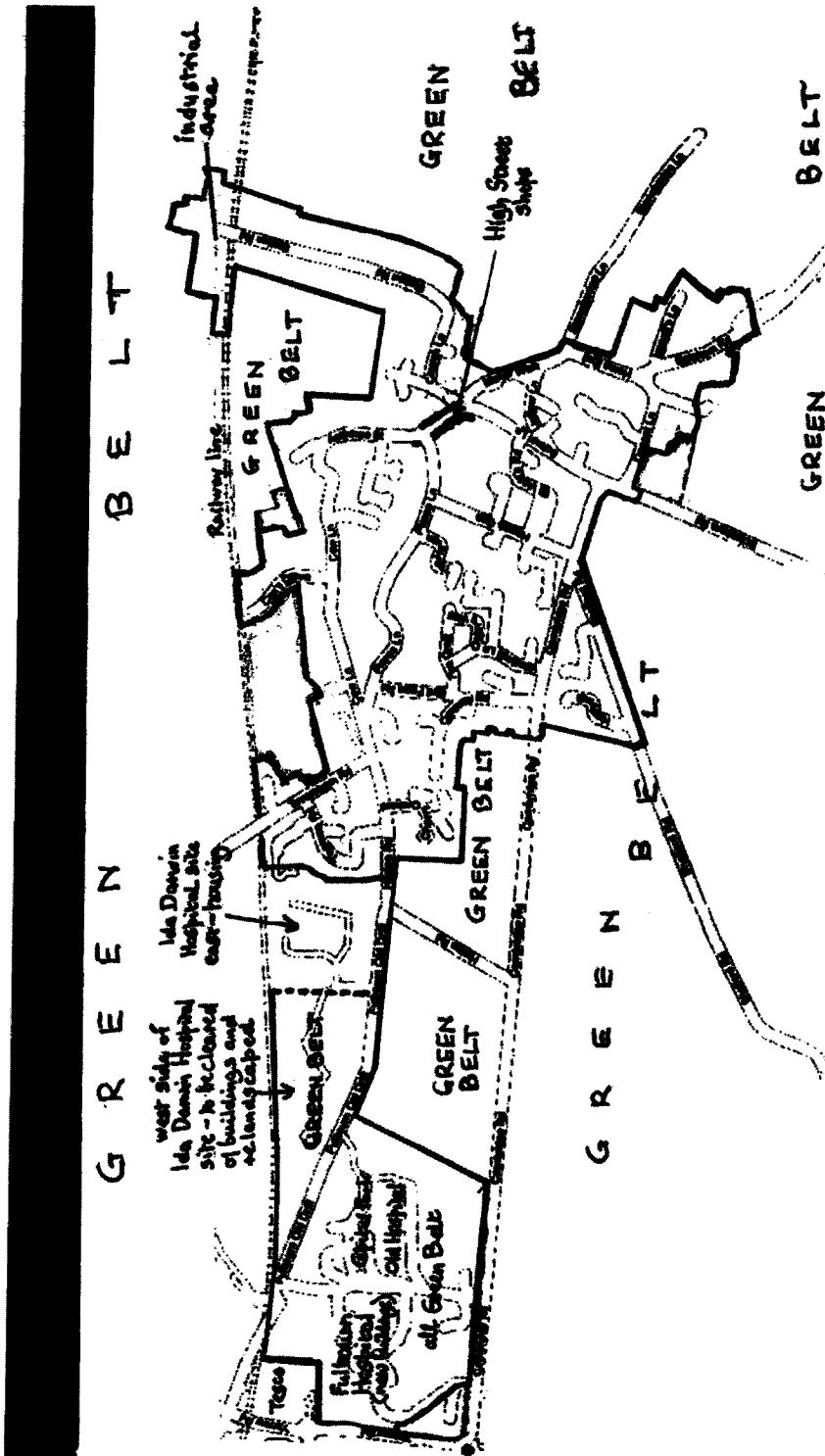
Finally, thanks to Anthony Rowland-Jones for his editorship. When I asked him if he would do this I certainly had no idea of the enormity of the task, and probably he hadn't either! Pulling together the eight Working Group reports into a flowing, coherent document, and adding the supporting text, was a tremendous achievement.

I am amazed, but delighted, that no-one I approached, including all the distributors and collectors of the Questionnaires, refused to help, and I think this proves that Fulbourn is, indeed, a Very Special Village.

Alison Farmer,
Chairman, Parish Plan Steering Group



Aerial map of Fulbourn
(with permission of Google maps)



Key to map opposite showing the Fulbourn Local Development Framework ('LDF') and Green Belt boundaries to built-up areas (assuming that the development of the eastern Ida Darwin Hospital site for housing is taken out of the Green Belt).

Key to map opposite showing the Fulbourn Local Development Framework ('LDF') and Green Belt boundaries to built-up areas (assuming that the development of the eastern Ida Darwin Hospital site for housing is taken out of the Green Belt).

FULBOURN – A VERY SPECIAL VILLAGE

Fulbourn is UNIQUE because it combines the following features:

- **It is close to Cambridge yet separated from it by a mainly agricultural green belt**
- **This separateness is strengthened by its situation in a tree-rich hollow at the edge of the South Cambridgeshire chalklands**
- **It has a well-defined centre with church, shops and post-office, a pub, manor house and almshouses, all closely grouped together**
- **The five roads that meet at the village centre are local roads, and only one is straight. The chief road through the village (Cambridge to Balsham) passes along its southern side, away from the centre**
- **It is an ancient village with many buildings of architectural and historic interest**
- **Fulbourn is particularly rich in land of nature conservation interest**
- **It is a socially well-balanced community with older and new properties, larger and smaller, intermixed**
- **It offers a range of employment, including small industrial estates and nearby hospitals**
- **It has frequent bus services**
- **It is well placed to become an environmentally, economically and socially resilient and sustainable community**

The main thrust of our Parish Plan is therefore to conserve and enhance the special character of Fulbourn as a village with a thriving rural community. This theme underlies the chapters that follow.

THE VILLAGE - AN APPRAISAL

The centre of Fulbourn is 4½ miles south-east of the centre of Cambridge, at an altitude of roughly 50', some 30' higher than the centre of Cambridge. From the village centre to the south-west towards Shelford, the land rises fairly sharply to 180' at Limepit Hill, and westwards towards Cambridge, it rises to 100' at the windmill. A further slight swell at the Fulbourn Hospital grounds and trees by the hospital site block out any vista of Cambridge from the approach by road, adding to the visual separateness of Fulbourn. The view of Fulbourn from the Shelford Road side (cover photograph) is of special beauty, looking down from wide open fields to the church tower and a village amongst trees. From the top of the Shelford road there are distant views of Ely Cathedral, with Fulbourn windmill and the old Victorian hospital building, opened in 1858 (illustrations on p.10 and back cover) in the foreground, with more recent buildings hidden by trees. This vista could easily be destroyed by any building on the Green Belt.

To the east and south-east, the land rises gradually beyond Fulbourn Nature Reserve. South-eastwards, the Balsham road leads first to Charterhouse Bridge where it intersects with the A11 London-Norwich main road, where, looking back, there is a fine distant vista of Cambridge spread out below. Trees along Fleam Dyke, the Parish boundary, close the vista to the north-east. Even though Fulbourn developed as a fen village, there are some slight rises to the north before they peter out into Fulbourn Fen.

The bowl in which Fulbourn is situated is formed by the headwaters of the Wilbraham river, now reduced to a small stream. This was the area of an original settlement where the moat of the 14th-century Dunmowes Manor is located by Hall Orchard in the Nature Reserve. Such a situation within chalklands encourages the growth of deciduous trees. Their profusion gives the village a special character and it is imperative that they should be protected (see most of the illustrations and later proposals).

The effect of 'living among trees' is enhanced by the village's irregular road system. The original siting of properties has caused the village roads (including those used by double-decker buses) to wind in a series of bends towards the village centre, with ever-changing prospects, often including attractive old cottages among the trees. Nevertheless, Fulbourn is not the kind of place to lay claim to post-card picturesqueness. Its character is largely taken for granted by residents.

