

## Local Green Spaces

### Evidence Paper 3

#### Overview

This evidence paper contains documents that support Policy FUL/05

The constituent documents are;

- Methodology to describe Local Green Spaces (901.1)
- Local Green Spaces (LGS) – Summary Table (349.1)
- Location Map
- Pound Green LGS Data Sheet (350)
- Fulbourn Hospital Parkland LGS Data Sheet (344)
- The Old Hospital Cemetery LGS Data Sheet (345)
- Victoria House Parkland LGS Data Sheet (343)

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## Methodology to Describe Green Spaces

### Introduction

Community surveys associated with the production of the Fulbourn Neighbourhood Plan identified that residents considered the various green spaces within the village to be of significant importance. These areas provide a variety of benefits including softening the built environment, providing a natural resource for exercise, relaxation and tranquillity and also as an environmental resource extending through the area as various wildlife refuge corridors.

The information provided is intended for use in achieving formal recognition of the areas as the protected category of;

- Local Green Space (LGS – SCDC Local Plan Policy NH/12)

The approach is generally based on the requirements of the National Planning Policy Framework, the South Cambridgeshire Local Plan and also draws on other guidance documents.

### Local Green Space (LGS)

The LGS category is for green areas of particular importance to local communities which once designated can prevent new development other than in very special circumstances.

The key characteristics are that it should be;

- Hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.
- Reasonably close to the community it serves.
- Local in character
- Not be an extensive tract of land.

This category can protect land outside of a development framework.

### The following village green spaces may be considered for LGS status;

Village Greens  
Recreation Grounds  
Allotments  
Informal green spaces in housing areas  
Woodland / plantations outside villages  
Meadows / fields providing informal access or contributing to village character

The situation of creating a 'virtual green-belt' through contiguous protected areas of varying type may be contrary to the Planning Practice Guidelines.

## Methodology

To ensure a consistent approach to the description of green spaces within the Fulbourn Neighbourhood area a standardised template has been adopted.

This template compiles information as follows;

- General Information
- Planning history and legal status
- Dimensions
- Requirement for and accessibility to the proposed green space

Supporting evidence that might include;

- Importance to the local community
- Beauty or tranquillity
- Historical or cultural value
- Recreational value
- Wildlife
- Ecological significance
- Connectivity to other green areas
- Other local significance

Each green space will be unique and whilst the general information concerning location is always required the specific characteristics that make each important will vary and it is possible that not all the assessment categories will be relevant.

It is understood that the categories of LGS and PVAA exist on a spectrum of green spaces and that the designation received is dependent on the relationship to the local development framework, intrinsic characteristics and the level of supporting evidence. The Fulbourn Neighbourhood Plan has identified green spaces around the village, assessed them against published criteria and recommended a particular status for each.

It is assumed that if it is judged within the approval process that for a particular site a different designation would be more appropriate that the data provided can be used for this alternative assessment.

## References

The following documents were used to derive the Fulbourn NP Green Spaces 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.

## LGS – Summary Table

### 1. Introduction

This document describes the various **Local Green Spaces** within the Fulbourn Neighbourhood Plan Area.

