

## Protected Village Amenity Areas

### Evidence Paper 4

#### Overview

This evidence paper contains documents that support Policy FUL/05

The constituent documents are;

- Methodology to describe Protected Village Amenity Areas - PVAA (901.2)
- Protected Village Amenity Areas (PVAA) – Summary Table (349.2)
- Location Map
- Alms Houses' Lawn PVAA Data Sheet (346)
- Home End Greens PVAA Data Sheet (347)
- Manor Walk Greens PVAA Data Sheet (348)
- The Haven Copse PVAA Data Sheet (351)
- Caraway Road Green PVAA Data Sheet (352)
- Huntsmill Green PVAA Data Sheet (353)
- The Swifts Green PVAA Data Sheet (354)
- St.Vigor's Greens PVAA Data Sheet (355)
- Cherry Orchard Green PVAA Data Sheet (356)

*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 Protected Village Amenity Areas

### 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;

- Protected Village Amenity Area (PVAA – SCDC Local Plan Policy NH/11)

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.

### Protected Village Amenity Area (PVAA)

The PVAA category is for sites within the village frameworks to safeguard areas of undeveloped land which are important to retain.

Some characteristics could be that they;

- Have important functions for the village such as allotments, recreation grounds and playing fields
- Are an important amenity role in providing a setting for buildings
- Offer tranquil areas where there is minimum activity.

Not all PVAs have public access as some undeveloped areas which are important may be private gardens.

They also vary from those which are very open to visual penetration to those which may be enclosed or semi-enclosed.

### The following village green spaces may be considered for PVAA 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 for LGS & PVAA categories.

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

## PVAA – Summary Table

### 1. Introduction

This document describes the various **Protected Village Amenity Areas** within the Fulbourn Neighbourhood Plan Area.

### Fulbourn Protected Village Amenity Areas

Description	Justification
<b>Alms Houses' Lawn (346)</b> The Alms Houses on Church Lane are Grade II listed and are fronted by a broad grassed area that complements the distinctive low-level architecture of the houses themselves. .	<p><b>Village Development Framework</b>  The AlmsHouse lawn is an important constituent part of the Fulbourn Conservation Area as described in the Conservation Appraisal 2021. It provides a small open green space near to Fulbourn High St</p> <p><b>Ownership</b>  The Alms Houses and associated land is owned and managed by Fulbourn Almshouses; a local charity. The large lawn is the combined front gardens of the AlmsHouse residents</p> <p><b>Contribution to Village Character</b>  The Almshouses with their distinctive architecture, their setting behind the wide grassed area and the churchyard of St.Vigor's opposite gives this part of the village an open character and it is a characteristic part of Fulbourn village  Like other green spaces around Fulbourn it is the vestigial remains of a larger open area that has over the years been reduced through encroachment and road widening.</p> <p><b>Community Appreciation</b>  The Almshouse Lawn is a well-recognised feature on Church Lane / Station Road which is the walking route between Fulbourn village centre and the businesses on Station Rd.</p>
<b>Home End Greens (347)</b> Home End Greens comprise two parts, one on the intersection of Home End and Dogget Lane and the other in front of the cottages opposite at the south-east end of Home End.	<p><b>Village Development Framework</b>  The Home End Greens are a constituent part of the Fulbourn Conservation Area as described in the Conservation Appraisal 2021. It provides a small green space at the junction of two key Fulbourn roads.</p> <p><b>Ownership</b>  Home End Greens are currently managed by Fulbourn Parish Council (FPC)</p> <p><b>Contribution to Village Character</b>  Home End Greens have cultural value within the village as they are a remnant of the much larger Broad Green that previously occupied this area and may represent one of the small settlements that eventually coalesced to become Fulbourn. It contains features that date from notable village events; the water stand-pipe is a reminder of the Typhoid epidemics of the mid-19<sup>th</sup> century and the White Hart pub dates from the process of enclosure.  The eastern and western sides of the green are lined by rows of cottages.</p>

	<p>Standing on the corner of Balsham Road and Impett's Lane is the White Hart public house whose construction in the second decade of the 19th century coincided with the enclosure of the green.</p> <p><b>Community Appreciation</b></p> <p>It is located on the route between the village centre and several important village sites including the White Hart pub and the main cemetery – it is therefore part of the pedestrian walking network</p> <p>The Green is surrounded by buildings of architectural and historical interest, many of which are listed</p> <p>The Greens are part of the mosaic of green spaces across the Fulbourn area that contributes to the style of the village as described within the 2019 Village Design Guide.</p> <p>It is a most visible part of the village as it is located on a significant village junction that is seen by all that travel the route between Fulbourn and Balsham.</p>
<b>Manor Walk Greens (348)</b>  Manor Walk Greens are comprised of a wide grassed verge outside the church and a larger triangular shaped area opposite.	<p><b>Village Development Framework</b></p> <p>Manor Walk Greens are a constituent part of the Fulbourn Conservation Area as described in the Conservation Appraisal 2021. It provides a green space at the very centre of the village.</p> <p><b>Ownership</b></p> <p>The Manor Walk Greens / Verges are currently owned by Fulbourn Parish Council (FPC)</p> <p><b>Contribution to Village Character</b></p> <p>The Manor Walk Greens are the residual parts of a larger green that once occupied the junction between Manor Walk, School Lane and High Street. An early 19<sup>th</sup> century picture shows the extended area occupied by a mature tree. As the roads have expanded the green has been decreased in size.</p> <p>Whilst Manor Walk Green is now fairly small it does represent the centre of the village as it occupies the junction of the principal routes within the village and it is the site of the distinctive village name sign.</p> <p>It is part of the mosaic of green spaces across the Fulbourn area that contributes to the style of the village as described within the 2019 Village Design Guide.</p> <p><b>Community Appreciation</b></p> <p>The area is valued by the local community as it is the visual centre of the village and the intersection of the main thoroughfares. As it is directly outside St. Vigor's Parish Church it is a viewing position for church events such as weddings, funerals and processions.</p> <p>Over the Christmas period the large tree on the green is decorated with lights and it is the setting for carol singings</p> <p>The green includes seating, information boards, the village sign and a traditional finger-post road marker.</p>

<p><b>The Haven Copse (351)</b></p> <p>The Haven Copse is an area of mature residual woodland preserved at the centre of a housing development completed in 1996.</p> <p>.</p>	<p><b>Village Development Framework</b></p> <p>The Haven Copse lies adjacent to the village conservation area that extends along Pierce Lane and includes Field House. There are tree preservation orders on the avenue of Horse Chestnuts along the entry road and several other large trees in the immediate vicinity.</p> <p><b>Ownership</b></p> <p>The Haven Copse is currently owned by Fulbourn Parish Council (FPC)</p> <p><b>Contribution to Village Character</b></p> <p>The housing development of The Haven was completed in 1996 and by retaining the area of mature woodland at its centre these modern homes were positioned amongst trees in keeping with the traditional areas of the village.</p> <p>It is part of the mosaic of green spaces across the Fulbourn area that contributes to the style of the village as described within the 2019 Village Design Guide.</p> <p>It is within the traditional extent of the village, is a walking route to the High Street, adjacent to the Conservation Area, easily accessible to all residents and an important local feature.</p> <p><b>Community Appreciation</b></p> <p>This small wooded area makes a positive contribution to the ambience of the area, preserves many mature trees and is a refuge for insects, birds and small mammals</p> <p>It is located between the housing areas to the west of the village and the village centre and is on a popular walking route into the village and serves those travelling to school and the community amenities. The area is valued by the local community as it provides a natural refuge within a modern, medium density housing development.</p> <p>There are no formal recreational facilities associated with the site consideration should be given to the provision of seating benches to enable residents and pedestrians to spend time appreciating this attractive small area.</p>
<p><b>Caraway Road Greens (352)</b></p> <p>Three greens are located at the intersection of Bird Farm Road, Caraway Road and The Croft and together these provide a valuable open green space within the housing development.</p> <p>The three separate areas have a total area of 0.29 hectares, (0.72 acres).</p>	<p><b>Village Development Framework</b></p> <p>The Caraway Road Greens lie adjacent to the village conservation area that extends along Pierce Lane</p> <p><b>Ownership</b></p> <p>The Caraway Road Greens are owned and maintained by Fulbourn Parish Council (FPC).</p> <p><b>Contribution to Village Character</b></p> <p>This green area is located at the centre of a development of houses and bungalows completed in the 1960s. They were built on land which was previously part of Bird's Farm off Pierce Lane. As the land had previously been used for agriculture it has little historical context and is not part of the cultural background of the village.</p> <p>The mix of housing and green spaces is consistent across the Fulbourn area and contributes to the style of the village as described within the 2020 Village Design Guide.</p>

