

Village Setting : Important Countryside Frontages

Evidence Paper 2

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 Important Countryside Frontages

The key evidence documents supporting this policy are;

- Methodology to describe ICF Sites (905)
- Important Countryside Frontages (ICF) – Summary Table (360)
- Location Map (342)
- Capital Park ICF Data Sheet (363)
- Ida Darwin ICF Data Sheet (365)
- Lanthorn Stile ICF Data Sheet (364)
- Gog's View ICF Data Sheet (366)
- ICF Ownership Report (368)

Original individual documents are referenced within the Fulbourn Neighbourhood Plan evidence base archive using their unique EV number (xxx)

All photographs and drawings are copyright Fulbourn Parish Council 2020 and have been produced for the purposes of this document by URBAN Silence.

All maps within this document are subject to Ordnance Survey licensing and provided by Fulbourn Parish Council under licence from the Ordnance Survey to fulfil its public function to make available public domain information. © Crown copyright and database right 2019. Ordnance Survey Licence number 100022500. - Heritage and Environmental assets were obtained from Historic England and Natural England Open Data.

Methodology to Describe Important Countryside Frontages

1. Introduction

Community surveys associated with the production of the Fulbourn Neighbourhood Plan identified that residents considered the countryside frontages and the rural interface surrounding the village to be of significant importance.

This protection of the character and setting of Fulbourn is clearly set out in the Fulbourn Village Design Guide (SPD 2020), which aims to ensure that any new development complements and contributes to the existing village and its surroundings and is in line with the guidance and its design principles.

The Fulbourn Village Design Guide (SPD 2020) reviews the village's close relationship with the countryside and states:

“The relationship of the village to the countryside is a defining feature of Fulbourn and something the community places great value on.

This relationship has three main aspects:

- 1) The landscape setting of the village, ‘set among trees’, visually separated from Cambridge and surrounded by open countryside (Fig.13),*
- 2) The views and direct access to the countryside from within the village itself (Fig.17)*
- 3) The presence of tall trees, hedgerows and rural planting within the built-up area of the village.*

Of great importance is the Green Belt gap which visually separates Cambridge and Fulbourn. Although developed the Fulbourn Hospital and Ida Darwin sites have kept low heights and scant night lighting and therefore remain fairly inconspicuous.....

In addition, some fields have an important relationship to the village.....as they provide a strong landscape setting linking countryside and village, and establish a visual relationship deep within the fabric of the built-up area”.

2. The ‘Important Countryside Frontages’ Designation

Distinctive boundaries which contribute to the identity of a rural village and the preservation of its relationship with the countryside are proposed to be protected as ‘Important Countryside Frontages’ (ICF – SCDC Local Plan Policy NH/13)

The methodology to describe ICFs is based on the requirements of the National Planning Policy Framework and the South Cambridgeshire Local Plan.

In many places land with a strong countryside character penetrates into villages or separates two parts of the built-up area. Such land enhances the setting, character and appearance of the village by retaining the sense of connection between the village and its rural origins and surroundings.

An ICF will:

- Penetrate or sweep into the built-up area providing a significant connection between the street scene and the surrounding rural area

or

- Provide an important rural break between two nearby but detached parts of a development framework.

Future development should not compromise these purposes.

For Important Countryside Frontages (ICF) it is required that;

- The area is not within the development framework
- It is adjacent to the development framework

Plus it either;

- Penetrates or sweeps into the built-up area providing a significant connection between the street scene and the surrounding rural area

or

- Provides an important rural break between two nearby but detached parts of a development framework.

3. References

The following documents were used to derive the Fulbourn NP ICF description process;

- South Cambridgeshire Local Plan – Review of Local Green Space following the Inspectors’ interim findings, Portfolio Holders Report 26 July 2017 and Committee Report Appendix A, Further Works on Policy NH/12: Local Green Space responding to the Inspectors’ Interim Findings July 2017.
- Histon & Impington Neighbourhood Plan as submitted for examination 2 August 2019 and the Final Examiners Report 9 March 2020

Important Countryside Frontages – Summary Table

Introduction

This document describes the various Important Countryside Frontages (ICFs) around the Fulbourn Neighbourhood Plan Area.

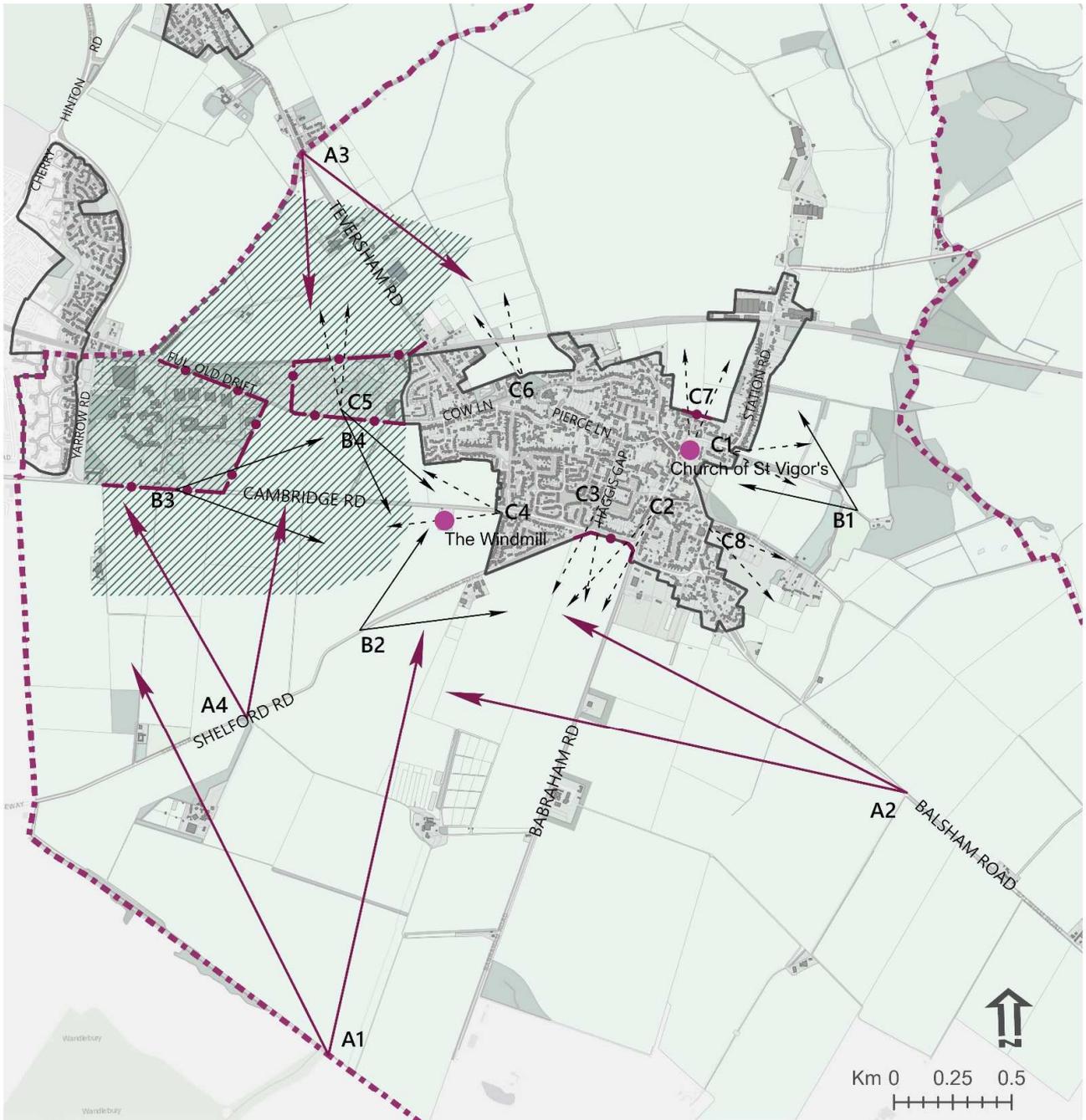
Criteria for an ICF :