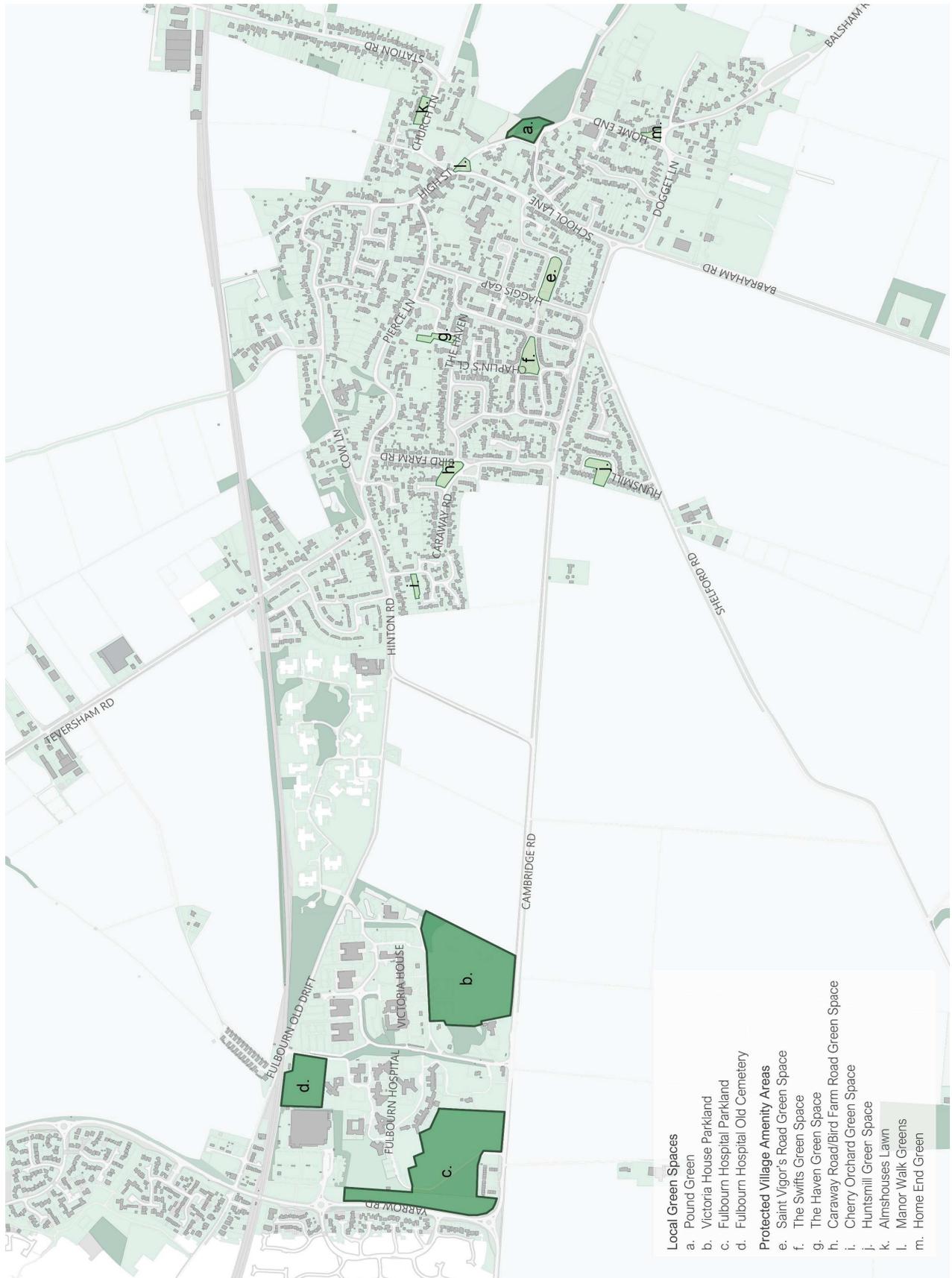
### 2. Fulbourn Local Green Spaces

Description	Justification
<p><b>350 Pound Green</b></p> <p>The green is located at the intersection of Manor Walk, Ludlow Lane and Home End and is the site of the village war memorial.</p> <p>It is currently owned by Fulbourn Parish Council (FPC)</p> <p>The area of the total proposed site is 0.16 hectare (0.4 Acres), divided into the two areas of the green; that surrounding the memorial and the rough mown meadow / seating area.</p>	<p><b>Proximity to the Community</b></p> <p>The site is close to the village centre and Parish Church. It is on the route between the High Street and the Community Centre / Recreation field.</p> <p><b>Cultural, Recreational Community Significance</b></p> <p>The war memorial on the green is a Grade-II listed structure which is still most relevant to many village families. At the annual Armistice Day gathering in Nov2019 over 100 villagers gathered in remembrance.</p> <p>The green has also been used for other community events and in 2011 a village arts fair was held. (One Day in June).</p> <p><b>Ecological Significance</b></p> <p>The green is adjacent to the private woodland of Fulbourn Manor which then provides connectivity through the hedgerows of Stonebridge Lane to the Nature Reserve and the recreation ground.</p> <p><b>Local Character</b></p> <p>The green is part of a key village scene as it is surrounded by listed buildings, is an important pedestrian route and is part of the village ecological network.</p>
<p><b>345 Fulbourn Hospital Old Cemetery</b></p> <p>This area of open parkland is located in the north-west corner of the overall Fulbourn Hospital / Capital Park site.</p> <p>It is owned by Capital Park, though the buildings continue to be utilised for various NHS functions.</p>	<p><b>Proximity to the Community</b></p> <p>The area is on the main pedestrian route between the village and the Tesco supermarket.</p> <p><b>Cultural, Recreational Community Significance</b></p> <p>It is not currently used by the village for any recreational function but it did previously have an exercise 'trim trail' and the area also forms part of the weekly Fulbourn Hospital Park-Run that attracts an average of 150 participants.</p> <p>The area includes what was once the hospital cemetery this use is marked by two monuments; one a commonwealth war grave (1918) the other a stone plaque commemorating the patients of Fulbourn hospital.</p> <p><b>Ecological Significance</b></p> <p>It is an important constituent part of the Fulbourn Hospital Conservation Area as described in the Conservation Appraisal 2021. The land is predominantly flat and is covered in a range of vegetation with the majority under mown grassland. There are however clumps of trees with associated understorey of bushes and shrubs. Several specimen trees, of both indigenous and ornamental species are distributed across the area.</p>

	<p><b>Local Character</b></p> <p>It provides a key open green space between Cambridge and Fulbourn.</p>
<p><b>343 Victoria House Parkland</b></p> <p>This area of open parkland is located to the front of Victoria House and extends southwards down the hill to Cambridge Road, eastwards to the open farmland and westwards to the edge of the buildings gatehouse building. It passes to the east of the previous Recreation Club that is currently being redeveloped as a Residential Care Home.</p> <p>The Victoria House Parkland is owned by Capital Park and is part of the wider Fulbourn Hospital Conservation Area site. Many of the buildings continue to be utilised for various NHS functions.</p>	<p><b>Proximity to the Community</b></p> <p>The area is adjacent to Fulbourn Old Drift which is part of the main pedestrian route between the village and the Tesco supermarket and is a pleasant walking location..</p> <p><b>Cultural, Recreational Community Significance</b></p> <p>Previously an on-site social club used the area for local community football matches and the area also forms part of the weekly Fulbourn Hospital Park-Run that attracts an average of 150 participants</p> <p><b>Ecological Significance</b></p> <p>It an important constituent part of the Fulbourn Hospital Conservation Area as described in the Conservation Appraisal 2021 and the area is covered in a range of vegetation with the majority under mown grassland. There are clumps of trees with associated understorey of bushes and shrubs and several specimen trees, of both indigenous and ornamental species are distributed across the area.</p> <p><b>Local Character</b></p> <p>Fulbourn Hospital has been an important part of the Fulbourn area for many years as it is a distinctive local building, has been one of the social hubs and a source of local employment.</p> <p>It provides key village views both from the high level of Shelford Rd and also from the lower level of Cambridge Rd</p>
<p><b>344 Fulbourn Hospital Parkland</b></p> <p>This area of open parkland is located in the south western quadrant of the overall Fulbourn Hospital / Capital Park site to the west of the main building of Victoria House.</p> <p>It is bounded on the western side by the Yarrow Road highways boundary (fence) from its southern end at the Cambridge Rd roundabout to the northern boundary with the Tesco site (fence). From the roundabout it follows the rear boundary of the sheltered housing to continue along Cambridge Rd to the edge of The Lodge gardens. The boundary then tracks along in front of various hospital buildings to eventually meet the western edge of the area where it progresses north to the Tesco boundary fence.</p> <p>The Fulbourn Hospital Parkland area is part of the overall Fulbourn Hospital site that is owned by Capital Park, though the buildings continue to be utilised for various NHS functions.</p>	<p><b>Proximity to the Community</b></p> <p>The parkland lies within easy reach of the residential areas of the main village and the Beechwoods estate to the west.</p> <p><b>Cultural, Recreational Community Significance</b></p> <p>It is informally used as a recreational resource and it also forms part of the weekly Fulbourn Hospital Park-Run that attracts an average of 150 participants.</p> <p>As the adjacent areas are used by an NHS facility and for a high-tech business park public access is discouraged though several seating benches are located across the area.</p> <p><b>Ecological Significance</b></p> <p>Fulbourn Hospital Parkland is an important constituent part of the Fulbourn Hospital Conservation Area as described in the Conservation Appraisal 2021. Its mix of open grassland, specimen trees and hedgerows provides a key open green space between the urban spread of Cambridge via Cherry Hinton, and Fulbourn as a separate village.</p> <p>To the western edge is a semi-wild area of undulating ground running north-south along the boundary with Yarrow Road. This consists of open areas of long grass with wild flowers, some scrub and groups of trees planted on the bank of the western boundary. This sub-area provides significant habitat</p>