	<p><b>Community Appreciation</b></p> <p>The area is valued by the local community as it provides an open green area within a modern, medium density housing development. As well as making a positive contribution to the appearance of the area, the greens are used as play areas by local children. The full site is freely accessible to all villagers and there is easy access to all parts and is at a key location on the village walking network</p> <p>The provision of seating benches might enable residents and pedestrians to spend more time appreciating the area.</p> <p>A Herb Bed, provided by Fulbourn Forum and maintained by the 'Grow your Own Group', is located on the smallest green at the junction between The Croft and Caraway Road.</p>
<p><b>Huntsmill Green (353)</b></p> <p>This green is located between Shelford Road and Cambridge Road on the south-west edge of the village within a development of 38 built between 1996 and 1998. It has an estimated area of 0.41 hectares, (1 acre).</p>	<p><b>Village Development Framework</b></p> <p>The Huntsmill Green lies adjacent to the village conservation area. It is on the edge of the village and adjacent to agricultural fields with views of the Fulbourn Windmill.</p> <p>At the time of development, this central 'L' shaped strip of land was extensively planted with a substantial hedge of native shrubs together with many native trees and other shrub beds linking to the adjacent field boundary. This has become an established natural refuge, which makes a positive contribution to the ambience of the area.</p> <p><b>Ownership</b></p> <p>The Huntsmill Green is currently owned by Fulbourn Parish Council (FPC).</p> <p><b>Contribution to Village Character</b></p> <p>Huntsmill Green is one of several green spaces within Fulbourn that were established during recent periods of residential development (1996-97) and the mown areas with trees and shrubs located around modern homes is a consistent theme across the village.</p> <p>It is part of the mosaic of green spaces across the Fulbourn area that contributes to the style of the village as described within the 2019 Village Design Guide.</p> <p><b>Community Appreciation</b></p> <p>The area is valued by the local community as it provides a natural refuge within a modern, medium density housing development.</p> <p>There are no recreational facilities associated with the site, although it is used as an informal play area by children. Consideration should be given to the provision of seating benches to enable residents and pedestrians to spend time appreciating this really attractive small area.</p> <p>The full site is freely accessible to all villagers and there is easy access to all parts.</p>

<p><b>The Swifts Green (354)</b></p> <p>The Swifts Green is located within a development of modern houses and flats completed in 2014. It has an estimated area of 0.32 hectares (0.8 acres) and is generally triangular in shape with a taper towards the eastern end.</p>	<p><b>Village Development Framework</b></p> <p>Swifts Green is positioned between Farmers Row and Dunmowe Way to the west and Grandridge Close and Swifts Corner to the east.</p> <p><b>Ownership</b></p> <p>The Swifts Green is currently (2020) owned by Accent Housing Group, a national social housing provider. and it will eventually be transferred to Fulbourn Parish Council (FPC) once various conditions are met.</p> <p><b>Contribution to Village Character</b></p> <p>The Swifts Green is one of several green spaces within Fulbourn that were established during recent periods of residential development (2014) and the mown areas with trees and shrubs located around modern homes is a consistent theme across the village as described within the 2019 Village Design Guide.</p> <p>This open grassed area with trees makes a positive contribution to the ambience of the area by providing some natural separation between the fairly dense housing.</p> <p>In the summer months a major feature in this area is the sight and sound of large flocks of swifts that nest in the many boxes built into the houses and flats of the development that is named after them.</p> <p>At the western end of the Swifts Green there is a stand of mature largely native trees and these provide shade to the children's play area. These include four beech trees and some maples while the new planting around the play area is of field maple with under planting of ornamental herbaceous plants and shrub roses.</p> <p><b>Community Appreciation</b></p> <p>The area is valued by the local community as it provides an open area in an otherwise quite closely built urban environment. It is part of the mosaic of green spaces across the village linking through local gardens and verges</p> <p>It is on a well-used walking and family safe cycle route to Fulbourn Primary School, The Health Centre and the High Street, and is easily accessible to all residents.</p> <p>There is a children's play area in the shade of the retained mature trees at the top of the green, which is popular with younger families, and the open grass area is used for relaxation by all parts of the population.</p> <p>It is the site for various items of public art including three items of public artwork designed by artist Andrew Tanser; the most well-known of these is the Fulbourn Life Wall, which consists of a large block of black granite engraved on two sides to represent Fulbourn village life and history. There is also a 'human sundial' set into the mown grass and a waveform bench situated next to the play area for use by families.</p> <p>The full site is freely accessible to all villagers and there is easy access to all parts.</p>
---	---

<p><b>St.Vigor's Road Greens (355)</b></p> <p>The main part of St. Vigor's Green sits at the centre of the circular St. Vigor's Road that has vehicular and pedestrian access off Haggis Gap and School Lane. A further smaller part of the green adjoins Haggis Gap.</p> <p>It has an estimated area of 0.25 hectares, (0.62 acres) and is generally rectangular in shape.</p>	<p><b>Village Development Framework</b></p> <p>It is located to the east of the village centre and within the historical extent of the village.</p> <p><b>Ownership</b></p> <p>St. Vigor's Green is currently owned by South Cambridgeshire District Council</p> <p><b>Contribution to Village Character</b></p> <p>The area is predominantly rough mown grass with several large native trees and two shrubberies. Also, there is a small community orchard of local cherry and plum varieties, which was planted in 2015.</p> <p>The space links through the mature gardens, verges and hedges of Haggis Gap and Cambridge Road to the network of green spaces across the village and to the nearby open country</p> <p>The St. Vigor's Road Green is a long-established open space within a housing area established circa 1957</p> <p><b>Community Appreciation</b></p> <p>The Green is on a popular walking and safe family cycling route that links a number of the housing areas at the western end of the village and Fulbourn Primary School and the High Street shops</p> <p>The full site is freely accessible to all villagers and there is easy access to all parts</p> <p>The small community orchard of nine trees is located in the large grass area between the two shrub beds. As it matures this will provide a stand of attractive, and productive trees with spring blossom providing nectar and pollen for bees and other insects and in late summer some fruit for residents and fallen fruit for invertebrates, small mammals and birds. It is part of the Fulbourn mosaic of green spaces.</p> <p>There are no recreational facilities associated with the site though it is used as a play area. The provision of some seating benches should be considered</p>
<p><b>Cherry Orchard Green (356)</b></p> <p>Cherry Orchard Green is located within a development of 39 modern houses (1970s) on the eastern edge of the village and it is bordered by agricultural fields on two sides</p> <p>It has an estimated area of 0.1 hectares, (0.25 acres) and is generally rectangular in shape.</p>	<p><b>Village Development Framework</b></p> <p>The Cherry Orchard Green lies adjacent to the village conservation area that extends along Pierce Lane and Hinton Road.</p> <p><b>Ownership</b></p> <p>The green area is currently owned by Fulbourn Parish Council (FPC)</p> <p><b>Contribution to Village Character</b></p> <p>As an area of mown grass with trees and shrubs within an residential development Cherry Orchard Green is part of the mosaic of green spaces across the Fulbourn area that contributes to the style of the village as described within the 2019 Village Design Guide..</p> <p><b>Community Appreciation</b></p> <p>The area is valued by the local community as it provides a natural refuge within a modern, relatively dense housing development where there are few trees.</p>

	<p>There are no recreational facilities associated with the site and consideration should be given to the provision of seating benches to enable residents to spend time appreciating this attractive small area.</p> <p>In the past the Neighbourhood Watch community group has held barbecues on the site..</p> <p>The full site is freely accessible to all villagers and there is easy access to all parts.</p>
--	---