- An area of rural character that penetrates the built up area
- Provides a significant connection between the street scene and the rural area
- Forms a break between detached parts of the development framework or built areas

Proposed ICF	Rationale
<p>Ida Darwin ICF1 (ref. 365)</p> <p>The extent of the Ida Darwin ICF is;</p> <p>590 metres along the Cambridge – Ipswich railway line from near the Teversham Road level crossing to the north-west corner of the Ida Darwin development site</p> <p>210 metres back to Fulbourn Old Drift</p> <p>500 metres along Fulbourn Old Drift and Hinton Rd up to the first house on the road’s north side.</p> <p>A total ICF length of 1300 metres</p>	<p style="text-align: center;">Forms an essential break between detached parts of different built areas.</p> <p style="text-align: center;">Provides a significant connection between the street scene (of the future Ida Darwin development) and the rural area.</p> <p>The Ida Darwin ICF is very significant for Fulbourn in maintaining the continuous flow of countryside surrounding the main village of Fulbourn and ensuring that new development at the Ida Darwin site enjoys a significant connection to the rural area.</p> <p>This ICF will also help retain the essential separation between the village and the outer extent of Cambridge and the village of Teversham. These last fields are crucial in safeguarding the community’s aspiration to remain an individual rural village in the countryside. It also secures important views across fields towards the Windmill, an iconic emblem for the village and the title of the monthly parish magazine. These visual connection between development and the countryside have been identified in the Fulbourn Village Design Guide SPD (2020) and safeguarded through the Ida Darwin planning application process.</p> <p>Protection of the character and setting of Fulbourn is set out in the Fulbourn Village Design Guide and supported in the Fulbourn Neighbourhood Plan by Policies FUL/01 and FUL/02.</p> <p>Both the Design Guide and the Neighbourhood Plan are in accordance with Policy NH/13 of the South Cambridgeshire Local Plan.</p> <p>It should be noted that the triangular piece of land between Fulbourn Old Drift and the railway adjacent to the future Cambridge to Fulbourn Greenway should be protected as a green extension to the Green Wedge.</p> <p>This ICF should be considered alongside that of Capital Park (363) to ensure the future protection of the Green Wedge as part of the Key Visual Gap between the rear of the Capital Park site and the proposed housing development at the Ida Darwin site.</p>
<p>Capital Park ICF2 (ref 363)</p> <p>The extent of the Capital Park ICF is;</p> <p>490 metres eastwards on Cambridge Road from the access road to Fulbourn Hospital along the southern edge of Capital Park</p>	<p style="text-align: center;">Forms an essential break between detached parts of different built areas.</p> <p style="text-align: center;">Provides a significant connection between the street scene (from Capital Park) and the rural area.</p> <p>The Capital Park ICF is very significant in retaining the parkland setting and connection to the countryside of Capital Park (a Conservation Area). It also creates (with the Ida Darwin ICF) a break between different parts of Fulbourn which form the essential</p>

Proposed ICF	Rationale
<p>420 metres northwards along the eastern boundary of Capital Park from Cambridge Rd to Fulbourn Old Drift</p> <p>430 metres westwards along Fulbourn Old Drift</p> <p>A total ICF length of 1340 metres.</p>	<p>separation between the village and the outer extent of Cambridge. This helps retaining a continuous countryside setting surrounding the village. These last fields are crucial in safeguarding the community's aspiration to remain a rural settlement, separated from Cambridge by countryside fields.</p> <p>This ICF will also help to confirm the future outer edge of Cambridge as the eastern end of the proposed Cambridge International Technology Park, and to highlight the importance of the parkland frontages at Fulbourn Hospital and Victoria House (with the adjacent footpath/cyclepath) which overlook the open fields to the south rising up towards the Gog Magog Hills. Safeguarding these fields in the Green Belt from ribbon development is also crucial in maintaining a meaningful separation between the village and Cambridge.</p> <p>Protection of the character and setting of Fulbourn is set out in the Fulbourn Village Design Guide SPD (2020). The Design Guide is supported in the Fulbourn Neighbourhood Plan by Policies FUL/01 and FUL/02 which consider the protected setting of Fulbourn. Both the Design Guide and the Neighbourhood Plan are in accordance with Policy NH/13 of the South Cambridgeshire Local Plan.</p> <p>This ICF should be considered alongside that of Ida Darwin (365) to ensure the future protection of the Green Wedge as part of the Key Visual Gap between the rear of the Capital Park site and the proposed housing development at the Ida Darwin site.</p>
<p>Lanthorn Stile ICF3 (ref. 364)</p> <p>This ICF is located to the north of the centre of the village.</p> <p>A total ICF length of 50 metres.</p>	<p>An area of rural character that penetrates the built up area</p> <p>Provides a significant connection between the street scene (from St. Vigor's Church) and the rural area</p> <p>The Lanthorn Stile ICF has significant importance for Fulbourn and has been recognised in a recent appeal decision (APP/W0530/W/16/3144909)</p> <p>Its particular importance is in providing a connection towards the open countryside from a point close to the centre of the village and the parish church, (part of the Conservation Area). It provides an essential gap in the built fabric of the village and an area of rural character penetrating nearly to the heart of the village.</p> <p>It also provides a separation between the gardens of houses fronting Station Road to the east and those fronting Apthorpe Street to the west creating a green rural frontage to the village at this location..</p> <p>Protection of the character and setting of Fulbourn is set out in the Fulbourn Village Design Guide SPD (2020). The Design Guide is supported and confirmed within the Fulbourn Neighbourhood Plan by Policies FUL/01 and FUL/02 which consider the protected setting of Fulbourn.</p> <p>Both the Design Guide and the emerging Neighbourhood Plan are in accordance with the definitions contained within South Cambridgeshire Local Plan Policy NH/13.</p>