	<p>for a wide range of invertebrates and small mammals, and foraging areas for birds with the potential for nesting in the adjacent hedge.</p> <p><b>Local Character</b></p> <p>The parklands with the Victorian buildings is a distinctive view of Fulbourn and the parklands is a popular walking area</p>
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**Overview Map showing Fulbourn LGS & PVAA sites**



**Local Green Spaces in Fulbourn – Site Data**  
**Pound Green**

<b>Overview</b>	
<b>Reference Nos</b>	EV350
<b>Working Name</b>	Pound Green (aka ‘Fulbourn Memorial Green’, ‘Ludlow Green’ and ‘Broad Green’)
<b>Designation Applied For</b>	Local Green Space (LGS)
<b>Type of village space</b>	Village Green
<b>Proposers</b>	<p>The application to designate Pound Green as an LGS is made as part of the Fulbourn Neighbourhood Plan which is itself being supported and guided by Fulbourn PC.</p> <p>Community surveys and usage of the site indicate that it is of both cultural and ecological interest to the village</p> <p>This data sheet has been assembled as part of the Fulbourn NP 2020 process.</p>
<b>Summary</b>	
<p>The green located at the intersection of Manor Walk, Ludlow Lane and Home End and has been a site of community use for several hundred years. It is an integral part of the character of the area and is an important cultural village site</p> <p>The war memorial, is a Grade-II listed structure and was raised in 1920 by public subscription. It is still most relevant to many village families and at the annual Armistice Day gathering in Nov2019 over 100 villagers gathered to remember.</p> <p>The green has also been used for other community events and in 2011 a village arts fair was held. (One Day in June).</p> <p>The central part of the site around the memorial is closely mown with ornamental flowerbeds whilst the section on the other side of Manor Walk is mainly rough mown to allow wild flowers to bloom in spring. At the front of this area is a closely mown strip of grass with one of the raised Community Herb Beds installed and maintained by the Fulbourn Forum, and three sitting benches are available for villagers to rest and enjoy the surroundings.</p> <p>The site is maintained jointly by the Parish Council and local residents who ensure the area always looks good.</p> <p>The importance of Pound Green to the Fulbourn community is demonstrated by both the regular care and use the site gets. All Fulbourn residents and visitors are beneficiaries of this unique area</p> <p>More detailed evidence regarding the history, maintenance and use of the site can be obtained from Fulbourn History Society, Fulbourn Forum, Parish Council and Fulbourn Manor Estates.</p>	

**Local Green Spaces in Fulbourn – Location Map  
 Pound Green LGS**



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'One Day in June' – 2011 Event

**Pound Green – LGS  
 Views & Events**



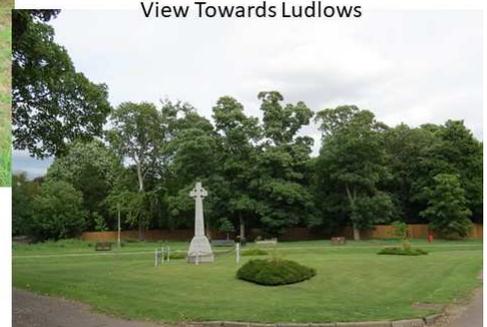
Community Herb Bed



View Towards Flendyshe House



Memorial Oak



View Towards Ludlows

**History & Legal Status**

Pound Green area is currently owned by Fulbourn Parish Council (FPC) who support the proposal that the area be designated as an LGS. The eastern meadow forms part of an Important Countryside Frontage on the Policies Map of the South Cambridgeshire Local Plan (2018).

Manor Walk that bisects the green separating the lawned memorial area from the meadow was originally known as 'Town Street' and formed a continuation of what is now known as 'High Street'. The green is generally triangular in shape having Ludlow's House (15<sup>th</sup> C core) on one edge, Flendyshe House (17<sup>th</sup> C core) on another and the site of the now disappeared Carpenters Arms public house on the third. The

Carpenters Arms is noted in a document of 1834 which states that the premises had already gone 60 years earlier, i.e. circa 1770.

The name of 'Pound Green' refers to the use of the area where the war-memorial is currently sited as a 'pound' for animals found straying around the village. The alternative name of Ludlow's Green recognises that the road running between Flendyshe House and the green is Ludlow Lane. Reference to the area being known as 'Broad Green' appears in an Enclosure Map of 1806.

The 13' high granite Celtic cross war memorial was raised in May 1920 to honour the men of Fulbourn who died in the Great War (1914-19). This was then updated with the names of those who died in subsequent conflicts.