### Site of PVAs within Fulbourn



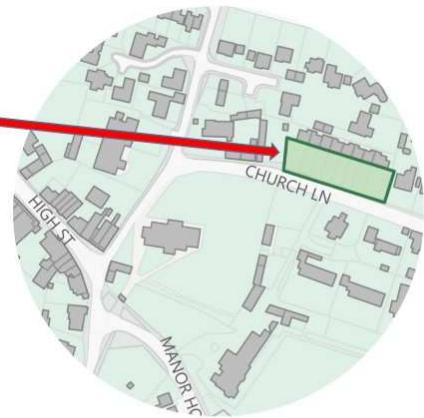
## Green Spaces in Fulbourn (PVAA) – Site Data

### Alms Houses' Lawn

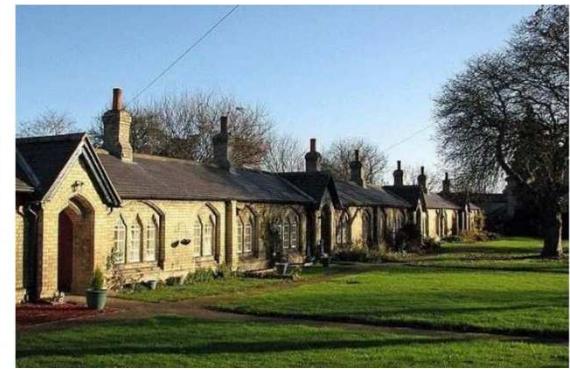
Overview	
<b>Reference Nos</b>	EV346
<b>Working Name</b>	Alms Houses' Lawn
<b>Designation Applied For</b>	Protected Village Amenity Area (PVAA)
<b>Type of village space</b>	Green Space
<b>Proposers</b>	The application to designate Alms Houses' Lawn as a PVAA is made as part of the Fulbourn Neighbourhood Plan which is itself being supported and guided by FPC.
<b>Summary</b>	
<p>The Alms Houses on Church Lane are fronted by a broad grassed area that complements the distinctive low-level architecture of the houses themselves. It also exposes the front face of the neighbouring cottage that is build end-on to Church Lane.</p> <p>Like other green spaces around Fulbourn it is the vestigial remains of a larger open area that has over the years been reduced through encroachment and road widening.</p> <p>The dimensions of the grassed area limits the vegetation though there are several medium sized trees and shrubs to either side.</p> <p>It is a distinctive part of Fulbourn village.</p>	
<b>History &amp; Legal Status</b>	
<p>The Alms Houses comprises eight single storey dwellings that were constructed in 1864 and are currently Grade-II listed. They replaced a row of eleven cottages previously located along the north side of the churchyard. These were in existence in 1720 and by 1800 were described as alms houses. By 1860 they were considered uninhabitable and were pulled down to be replaced on a site across Church Lane by the current eight two roomed brick dwellings built in 1864. Under rules of 1905, confirmed under a scheme of 1960, places were reserved for poor people, old or sick and of good character, who had dwelt in Fulbourn for two years. The buildings were renovated in 2002</p> <p>The Alms Houses and associated land is owned and managed by Fulbourn Almshouses,, a local charity</p> <p>The site may once have formed part of the churchyard to All Saints Church, now disappeared, and the green was once known as Camping Close, indicating that it was used as a ground for playing campball, the traditional football game popular in medieval East Anglia.</p> <p>The Almshouse building is of yellow brick under a slate roof and includes several interesting architectural features including; tall ridge stacks, gabled porches and lancet windows with pointed trefoil heads.</p> <p>The setback nature of the buildings with the wide grassed area to the front plus the churchyard of St. Vigor's on the opposite side of Church Lane gives this part of the village an open character.</p>	

Images

**Protected Village Amenity Areas in Fulbourn – Location Map  
Alms Houses' Lawn PVAA**



Under licence from Ordnance Survey  
Licence number 100022500.



**Views of Alms House Lawn**



### Cultural, Recreational & Community Value

The Almshouses, through the local Charitable Trust, is providing a similar service as has been provided in this general village area since before 1700 and as such the current buildings and associated grassed area provides historical continuity.

The area has visual appeal based on the interesting architecture of the Alms House building and the open space achieved by the building being set so far back from the road.

The grassed area, whilst open to all, is considered to be for the private use of the residents and no public use is made of the area. A seating bench is however located on the edge of the grassed area adjacent to the pavement.

### Ecological Value

The Alms House Lawn has limited ecological diversity comprising a large mown grassed area with a number of medium sized tree along the centre line of the plot and various bushes and shrubs to each side.

Several species of birds are present.

### Overall Justification

The AlmsHouse lawn is an important constituent part of the Fulbourn Conservation Area as described in the Conservation Appraisal 2021. The open lawned area complements the distinctive architecture of the Alms Houses and also provides a small open green space near to Fulbourn High St

Whilst the area is not actively used by the village for any recreational function it is on the walking route between Fulbourn village centre and Station Rd.

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

## Green Spaces in Fulbourn (PVAA) – Site Data

### Home End Green

Overview	
<b>Reference Nos</b>	EV347
<b>Working Name</b>	Home End Green
<b>Designation Applied For</b>	Protected Village Amenity Area (PVAA)
<b>Type of village space</b>	Green Space
<b>Proposers</b>	The application to designate Home End Green as a PVAA is made as part of the Fulbourn Neighbourhood Plan which is itself being supported and guided by FPC.

### Summary

HomeEnd Green is in two parts, one on the intersection of Home End and Dogget Lane and the other in front of the cottages opposite at the south-east end of Home End. As with other small greens within the village area they are vestiges of larger open areas that have over the years been eroded by road expansion and additional buildings.

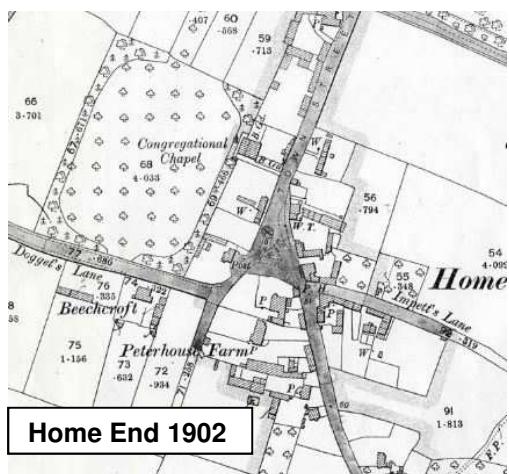
The area around HomeEnd Green dates to the early years of the village and several of the surrounding buildings are listed.

A cast iron stand-pipe is located on the south-east verge giving an insight into an earlier time.

The main green area at the intersection is grassed with one small tree.

It is located on the route between the village centre and several important village sites including the White Hart pub and the main cemetery – it is therefore part of the pedestrian walking network.

### History & Legal Status



The HomeEnd Green is currently managed by Fulbourn Parish Council (FPC) who support the proposal that the area be designated as a PVAA.

Records dated circa 1200 mention dwellings along Holm Street with the name becoming HomeEnd (street) sometime later. Manorial rent records from circa 1435 lists Holm Street as a separate settlement.

The current Green is all that remains of what was once Broad Green, whose boundaries were formed by Balsham Way, Home End, Stonebridge Lane and Dogget Lane.

The eastern and western sides of the green are lined by rows of cottages.

A cast iron stand pipe with lion mask of design associated with the Cambridge Waterworks is located in the verge and was installed in 1887 to bring piped water to this part of the village and to address the typhoid epidemic of 1886 & 1887.

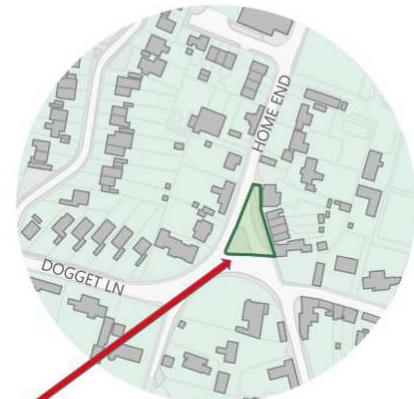
Standing on the corner of Balsham Road and Impett's Lane is the White Hart public house whose construction in the second decade of the 19th century coincided with the enclosure of the green.