<p>Gog’s View ICF4 (ref. 366)</p> <p>The ICF is located to the south of the village and extends ;</p> <p>160 metres from Fromont Close to the Shelford Rd junction at the roundabout on Cambridge Road.</p> <p>210 metres eastwards along Cambridge Road to the junction with School Lane / Doggett Lane.</p> <p>A total ICF length of 370 metres</p>	<p>An area of rural character that penetrates the built up area</p> <p>Provides a significant connection between the street scene (between Shelford Road and Barbraham Road, Haggis Gap and School Lane) and the rural area</p> <p>The Gog’s View ICF is of particular significance to Fulbourn as it forms an area of rural character that can be appreciated from the main Cambridge Road and from within the village at various points.</p> <p>Not only it creates a significant connection to the countryside, it also provides a rural southern boundary to the village which is distinctive and recognizable. It gives the opportunity for extensive views, both outwards to the open countryside and the Gog Magog Hills, and also inwards when approaching the settlement from Shelford Road and Babraham Road."</p> <p>These inward and outward village vistas are an inherent part of the Fulbourn character and have remained despite significant development of what was previously a medium sized agricultural community before the First World War. This ICF designation aims to protect these key views</p> <p>In common with many South Cambridgeshire villages this is a key example where the strong countryside character reflecting the long-term agricultural history of the settlement penetrates and sweeps into the edge of the developed area.</p> <p>Protection of the character and setting of Fulbourn is set out in the Fulbourn Village Design Guide SPD (2020) which states that <i>‘the views of the village across open fields from the southern hills and all approaches should be protected and enhanced’</i>.</p> <p>The Design Guide is supported and confirmed within the Fulbourn Neighbourhood Plan by Policies FUL/01 and FUL/02 which consider the protected setting of Fulbourn.</p> <p>Both the Village Design Guide and the Neighbourhood Plan are in accordance with the definitions contained within South Cambridgeshire Local Plan policy NH/13.</p>
--	---



- 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

Important Countryside Frontage of Fulbourn – Site Data

ICF Capital Park

Overview	
Reference Nos	EV363
Working Name	ICF Capital Park
Designation Applied For	Important Countryside Frontage (ICF)
Proposers	<p>The application to designate this Important Countryside Frontage (ICF) is made as part of the Fulbourn Neighbourhood Plan which is itself being supported and guided by Fulbourn Parish Council.</p> <p>The proposed ICF is also referenced within the Fulbourn Village Design Guide, adopted 2020.</p> <p>This data sheet has been assembled as part of the Fulbourn Neighbourhood Plan 2020 process.</p>
Summary	
<p>The Capital Park Important Countryside Frontage (ICF) is located to the west of the village and comprises the southern edge of Capital Park / Fulbourn Hospital eastwards along Cambridge Road to then follow the boundary of the Old Fulbourn Hospital Parklands northwards until it intersects Fulbourn Old Drift to then run westwards along Fulbourn Old Drift to the end of the passable road.</p> <p>The Capital Park ICF is very significant in retaining the parkland setting and connection to the countryside of Capital Park (a Conservation Area). It also creates (with the Ida Darwin ICF) a break between different parts of Fulbourn which form the essential separation between the village and the outer extent of Cambridge. This helps retaining a continuous countryside setting surrounding the village. These last fields are crucial in safeguarding the community’s aspiration to remain a rural settlement, separated from Cambridge by countryside fields.</p> <p>This ICF will also help to confirm the future outer edge of Cambridge as the eastern end of the proposed Cambridge International Technology Park, and to highlight the importance of the parkland frontages at Fulbourn Hospital and Victoria House (with the adjacent footpath/cyclepath) which overlook the open fields to the south rising up towards the Gog Magog Hills. Safeguarding these fields in the Green Belt from ribbon development is also crucial in maintaining a meaningful separation between the village and Cambridge.</p> <p>Protection of the character and setting of Fulbourn is set out in the Fulbourn Village Design Guide SPD (2020). The Design Guide is supported in the Fulbourn Neighbourhood Plan by Policies FUL/01 and FUL/02 which consider the protected setting of Fulbourn. Both the Design Guide and the Neighbourhood Plan are in accordance with Policy NH/13 of the South Cambridgeshire Local Plan.</p> <p>This ICF should be considered alongside that of Ida Darwin (365) to ensure the future protection of the Green Wedge as part of the Key Visual Gap between the rear of the Capital Park site and the proposed housing development at the Ida Darwin site.</p> <p>This ICF application is supported by the Village Design Guide (2020), the draft Neighbourhood Plan Policy FUL/02 and is in accord with directives contained in Policy NH/13 of the South Cambridgeshire Local Plan (2019).</p>	