Fulbourn is fortunate in having, immediately to the east of the village centre, a large area of very attractive fields and woodlands with good access footpaths. There are many smaller areas of natural beauty, for example between Stonebridge Lane and Balsham Road beyond the recreation ground (illustration p.18) and in the north-west of the village between Cox's Drove, Cow Lane, Teversham Road and Breckenwood Road (illustration p.15), oddly situated between two small industrial estates. Both of these are well shielded by trees, which cannot be said of the industrial area by the Station Road level-crossing,

where some of the buildings, especially the S & B Herba Foods grain silo, could be made less prominent. Further to the west, areas of therapeutic rural tranquillity can be found in the well-tended parkland of the attractive new buildings at Fulbourn Hospital, and in the grounds of the old hospital buildings (the new Capital Park business centre is cleverly concealed by trees).

In spring, the churchyard, like the Hospital grounds, is full of flowers, but floral decoration is not a strong feature of the High Street shops, except for the butchers (illustration on inside back cover), the Six Bells pub, and of course the florists. The other shops include the late-opening refurbished Co-op, the Post-Office, a chemist, a hairdresser, a beauty salon, two take-aways, a fruit shop, a car-dealer, an antique shop, a coffee shop with pavement tables, and a church shop. Not far away is the United Reformed Church, the Primary School, the Health Centre (which urgently needs expanded and improved accommodation), and a newly-built Community Room to include the local Library.

By the recreation grounds, with their tennis courts, multiple use games area and a children's play area, there is the spacious new Fulbourn Centre, incorporating the Townley Memorial Hall and Institute. There are plans underway to build an adjacent Sports Hall, primarily to provide for a range of indoor sports. It will also be used for arts and other community activities. Fulbourn is well served by its many sports clubs (see p.29), and the replies to our Questionnaire show that all the proposed new facilities will be very well used; a swimming pool would be much welcomed at a later date.

The wealth of leisure activities in Fulbourn is described later. All three of the village pubs contribute actively to this, providing amenities for residents of the southern and especially the western parts of the village who live at a distance from the village centre. The Fulbourn and Teversham Royal British Legion runs senior and junior bands, and a local woodwind group gives regular concerts. Other concerts also take place in both village churches. There is a thriving dramatic society, a very active history society, and a gardening society with an annual flower show. Fulbourn is the home and workplace of many artists in a wide range of media; the administrative centre for Cambridge Open Studios is in the High Street. Since 2005, Fulbourn has had its own annual Arts Festival. This is run by the Fulbourn Arts Forum which promotes arts events of any kind in the village. They include film, classical, jazz and pop music, international dance, art, literature and special activities for children and the elderly. Like the village Library (see p.26), the Arts Forum is entirely volunteer run – any local resident is welcome to take part in organising activities.

Fulbourn may have no Village College, no swimming pool, no dental surgery and no petrol filling station, but with its exceptional rural situation, distinct from Cambridge, and its lively, friendly and well-balanced community life, it is a very good village to live in.

PLANNING

Two related points in the community Questionnaire produced a high level of response. The first was the attraction of Fulbourn as a village surrounded by countryside. 'It is vitally important that Fulbourn retains a village identity – any threat to that must be vigorously opposed'. 'It is very important that the planners keep very *strictly* to the Green Belt;' 'Do not agree with development on Green Belt around Fulbourn – it will be the slippery slope in the current context set by central government' Another respondent specified this in detail 'No building *ever* on farmland south of Cambridge Road, between Shelford Rd and Babraham Rd, *nor* south of Shelford Road itself. No further building east of Station Rd. No further building on or near Stonebridge Lane or Balsham Rd. No further building north of railway until beginning of Teversham. View west of Teversham Rd on north side of Fulbourn hospital and railway should be kept open.' And a Beechwoods resident said 'It is a lovely village – I sometimes visit to feel I've got out of town'.

The second question was on living in a village in the countryside. This was within a seven-choice multiple reply question which asked 'What is most important to you about Fulbourn?' This seemed to be of particular interest, for as many as 1,172 respondents marked an average of three boxes each. Easily the highest number marked was 'Being a village' (23.1%), though some who chose this are likely also to have chosen 'The environment/countryside' (15.9%) and/or 'Where situated' (11.6%). The latter overlaps with 'Near to the city' (17.2%). In response to another question, 96% of respondents said that the quality of the countryside around Fulbourn was either 'Important' (26%) or 'Very important' (70%). It is clear from this return that the environment of Fulbourn as a village in the countryside, separated from but near to Cambridge, is of considerable concern to our community. This was probably the most important result of the Questionnaire.

The natural boundaries of Fulbourn as a village are the Cambridge–Ipswich railway line along the north, the Nature Reserve and fields to the east, and arable land (topped by the windmill – see back cover) to the south and west, together with the landscaped areas of Fulbourn Hospital, long designated as Green Belt.

The actual boundary of the parish of Fulbourn to the west, however, takes in the Beechwood estate which is part of Cambridge's eastwards expansion. Because of old field boundaries, this large area of mainly two-storey housing is now within three administrative areas, being Cambridge City, and the South Cambridgeshire villages of Fulbourn and Teversham.

The response level to our Questionnaire from the Beechwood estate residents was not high, but it was unanimous. 'We are not part of Fulbourn and never will be'; 'I feel part of Cherry Hinton'. Others said 'It would make more sense to move the district boundary so all the estate is in the same area'.

'I am unaware of some of the local events/locations within Fulbourn'; 'Not much finds its way onto Beechwood's Parish notice board'; 'I don't care about Fulbourn'; 'We are like an appendage and totally excluded'. In response to a recent enquiry made by the two local Authorities, 39 Beechwood households agreed with the proposal to transfer their area to Cambridge City, while 28 disagreed and 4 had no preference. Transfer of Beechwoods was considered by the two Authorities as one amongst other suggested boundary changes, but no unequivocal assurance was given regarding the transference of linked housing allocations, and the South Cambs District Council (SCDC) is unwilling to proceed without such an assurance.

Respondents regretted that 'this Questionnaire does not allow for consultation on Fulbourn's most important problem – of new housing and the future development/expansion of the village ... What implications for public services? We are not in favour of much more housing. Fulbourn is already quite big enough for a "village" and is dependent on Cambridge as it is'; 'Surprised that there is no mention in the Questionnaire regarding village planning in the green belt'; 'The village should NOT get any larger'.

Unfortunately these views do not accord with the wishes of Government, who, through their regional policy, exert powers which can override those of our other democratically elected bodies, the SCDC, and, at consultative level, the Fulbourn Parish Council. Work is currently in hand at The Swifts (the old Windmill estate) for 100 households over and above what was there before, as well as at three other sites (Home End 8-9 houses, School Lane 8, and Thomas Road 32). This gives a total of some 150 new homes, and this may be followed by about 250 more on the Ida Darwin Hospital east site. In very approximate terms, this would increase the population of Fulbourn from roughly about 5,000 to about 6,000 within the next 7-8 years. In the circumstances as they are, it is only practicable to construe the views expressed in the Questionnaire responses as implying that the village must not become any larger than is already planned.

The compilers of this Plan, however, have, by means of the South Cambs. website, looked carefully at the controls exercised by SCDC in their publication *Development Control Policies* (July 2007) and in the statements made in their document *Responding to a Housing Shortfall* (2009), especially at pp.67-70. It is to some extent reassuring that, within the constraints imposed by Government, they enable the SCDC and the Parish Council to take action designed to be in the best interests of the present and future residents of Fulbourn and thereby to ameliorate the effects of the required expansion. The Parish Council, for example, have been invited to be represented on the group drawing up a Master Plan for the development of the Ida Darwin site when the Cambridgeshire and Peterborough NHS Foundation Trust declare most of it redundant to their needs, as they are likely to do in the near future.

Their needs would be met, without prejudicing its status as parkland within the Green Belt, by further development in suitable spaces available within the present Fulbourn Hospital grounds, and by some accommodation being found elsewhere.