## Images

**Protected Village Amenity Areas in Fulbourn – Location Map  
Home End Green PVAA**



Under licence from Ordnance Survey  
Licence number 100022500.



**Views of  
Home End Green**



## Cultural, Recreational & Community Value

HomeEnd Green has cultural value within the village as it is a remnant of the much larger Broad Green that previously occupied this area and may represent one of the small settlements that eventually coalesced to become Fulbourn. It contains features that date from notable village events; the water stand-pipe is a reminder of the Typhoid epidemics of the mid 19<sup>th</sup> century and the White Hart pub dates from the process of enclosure.

The Green also lies along the main route out of the village towards Balsham and the wide open junction of Balsham Rd, Doggetts Lane, Home End and Impetts Lane marks the entry to the village proper as one travels from the Balsham direction.

Unfortunately the residual green spaces is now so reduced by road widening that it only supports a small grassed area and a tree but it does provide a visual break.

### **Ecological Value**

HomeEnd Green provides two limited habitats, one being the mown grass and the other being the small tree and bush. Even so it is frequented by a range of birds and is a small, but important stepping stone between the fragmented village ecology and the open countryside.

### **Overall Justification**

HomeEnd Green is part of the mosaic of green spaces across the Fulbourn area that contributes to the style of the village as described within the 2019 Village Design Guide.

It is a most visible part of the village as it is located on a significant village junction that is seen by all that travel the route between Fulbourn and Balsham.

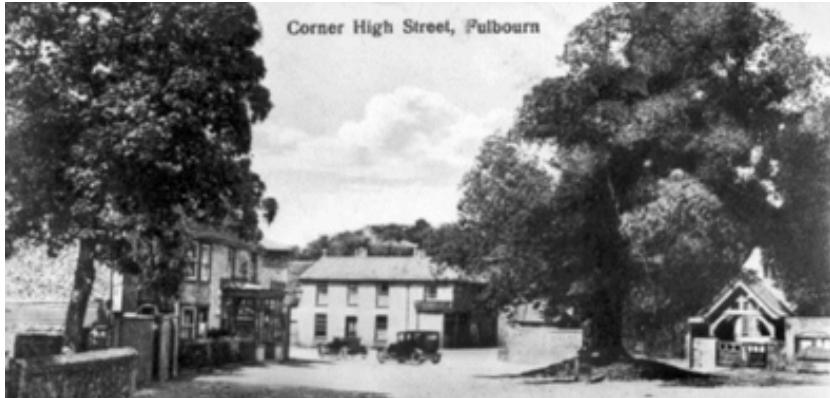
The Green is surrounded by buildings of architectural and historical interest, many of which are listed. The stand-pipe is a monument to the 19<sup>th</sup> C epidemics associated with tainted water.

Whilst the area is not actively used by the village for any recreational function it is on a village walking route and the White Hart pub fronts onto it

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

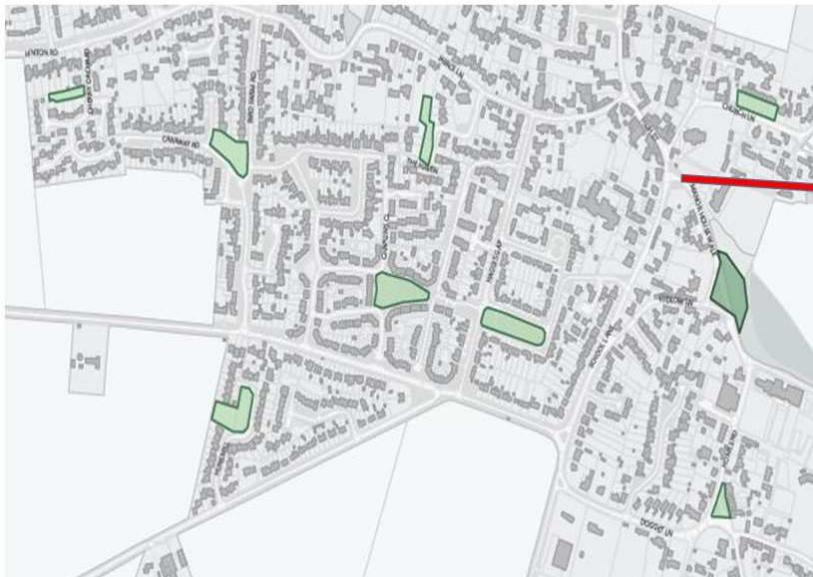
## Green Spaces in Fulbourn (PVAA) – Site Data

### Manor Walk Greens

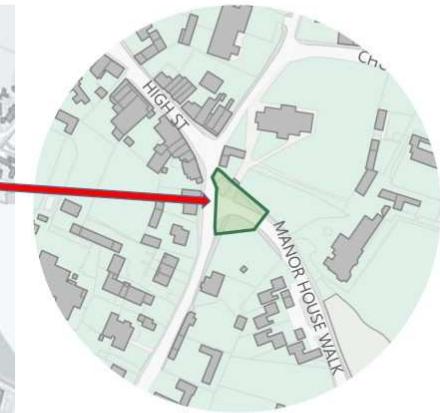
Overview	
<b>Reference Nos</b>	EV348
<b>Working Name</b>	Manor Walk Greens
<b>Designation Applied For</b>	Protected Village Amenity Area (PVAA)
<b>Type of village space</b>	Residual small village green.
<b>Proposers</b>	<p>The application to designate Manor Walk Greens as a PVAA is made as part of the Fulbourn Neighbourhood Plan which is itself being supported and guided by FPC.</p> <p>Community surveys and usage of the site indicate that it is of both cultural and ecological interest to the village</p>
<b>Summary</b>	
<p>The Manor Walk Greens are the residual parts of a larger green that once occupied the junction between Manor Walk, School Lane and High Street. An early 19<sup>th</sup> century picture shows the extended area occupied by a mature tree.</p> 	
<p>This tree was subsequently removed and the road junction widened opposite the entrance to St.Vigor's church. A recent picture in the following section shows the reduced scale of the current green.</p> <p>Manor Walk Green now comprises a wide grassed verge outside the church and a larger triangular shaped area opposite. This larger area is the site of the wrought iron village sign, several trees and a recently provided wooden bench.</p> <p>Whilst Manor Walk Green is now fairly small it does represent the centre of the village as it occupies the junction of the principal routes within the village (High Street, Church Lane, Manor Walk and School Lane). It contains public seating, information boards on the area, mature trees, the village sign and a traditional finger-post road marker.</p>	
<b>History &amp; Legal Status</b>	
<p>The Manor Walk Greens / Verges are currently owned by Fulbourn Parish Council (FPC) who support the proposal that the area be designated as a PVAA.</p>	

## Images

**Protected Village Amenity Areas in Fulbourn – Location Map  
Manor Walk Greens PVAA**



Under licence from Ordnance Survey  
Licence number 100022500.



**Views of Manor Walk Greens**



## Dimensions & Positioning

Manor Walk Greens consist of three areas

- A small grassed verge outside 1 Manor Walk and extending to the church path that enters the Lynch Gate
- A larger grassed verge directly outside St.Vigor's church that extends from the southern side of the Lynch Gate and this tapers to zero at its southern end.

- The larger triangular area on the opposite side of the Manor Walk that is bounded by the wall of Hall Farm on one side, by School Lane and thirdly Manor Walk.

It is located in the village centre.

### Cultural, Recreational & Community Value

The area is valued by the local community as it is the visual centre of the village and the intersection of the main thoroughfares. It is on the main walking route through the village.

The wooden seating bench provides a resting point for those walking around the village and an opportunity to enjoy the views of the church, adjacent manor house and the view down the High St.

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

### Ecological Value

Manor Walk Green provides a small 'green space stepping stone' within the village centre and links the mature gardens of Hall Farm with the trees of the church yard and onwards to the woodland of the Fulbourn Manor parklands. This 'green network' comprising green spaces, gardens and verges enables some wildlife to traverse the built environment.

The mature tree encourages birds into this urban part of the village.

Below the trees the ground is periodically mown though the grass is left longer towards the Hall Farm boundary and this enables invertebrates to thrive.

### Overall Justification

The Manor Walk Green exists as a residual small green space at the centre of the village and despite its small size it is frequently seen and used by village residents. During church events, (funerals, weddings, processions) it is used by spectators and over the Christmas period the main tree is decorated with lights.