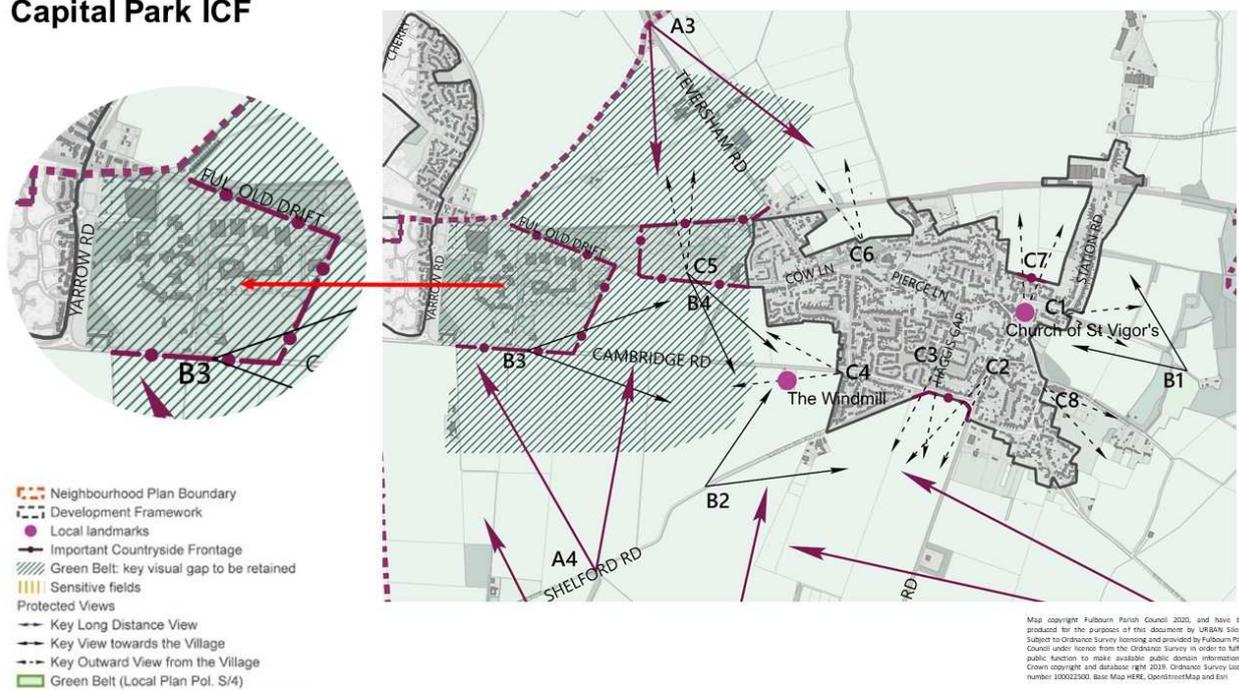
Dimensions & Positioning

The extent of the Capital Park ICF is;
 490 metres eastwards on Cambridge Road from the access road to Fulbourn Hospital along the southern edge of Capital Park
 420 metres northwards along the eastern boundary of Capital Park from Cambridge Rd to Fulbourn Old Drift
 430 metres westwards along Fulbourn Old Drift
 A total ICF length of 1340 metres.

Landscape Separation

This ICF provides an essential Green Belt separation between Capital Park and the village of Fulbourn maintaining the community's wish to remain a separate settlement from Cambridge. This includes the last fields between Cambridge and Fulbourn when approaching along the Cambridge Road and also protects the small 'Green Wedge' which has long been seen as an essential prerequisite to the development of the Ida Darwin site for housing.

Capital Park ICF



**Capital Park
 Important Countryside Frontage**



Important Village Views

This proposed ICF provides important village views both when approaching Fulbourn and when leaving it. It will also provide important views for the future residents of the Ida Darwin site.

Views into the Village

When approaching the village along Cambridge Road the sharp edge of existing housing development and the iconic view of the Windmill are apparent across open fields, softened in places by existing roadside hedges. Future development at the Ida Darwin site would also be visible softened by existing hedges and any proposed planting.

Views out of the village

Views out from houses to the north of Hinton Road and in Cherry Orchard to the south and west give a prospect of open countryside bounded in the distance by the trees and hedges of Capital Park. Along Fulbourn Old Drift when approaching the village by bus or by bicycle there are important views up the rising ground to the Windmill. These will be the views to be enjoyed by future residents of the Ida Darwin site.

Planning History

In the recent call for sites for the greater Cambridge Local Plan 54,000 sq.m of commercial floorspace has been proposed for land off Fulbourn Old Drift. Further development proposals have also been made within the parkland of Capital Park and to the north of the railway line.

Overall Justification

The Capital Park ICF is very significant for Fulbourn in maintaining the essential Green Belt separation between the village and the outer extent of Cambridge. These last fields are crucial in safeguarding the community's long held wish to remain a separate settlement, distinct from the City. It also secures important views of the Windmill, an iconic structure for the village and the title of its monthly magazine.

Protection of the character and setting of Fulbourn is set out in the Fulbourn Village Design Guide SPD (2020). The Design Guide is supported and confirmed within the Fulbourn Neighbourhood Plan by Policies FUL/01 and FUL/02 which consider the protected setting of Fulbourn.

Both the Design Guide and the Neighbourhood Plan are in accordance with the definitions contained within South Cambridgeshire Local Plan Policy NH/13.

Open views of the wider countryside:

Yes - views over fields to the south from Fulbourn Old Drift, the Steiner School and the future Ida Darwin Development.

Open countryside separates two parts of the built-up area:

Yes - the fields visually separate Cambridge from Fulbourn along the main connector route of Cambridge Road.

Frontage and open countryside beyond kept open and free from development to protect the setting, character and appearance of the village:

Yes - the frontage allows direct visual relationship between the village and the Windmill and the rising fields towards the Gog Magog Hills setting the village among trees within a gentle hollow of land.

Important Countryside Frontage of Fulbourn – Site Data

ICF Ida Darwin

Overview	
Reference Nos	EV365
Working Name	ICF Ida Darwin
Designation Applied For	Important Countryside Frontage (ICF)
Proposers	<p>The application to designate this Important Countryside Frontage (ICF) is made as part of the Fulbourn Neighbourhood Plan which is itself being supported and guided by Fulbourn Parish Council.</p> <p>The proposed ICF is also referenced within the Fulbourn Village Design Guide, adopted 2020.</p> <p>This data sheet has been assembled as part of the Fulbourn Neighbourhood Plan 2020 process.</p>
Summary	
<p>The Ida Darwin Important Countryside Frontage (ICF) is located to the west of the village, enclosing the proposed residential development site. To the north it extends from the railway level crossing at Teversham Road, extending westwards along the railway line to the edge of the development site and then turning southwards until it intersects with Fulbourn Old Drift. From this point it extends eastwards along Fulbourn Old Drift and then Hinton Road up to the building line of the Cherry Orchard residential area.</p> <p>The Ida Darwin ICF is very significant for Fulbourn in maintaining the continuous flow of countryside surrounding the main village of Fulbourn and ensuring that new development at the Ida Darwin site enjoys a significant connection to the rural area.</p> <p>This ICF will also help retain the essential separation between the village and the outer extent of Cambridge and the village of Teversham. These last fields are crucial in safeguarding the community's aspiration to remain an individual rural village in the countryside. It also secures important views across fields towards the Windmill, an iconic emblem for the village and the title of the monthly parish magazine. These visual connections between development and the countryside have been identified in the Fulbourn Village Design Guide SPD (2020) and safeguarded through the Ida Darwin planning application process.</p> <p>Protection of the character and setting of Fulbourn is set out in the Fulbourn Village Design Guide and supported in the Fulbourn Neighbourhood Plan by Policies FUL/01 and FUL/02.</p> <p>Both the Design Guide and the Neighbourhood Plan are in accordance with Policy NH/13 of the South Cambridgeshire Local Plan.</p> <p>It should be noted that the triangular piece of land between Fulbourn Old Drift and the railway adjacent to the future Cambridge to Fulbourn Greenway should be protected as a green extension to the Green Wedge.</p> <p>This ICF should be considered alongside that of Capital Park (363) to ensure the future protection of the Green Wedge as part of the Key Visual Gap between the rear of the Capital Park site and the proposed housing development at the Ida Darwin site.</p> <p>This ICF application is supported by the Village Design Guide (2020), the draft Neighbourhood Plan Policy FUL/02 and is in accord with directives contained in Policy NH/13 of the South Cambridgeshire Local Plan (2019).</p>	