The SCDC would require, and the Hospital authorities have made no objection, that the western part of the Ida Darwin site should be cleared of existing buildings and returned to open countryside and/or playing fields, thereby making it a more clearly recognisable part of Fulbourn's western Green Belt than is at present the case. This particular tranche of the Green Belt has been specifically created to prevent any threatened coalescence of Fulbourn with Cherry Hinton, and needs to be regarded as sacrosanct. The new buildings on the eastern (Fulbourn) side of the Ida Darwin site would be screened by trees to preserve the rural view in that direction across arable fields from the Cambridge Road, dominated by the Grade II listed old buildings of Fulbourn hospital (illustration p.10).

The Parish Plan includes a map on p.3 that shows the boundaries of building around the village. These not only follow the outline suggested by the respondent quoted at the beginning of this section, but are also those of the village's Local Development Framework. They are additionally safeguarded by most areas surrounding and protecting the Framework being Green Belt. However categorised, land outside the village's Local Development Framework, including areas on the northern side of Fulbourn between the housing boundaries and the railway line, is regarded by the Planning Authority as being, for one reason or another, inappropriate for development. That being the case, it seems logical that these areas should also be incorporated within the Green Belt. The rigour with which the Authority's safeguards have recently been applied is made evident by examining the results of objections to their responses to planning applications over the last few years (available on the SCDC web-site); they bode well for the future. Exceptions may only be made in very special circumstances (see proposal 2 under 'Housing', p.13).

Fulbourn has been defined as a 'Rural Centre'. The SCDC's core planning strategy (ST/2) on *Housing Provision* 'identifies Rural Centres and other villages as the least sustainable locations in the order of preference for accommodating housing development.' If, however, during the decade under review this definition leads to Fulbourn being threatened with further expansion beyond the 25% increase already planned, the village's status as a Rural Centre should be reviewed or rescinded. Otherwise the entire character of the village, so greatly valued by its residents, would be compromised.

PROPOSALS

In order to maintain the character of the village and to meet the expressed opposition of its community to further expansion, the SCDC Planning Authority, and the Parish Council in its role of advising upon planning matters affecting the village, along with any other interested body, be strongly urged:

1. At revisions of the South Cambs. Local Development Framework and at any other opportunity, to review the village's status as a Rural Centre; and, if this has effects that do not accord with expressed community wishes, to seek to have it changed back to 'minor Rural Centre' or rescinded altogether.
2. To ensure that the SCDC Planning Controls, and associated measures, are rigorously respected, particularly with regard to the Hospital sites.
3. To adhere to the boundaries of the village's Local Development Framework as marked on the map at p.3.
4. To do all in their powers to preserve the village's best landscape and views, especially north and south of Cambridge Road, west of Shelford Road and onwards towards the A11, north of Balsham Road and east of Station Road, and north of the railway line, taking in the fen landscape and fields along Teversham Road. This should include designating parcels of land extending from open countryside into the built-up areas of the village as Green Belt.
5. To maintain and improve village amenity areas and their immediate surroundings (131 respondents said the appearance of the Horse Pond area was 'poor').
6. To protect existing trees, and plant new trees (as screens, replacements, etc) to conserve Fulbourn as 'a Village among Trees'.



The grand old Victorian buildings of Fulbourn Hospital (1858), a fine monument to what at the time were advanced views about the care of the mentally ill.

A newer Hospital, spread around well-landscaped grounds, has been built to the west of the old buildings, which, after refurbishment, are now being used as offices and for nurse training. Note in this picture the arable field in the foreground and the line of trees along Cambridge Road.

HOUSING – TYPES AND MIX

Our Questionnaire did not evoke expressions of opinion on the matter of the mix of housing types, sizes, ages and tenures. With regard to new developments, however, the current policy of our Planning Authority is clearly stated in their documentation, i.e. that housing should be heterogeneous, a view in accord with that of the Working Party involved in compiling this Plan. Generally speaking, our village has a good mix of housing sizes and ages. Response to a purely factual question showed that 47% of households had two members, 25% one, 13% three and 16% four or more. 85% of households are owner-occupied and only 13% rented. 37% are detached houses, 32% semi-detached, 19% are bungalows and 8% terrace houses. The housing mix in Fulbourn is apparent in some of the photographs in this plan. It is even more so if you stroll round the village – thatched cottages, Victorian dwellings and modern houses, of different sizes and styles, all intermingle harmoniously. There are, however, three homogeneous areas of house-building from recent decades; and it is the case that somewhat more expensive housing is located at the eastern end of the village near the centre than at the western edge. This emphasises the need for social mix in the Ida Darwin Hospital site development to achieve a more heterogeneous mix across the village.

The significance of some of the above figures is weakened by our Questionnaire having been returned by less than half the households in the village (see Appendix). While the statistics derived from our Questionnaire suggest that 40% of our population is in the 65+ age-range and only 17% in the 0-18 age-range, one's impression of day-to-day life in the village suggests that these figures may be misleading, even taking into account that many of the 11-18 age-group are at Bottisham Village College during term day-times. Therefore, where needs emerge that are more likely to apply to lower-income groups, we feel that they should be deemed more significant than is implied by the Questionnaire statistics, and appropriate action taken.

Question 7 asks 'Is any individual in your household, or your whole household, currently in need of alternative accommodation in Fulbourn?' 39 out of 634 responses said 'Yes'. Even as it stands, this is a high figure, though it could have been skewed by there being uncertainty at the time about the development of the Windmill Estate, as in 16 cases it was the whole family that was seeking to move, probably to a larger home. But some people had already given up looking, as a total of 73 households or individuals were unable to move because of lack of the type of accommodation they needed. Nearly half of them were looking for rented houses, and most of the remainder low-cost purchase or shared ownership, generally in a house, flat or maisonette. These figures probably under-estimate actual needs.

The following comments support these conclusions:

'Currently living in rented housing association property and finding it very difficult to find any properties in the local area at all. Despite my children

(opposite sex) having to share a room, there is little chance of us moving to a more adequate home, due to the lack of local authority accommodation available to rent (i.e. not been bought from council).'

'Not enough rented houses being built on the Windmill Estate.'

'We need more low-cost housing for our children and young people who have been born and brought up in the village.'

'Fulbourn needs more council houses for people who have lived in the village since being born and are now married and want to leave home and cannot afford to buy.'

'My children had to move away from the village as no affordable housing was available: plenty of luxury housing ...where's housing for first-time buyers and rental/shared?'

'Priority for housing must be given to village family members, which helps maintain community values.'

The SCDC in their July 2007 Development Control Policies (Housing HG/3 – see web-site) recognise these needs. Their policy states that 'Proposals for housing developments will only be permitted if they provide an agreed mix of affordable housing to meet local needs. The amount of affordable housing sought will be 40% or more of the dwellings for which planning permission may be given on all sites of two or more dwellings. [Under pressure, the Authority had to accept some recent developments of up to eleven houses with no low-cost homes - this is most regrettable, but it is hoped that it will not happen again.] The occupation of such housing will be limited to people in housing need. It must be available over the long term.' 'The proportion and type of affordable housing will be the subject of negotiation with applicants' (i.e. the site developers). In 2002, the South Cambridgeshire Housing Needs Survey identified a considerable backlog and suggested a target of 66% of affordable housing.

The term 'affordable housing' covers a variety of tenures, including rented accommodation. 'People in housing need' includes 'key workers' as a special category.

The following proposals are designed to ensure that, within the decade covered by the Parish Plan, the considerable and urgent needs for affordable homes identified by our community Questionnaire are met to the satisfaction of those concerned.

PROPOSALS

That the Planning Authority, and the Parish Council in their advisory capacity, be urged:

1. To ensure that at least half the new homes on the Ida Darwin site development are in the affordable housing range.
2. To give favourable consideration, when opportunity offers, for small parcels of land just outside the village Local Development Framework but close to the village centre on the northern side ('exception sites') to be developed for affordable housing for local people, provided that such developments do not compromise sensitive or important views or landscapes, and have adequate safe highway access.
3. To ensure that the affordable housing component of all new developments consists of a mix of tenures (Social Rented, Equity Share, Low Cost Home Ownership, etc.), which, if necessary following a survey of local needs, is likely most satisfactorily to fulfil those needs.
4. To seek powers to interpret 'Keyworker' as including a full range of employments needed to sustain the community life of the village and of its locality.
5. To require that the design of all new housing be of high standard and in keeping with the environment of 'a village among trees'.