It is appropriate that it is now designated as a PVAA so the mature tree and public space can be managed for the joint benefit of local residents and the ecology of the area.

It is part of the mosaic of green spaces across the Fulbourn area that contributes to the style of the village as described within the 2019 Village Design Guide.

It is within the traditional extent of the village, is a walking route to the High Street and within the Conservation Area, easily accessible to all residents and an important local feature.

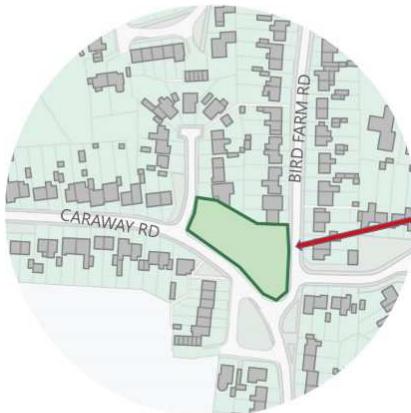
## Green Spaces In Fulbourn (PVAA) – Site Data

### Caraway Road Green Spaces

<b>Overview</b>	
<b>Reference Nos</b>	EV352
<b>Working Name</b>	Caraway Road Green Spaces
<b>Designation Applied For</b>	Protected Village Amenity Area (PVAA)
<b>Type of village space</b>	Open Green Space with occasional specimen trees.
<b>Proposers</b>	<p>The application to designate Bird Farm Road Green Space as a PVAA is made as part of the Fulbourn Neighbourhood Plan which is itself being supported and guided by FPC.</p> <p>Community surveys and usage of the site indicate that it is of both recreational and ecological interest to the village</p>
<b>Summary</b>	
<p>Three greens are located at the intersection of Bird Farm Road, Caraway Road and The Croft and together these provide a valuable open green space within the housing development.</p> <p>This development of houses and bungalows, which was completed in the 1960s, was built on land, which was previously part of Bird's Farm off Pierce Lane.</p> <p>These open spaces are of mown grass with some specimen native and non-native trees on the two larger greens. The largest green has a strip of ornamental daffodils naturalised in the grass next to the footpath along Bird Farm Road, which provide spring colour.</p> <p>A Herb Bed, provided by Fulbourn Forum and maintained by the 'Grow your Own Group', is located on the smallest green at the junction between The Croft and Caraway Road.</p> <p>As well as making a positive contribution to the appearance of the area, the greens are used as play areas by local children.</p> <p>This open space is located on the pedestrian walking network between the Cherry Orchard and Thomas Road housing developments and the village centre shops, Health Centre and Fulbourn Primary School.</p>	
<b>History &amp; Legal Status</b>	
<p>The Bird Farm Road green areas are currently owned and maintained by Fulbourn Parish Council (FPC) who support the proposal that the area be designated as a PVAA.</p> <p>This development was built by Messrs William Sindall in the late 1950s and 1960s on land, which was purchased from various landowners and this included part of Bird's Farm. Prior to development there was an old farmhouse adjacent to Pierce Lane.</p> <p>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.</p>	

## Images

**Protected Village Amenity Areas in Fulbourn – Location Map  
Caraway Road PVAA**



Under licence from Ordnance Survey  
Licence number 100022500.

**BirdFarm Rd Green – PVAA  
Views**



BirdFarm Green  
East View



BirdFarm Green  
North View

BirdFarm Green  
South West View



BirdFarm Green  
North West View

## Dimensions & Positioning

The three separate areas, i.e. the larger green located between Bird Farm Road and Weston Grove; the medium sized green area located to the west of Caraway Road and the smallest green area (verge) at the junction of The Croft with Caraway Road has a total area of 0.29 hectares, (0.72 acres).

The consolidated green areas cannot be considered as an 'extensive tract of land'.

### Cultural, Recreational & Community Value

The area is valued by the local community as it provides an open green area within a modern, medium density housing development.

As the land had previously been used for agriculture it has little historical context and is not part of the cultural background of the village.

There are no recreational facilities associated with the site although particularly the largest green is used as a play-area by local children. This open space is at a key location on the village walking network. It lies between the housing areas of Cherry Orchard and Thomas Road to the west, which are linked to Caraway Road by a footpath, and The Haven and The Swifts to the east and onwards to the village centre for shops, Health Centre and Fulbourn Primary School and other amenities. Bird Farm Road and Caraway Road, which link Pierce Lane to Cambridge Road, provide another pedestrian route between Huntsmill housing area and open country to the south with Cow Lane and Poor Well area to the north.

The provision of seating benches might enable residents and pedestrians to spend more time appreciating the area.

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

### Ecological Value

The Bird Farm Road Greens are predominantly laid to grass, which is regularly mown, with some specimen native and non-native trees on the two larger greens. In between the mowings, there is some flowering of native species of flora such as daisy, white clover and creeping buttercup. These and the grass sward are of benefit to invertebrates. Birds such as blackbird, song thrush and starling can feed on invertebrates within this area.

The specimen trees on the large green include the native species wild cherry, field maple, birch, beech, horse chestnut and alder. On the medium green there are horse chestnut, wild cherry and birch. These trees provide habitat suitable for large numbers of invertebrates, for example the wild cherry blossom in spring provides nectar and pollen for bees and other insects. The tree foliage and bark provide a food source and habitat respectively for a range of invertebrates, which in turn provide a valuable food source for birds. The small cherries and seeds on other trees provide food for birds, such as tits and finches, and small animals on the ground.

The largest green has a strip of ornamental daffodils naturalised in the grass next to the footpath along Bird Farm Road, and the flowers are of benefit to bees and other insects in spring.

In spring and summer, the herb bed on the small green has blossom on rosemary, thyme and mint, which is attractive to bees and other insects such as moths and butterflies, e.g. mint moth.

The medium green is close to open country, which is intensively farmed.

Whilst the area is not extensive it is connected via the adjacent gardens of Bird Farm Road to the nearby mature gardens on Pierce Lane and the tree canopy then links to Cow lane and Poor Well. There are further links to the gardens of Pierce Lane and The Haven Copse via the gardens of Bird Farm Road and The Croft. It forms part of the 'green network' comprising green spaces, gardens and verges that enables wildlife to traverse the built environment.

## Green Spaces in Fulbourn (PVAA) – Site Data

### The Haven Copse

Overview	
<b>Reference Nos</b>	EV351
<b>Working Name</b>	The Haven Copse
<b>Designation Applied For</b>	Protected Village Amenity Area (PVAA)
<b>Type of village space</b>	Copse of mature trees with associated undergrowth and open space
<b>Proposers</b>	<p>The application to designate The Haven Copse as a PVAA is made as part of the Fulbourn Neighbourhood Plan which is itself being supported and guided by FPC.</p> <p>Community surveys and usage of the site indicate that it is of both cultural and ecological interest to the village</p>
<b>Summary</b>	
<p>The Haven is a development of modern houses completed during the period 1994 to 1996 within the previous grounds of Field House on Pierce Lane. As a planning condition a proportion of the established trees were retained and a wooded area to the centre of the site was left undeveloped.</p> <p>This wooded area, The Haven Copse, makes a positive contribution to the ambience of the area, preserves many mature trees and is a refuge for insects, birds and small mammals.</p> <p>It is located between the housing areas to the west of the village and the village centre and is therefore part of the pedestrian walking network. An informal path crosses the site diagonally.</p>	
<b>History &amp; Legal Status</b>	
<p>The Haven Copse is currently owned by Fulbourn Parish Council (FPC) who support the proposal that the area be designated as a PVAA.</p> <p>The wooded area, road and verges were adopted by Fulbourn Parish Council following completion and approval of The Haven housing development by McLean Homes North London. The retention of the wooded area, now known as The Haven Copse, was a condition of the planning permission.</p> <p>The tract of land on which The Haven properties and the adjacent Chaplin's Close development were built was known as Dunmowe's Close, a name given to it in the Middle Ages. This land was owned by All Saints Church, Fulbourn, when the adjacent Field House was built as a new residence for the vicar in 1857. This ceased to be a vicarage in 1875 and it was initially known as 'The Old Vicarage' and, through various changes of ownership of the house and grounds, it became 'Fulbourn Lodge' in 1891, 'The Haven' in 1922 and in 1929 it gained its present name. The name given to the 1995 development recognises one of Field House's previous identities, The Haven.</p> <p>The Haven Copse lies adjacent to the village conservation area that extends along Pierce Lane and includes Field House. There are tree preservation orders on the avenue of Horse Chestnuts along the entry road and several other large trees in the immediate vicinity.</p> <p>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.</p>	

## Images

**Protected Village Amenity Areas in Fulbourn – Location Map  
The Haven Copse PVAA**



Under licence from Ordnance Survey  
Licence number 100022500.