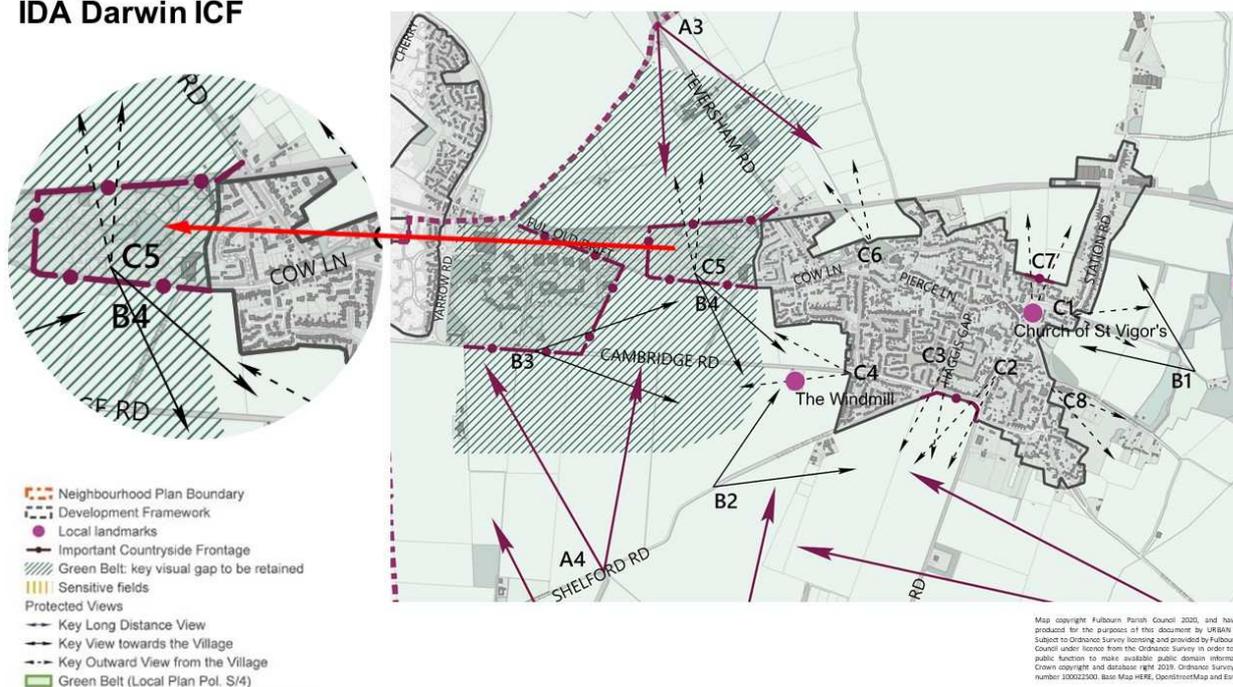
Dimensions & Positioning

The extent of the Ida Darwin ICF is;
 590 metres along the Cambridge – Ipswich railway line from near the Teversham Road level crossing to the north-west corner of the Ida Darwin development site
 210 metres back to Fulbourn Old Drift
 500 metres along Fulbourn Old Drift and Hinton Rd up to the first house on the road’s north side.
 A total ICF length of 1300 metres

Landscape Separation

This ICF provides an essential Green Belt separation between Capital Park and the village of Fulbourn maintaining the community’s wish to remain a separate settlement from Cambridge. This includes the last fields between Cambridge and Fulbourn when approaching along the Cambridge Road and also includes the small ‘Green Wedge’ which has long been seen as an essential prerequisite to the development of the Ida Darwin site for housing.

IDA Darwin ICF



**Ida Darwin
 Important Countryside Frontage**

View from Fulbourn Old Drift towards Cambridge Road



View towards Windmill Hill. Line of ICF on the left



View out to Windmill Hill from Fulbourn Old Drift



Important Village Views

This proposed ICF provides important village views both when approaching Fulbourn and when leaving it. It will also provide important views for the future residents of the Ida Darwin site.

Views into the Village

When approaching the village along Cambridge Road the sharp edge of existing housing development and the view of the Windmill are apparent across open fields, softened in places by existing roadside hedges. Future development at the Ida Darwin site would also be visible softened by existing hedges and any proposed planting.

Views out of the village

Views out from houses to the north of Hinton Road and in Cherry Orchard to the south and west give a prospect of open countryside bounded in the distance by the trees and hedges of Capital Park. Along Fulbourn Old Drift when approaching the village by bus or by bicycle there are important views up the rising ground to the Windmill. These will be the views to be enjoyed by future residents of the Ida Darwin site.

Planning History

In the recent call for sites for the greater Cambridge Local Plan 54,000 sq.m of commercial floorspace has been proposed for land off Fulbourn Old Drift. Further development proposals have also been made within the parkland of Capital Park and to the north of the railway line.

Overall Justification

The Ida Darwin ICF is very significant for Fulbourn in maintaining the essential Green Belt separation between the village and the outer extent of Cambridge. These last fields are crucial in safeguarding the community's long held wish to remain a separate settlement, distinct from the City. It also secures important views of the Windmill, an iconic structure for the village and the title of its monthly magazine.

Protection of the character and setting of Fulbourn is set out in the Fulbourn Village Design Guide SPD (2020). The Design Guide is supported and confirmed within the Fulbourn Neighbourhood Plan by Policies FUL/01 and FUL/02 which consider the protected setting of Fulbourn.

Both the Design Guide and the Neighbourhood Plan are in accordance with the definitions contained within South Cambridgeshire Local Plan Policy NH/13.

Open views of the wider countryside:

Yes - views over fields to the south from Fulbourn Old Drift, the Steiner School and the future Ida Darwin Development.

Open countryside separates two parts of the built-up area:

Yes - the fields visually separate Cambridge from Fulbourn along the main connector route of Cambridge Road.