BUSINESS AND EMPLOYMENT

There is more employment available in Fulbourn than at first seems to be the case. Fulbourn has a psychiatric hospital, and a neighbouring business park, and is close to Addenbrooke's Hospital and the Peterhouse Science Park. There is an industrial area by the Station Road level-crossing, and two further well-concealed trading estates at Breckenwood Road and Cox's Drove divided by open fields (illustration p.15). But, apart from the High Street shops, there are many small businesses scattered around, including 1066 Pianos. One respondent suggested that a few small businesses that have grown up very close to the village centre, with some disturbance to adjacent housing, should be relocated to the edge of the built-up area of the village (though this would involve creating 'exception sites' especially for them). Vacated areas might then be used for much-needed parking for the shopping centre.

It seems there is little unemployment as such in the village, with few people actively seeking work not finding jobs. Conversely there seems to be quite a lot of self-employment, including in trades and in artistic activities. Around half of the adult residents who responded to the Questionnaire are not looking for jobs, many being in retirement; and 80% of 16-year olds enter higher education.

But existing business and employment opportunities were valued, particularly the shops, as of great importance to the village. At the edge of the village, over 275 of Tesco's 350 employees are village residents.

A substantial number of Fulbourn residents work in the hospitals – Fulbourn has long been closely associated with the hospital sharing its name, and staff in the village shops, especially the Post Office, are used to taking special care of those who suffer a mental illness but can live in the community. Some residents may work in London, as one respondent said that he spent more of his journey time on the bus into Cambridge than on the train to King's Cross.

Surprisingly, Fulbourn provides nearly 300 jobs for people living outside the village, e.g. Home Close Care Home (45), Hannah Reed consulting engineers (33) and Gatewood Joinery (19) – the larger numbers in NHS employment and at Capital Park are not known.

Fulbourn sees itself as a working village, and three-quarters of our Questionnaire respondents would welcome the encouragement of further employment possibilities. Regarding those already available, it would be extremely helpful, especially to new residents, to have an internet register of all employment possibilities.

PROPOSAL

A group, based on the membership of the Business and Employment Working Party, to be set up to ascertain the need for a Fulbourn Business Register, and to seek Parish Council support in achieving this through Internet and other means of communication; and thereafter making it available for reference, e.g. in the village Library.



Part of the recently developed Capital Park, screened by mature trees and hedges



The field behind houses on the north side of Cow Lane and the Horse Pond and Poor Well amenity areas. It lies directly between Cox's Drove and Breckenwood Road industrial estates. As can be seen from the map on p.2, this field and its neighbour continue the landscape from north of the railway line, forming a lung between built-up areas, and have therefore been placed outside the Local Development Framework.

CONSERVATION AND ENVIRONMENT

The draft Fulbourn Conservation Area Plan (SCDC DCV 0051, 2007/8), which will provide a framework for dealing with the older parts of the village in the Conservation Areas and their proposed extensions, is warmly supported. This will encourage the use of appropriate materials to enhance the streetscape and street furniture within the Conservation Areas. This Plan also supports the Parish Council's Fulbourn Management Plan, which is concerned with the maintenance of open spaces, including the Poor Well. It will also need to apply to the provision of open spaces and children's play-areas in the proposed Ida Darwin Hospital development. We also support the recommendations in the draft Water Level Management Plan for Fulbourn Fen Nature Reserve.

Fulbourn has many buildings of architectural and historic interest (see illustrations on pp.10,16,18 and back cover), including old cottages half-hidden by trees, or attractively sited, some in rows along the curving village roads. They are often well set off by more recently built dwellings, making a harmonious mixture. Of outstanding beauty is the precinct which includes St Vigor's Church and churchyard, the Manor House with its gardens overlooking parkland beyond, and its coach houses and stables area, together with the nearby Almshouses, set back behind a lawn. Close by is the little triangular

war memorial green, surrounded by fine trees, all neatly cared for. As many as fifty-six properties in Fulbourn are listed as Grade II buildings of architectural or historic importance. St Vigor's Church and the 14th-century Highfield Farmhouse have the special grading of II*.



Honeysuckle Cottage, Balsham Road

This cottage is within one of the three medieval settlements that comprised the original Fulbourn. In 2002, the Village History Society, helped by a large grant from Local Heritage Initiative, instigated a research project into the village's history, with teams of volunteers trained by professional archaeologists and surveyors. This cottage was inscribed '1698', but it was discovered to be a medieval hall house dating from around 1450.

Although there is a plethora of clubs and societies in Fulbourn, it is surprising that there is no permanent action group concerned with conservation and environment. Our Planning and Conservation Working Parties jointly proposed that such a society should be inaugurated, probably at the Exhibition held following the final publication of this Village Plan. It would complement and liaise with the elected Authorities, being as much concerned that new planning proposals will improve the environment of the village as it is with the conservation of older buildings. It might very well focus upon the ideas, and the complaints, that emanated from our community Questionnaire, and ensure permanency of improvements through a system of a dozen or so area environment volunteers. They could be people who in any case walk round an area as pram-pushers, dog walkers or just to take a daily constitutional, when they could identify things that need doing and tell their local Parish Councillor.

Our Environment Working Party has identified examples such as reporting where pavements are uneven and hazardous, roads pot-holed, street-lights not working properly, hedges needing cutting or dangerous overhanging branches of trees removing, foot-paths being inadequately sign-posted or needing maintenance, ditches needing cleaning, litter clearing up, and so on. Appropriate action could then be taken, without delay, by those with the authority to enforce it. It is working together in this way that sustains a community.

Where an area is difficult to maintain, such as Hindloders where fly-tipping takes place, more drastic action, such as closure to motor vehicles, would be needed. A separate group, with special interests, might be required to help conserve Fulbourn's trees. They would work with the SCDC's Tree Officer; and another group might work with the Wildlife Trust and SCDC's Ecology Officer on wildlife in and around Fulbourn, a subject interestingly reported on in each monthly issue of *The Mill* (this publication is referred to under 'Communication' later). Rights-of-way within the village could be monitored by the area volunteers; half our Questionnaire respondents thought footpaths were in poor condition, and two out of five thought they were not well sign-posted. Nearly half our respondents called for improved pedestrian pavements. Other matters, such as sewage in overflowing drains after heavy rain (mentioned by 11 respondents) will be beyond the capacity of volunteers to assess, and in such cases specialists at the Environment Agency will need to be called in urgently by the Parish Council to remedy what could be a serious problem. But at least the area volunteers could help to ensure that the work is done.

The Environment group felt that residents should be encouraged to respond to suggestions for energy saving (using low-energy appliances and light bulbs), for insulating their houses (for which financial assistance is available in some cases), for not using plastic bags, for minimising black bin waste, and for composting their garden rubbish. The '*Keep Fulbourn Tidy*' campaign should be revived, with village litter-picks.

There is a waiting list for allotments. Land must be found to meet this demand and provide for the future. The Gardening Society might be asked to run workshops and demonstrations to encourage both vegetable growing and composting.

By and large, the community were satisfied with SCDC arrangements for rubbish collection, although one respondent suggested that black bins with food waste should be collected weekly. Even then that would fall short of European standards.

PROPOSALS

1. To inaugurate forthwith a society (referred to in this Plan as 'the Fulbourn Society') to organise care for the conservation and environment of the village, as described above, drawing upon the volunteers who prepared this Plan; and to ask the Parish Council if they would offer financial assistance to such a society when needed.

2. To reactivate the 'Keep Fulbourn Tidy' campaign, perhaps through the Primary school.
3. To ask the Parish Council's planning lead to ensure provision is made for allotment plots in any s.106 agreement for major new development proposals, such as the Ida Darwin site development.
4. To ensure that regular advice is given in *The Mill* (and/or elsewhere) regarding waste and recycling (e.g. the facilities at Tesco), and, possibly through the Energy Savings Trust, energy reduction by various means available, including less use of motor vehicles.
5. To ask the Parish Council to respond, perhaps identifying the most urgent needs through volunteers from the new Fulbourn Society, to the community's considerable anxieties about the state (or lack) of pavements in some parts of the village; about the condition and signing of village footpaths; and about overflowing drainage systems.