**The Haven Copse – PVAA Views**

The Haven Copse  
In summer



The Haven Copse  
View north

The Haven Copse  
Cow Parsley

The Haven Copse  
Cow Parsley



## Dimensions & Positioning

The wooded area is located on The Haven and extends along the centre of the housing development between house numbers 31, 32, 33 4, 5, 6 to the east, nos 28, 29, and 30 to the west and opposite nos 14, 15 and 16 to the south.

It has estimated area of 0.16 hectares, (0.4 Acres) and is generally rectangular in shape with a taper towards the southern end. As such the area cannot be considered as an 'extensive tract of land'.

It is located to the west of the village centre and within the historical extent of the village. It is to the south of Pierce Lane.

Adjacent to The Haven to the west are the 1960s developments of The Croft, Caraway Rd and Bird Farm Rd, and to the south is the 1980s development of Chaplin's Close and the 2010 re-development of The Windmill Estate which is now known as 'The Swifts'.

### Cultural, Recreational & Community Value

The area is valued by the local community as it provides a natural refuge within a modern, medium density housing development. It is on a popular walking route into the village and serves those travelling to school and the community amenities.

There are no recreational facilities associated with the site though it is used as part of a walking route across the village area. Consideration should be given to the provision of seating benches to enable residents and pedestrians to spend time appreciating this attractive small area.

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

### Ecological Value

Within an area of modern housing, but linked at tree canopy level to other large trees extending through the heart of the village, this is a significant copse with over 25 indigenous trees ranging from young saplings up to majestic very large specimens. The dominant trees are beech mixed with elm, sycamore, ash, field maple and lime. Of particular interest is a group of apparently healthy elms with the UK population having been ravaged by Dutch Elm Disease over recent decades.

At the northern end, there are four huge beeches together with a large ash and a large sycamore. Walking towards the southern end of the copse on the eastern flank there is a cherry, copper beech, then a small elm, smaller beech, two limes, another large beech and two further small elms. On the western flank, walking north to south, there is a hawthorn, ash, three field maples and a number of saplings.

At the southern end of the wood there is a grouping of trees with a shrub understorey. In that area walking from west to east, there are three elms of good size, three large beeches, a large ash and a large sycamore together with several smaller elms and three small sycamores. The shrub understorey includes yew, hazel, hawthorn and dogwood.

In the spring, before the tree canopy develops, there is a good display of cow parsley under the trees in the copse (see photographs). This is cut back after flowering in late June and, subsequently, there is much less greenery at ground level, because of the dense tree canopy. On the southern edge of the copse there is a mown grass strip along the side of the pavement, and a well-used track, which is on a route to the centre of the village, runs diagonally through the wood.

The small area of woodland forms part of a 'green network', particularly at tree canopy level, linking with other large trees in the gardens of Pierce Lane to the grounds of Home End Care Home and Poor Well to the north and to the gardens of The Croft and the open green area at the intersection of Bird Farm Road and Caraway Road (EV352) to the west. This 'green network' comprising green spaces, gardens and verges enables some wildlife to traverse the built environment. Also, a short distance away there are large specimen and native trees in the garden of Field House and a stand of five very mature horse chestnuts on a green strip along the entrance road to The Haven.

The trees and cow parsley potentially provide habitat for many species of invertebrate that in turn will attract garden and woodland bird species such as blackbird, song thrush, robin, wren, tits, starling, wood pigeon, woodpecker and tawny owl. In spring and summer, migrants such as chiffchaff and blackcap can be heard singing from within the canopy and swifts, from the nearby large colony on The Swifts, and house martins feed on insects above the canopy top. Bats will be hunting these insects as darkness falls.

In autumn and winter the shrubs and trees provide berries and seeds for birds, squirrels and small mammals. Throughout the year decaying fallen leaves and dead wood breaking down on the copse floor provide habitat for invertebrates and supports creatures higher up the food chain.

### Overall Justification

The Haven Copse exists as a residual stand of woodland within a fairly modern housing development. It is appropriate that it is now designated as a PVAA so the mature trees and vegetation can be managed for the joint benefit of local residents and the ecology of the area.

It is part of the mosaic of green spaces across the Fulbourn area that contributes to the style of the village as described within the 2019 Village Design Guide.

It is within the traditional extent of the village, is a walking route to the High Street, adjacent to the Conservation Area, easily accessible to all residents and an important local feature.

## Green Spaces In Fulbourn (PVAA) – Site Data

### Huntsmill Green

Overview	
<b>Reference Nos</b>	EV353
<b>Working Name</b>	Huntsmill Green
<b>Designation Applied For</b>	Protected Village Amenity Area (PVAA)
<b>Type of village space</b>	Open grassed space with a rich selection of shrubs and trees.
<b>Proposers</b>	<p>The application to designate Huntsmill Green Space as a PVAA is made as part of the Fulbourn Neighbourhood Plan which is itself being supported and guided by FPC.</p> <p>Community surveys and usage of the site indicate that it is of both cultural and ecological interest to the village</p>
<b>Summary</b>	
<p>Huntsmill is a development of modern houses completed between 1996 and 1998.</p> <p>As a planning condition a proportion of the site was reserved to be an open green space.</p> <p>Huntsmill lies on the edge of the village and is adjacent to agricultural fields with views of the Fulbourn Windmill, and the green space is directly connected to the field hedges. At the time of development, this central 'L' shaped strip of land was extensively planted with a substantial hedge of native shrubs together with many native trees and other shrub beds linking to the adjacent field boundary. This has become an established natural refuge, which makes a positive contribution to the ambience of the area.</p> <p>It is located between Shelford Road and Cambridge Road on the south-west edge of the village</p>	
<b>History &amp; Legal Status</b>	
<p>The Huntsmill Green is currently owned by Fulbourn Parish Council (FPC) who support the proposal that the area be designated as a PVAA.</p> <p>This development of 38 houses in Huntsmill, together with 5 on Cambridge Road and 5 on Shelford Road, was built by Taywood Homes between 1996 and 1998. The site was previously Mill Hill Nurseries where extensive glasshouses were put up between the wars for the production of salad crops.</p> <p>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.</p>	
<b>Cultural, Recreational &amp; Community Value</b>	
<p>The area is valued by the local community as it provides a natural refuge within a modern, medium density housing development.</p> <p>As the land had previously been used for agriculture it has little historical context and is not part of the cultural background of the village.</p> <p>There are no recreational facilities associated with the site, although it is used as an informal play area by children. Consideration should be given to the provision of seating benches to enable residents and pedestrians to spend time appreciating this really attractive small area.</p> <p>The full site is freely accessible to all villagers and there is easy access to all parts.</p>	

## Images

**Protected Village Amenity Areas in Fulbourn – Location Map  
Huntsmill Green PVAA**



Under licence from Ordnance Survey  
Licence number 100022500.

**Huntsmill Green – PVAA Views**



Huntsmill Green  
Main Section East View



Huntsmill Green  
Native Species



Huntsmill Green  
Northern Part



Huntsmill Green  
Western Part

## Dimensions & Positioning

The green is located within the Huntsmill Housing area.

It has an estimated area of 0.41 hectares, (1 acre).. As such the area cannot be considered as an 'extensive tract of land'.

### **Ecological Value**

Huntsmill Green is a relatively large 'L' shaped area of mown amenity grassland with richly planted native species hedges and areas of fairly dense native tree and shrub planting. The green space is connected to the field boundary with additional planting and thereby into the wider open countryside, which is intensively farmed.