The area of Pound Green has been an open village area used by the community for several hundred years and lies at the intersection of the ancient thoroughfares of the village; Town Street (now High St. and Manor Walk), Ludlow Lane, Stonebridge Lane (to the site of the now disappeared Shardlowes Manor) and the route out of the village towards Balsham.

It lies fully within the village Conservation Area

There are no current planning applications for this site and it is unlikely that the site could be split. It is not allocated for development in any known plan.

### **Dimensions & Positioning**

The area of the total proposed site is 0.16 hectare (0.4 Acres), divided into the two areas of the green surrounding the memorial and the rough mown meadow / seating area.

As such the area cannot be considered as an 'extensive tract of land'.

The site sits between the boundary of Fulbourn Manor and the housing on Ludlow Lane / Home End.

As the site is at the intersection of two roads and is effectively a continuation of the High Street it is at the core of village connectivity. It sits adjacent to the private woodland of Fulbourn Manor which provides connection through the hedgerows of Stonebridge Lane to the Nature Reserve and to the recreation ground further along Home End

Pound Green is therefore part of village wildlife networks extending to the east.

### **Cultural, Recreational & Community Value**

Pound Green provides benefit to all parts of the village community as it is a green space located on the main village thoroughfare between the village centre and the recreation ground. It is 'the Fulbourn village green'.

Of significant cultural value is the War Memorial that has direct personal relevance to many village families as well as being a symbol for others. An oak tree planted opposite to complement the stone memorial continues to emphasise the importance of the area. Wreaths are left at the stone cross throughout the year as residents use the site as a focus for their personal remembrances.

The site provides iconic views of the village including the listed buildings around the green, the war memorial and the traditional houses along Manor Walk and Home Lane.

The benches within the meadow area are a popular resting point providing a natural ambience with the social opportunities afforded by it being one of the main streets of the village.

The full site is freely accessible to all villagers and there is easy access to all parts.

It is not suitable for any sports activities, which would also be inappropriate.

### **Ecological Value**

Pound Green on the eastern side has a small semi-wild area, which provides habitat for invertebrates and small mammals in the rough mown part and the mature native trees, which is of benefit to a variety of bird species moving through the tree canopy. The Green is separated from the more extensive parklands of Fulbourn Manor by a fence, which has some gaps underneath allowing the movement of small mammals and amphibians.

This area is connected at a tree crown level to an extensive copse alongside the park land of Fulbourn Manor and the hedgerow of Stonebridge Lane and onwards to the Nature Reserve. It could be considered to form

part of the 'green network' comprising green spaces, gardens and verges that enables wildlife to traverse the built environment.

The stand of majestic trees consists of five sycamores and a horse chestnut and behind this group around the back of the copse there are three younger horse chestnuts and a beech tree. In more recent years at different times four sapling oaks have been planted in front of the main group. One of these was planted in 2018 by the Fulbourn Gardening Society to mark the centenary of the end of the First World War in memory of those villagers, who served in many different ways.

These trees and the ground flora – cow parsley in spring and, following a June cut, stinging nettles, dead nettles and burdock - provide a significant environment for invertebrates. The bird species in the area include the usual garden birds as well as jackdaws, woodpeckers, tawny owls and summer migrants such as blackcaps and chiffchaffs singing through the trees. Above the tree canopy in summer, swifts from nearby colonies at the church and the old manor benefit from the small airborne insects.

The mown area around the war memorial could support a little wildlife in the small beds of winter heather with two young ornamental holly bushes and three deciduous shrubs.

### **Overall Justification**

Pound Green exists as a well-loved village space that has been a characteristic part of the area for hundreds of years. It provides an insight into the past appearance of the village through the concentration of listed buildings, and represents a shared history via the war memorial and a site for contemporary community gatherings.

It is centrally placed within the village, spans a main thoroughfare and is easily accessible to all residents.

As part of the local 'green network' it contributes to the ecological diversity and mobility within the area and is believed to be making a positive contribution to the environmental health of Fulbourn.

It is considered important to ensure that this area is protected for the future and being designated as an LGS would achieve this.

**Local Green Spaces in Fulbourn – Site Data**  
**Fulbourn Hospital Parkland**

<b>Overview</b>	
<b>Reference Nos</b>	EV344
<b>Working Name</b>	Fulbourn Hospital Parkland
<b>Designation Applied For</b>	Local Green Space (LGS)
<b>Type of village space</b>	Open Space
<b>Proposers</b>	The application to designate Fulbourn Hospital Parkland as an LGS is made as part of the Fulbourn Neighbourhood Plan which is itself being supported and guided by Fulbourn PC.

**Summary**

This area of open parkland is located in the south western quadrant of the overall Fulbourn Hospital / Capital Park site to the west of the main building of Victoria House. It is bounded on the western side by the access road to the current Fulbourn Hospital low rise buildings and to the east by the range of Victorian buildings extending from Victoria house. The southern edge is Cambridge Road and the northern limit is the start of the buildings of Fulbourn Hospital itself.

The land gently rises up from the west to the east and is covered in a range of vegetation with the majority under mown grassland. There are however clumps of trees with associated understorey of bushes and shrubs. Several specimen trees, of both indigenous and ornamental species are distributed across the area.

On the eastern boundary, in front of the Victorian buildings, is a fairly dense line of hedging including mixed evergreen / deciduous trees.

To the western end of the green space beyond the small hedge is a semi-wild area of undulating ground running north-south along the boundary with Yarrow Road.

Whilst the area is currently marked as private and signs discourage public ingress the parkland is easily assessable to villagers and is a pleasant walking location.

The site is well cared by the landowners, Capital Park, and there is evidence of ongoing replacement planting with trees of varying ages across the landscape.

More detailed information on the Fulbourn Hospital Parklands area can be obtained from the Conservation Appraisal – 2021 produced by SCDC.