Thatched cottages along Stonebridge Lane

Dating cottages is often difficult, but these were probably built about 1700. The field, part of the Green Belt in the Local Development Plan, is another example of the wider landscape beyond extending between houses, in this case between those on Stonebridge Lane and Balsham Road. It forms a lung of land, up to the eastern boundary of the village recreation grounds.

ROADS AND TRANSPORT

Among many complaints (and almost as many ideas for their solutions) one respondent simply said that 'traffic in the High Street is difficult with all the parking.' Two photographs illustrate this.



Fulbourn High Street, week-end shopping

With vehicles parked on both sides of the road, a car brakes suddenly as a lorry is about to emerge from the Pierce Lane junction on the left.



The High Street on a quiet Monday mid-morning

Taken from the same place, but looking in the opposite direction. One of nine parked cars is partly within the bus stop outside the chemist's. The bus brakes and manoeuvres to get into the remaining space, holding up traffic behind in the meanwhile.

Fulbourn High Street leads nowhere except to other parts of the village. In principle it could therefore be made a pedestrian precinct with no traffic between 9.00am and 5.00pm, and/or have rising bollards. This would need local car parking. If two businesses in and very close to the High Street would relocate, perhaps to sites especially provided on the edge of the village, the Parish Council could, at expense of its resources, which are provided from Council Tax paid by Fulbourn residents, be asked to purchase the land to become shoppers' parking. The scheme would defeat the purpose if the parking were not free, and the Council would then bear maintenance costs. The community may, however, prefer their Council's resources to be spent in other ways.

The use of the High Street by buses is one cause of congestion, as is shown by the lower photograph on p.19. One suggestion was that buses should only use the High Street in an east to west direction, which would free up space outside the chemist's for car parking, perhaps disabled, although reserving one of the spaces outside the Co-op for blue badge holders was a more favoured proposal. The Working Group considered other routings, all of which need discussing with the bodies concerned. Ideally, if it were practicable, there might be bus stops close to each end of the shopping area, with little or no use by buses – especially double-deckers - of the High Street itself.

The Citi1 service could run far less frequently if a direct Fulbourn to Cambridge service were provided. It is already under-used at the Fulbourn end, as it takes an average of 50 minutes to complete its circuitous journey into Cambridge, a subject of considerable complaint by the community Questionnaire respondents. The proposal for a fast, frequent and direct service needs pursuing as a matter of urgency.

Another more long-term solution, touched upon by a Questionnaire respondent, developed by one of the Working Parties and more so in this Plan, might also be explored. The Questionnaire showed that Cambridge's Park and Ride network was used by 57% of respondents, despite each of the two nearest terminals being two miles away from Fulbourn. The network is, however, already overloaded and still manifestly incomplete, as there is no direct access off the A11 to a Park and Ride, and none at the Barton Road/M11 interchange. Consequently rush-hour traffic builds up into queues both from the Balsham and Comberton directions. Moreover, the Madingley Road terminal has no slip road to allow access to southbound traffic (from Bar Hill, etc.) on the M11. With the success of Park and Ride as a whole, and future population expansion, this final interlink in the network ought to be in place before the present routes become congested. It would additionally provide frequent transport from Fulbourn (possibly with stops both at the Post Office/School and near the Cambridge Road/Haggis Gap double roundabout) via Fulbourn Hospital, the Robin Hood pub at Cherry Hinton, Netherhall School, Addenbrooke's Hospital and Cambridge railway station on the east side, and Newnham Croft and Grantchester Road on the other.

Questionnaire responses also suggested that trains on the Cambridge to Newmarket line should stop at new stations with large, free car parks, at Tesco (serving the east Cherry Hinton estates), Teversham Road and/or Station Road. Although the railway runs well to the north of Fulbourn centre, reducing the attractiveness of this proposal, these ideas could be thought of as possible long-term objectives.

Apart from the High Street congestion, there was only one other serious road problem raised by respondents. On the positive side, 60% thought street cleaning was good or reasonable (but it is a large minority who thought otherwise), and 80% thought street lighting was adequate in the village. Cyclists said that although there are dark spots, where they and pedestrians feel unsafe, they appreciate the excellent cycle-path along the Cambridge Road from Fulbourn Hospital, but street lighting should be installed to fill the unlit, and therefore unsafe, gap along this stretch past the windmill. Other improvements and extensions to the cycling route network need to be put in hand at once, through the Parish Council and the Cambridge Cycling Campaign.

The outstanding serious problem, which everyone complains of, is speeding, together with unlawful parking on yellow lines or pavements (with few signs of police action). While there was no proposal to impose automatic fines for speeding offences, which would require the installation of expensive measured distance speed cameras, our Working Party would like to see more vehicle-activated speed limit signs set up at certain points in the village. None of the existing traffic calming measures on Fulbourn roads escaped criticism, and some respondents hoped to see them dispensed with altogether on the grounds that they cause accidents rather than prevent them.

There was support for the imposition of 20 miles an hour speed limits (with strict enforcement) in the High Street, its access routes and also Beechwoods Estate. It should also apply to two particularly dangerous double-bends in Pierce Lane, and one in Cow Lane. The following photographs, which were taken half-way along the Pierce Lane double-bend between the shops and Haggis Gap, illustrate the hazards caused by this particular stretch of road:



Pierce Lane, looking towards the High Street

The establishment on the left is Parker's joinery works. At the end of the narrow roadway round this curve, a sharp turn to the right is required to get into the High Street.



Pierce Lane, looking away from the High Street

At the far right, behind the bus stop, is 1066 Pianos. Opposite, Haggis Gap, with the Health Centre and the new Community Room and Library, turns off to the left.

PROPOSALS

1. As a high priority matter, to ask the Parish Council to open negotiations with the Cambridge County Council and Stagecoach for a frequent, regular and fast bus service from Fulbourn into Cambridge via Addenbrooke's Hospital and Cambridge station. This might replace most, but not all, of the present Citi 1 services into Fulbourn, which in any case need to be re-routed to restrict or prevent buses going through the High Street shopping precinct. Although a longer-term alternative, the County Council should at the same time be urged to complete Cambridge's Park and Ride network with a route from the A11 at Charterhouse Bridge to the Barton Road M11 intersection, as described in this Plan, with stops in Fulbourn. Or, as a last resort, to seek the provision of a shuttle bus from Fulbourn to Babraham Road Park and Ride (where parking spaces are not always available).
2. In order to ensure that speed limits are strictly complied with, to ask the Parish Council to discuss with the Police and Cambridgeshire County Council the effectiveness of existing traffic-calming measures, especially along the Balsham/Cambridge road. If they are found not to be working as designed, or are making conditions more hazardous, to install effective alternative measures, including speed-activated road signs (e.g. in Station Road and Teversham Road), and reduced speed limits, especially in the High Street and its access and side-roads.
3. To ask the Parish Council to take steps to improve maintenance of roads, footpaths and street lighting; and in view of the state of some pavements even after re-laying, to ask the Cambridgeshire County Council to keep the quality of its contractors under review.
4. To ask the Parish Council, in association with the Police, to assess possible measures, including those suggested in this Plan, for reducing congestion in the High Street, especially by large vehicles, and for providing sufficient shoppers' car-parking places (including one reserved for the disabled); and to make firm proposals for immediate action by the bodies concerned.
5. In association with the Cambridge Cycling Campaign and representatives of users in Fulbourn, to ask the Parish Council to consider ways of improving existing cycle routes and creating new routes; and to press those responsible for their implementation to do so as soon as possible.
6. To ask the Parish Council to discuss with Cambridgeshire County Council and the Police, and with the village businesses creating such traffic, the imposition of weight, time, and speed restrictions on HGV vehicles traversing the village, and to sign-post the route along School Lane to discourage drivers from using other and even less suitable roads; and thereafter to implement the decisions reached.
7. To ask the Parish Plan Highways, Footpaths and Transport Working Party to remain in being as a monitoring and advisory body, with power to co-opt, to ensure that all its high priority proposals are implemented without delay.