One of the main features is a large hedge richly planted with native shrub species and occasional standard native trees, which runs along the eastern edge of the green. The species planted include hazel, hawthorn, guelder rose, dogwood, field maple, spindle, rose, holly and blackberry. Within the hedge at the southern end the trees include birch, hornbeam, whitebeam and ash. In the central area there are several smaller trees including crab apple and at the northern end there are further birches, field maple, ash and whitebeam. These shrubs and trees produce a significant amount of blossom in spring, which is beneficial for a variety of bees and other invertebrates. The foliage provides food for a wide variety of insects such as aphids and moth caterpillars and in turn these provide food for birds. The dense hedge provides shelter and potential nesting sites for birds. Later in the season the wide variety of berries and seeds provides autumn and winter food for birds and small mammals.

In this eastern part of the green adjacent to the footpath, there is a small stand of trees including field maple and ash with a shrub understorey of hazel, field maple, hawthorn, rose and blackberry. These provide similar benefits to the hedge as already discussed.

There is also extensive planting in the western part of the 'L' shaped green running up to the field boundary between the houses. Looking up towards the field, on the left-hand side there is a line of small trees – a whitebeam and three silver birches – with an understorey of shrubs, which is not as large as the hedge already discussed. The species include field maple, hawthorn, dogwood, honeysuckle and blackberry. Again, these provide excellent habitat for a range of invertebrates, birds and small mammals.

At the field boundary there is a stand of trees including a number of ashes, field maples, sycamore, whitebeam and beech with a more open understorey of hawthorn, field maple and hazel. In all of the areas with groups of trees the ground leaf litter and fallen seeds provide habitat for a range of invertebrates, amphibians, birds and small mammals.

On the remaining side of this western part of the 'L' shape, there is a large group of quite large trees in a wide band running down the green which includes several field maples, birches, other maple species and whitebeam. Again, this has an understorey of native shrub species including field maple, elder, hawthorn, hazel and rose.

The hedges of the green space and the adjacent gardens are frequented by an apparently healthy population of Red Listed house sparrows, which are by no means common in Fulbourn, and their chirping can be heard on a walk through especially in spring and early summer. Other birds include garden frequenting species such as blackbird, song thrush, starling, robin, blue tit, great tit and long tailed tit, together with crows, magpies, wood pigeon and collared dove. Another particular feature is a small colony of house martins, a declining summer migrant, that also have a colony in the adjacent housing area of Fromont Close. These are able to find mud in the nearby fields to build nest cups under the house eaves and they feed on small insects flying over the groups of trees and the agricultural crops. In summer swifts from the large colony on the nearby Swifts Development can be seen feeding over the trees of the green space and the crops in the adjacent fields.

As already mentioned, the main 'green network' connection for Huntsmill Green is via the field boundary hedges and trees to the open country beyond towards the Gog Magog Downs and the Roman Road SSSI a few miles away. Through the gardens of the development there is connection to mature gardens of adjacent housing developments as part of the green mosaic spreading across the village.

### **Overall Justification**

Huntsmill Green exists as an area of mown grass, with rich planting of native shrubs and trees within a modern housing development and it is appropriate that it is now designated as a PVAA for additional protection so that the trees and vegetation can mature and be managed for the joint benefit of local residents and the ecology of the area.

It is part of the mosaic of green spaces across the Fulbourn area that contributes to the style of the village as described within the 2019 Village Design Guide.

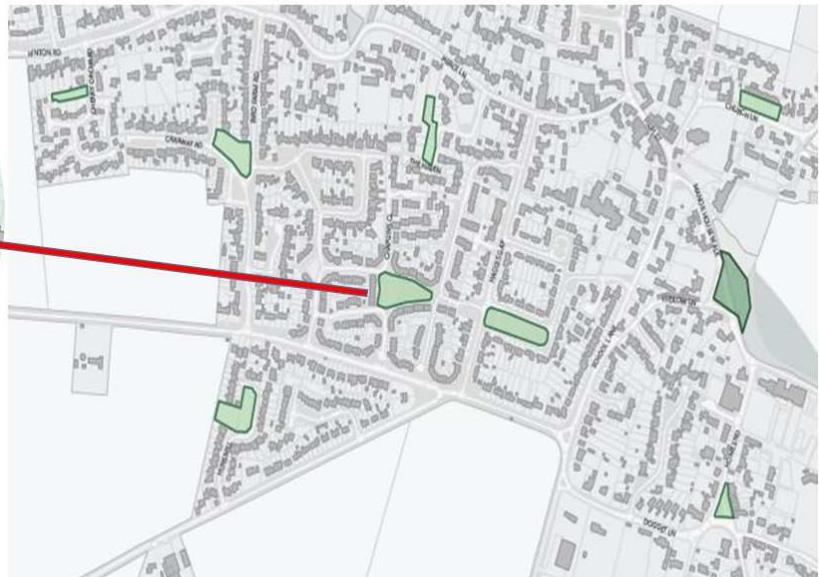
## Green Spaces in Fulbourn (PVAA) – Site Data

### The Swifts Green

Overview	
<b>Reference Nos</b>	EV354
<b>Working Name</b>	The Swifts Green
<b>Designation Applied For</b>	Protected Village Amenity Area (PVAA)
<b>Type of village space</b>	Open grassed area with play area and occasional trees and bushes
<b>Proposers</b>	<p>The application to designate The Swifts Green as a PVAA is made as part of the Fulbourn Neighbourhood Plan which is itself being supported and guided by FPC.</p> <p>Community surveys and usage of the site indicate that it is of both cultural and ecological interest to the village</p>
<b>Summary</b>	
<p>The Swifts is a development of modern houses and flats completed in 2014 to replace the previous Windmill Estate and local authority and community buildings.</p> <p>This open grassed area with trees makes a positive contribution to the ambience of the area by providing some natural separation between the fairly dense housing and being the site for various items of public art including the Fulbourn Life Wall. There is a children's play area with seating and the trees and bushes are provide some limited habitat for birds and insects.</p> <p>The Green is on a popular walking route to Fulbourn Primary School, The Health Centre and the High Street shops. The space links through the gardens, verges and hedges of Grandridge Close and Haggis Gap to St Vigor's Green and the mature gardens beyond.</p>	
<b>History &amp; Legal Status</b>	
<p>The Swifts Green is currently (2020) owned by Accent Housing Group, a national social housing provider. and it will eventually be transferred to Fulbourn Parish Council (FPC) once various conditions are met. FPC, as the eventual owners, support the proposal that the area be designated as a PVAA.</p> <p>The Swifts Development was created by the demolition and re-development of the site of the former Windmill Estate of system-built houses erected in the 1960s.</p> <p>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.</p>	
<b>Dimensions &amp; Positioning</b>	
<p>Swifts Green is positioned between Farmers Row and Dunmowe Way to the west and Grandridge Close and Swifts Corner to the east.</p> <p>It has an estimated area of 0.32 hectares (0.8 acres) and is generally triangular in shape with a taper towards the eastern end. As such the area cannot be considered as an 'extensive tract of land'.</p>	

## Images

**Protected Village Amenity Areas in Fulbourn – Location Map  
The Swifts Green PVAA**



Under licence from Ordnance Survey  
Licence number 100022500.

## Swifts Green – PVAA

### Views



Swifts Green  
Mature Trees



Swifts Green  
Life Wall



Swifts Green  
Play Area



Swifts Green  
West View

## Cultural, Recreational & Community Value

The area is valued by the local community as it provides an open area in an otherwise quite closely built urban environment

There is a children's play area in the shade of the retained mature trees at the top of the green, which is popular with younger families, and the open grass area is used for relaxation by all parts of the population.

There are three significant items of public artwork on the Green, designed by artist Andrew Tanser, which were installed as part of the housing development. The most well-known of these is the Fulbourn Life Wall, which consists of a large block of black granite engraved on two sides to represent Fulbourn village life and history. This was designed in consultation with members of the community.

There is also a 'human sundial' set into the mown grass and a waveform bench situated next to the play area for use by families.

The Green is on a popular walking and safe family cycling route that links a number of the housing areas at the western end of the village with the Health Centre, Fulbourn Primary School and the High Street shops.

There is a bench on the Green near the Fulbourn Life Wall so that passing residents can take a break and appreciate the open space.