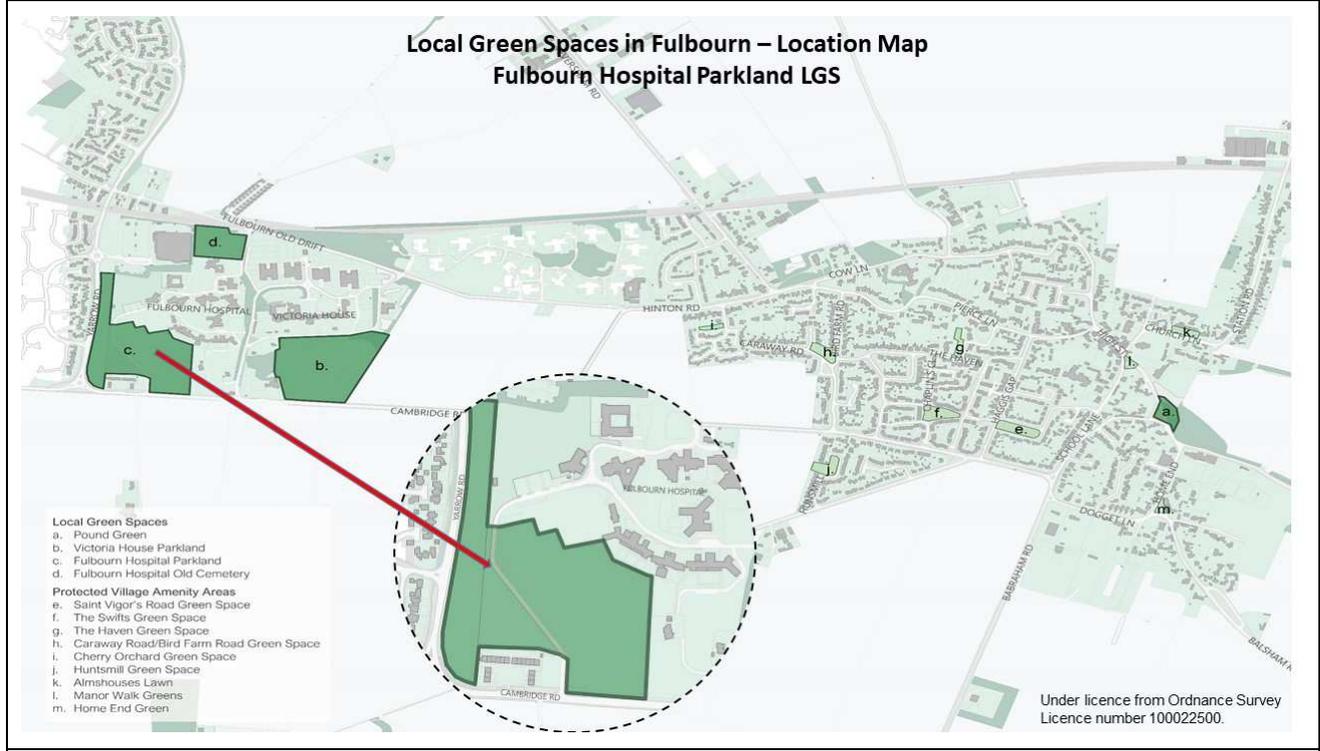
**History & Legal Status**

The Fulbourn Hospital Parkland area is part of the overall Fulbourn Hospital site that is owned by Capital Park, though the buildings continue to be utilised for various NHS functions.

Whilst public access to the site is not physically restricted in any way signage discourages public use, picnicking and dog walking and numerous CCTV installations monitor the area.

In December 1992 Fulbourn Hospital, including the parkland setting around the original asylum buildings and the modern hospital was designated a conservation area.

**Images**



**Views of Fulbourn Hospital Parklands**



### **Cultural, Recreational & Community Value**

Due to restrictions applied by the current owners and the use of the site for an NHS facility and as a high-tech business park public access is discouraged. The parkland does however lie within easy reach of the Fulbourn residential areas of the main village and also the Beechwoods estate to the west and is informally used as a recreational resource.

The area also forms part of the weekly Fulbourn Hospital Park-Run that attracts an average of 150 participants.

Several seating benches are located across the area.

### **Ecological Value**

The section to the east of the hospital drive, which provides the setting for the modern Fulbourn Hospital, consists of open parkland of mown amenity grassland with significant belts and groups of trees along the eastern and southern boundaries. Many of these are noted in the Draft Conservation Area Appraisal (2021) as being of particular importance. The open parkland has some ornamental trees along the drive and specimen trees such as copper beech.

This open park grassland provides a foraging area for birds and the hedging around the buildings and on the southern boundary may also provide nesting opportunities.

The groups and belts of trees provide habitat for potentially large numbers of invertebrates within the canopy, in leaf litter around the perimeter and within any dead wood. These insects in turn can provide food for birds, small mammals and foraging bats.

In the central part of the green space to the west of the drive there is a smaller mown grass area with groups of trees, which adjoins a small hedge with some trees which runs north from the Cambridge Road.

To the western end of the green space beyond the small hedge is a semi-wild area of undulating ground running north-south along the boundary with Yarrow Road. This consists of open areas of long grass with wild flowers, some scrub and groups of trees planted on the bank of the western boundary. These trees, which are a mixture of native and non-native species including field maple, sycamore, Swedish whitebeam and cherry, form a belt along part of the western boundary fence. The unmown grassland potentially provides significant habitat for a wide range of invertebrates and small mammals, and foraging areas for birds with the potential for nesting in the adjacent hedge.

There are green links between Fulbourn Hospital parkland and the wider Capital Park site, particularly via the tree canopy and other open parkland areas. Also, in the wider landscape these areas with plentiful trees potentially provide a green link between the hedgerows and pockets of woodland to the south and the thick belts of trees to the north-east corner of Capital Park and on to hedgerows and tree belts on the Ida Darwin site and along the railway line towards Fulbourn village.