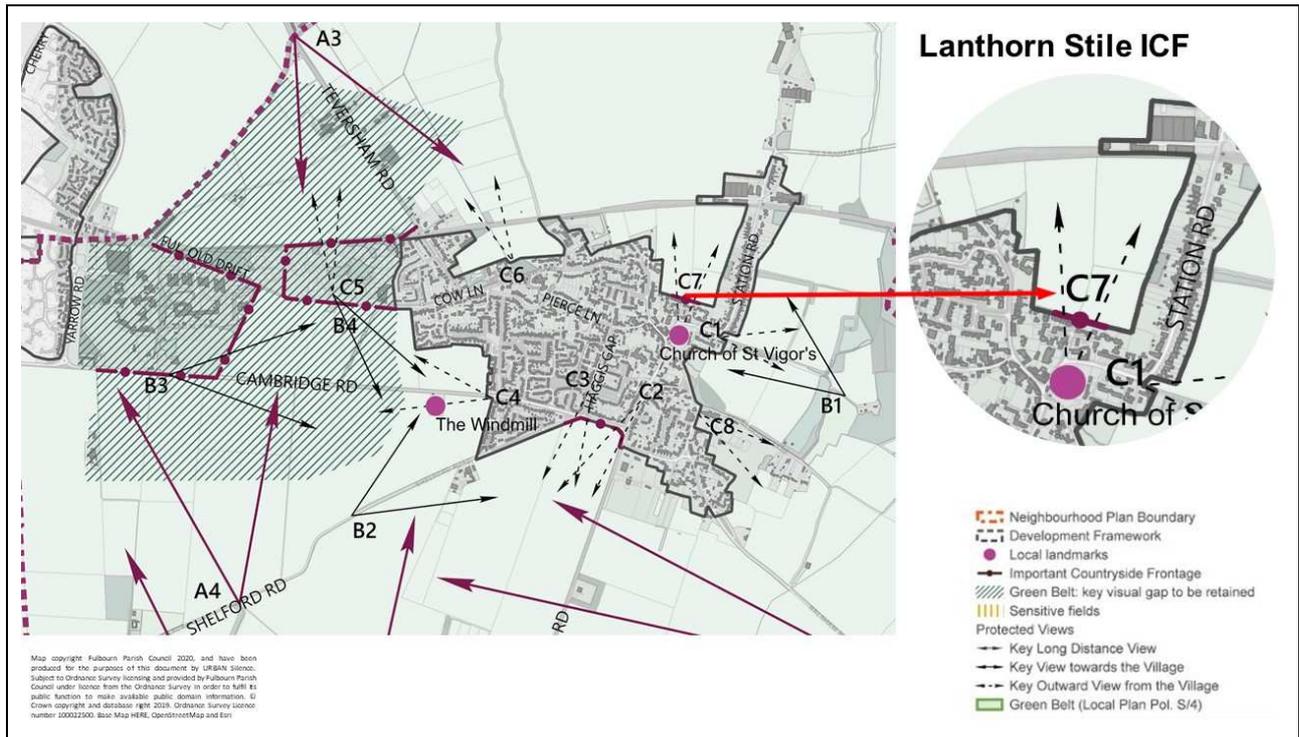
Frontage and open countryside beyond kept open and free from development to protect the setting, character and appearance of the village:

Yes - the frontage allows direct visual relationship between the village and the Windmill and the rising fields towards the Gog Magog Hills setting the village among trees within a gentle hollow of land.

Important Countryside Frontage of Fulbourn – Site Data

ICF Lanthorn Stile

Overview	
Reference Nos	EV364
Working Name	ICF Lanthorn Stile
Designation Applied For	Important Countryside Frontage (ICF)
Proposers	<p>The application to designate the view out of the village into the open countryside from Church Lane via The Chantry/Barleyfields and Lanthorn Stile is made as part of the Fulbourn Neighbourhood Plan which is itself being supported and guided by Fulbourn Parish Council.</p> <p>It also provides a clear separation between the gardens of houses along Station Road to the east and Apthorpe Street to the west.</p> <p>This proposed ICF is also referenced within the Fulbourn Village Design Guide, adopted 2020.</p> <p>This data sheet has been assembled as part of the Fulbourn NP 2020 process.</p>
Summary	
<p>The Lanthorn Stile Important Countryside Frontage (ICF) is located to the north of the village, close to the Parish Church of St Vigor’s and the High Street.</p> <p>Though the view beyond is masked by evergreen planting, an Appeal decision in 2016 concluded that the tree screen would not alter the effect any development proposal would have on the openness of the Green Belt. It provides an important vista to open fields demonstrating the close rural connection between the developed area and agricultural fields, whilst it also provides an important separation between the rear gardens of properties to the east and west.</p> <p>This ICF application is supported by the Village Design Guide (2020), the draft Neighbourhood Plan Policy FUL 02 and is in accord with the directives contained in Policy NH/13 of the South Cambridgeshire Local Plan (2019).</p>	
Dimensions & Positioning	
<p>This ICF is located to the north of the centre of the village and extends for approximately 50 metres along the boundary of Lanthorn Stile and the rear gardens of The Chantry</p> <p>A total ICF length of 50 metres.</p>	
Landscape Separation	
<p>This Important Countryside Frontage (ICF) provides an important outward view to open countryside close to the centre of the village whilst also providing a very significant separation between the large gardens to the east and west. With these gardens generally containing mature trees and planting there is a perception of being in the open countryside with little built development visible.</p>	



Lanthorn Stile Views
Important Countryside Frontage

<p>View towards western boundary of Lanthorn Stile ICF</p>	<p>View along The Chantry</p>	<p>View from Church Lane into The Chantry</p>
<p>View north from Lanthorn Stile ICF showing evergreen trees along railway line.</p>	<p>View along southern boundary of Lanthorn Stile ICF, showing houses in Lanthorn Stile.</p>	<p>View north east from Lanthorn Stile ICF showing cultivated fields to the left and 'paddock' to the right.</p>

Important Village Views

This proposed ICF provides important village views to the surrounding open countryside that can be appreciated by residents passing along Church Lane when visiting the centre of the village.

Views into the village

As the land enclosed by the proposed ICF is surrounded by private property there would not be an opportunity for the general public to appreciate a view into the village.

Views out of the village

The views from Church Lane past road entries to Northfield and The Chantry to Barleyfields and Lanthorn Stile itself provides an important distant vista to open agricultural land close to the centre of the village.

Planning History

Since 1987, three major planning applications for housing development on the fields between Lanthorn Stile/The Chantry and the railway line have been refused (S/1694/87/O; S/0922/10/F; S/1442/15/OL).

Amongst several reasons for refusal including traffic issues, have been the loss of quality agricultural land, the planned development being outside the village development framework, and, as a major consideration, the impact on the Green Belt of 'inappropriate development' (with no 'special circumstances' that might allow development).