SAFETY AND POLICING

Many Fulbourn residents (330, or 22% of our respondents) feel that it is not safe to go out in the village after dark, and 363 (24%) stay away from certain areas at any time. A keen runner said that local youths aged 9-14 had on several occasions thrown stones at him. 'Some youths, just hanging about, sometimes give me a fright, especially when I was walking with my young daughter in the evening. I've seen a group of boys giving a hard time to the elderly lady who was volunteering at the library.' 'I go about my way in the village and encounter youths who are looking for confrontation.' 'After dark I do not like to walk around the village. I only feel safe in the car with the door locked.' 'Police must do something about the hoodies now walking about the streets late at night and early morning doing harm to people's property. My house three times now.'

There are many clubs and activities for young people in Fulbourn, so the cause of the problem was not seen to be boredom. Drink, drugs and even bad parenting are regarded as no more than contributory factors. Most respondents, however, believe that the failure to resolve the problems caused by the anti-social behaviour of small groups of children and young people is the result of inadequate policing. 49% said that police coverage of the village is 'poor' so that, together with the village's many footpaths and the opportunities for cover in the churchyard, it was too easy for vandalism of cars and property, graffiti-writing and petty theft to be engaged in without discovery or punishment. Higher levels of lighting in vulnerable areas and around gathering places, together with more CCTV monitoring, would help, but comments by residents suggest that what is most needed is far more presence of police on foot patrol, with police cars used as a back-up measure. The number of young people involved is probably quite small.

Police should have a centre of operations in the village and become personally known as part of the community – 'Police presence on foot not zipping past in a car'; 'the current PCSO for Fulbourn has been in post for over two years and had never, to my experience and knowledge, ever been seen patrolling anywhere on foot in Fulbourn.' With more police patrolling, gangs would be brought under control, and law-breakers given 'greater punishment thus greater deterrent.' 'Hooligans need to be punished properly and not let off.'

On a more positive note, Fulbourn residents appreciate the advice given by police, the regular Police surgeries, and the effectiveness of Neighbourhood Watch schemes, provided that a resident can be found to act as co-ordinator; usually because of this difficulty, only a quarter of households at present belong to Neighbourhood Watch schemes. Residents do not like having to ring Parkside to report an incident, as police then arrive too late to be able to do much. There should be a local number for rapid response in an emergency. But it is the visible presence of some local policemen and policewomen on the streets of Fulbourn on a day-in, day-out basis, that is most wanted.

PROPOSAL

In order to put an end to the unacceptable situation where Fulbourn is regarded as not safe at night, with uncontrolled groups of young people wandering around its streets, threatening residents and committing acts of vandalism, damage to cars and property, etc., to invite the Police Authorities to consider whether changes in policing patterns, including a substantial increase in foot patrols, with a local centre of operations, would resolve current problems; and if so, in co-operation with the Fulbourn Parish Council, to put necessary changes into effect as soon as possible.

HEALTH

The Fulbourn Health Centre will need to be prepared to meet the needs of a population that may increase by 1,000 during the next decade. In addition, it will need to provide an increased range of medical services for people who are aged 65 or more, a group which, because of the attraction of Fulbourn as a place to retire to, probably numbers more than the national average in demographic statistics. Yet the building the Health Centre occupies is much too cramped and out-dated for the staff to meet even present needs satisfactorily. It is far too small to extend its services to include a dentist, optician, chiropodist etc., let alone meet the medical teaching requirements it has recently been asked to undertake.

The resource providers, NHS Cambridgeshire (formerly the Primary Care Trust), recognise this, and are currently in process of reconsidering priorities. The Chair of the Parish Council and representatives of the Parish Plan Health Working Party have already seen senior managers of NHS Cambridgeshire, in order to press the case. It is fortunate that the present site in Haggis Gap is large enough for expansion as a two-storey building, with no loss of car-parking places.

Responses to our Questionnaire have confirmed the urgency. 39% of those responding had difficulties getting to a dental surgeon; 17% had problems finding an optician; and there is a strong need to have NHS chiropody services. To keep up the pressure and strengthen lines of communication between Fulbourn people and the Medical Centre staff it is proposed, as a matter of urgency, to set up a Patient Participation Group. Working in this direction, the Practice Manager has already started to contribute a regular Health Centre update in *The Mill*.

PROPOSALS

1. By continuing the collaboration with the Health Centre that has arisen in the process of preparing the Parish Plan, to establish a representative Patient Participation Group

2. To ask the Parish Council, in association with this Group, to ensure that NHS Cambridgeshire takes forward, as a matter of high priority, the redevelopment of the Fulbourn Health Centre and an expansion of its facilities to meet its declared needs.

EDUCATION AND LIBRARY

Fulbourn is indeed fortunate in its Primary School and the quality of its staff, especially its Head Teacher. It is hoped that there will be close links with the new Fulbourn Society, probably in the form of projects relating to the Society's work.

Fulbourn is also lucky to be linked with the excellent Bottisham Village College, which provides secondary education for a majority of young people in the 11-18 age-range who live in Fulbourn. A school bus takes them there and back, but unfortunately pupils are only able to stay on for evening activities if their parents are able to pick them up when they are ready to go home. This gives added importance to the provision of activities by Fulbourn's many clubs and societies, either specially for the young people, or to introduce new blood into ageing memberships.

Similarly, Bottisham Village College is too inaccessible to meet the needs for evening classes for Fulbourn residents, and Linton and Sawston are even more remote. The Questionnaire showed that the demand for evening classes is considerable. 363 respondents to our Questionnaire wanted more evening classes to be held in Fulbourn, across a broad range of subjects, including Arts and Crafts (30% of the 363), and classes in computing (17%) and languages (also 17%). Some of this demand might be met by outreach from other evening class providers, but self-help provision could be made by establishing a branch of the University of the Third Age (U3A) in Fulbourn. Tutors for classes in the arts and craft range of subjects can probably be found from among the many artists living in the village. Tutors in computing and in a number of foreign languages might also be available locally, but the Fulbourn U3A could perhaps encourage membership from nearby villages in order to extend choice of tutors.

That the village Library has remained in being is a triumph of the community spirit that makes Fulbourn special. It is run entirely by volunteers. Questionnaires and campaigns since 1995 have shown proof of the demand for on-the-spot library facilities. But, to keep it going, it needs assurance of continued funding both to maintain its present services and, now that it is moving into new premises, to develop its educational facilities, particularly for the U3A and, in association with the School, for young people.

PROPOSALS

1. To urge the County Council and the Parish Council to provide long-term, ongoing support for the development of the Fulbourn Library.
2. To establish by local initiatives a Fulbourn University of the Third Age, to start in October 2009 or 2010, perhaps in collaboration with other nearby villages in order to widen access to lecturers.

RELIGION

The two churches in Fulbourn, St Vigor's Church (Church of England) on Manor Walk and Fulbourn United Reformed Church, at Home End are open to anyone from the village and any others who wish to come. Until 3 years ago a Roman Catholic Mass was said at St Vigor's on a Saturday night but due to reorganisation within the Catholic Church in the area this ended. Some Questionnaire respondents would much like to see it reinstated.

Out of 1,028 respondents, 109 (just over 10%) are regular church-goers in Fulbourn, and 651 (67%) said they never attended either of the Fulbourn churches (some of them may go elsewhere); the remainder went to the churches occasionally (perhaps for a wedding or concert). It is not known to what extent criticisms came from church-goers or from others, but the following exemplifies an opinion expressed as a result of our Questionnaire: 'St Vigor's has become more inaccessible and it is very difficult to get hold of the Rector'.

Our Working Party sent all such comments to the Rector, who replied to each point and also forwarded a paper: '*Our Vision for the Parishes of Fulbourn and the Wilbrahams 2008-2015*'. This is intended to be widely read, but is inappropriate to be included in this Plan. It will, however, be available at the Public Exhibition.

There was also some comment about '*Twelve*', the shop in the High Street which is used as a Church Information Centre and a venue for small events. It also promotes fair trade, and acts as a charity shop. A few respondents thought it was an unnecessary expenditure of the Church's resources.

Music in the churches is greatly appreciated. Although the new Sports Hall will also be available at times, for concerts and other cultural and social activities, music in a beautiful building has an added meaningfulness. It could well happen more often than it already does.