### **Overall Justification**

Fulbourn Hospital Parkland is an important constituent part of the Fulbourn Hospital Conservation Area as described in the Conservation Appraisal 2021. Its mix of open grassland, specimen trees and hedgerows provides a key open green space between the urban spread of Cambridge via Cherry Hinton, and Fulbourn as a separate village.

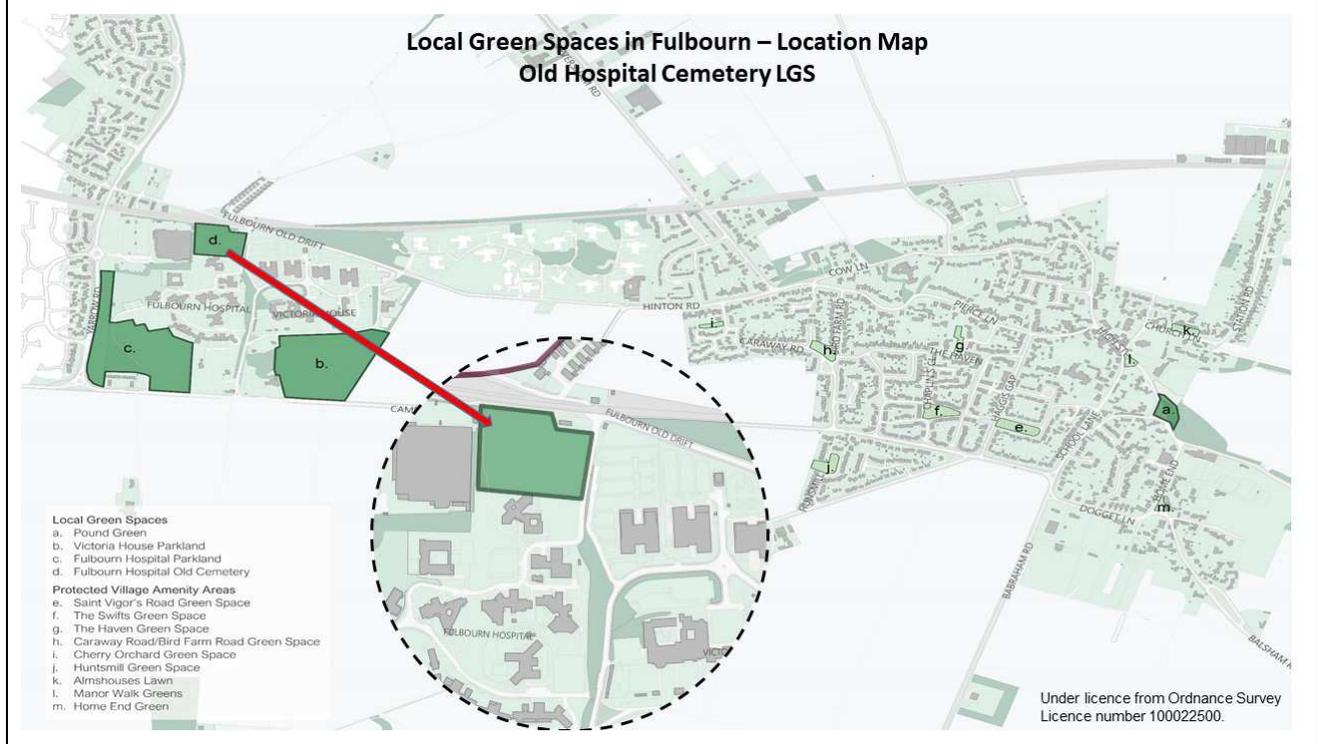
Whilst the area is not actively used by the village for any recreational function it does provide a walking route between Fulbourn and Cambridge.

It is considered important to ensure that this area is protected for the future and being designated as an LGS would achieve this.

**Local Green Spaces in Fulbourn – Site Data**  
**The Old Hospital Cemetery**

<b>Overview</b>	
<b>Reference Nos</b>	EV345
<b>Working Name</b>	The Old Hospital Cemetery
<b>Designation Applied For</b>	Local Green Space (LGS)
<b>Type of village space</b>	Open Space
<b>Proposers</b>	The application to designate The Old Hospital Cemetery as an LGS is made as part of the Fulbourn Neighbourhood Plan which is itself being supported and guided by Fulbourn PC.
<b>Summary</b>	
<p>This area of open parkland is located in the north-west corner of the overall Fulbourn Hospital / Capital Park site between The Denbigh Ward of the hospital to the south and the railway to the north.</p> <p>The land is predominantly flat and is covered in a range of vegetation with the majority under mown grassland. There are however clumps of trees with associated understorey of bushes and shrubs. Several specimen trees, of both indigenous and ornamental species are distributed across the area.</p> <p>On the eastern boundary, in front of the Capital Park Technology Park road is a fairly dense line of hedging including mixed evergreen / deciduous trees.</p> <p>The area includes what was once the hospital cemetery though the associated chapel no longer exists; two graves are marked, one being a Commonwealth burial of the 1914-1918 war.</p> <p>A trim-trail fitness course was at one time laid out and the marker posts remain visible and several wooden exercise structures are located around the area. The area also forms part of the weekly Fulbourn Hospital Park-Run that attracts an average of 150 participants.</p> <p>Whilst the area is currently marked as private and signs discourage public ingress the parkland is easily assessable to villagers and is a pleasant walking location.</p> <p>The site is well cared by the landowners, Capital Park, and there is evidence of ongoing replacement planting with trees of varying ages across the landscape.</p> <p>More detailed information on the Fulbourn Hospital Parklands area can be obtained from the Conservation Appraisal – 2021 produced by SCDC.</p>	

Images



**Views of Old Hospital Cemetery**



**History & Legal Status**

The Old Hospital Cemetery is part of the overall Fulbourn Hospital site that is owned by Capital Park, though the buildings continue to be utilised for various NHS functions.