The most recent application, for 50 dwellings, was dismissed at Appeal on 7 June 2016. The inspector gave 'substantial weight' to the harm that the proposals would have on the openness of the Green Belt, and to the Conservation Area, and stated that the proposals "would clearly alter the setting (of the Conservation Area) and erode the historic relationship of the village with the open countryside beyond". He said "By providing an open setting to the Conservation Area it positively contributes to its value as a heritage asset".

Notwithstanding this clear decision, the land between Lanthorn Stile and the railway line has been put forward again in the recent call for sites for the Greater Cambridge Local Plan with the promoter's assessed capacity of 200 homes.

Overall Justification

The Lanthorn Stile ICF has significant importance for Fulbourn that has been recognised in a recent appeal decision. Its particular importance is in providing a vista towards the open countryside from a point close to the centre of the village and the parish church, part of the Conservation Area. It also provides an important separation between the gardens of houses fronting both Station Road to the east and Apthorpe Street to the west such that few houses are visible due to these large well stocked back gardens. Though the land enclosed by the proposed frontage might seem a natural infill site when looked at in two dimensions on a map the reality is very different when viewed on site.

Protection of the character and setting of Fulbourn is set out in the Fulbourn Village Design Guide SPD (2020). The Design Guide is supported and confirmed within the Fulbourn Neighbourhood Plan by policies FUL/01 and FUL/02 which consider the protected setting of Fulbourn.

Both the Village Design Guide and the Neighbourhood Plan are in accordance with the definitions contained within South Cambridgeshire Local Plan Policy NH/13.

Open views of the wider countryside:

Yes - views over fields from Church Lane via The Chan-try/Barleyfields and Lanthorn Stile.

Open countryside separates two parts of the built-up area:

Yes - the fields visually separate the rear gardens of properties fronting Station Road from those in Apthorpe Street.

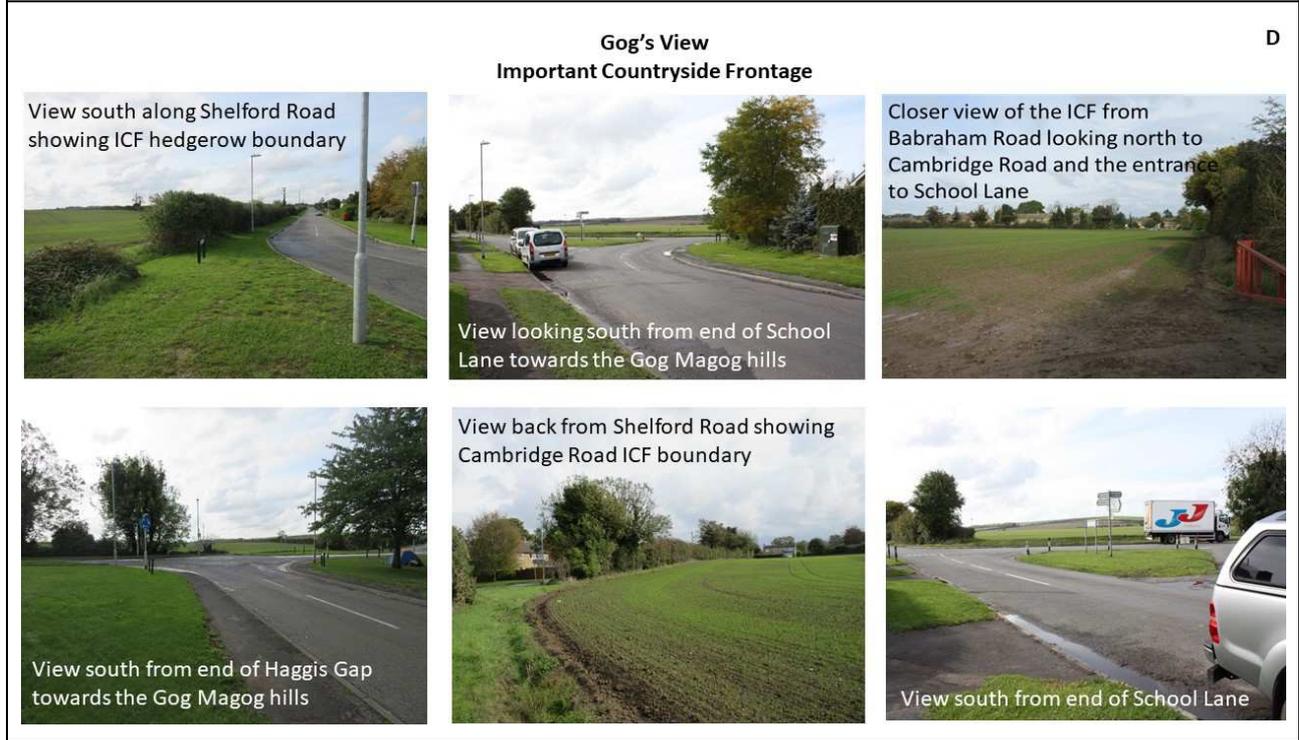
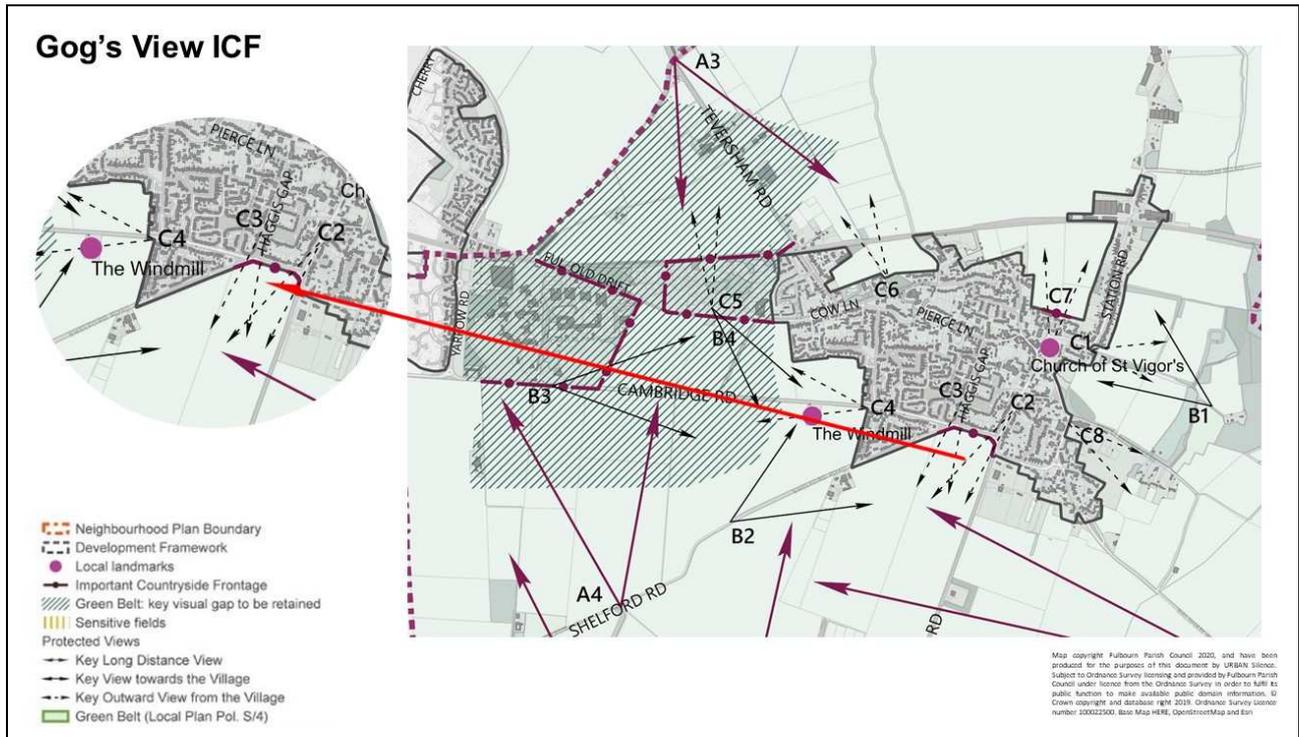
Frontage and open countryside beyond kept open and free from development to protect the setting, character and appearance of the village:

Yes - the frontage allows a direct visual relationship between the centre of the village and fields in agricultural use to the north, a strong value recognised in an appeal decision.

Important Countryside Frontage of Fulbourn – Site Data

ICF Gog's View

Overview	
Reference Nos	EV366
Working Name	ICF Gog's View
Designation Applied For	Important Countryside Frontage (ICF)
Proposers	<p>The application to designate the view out of the village into the open countryside towards the Gog Magog Hills as an ICF is made as part of the Fulbourn Neighbourhood Plan which is itself being supported and guided by Fulbourn PC. It also provides an important foreground view into the village from the Shelford Road as you approach the village from higher land.</p> <p>This proposed ICF is also referenced within the Fulbourn Village Design Guide, adopted 2020.</p> <p>This data sheet has been assembled as part of the Fulbourn NP 2020 process.</p>
Summary	
<p>The Gog's View Important Countryside Frontage (ICF) is located to the south of the village and provides distinctive views out from the village maintaining the close connection with the open countryside identified as contributing to the character of Fulbourn. As the open fields sweep downhill from higher ground, views from the Shelford Road approaching the village demonstrate very vividly the essence of Fulbourn as a village set among trees, a characteristic long valued by residents. This ICF also provides an important rural break between development along Shelford Road and Babraham Road</p> <p>This ICF application is supported by the Village Design Guide (2020), the draft Neighbourhood Plan Policy FUL 02 and is in accord with the directives contained within Policy NH/13 of the South Cambridgeshire Local Plan (2019)</p>	
Dimensions & Positioning	
<p>The ICF is located to the south of the village and extends ;</p> <ul style="list-style-type: none"> 160 metres from Fromont Close to the Shelford Rd junction at the roundabout on Cambridge Road. 210 metres eastwards along Cambridge Road to the junction with School Lane / Doggett Lane . Babraham Road. <p>A total ICF length of 370 metres.</p>	
Landscape Separation	
<p>This Important Countryside Frontage (ICF) extending along Shelford Road, part of Cambridge Road and onto the beginning of Babraham Road encloses agricultural land fronted by hedgerows for much of its length. There are important gaps particularly at the junction of Cambridge Road with School Lane and similarly at the Shelford Road/Cambridge Road/Haggis Gap junction allowing extensive views out from the village to the open countryside.</p>	



Important Village Views

The proposed ICF provides important village views both out from the village from the viewpoints mentioned above but also into the village when approaching from the higher ground along Shelford Road and at a greater distance on the more gradual slope along Babraham Road.

Views into the village

The views when approaching along Shelford Road may be seen as more significant than that from Babraham Road providing an extensive panorama to the tower of St Vigor's Church and indeed churches in the neighbouring villages of the Wilbrahams. The open foreground of agricultural land leads the eye to the extent of the village of Fulbourn, set among trees.

Views out of the village

The views from the end of School Lane and the end of Haggis Gap provide both a clear break with the developed part of the village and the surrounding open land but also the opportunity of extensive views to the higher ground to the south of the village and the Gog Magog hills.

Planning History

The proposed ICF has long been recognised to be of importance to the intrinsic character of the village providing a firm southern boundary to the settlement. There have been no recent development applications beyond the boundary though two proposals were included in the recent 'call for sites' in the preparation of the Greater Cambridge Local Plan with an estimated capacity for 282 homes'

Overall Justification

The Gog's View ICF is of particular significance to Fulbourn as it provides a distinctive and recognisable southern boundary to the village at the same time as giving the opportunity for extensive views both outwards to the open countryside but also inwards when approaching the settlement from the Shelford and Babraham Roads.

These inward and outward village views are an inherent part of the Fulbourn character and have persisted despite extensive development of what was previously a medium sized agricultural community before the First World War. This application for ICF designation aims to preserve the key views whilst also recognising that other parts of the village framework boundary may be modified as the village changes over the years. In common with many South Cambridgeshire villages this is a key example where the strong countryside character reflecting the long-term agricultural history of the settlement sweeps into the edge of the developed area. Such land enhances the setting, character and appearance of the village by the sense of connection between the village and its rural origins and surroundings. It is particularly important that the frontage where this interface occurs should be kept free from development.

Protection of the character and setting of Fulbourn is set out in the Fulbourn Village Design Guide SPD (2020) which states that 'the views of the village across open fields from the southern hills and all approaches should be protected and enhanced'. The Design Guide is supported and confirmed within the Fulbourn Neighbourhood Plan by Policies FUL/O1 and FUL/O2 which consider the protected setting of Fulbourn.

Both the Village Design Guide and the Neighbourhood Plan are in accordance with the definitions contained within the South Cambridgeshire Local Plan Policy NH/13.

Open views of the wider countryside:

Yes - views over fields to the south towards the Gog Magog Hills from Cambridge Road, and the ends of Haggis Gap and School Lane.

Open countryside separates two parts of the built-up area:

Yes - the fields visually separate development along Shelford Road from Babraham Road.

Frontage and open countryside beyond kept open and free from development to protect the setting, character and appearance of the village:

Yes - the frontage allows a direct visual relationship between the village and the distant views of the hills, retaining the close historic link with agriculture coming right into the village.