SHOPPING

The existing shops and services are valued and popular and considered important to the village. However, the shops are vulnerable, especially when several of their owners are close to retirement. They must be protected

If the High Street shops tried always to undercut Tesco, they would soon go bankrupt. But they are handy for 'last-minute items' and you know where to find things; going there does not feel like embarking upon a major undertaking within a cathedral of consumption. If you live close by, you can walk or cycle to the shops and save time (and petrol); and you know the people there, often by first names, and they are well-informed about the goods they sell and are ready to give advice. The Questionnaire showed that while local shops were sometimes found to be more expensive, these other factors were of considerable importance. What is particularly interesting is that as many as 76% of respondents said they simply wished to support their own Fulbourn shops. It is typical of the community spirit of a village where 43% of respondents giving a view said they would be prepared to pay a slightly higher amount of Council Tax to meet some of the unmet needs of Fulbourn.

The group of shops in the High Street, with St Vigor's church behind, form the outward and visible sign among a maze of roads twisting among trees that one has reached the centre of Fulbourn. Despite the arrival of Tesco at the extreme west of the village, they are well used, and form an important social as well as a commercial nucleus. 316 out of 1,128 (28%) respondents to the Questionnaire use the High Street daily, and 513 (45%) at least once a week. While figures in the Questionnaire tables are misleading, as they include responses from the Beechwoods Estate, across the road from Tesco, it has to be noted that as many as 645 of our respondents did their weekly shopping at Tesco. A lot of money spent by village people goes Tesco's way, to the detriment of the local shops who do not have the vast bargaining power of a huge supermarket chain over its suppliers. The population increase at the east end of Fulbourn may only make matters worse as Tesco will be much closer to them than the village shops are.

PROPOSAL

To ask the Fulbourn Society, with the help of the Parish Council, to run periodic 'Support our Shops' campaigns.

CLUBS AND SPORTS

On the whole, the provision of clubs for leisure and social activities, and in particular for sports, is good. This is due partly to the enthusiasm and commitment of those organising such activities, and partly to the availability of indoor and outdoor spaces to accommodate them, including excellent playing fields, tennis courts and a multi-use games area (MUGA). But success leads to greater demand. There needs to be a rolling programme of increasing provision as flourishing clubs gain more members, develop new initiatives, and become ambitious to achieve higher levels of performance.

Although the Fulbourn Centre, which houses the Fulbourn Institute Sports and Social Club, only opened in 2006, further space is now much needed, in addition to what can be provided in the Pavilion and Youth Club centre nearby. There are plans for a new Sports Hall large enough to accommodate up to four badminton courts, and to provide adequate space for the Carpet Bowls Club which currently has to use premises in a neighbouring village. It will also enable the heavily subscribed Table Tennis Club to accept new members. There are considerable demands for the use of a Sports Hall from other clubs, such as for Yoga, Keep Fit, the Dance School, Basketball, Netball, 5-a-Side Football and Indoor Cricket. Through the efforts of the Townley Memorial Hall Trust (TMHT) this project is progressing but significant capital funding is still needed. The acute problems faced by both the Bowls and the Junior Football Clubs remain unresolved. A 'running club', if established, could be based at the Pavilion on the Recreation Ground, but the demand for local provision for the most popular of all sporting activities (both by adults and young people), i.e. swimming, will remain unmet.

PROPOSAL

1. Give all support necessary to ensure the Sportshall project reaches a successful conclusion
2. Resolve needs of sports clubs and clubs not provided for by the Sportshall

YOUTH

One can only describe the demand for more evening and holiday activities, especially sport, as shown by the special Questionnaire for 11 to 16-year olds, as intense. Fulbourn has a Youth Club building and there are a number of after-school clubs, but 73% of respondents (bearing in mind, however, that returns were received from only a quarter of the age-group) wanted more sporting facilities, especially swimming (48%) but also for badminton, keep fit, pool, skateboarding and cycling. There were also requests for more activities in the fields of computing, and music and dance. Popular activities where

provision seems at present to be adequate include tennis, and Scouts and Guides.

The Questionnaire replies revealed two serious problems, which need resolving. 66% of respondents felt that there were unsafe areas in the village, and 48% perceived policing to be poor. This makes it difficult for young people, especially girls, to get to evening activities or even meet friends after school. 'It is too dangerous to walk' ... 'hoodies' ... 'chavs'.

Secondly, only 6% of respondents said they were aware of what is on offer at the Youth Centre. And, from the main Questionnaire, over half the respondents said they were looking for more activities for young people, without apparently knowing what is already available. Communication within the village needs to be greatly improved (see next section).

PROPOSALS

1. To ask the Police, in responding to the proposal set out on p.25, to give special attention to the concerns of young people, especially girls, who feel too intimidated to take advantage of the facilities provided for them.
2. To ask the Parish Council from time to time to meet young people (without other adults being present) to discuss their needs, and to consider their aspirations for Fulbourn in the future, possibly leading to the setting up of a Youth Council.

COMMUNICATION

Increasingly, communication is by digital means rather than the printed word. Nevertheless, the main means of communication within the village is still *The Mill*, the Parish Magazine closely connected with St Vigor's Church, as well as with the United Reformed Church. It is delivered monthly by volunteers, to those who are prepared to pay (at present £5 - £6 by cheque - a year). It contains a lot of information, especially about church activities, and, in the form of very useful paid-for advertisements, services available in the village (plumbers, electricians etc.). It always opens with a Christian message.

Nearly all respondents to the Questionnaire were aware of the existence of *The Mill*. While its coverage of local religious events is thought sufficient, nearly 30% of readers thought it should include more information about other local events; and 21% of respondents thought that the Parish Council's publicity of its decisions and activities was poor. Certainly there is a lack of awareness of the village's complete range of cultural, social and sporting activities.

Other means of communication about what is going on are through the village Library, Newsletters of political parties, notice-boards, the Parish Council's own publicity and its *Fulbourn Guide*. The latter, however, is issued only once every four years, and while its nine pages are packed with information, it lacks the readability of *The Mill*. If it were thought of as part of a 'Welcome Pack' for all new residents of Fulbourn, considerably increased in length, rewritten every two years with updating amendments in the intervening years, and delivered free to all households (perhaps by the team which distributed the Questionnaire), the positive effect it would have on the community life of Fulbourn would be immeasurable. And all the more so if, as needs to be the case, the information it contains were also disseminated through the Fulbourn Parish Council web-site and updated regularly. Skilled young volunteers could be brought in to help with this.

PROPOSALS

3. To ask the Parish Council to put more resources into communication with the village community, especially for new residents, and to make fuller use of its web-site to publicise events and club activities, particularly for young people; and to use the village Library as an information centre.
4. To ask the publisher of *The Mill*, St Vigor's PCC, to investigate with the Parish Council the possibility of circulating it to Fulbourn residents on a wider regular basis.



Communication in action

Other than *The Mill*, the most effective form of communication in Fulbourn is through the posters on this fence. They seem to be looked at more often than 'official' notice-boards in the High Street opposite, by the Post-Office or outside the Church, where the notices are less varied and less lively. The fence is beside the Co-op, to whom it belongs, and they are happy to see it used in this way.

PRIORITIES AND ACTION

1. The highest priority in this Parish Plan is the preservation of the Green Belt which, *inter alia*, prevents coalescence between Fulbourn village and the Cherry Hinton housing estates that are an extension of Cambridge City. This will always be a high priority, but action is only needed when a proposed development threatens to contravene the boundaries marked out on p.3 (the Village Local Development Framework).
2. In terms of immediate action, the highest priority is to ensure, through our Parish Council representative on the group drawing up any Master Plan for the Ida Darwin Hospital site, that the Master Plan conforms with all the proposals set out in this Parish Plan, particularly with regard to the provision of low-cost housing, and of open space within the Green Belt.
3. Many of our proposals regarding the environment of Fulbourn depend for their achievement on the success of a new society to take action to conserve and improve the environment of the village ('The Fulbourn Society'). This body would encourage and co-ordinate volunteer activities by residents who would like to contribute in some way to the well-being of the village, organise working groups, and publicise results. We ask the Parish Council to support this endeavour, when necessary by financial assistance.
4. The present traffic congestion in the High Street caused by parking and frequent (but very slow, and under-used) double-decker bus services must not continue. This Plan proposes measures that could be taken. And, partly replacing the present City1 buses, frequent, fast and direct services to Addenbrooke's, Cambridge station and the city centre should be provided.
5. Speed limits in Fulbourn and The Beechwoods should include restrictions to 20 m.p.h., and all traffic calming measures should be re-appraised and then rigorously imposed.
6. Policing should be improved, with more foot patrols, so that residents of Fulbourn cease to be intimidated by gangs of children and youths. Effective deterrents to such behaviour should be applied.
8. Pressure should be exerted upon NHS Cambridgeshire to regard the rebuilding and extension of the Fulbourn Health Centre as a matter of their highest priority.