Circa 1860 it was decided that the Fulbourn Hospital should have its own burial facilities for inmates / patients and the previous mortuary which had stood at the main gate was dismantled and re-erected as a cemetery chapel in the north-west corner of the grounds. The paupers were buried two in a grave and the burying ground continued in use until 1955.

The use of the area as a cemetery is marked by two monuments; one a commonwealth war grave (1918) the other a stone and plaque commemorating the patients of Fulbourn hospital



A pathway marked 'Tesco Footpath' runs from the Hospital Parklands area ( LGS 344) through to the Old Hospital Cemetery area and links up with the pathway / bridleway that runs alongside the railway line to join the Fulbourn end of Fulbourn Old Drift to the Tesco store and onwards to Yarrow Rd.

**Cultural, Recreational & Community Value**

Due to restrictions applied by the current owners and the use of the site for an NHS facility and as a high-tech business park public access is discouraged. The parkland does however lie within easy reach of the Fulbourn residential areas of the main village and also the Beechwoods estate to the west and is informally used as a recreational resource. The site has easy access to all parts.

Several seating benches are located across the area.

The footpath that extends from the end of Fulbourn Old Drift to the Tesco store and Yarrow Rd is a popular cycling and pedestrian route between Fulbourn village and Cherry Hinton. It is particularly used by those from Fulbourn seeking to use the more frequent bus service that runs from the Tesco site.

A trim-trail fitness course was at one time laid out and the marker posts remain visible and several wooden exercise structures are located around the area. The area also forms part of the weekly Fulbourn Hospital Park-Run that attracts an average of 150 participants.

**Ecological Value**

This green space consists of an open mown grass area bounded by belts of trees on the eastern and western sides and there are further rows of trees that partially separates the open grass area from the hospital buildings to the south. Along the grass area adjacent to the pedestrian and cycle path to the north there are individual large trees and specimen trees within the park area include a number of yews.

The open grassland provides foraging opportunities for birds and the groups of trees provide habitat for potentially large numbers of invertebrates within the canopy. These in turn can provide food for birds and foraging bats.

There are green links between the Old Hospital Cemetery and the wider Fulbourn Hospital site and into the parkland and tree belts of the adjacent Capital Park site, particularly via the tree canopy and other open

parkland areas. Also, in the wider landscape this green space is potentially linking into the local green network along the railway line and Fulbourn Old Drift towards Fulbourn village.

**Overall Justification**

The Old Hospital Cemetery is an important constituent part of the Fulbourn Hospital Conservation Area as described in the Conservation Appraisal 2021. Its mix of open grassland, specimen trees and hedgerows provides a key open green space between the urban spread of Cambridge via Cherry Hinton, and Fulbourn as a separate village.

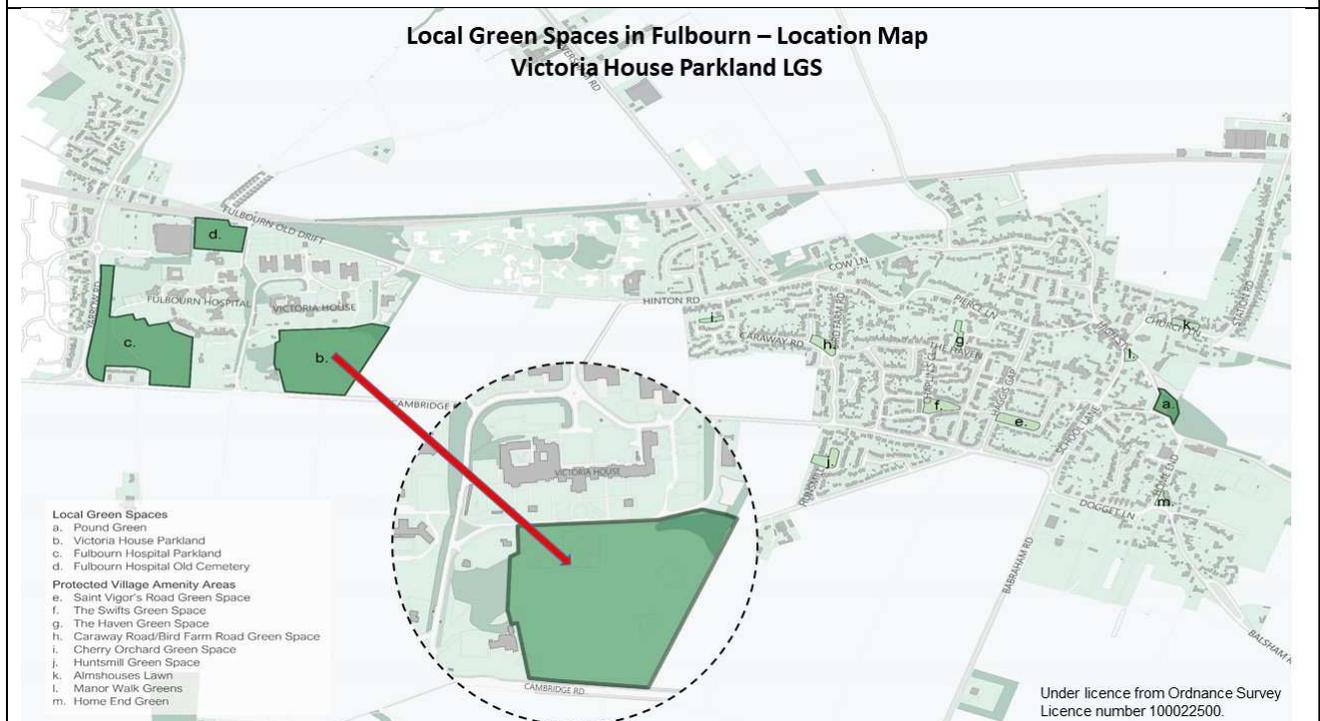
Whilst the area is not actively used by the village for any recreational function it does provide a walking route between Fulbourn and Cambridge.

It is considered important to ensure that this area is protected for the future and being designated as an LGS would achieve this.