APPENDIX: THE PARISH PLAN QUESTIONNAIRE –

FINDING OUT WHAT FULBOURN RESIDENTS THINK

Back in 2005 the Parish Council decided to form a Parish Plan. On 22nd June 2005 a meeting was held, and sixteen interested parties attended. It was from that nucleus that the undertaking of the past three and a half years took shape. At that meeting a project name was chosen – the Fulbourn Parish Plan, and a Steering Group formed. The majority of that original group has been able to see the project through to its completion. Sadly the Treasurer, Jim Allway, has passed away, and the first Chairman, John Williams, had to stand down because of work pressure, although he has remained on the Steering Group. Other members have suffered family illnesses and bereavement, and in one case given birth, but have remained committed to the production of the Plan, which shows great dedication.

The objectives of the Plan, were considered and decided upon, using the information available from the Countryside Agency and ACRE. Help and guidance was sought from Cambridge ACRE (Action with Communities in Rural England), the Countryside Agency and Fulbourn Parish Council. Melanie Baker from ACRE attended several meetings and gave advice and assistance to the newly formed group

In July 2005 the Steering Group held its first meeting. This was also attended by Stan Rees of Cambridgeshire ACRE, who gave a slide presentation of the steps to be taken, and a timetable to produce firstly the Questionnaire and subsequently the Parish Plan. Three specimen Questionnaires were sent, to help the Steering Group to draw up their draft Questionnaire. At the same meeting the Constitution was approved and a Chair, Secretary and Treasurer appointed and a bank account opened. Fulbourn Parish Council provided initial funding of £1,000, and a grant of £1,500 from ACRE was applied for.

In September 2005 the group reported their progress in *The Mill* and informed local residents and other public bodies of the action to date, with plans for a public launch in December. The public launch meeting was held on 5th December 2005, and 38 people attended. At that meeting an open letter was circulated to canvass views on the format of the Questionnaire.

Monthly meetings of the Steering Group were held, and discussions took place over the format of the Questionnaire. Over 300 questions were considered, and it was decided that about 80 questions would be the optimum number. In the end the main body of the Questionnaire contained 72 questions, with an additional Youth Section for completion by residents aged between 11 and 16.

At the April 2006 meeting, invitations were sent to all Fulbourn clubs and societies to attend the meeting in May, so that the Steering Group could receive their input. In the event only representatives from the Library and Fulbourn

Wives took up the invitation. At that meeting consideration was given to applying for an 'Awards for All' grant from the National Lottery.

By November 2006 the Questionnaire had reached its fourth draft, and six residents of the village were asked to complete a copy and comment on the time it took, and its complexity. After that the Questionnaire in its finished form was printed.

Unfortunately, in July 2007 the Chairman of the Steering Group felt unable to continue in the role because of work commitments, and the Treasurer also stood down because of ill-health. On 17th July 2007 an Extraordinary Meeting was held, and a new Chairman and Treasurer appointed.

A network of volunteers was established to deliver the Questionnaires to every household in the village and, more onerously, to collect the completed Questionnaires a few weeks later. Drop-off points were also set up in the Library, *Twelve*, and Tesco (it was thought this would be more convenient for those living in Beechwoods). 1985 Questionnaires were delivered, of which 470 were in Beechwoods. Not surprisingly, very few (30) were returned from Beechwoods. Of the 1515 received by village households, 623 were returned, a response rate of 41%.

An application was submitted to the National Lottery, for an 'Awards for All' grant to help us carry the work forward. This proved to be a rather protracted exercise, and until we were certain of the funding it was difficult to envisage the scale on which the next stage could be carried out. Happily we heard early in 2008 that we had been awarded the full amount we had requested (£6,000), and were able to move on with that financial security in place.

The Questionnaire was designed to ensure complete anonymity, and also included blank pages for respondents to expand their answers and make further comments. This was done in abundance, and the comments made were interesting and enlightening. To ensure that all these comments, together with the statistical findings, were considered by the Working Groups, the Chairman undertook the task of extracting **all** comments, tabulating them and assigning them to the most appropriate Working Group. This amounted to 28 pages of tabulated comments, and everything said was read and considered.

The completed Questionnaires were sent for analysis by a specialist department of Warwick University, which had already handled this work for other parish plans throughout the country. When the results were received the Steering Group discussed the setting up of Working Groups to address the results and the issues raised. It was decided to have eight Working Groups, and their remits were:

- Housing and Planning
- Conservation & Environment (this Group also looked at General Amenities)
- Sports
- Youth
- Business & Employment (shops and shopping habits were also examined)

- Community Safety & Policing
- Highways, Transport & Footpaths
- Health, Education, Arts, Leisure & Religion

The next major task was to find people to join the Working Groups. This involved publicity in *The Mill*, on village notice-boards, by word of mouth and coercion. Eventually, by April 2008 it was felt that there was a sufficient number of volunteers to proceed, and an informal launch party was held at the Fulbourn Centre, with over 40 people attending. The Chairman thanked everyone for coming, talked briefly about what was involved, and handed out packs containing all the information available to help them with the task ahead. It was heartening that all the volunteers took the opportunity to get together there and then, and start planning the way forward.

Between April and September all the Groups worked extremely hard and came up with amazingly detailed reports, photographs and action plans, which were presented in a thoroughly professional manner, and the Steering Group is indebted to all of them for the information they have provided.

Once all the reports had been received an editorial group was formed and, they were passed to the editor, who has done an excellent job in correlating and distilling all the information, as well as supplying the supporting text and selecting apposite photographs. The whole document has been presented in a readable and coherent form, which will be helpful and informative for all Fulbourn residents, the Parish Council and other public bodies who will receive a copy. From this an Action Plan will be formed and the mechanism put in place to carry it forward.

The next stage of the procedure, after printing and distribution, will be a Public Exhibition where everybody is invited to meet members of the Working Groups and the Steering Group, and see all the work which went into producing the Plan. It will be an opportunity to comment on the finished article, and hopefully to become involved in some of the projects emanating from the Parish Plan.

A MESSAGE FROM A QUESTIONNAIRE RESPONDENT

It is appropriate that the last words in the Fulbourn Parish Plan should be from a respondent to the Questionnaire:

"You will have received countless requests and suggestions for many improvements in Fulbourn as a result of this questionnaire. The key to any of this is the money to carry it out and the people to do it. A question which perhaps could have featured covering the second of these points might have been: DO YOU FEEL STRONGLY ENOUGH ABOUT ANY OF YOUR IMPROVEMENT SUGGESTIONS TO STAND FOR PARISH COUNCIL OR JOIN AN ASSOCIATED WORKING GROUP? * Nearly everybody wants but only a few try to make it happen. Good luck to you all and thank you for your efforts to keep the village."

[* That 'associated working group' could be the newly-formed Fulbourn Society. So please join! (Ed.)]



The butcher's shop in Fulbourn High Street.

To encourage other shops, perhaps the Parish Council would make a grant for Fulbourn to become a *village fleuri*, with hanging baskets attached to lamp-posts (not forgetting that they will need regular watering ...by somebody).

Our back cover picture –

Fulbourn's icon, the beautifully preserved windmill, Cambridgeshire's largest surviving smock mill, dating from 1808. It lies close to the highest point of the road from Cambridge, the focus of many vistas. Note the cornfield and the line of trees. The edge of Cherry Orchard is visible among trees to the left. And a part of the low-lying fields between Fulbourn and Teversham can be glimpsed at the left.