**Local Green Spaces in Fulbourn – Site Data**  
**Victoria House Parkland**

<b>Overview</b>	
<b>Reference Nos</b>	EV343
<b>Working Name</b>	Victoria House Parkland
<b>Designation Applied For</b>	Local Green Space (LGS)
<b>Type of village space</b>	Open Space
<b>Proposers</b>	The application to designate Victoria House Parkland as an LGS is made as part of the Fulbourn Neighbourhood Plan which is itself being supported and guided by Fulbourn PC.
<b>Summary</b>	
<p>This area of open parkland is located to the front of Victoria House and extends down the hill to Cambridge Road. The boundary to the east is the hedgerow of the two fields that separate the Fulbourn Hospital site from the main part of Fulbourn village and to the west it extends to the main hospital access road as marked by the gatehouse building.</p> <p>The disused Social Club that is now designated for redevelopment as a care home is excluded as are two residential buildings nearby. The hedged quadrangle that used to contain the bowling green and is now used for external seating is included.</p> <p>The area is covered in a range of vegetation with the majority under mown grassland. There are however clumps of trees with associated understorey of bushes and shrubs. Several specimen trees, of both indigenous and ornamental species are distributed across the area. On the southern boundary a mixed evergreen / deciduous hedge separates Cambridge Rd from the parkland and to the east a substantial hedge and woodland margin delineates the area from the adjacent agricultural fields.</p> <p>During the period when the site was under direct NHS ownership the social club was the focus of various sporting activity with an active bowls club and football matches played on the football pitch located within this part of the parkland. Local village teams would regularly play at this venue.</p> <p>Whilst the area is currently marked as private and signs discourage public ingress the parkland is easily assessable to villagers and is a pleasant walking location.</p> <p>The site is well cared by the landowners, Capital Park, and there is evidence of ongoing replacement planting with trees of varying ages across the landscape.</p> <p>More detailed information on the Fulbourn Hospital and Capital Park Parklands area can be obtained from the Conservation Appraisal – 2021 produced by SCDC.</p>	
<b>History &amp; Legal Status</b>	
<p>The Victoria House Parkland, owned by Capital Park, is part of the wider Fulbourn Hospital Conservation Area site. Many of the buildings though continue to be utilised for various NHS functions.</p> <p>Whilst public access to the site is not physically restricted in any way signage discourages public use, picnicking and dog walking and numerous CCTV installations monitor the area.</p> <p>The space to the south, which late-nineteenth-century maps show as formal gardens, reverted to agricultural use during the two world wars, and was later used as football pitches.</p> <p>In December 1992 Fulbourn Hospital, including the parkland setting around the original asylum buildings and the modern hospital was designated a conservation area.</p>	

**Images**



**Pictures**



**Views of Victoria House Parklands**

**Cultural, Recreational & Community Value**

Victoria House is identified in the Conservation Area Appraisal (2021) as a 'Positive Building', one with significant heritage status for Fulbourn

Due to restrictions applied by the current owners and the use of the site for an NHS facility and as a high-tech business park public access is discouraged. The parkland does however lie within easy reach of the Fulbourn residential areas of the main village and also the Beechwoods estate to the west and is informally used as a recreational resource. In the years prior to the change of ownership the social club was active with frequent football matches between local village teams taking place.

Several seating benches are located across the area.

The main road linking Fulbourn to Cherry Hinton & Cambridge runs along the southern boundary and views of Victoria House and the parklands in front of it are seen by drivers, pedestrians and cyclists as they travel this route. A distinctive Fulbourn vista is seen from Shelford Road that runs along the Gogs Magog ridge on the opposite side of the valley.

Victoria House, and its associated buildings, are of a distinctive Victorian architectural style and the front elevation is best seen from the Victoria House Parkland that lies directly in front of it. The image of Victoria House is one of the distinctive views associated with Fulbourn.

### **Ecological Value**

The area consists of open parkland of rough mown amenity grassland with significant belts and groups of trees. Many of these are noted in the Draft Conservation Area Appraisal (2021) as being of particular importance in providing the setting for Victoria House.

The main open park grassland provides foraging opportunities for birds.

There is a substantial tree belt along the eastern boundary of the parkland, which extends into the trees lining the southern boundary along the Cambridge Road. There is a mix of large native and non-native species including common trees such as sycamore, horse chestnut and beech. There are further large groups of trees within the parkland both on the eastern side and to the western side around two unused buildings, as well as large specimen trees, such as Scots pine and copper beech, within the more open parts of the parkland.

The substantial groups and belts of trees provide habitat for potentially large numbers of invertebrates within the canopy, in leaf litter around the perimeter and within any dead wood. These insects in turn can provide food for birds and foraging bats. The ecological surveys carried out in support of the development of the former Fulbourn Social Club in the adjacent south-west corner of the park identified foraging common pipistrelle and soprano pipistrelle bats and these are likely to be present foraging along the wider tree belts.

There are green links between Victoria House parkland and the wider Capital Park and Fulbourn Hospital site, particularly via the tree canopy and other open parkland areas. Also, in the wider landscape this parkland area with plentiful trees potentially provides a green link between the hedgerows and pockets of woodland to the south and the thick belts of trees to the north-east corner of Capital Park and on to hedgerows and tree belts on the Ida Darwin site and along the railway line towards Fulbourn village.

### **Overall Justification**

Victoria House Parkland is an important constituent part of the Fulbourn Hospital Conservation Area as described in the Conservation Appraisal 2021. Its mix of open grassland, specimen trees and hedgerows complements the distinctive architecture of Victoria House and also provides a key open green space between the urban spread of Cambridge via Cherry Hinton, and Fulbourn as a separate village.

It provides key village views both from the high level of Shelford Rd and also from the lower level of Cambridge Rd.

Whilst the area is not actively used by the village for any recreational function it does provide a walking route between Fulbourn and Cambridge.

It is considered important to ensure that this area is protected for the future and being designated as an LGS would achieve this.