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

### **Ecological Value**

In the summer months a major feature in this area is the sight and sound of large screaming parties of swifts that nest in the many boxes built into the houses and flats of the development that is named after them. Although they do not land on the ground or in the trees, they do feed on small insects floating in the air over the mature trees and they can be seen from the Green as they fly into and out of some of the nest boxes on neighbouring houses.

At the western end of the Swifts Green there is a stand of mature largely native trees, which were retained during the re-development of the Windmill Estate, and these provide shade to the children's play area. These include four beech trees and some maples while the new planting around the play area is of field maple with under planting of ornamental herbaceous plants and shrub roses.

The trees on the Green provide habitat suitable for invertebrates, for example tree blossom in spring provides nectar and pollen for bees and other insects. The tree foliage and bark provide a food source and habitat respectively for a range of invertebrates, such as aphids and moth caterpillars, which in turn provide a valuable food source for birds. The ground leaf litter and fallen seeds provide habitat for a range of invertebrates, amphibians, birds and small mammals.

Most of the remaining area is very closely mown grass apart from a few shrubs planted near the Fulbourn Life Wall. In between the mowings of the grass areas, there is limited flowering of native species of flora such as daisy, white clover and creeping buttercup.

Common birds in the area include blackbird, tits, dunnock, starling and jackdaw that can feed on invertebrates. Pied wagtails are often seen on the grass and over several years the Fulbourn Swifts Group (a swift conservation organisation) has noted that there is a wagtail nesting site in a hole in one of the soffits of a nearby block of flats.

Whilst the habitat of this area could be improved with native shrub planting, it forms part of the village 'green network' comprising green spaces, established gardens and verges that enables wildlife to traverse the built environment.

### **Overall Justification**

Swifts Green is an open semi-natural green space in a fairly dense urban style environment. The play area and seating are popular with families and the public art works provide interesting features.

It is on a well-used walking and family safer cycle route to Fulbourn Primary School, The Health Centre and the High Street, and is easily accessible to all residents. It is part of the mosaic of green spaces across the village linking through local gardens and verges.

It is appropriate that it is now designated as a PVAA so the immature trees and vegetation can be managed for the joint benefit of local residents and the ecology of the area.

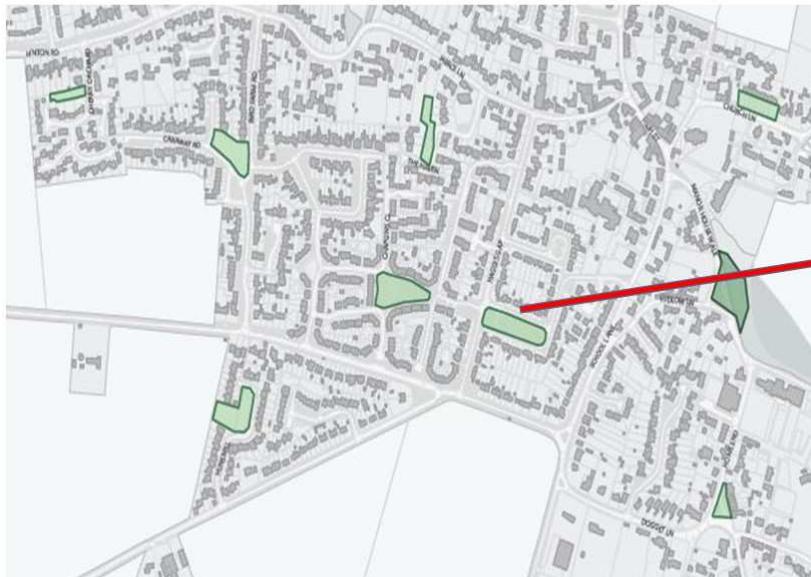
## Green Spaces in Fulbourn (PVAA) – Site Data

### St. Vigor's Road Green

Overview	
<b>Reference Nos</b>	EV355
<b>Working Name</b>	St. Vigor's Road Green
<b>Designation Applied For</b>	Protected Village Amenity Area (PVAA)
<b>Type of village space</b>	Open grass area containing trees, bushes and a community orchard
<b>Proposers</b>	<p>The application to designate The St. Vigor's Road Green as a PVAA is made as part of the Fulbourn Neighbourhood Plan which is itself being supported and guided by FPC.</p> <p>Community surveys and usage of the site indicate that it is of both cultural and ecological interest to the village</p>
<b>Summary</b>	
<p>The main part of St. Vigor's Green sits at the centre of the circular St. Vigor's Road that has vehicular and pedestrian access off Haggis Gap and School Lane. A further smaller part of the green adjoins Haggis Gap. It is on a popular walking route to Fulbourn Primary School and the High Street shops.</p> <p>The St. Vigor's Road housing was built on the site of former allotments around 1957 and as part of the design the central area was left as an open space.</p> <p>The area is predominantly rough mown grass with several large native trees and two shrubberies. Also, there is a small community orchard of local cherry and plum varieties, which was planted in 2015.</p> <p>The space links through the mature gardens, verges and hedges of Haggis Gap and Cambridge Road to the network of green spaces across the village and to the nearby open country</p>	
<b>History &amp; Legal Status</b>	
<p>This development of 32 houses and bungalows on St Vigor's Road and the adjacent All Saints Road were built in 1957 by the then District Council on land previously used as allotments.</p> <p>St. Vigor's Green is currently owned by South Cambridgeshire District Council</p> <p>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.</p>	
<b>Dimensions &amp; Positioning</b>	
<p>St Vigor's Green is located on St. Vigor's Road, which runs between Haggis Gap to the west and School Lane and the village centre to the east.</p> <p>It has an estimated area of 0.25 hectares, (0.62 acres) and is generally rectangular in shape. As such the area cannot be considered as an 'extensive tract of land'.</p> <p>It is located to the east of the village centre and within the historical extent of the village.</p>	

## Images

**Protected Village Amenity Areas in Fulbourn – Location Map  
St.Vigors Green PVAA**



Under licence from Ordnance Survey  
Licence number 100022500.

**St. Vigor's Green – PVAA  
Views**



St Vigor's Green  
West Shrubbery



St Vigor's Green  
West View



St Vigor's Green  
East View



St Vigor's Green  
Orchard Plums!



St Vigor's Green  
Community Orchard

## Cultural, Recreational & Community Value

The area is valued by the local community as it provides a long-established open space within the housing area. In 2015 Fulbourn Forum, in conjunction with the Ecology Officer of South Cambridgeshire District Council, planted up a small community orchard with a mix of local varieties of cherry and plum trees.

This is already starting to yield fruit and it is expected that once the fruit trees mature, they will be of benefit to residents and wildlife.

The Green is on a popular walking and safe family cycling route that links a number of the housing areas at the western end of the village and Fulbourn Primary School and the High Street shops.

There are no recreational facilities associated with the site and a sign advises 'no ball games'. Consideration should be given to the provision of seating benches and some facilities to encourage it as an informal children's play area.

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

### **Ecological Value**

St. Vigor's Road Green consists of mown grass areas with specimen native trees, two large overgrown ornamental shrub beds with further native trees and a small community orchard. The main grassed area is separated from a smaller section by a residents' access road.

On the smaller green adjacent to Haggis Gap there are two established horse chestnut trees and a small oak tree set in a mown grass area.

On the main green at the nearby western end is a large ornamental shrub bed, which mainly has been allowed to run wild. The planting includes cherry laurel and cotoneaster and opportunistic species have moved in – there is a rambling rose and several sapling sycamore trees. There are two well established planted native whitebeam trees.

Towards the eastern end there is another large ornamental shrub bed with associated native trees. The shrubs include cherry laurel, cotoneaster and pyracantha, and the specimen trees are a lime, two birches and a more recently planted rowan.

The small community orchard of nine trees is located in the large grass area between the two shrub beds. As it matures this will provide a stand of attractive, and productive trees with spring blossom providing nectar and pollen for bees and other insects and in late summer some fruit for residents and fallen fruit for invertebrates, small mammals and birds.

The trees on the Green provide habitat suitable for large numbers of invertebrates, for example tree blossom in spring provides nectar and pollen for bees and other insects. The tree foliage and bark provide a food source and habitat respectively for a range of invertebrates, such as aphids and moth caterpillars, which in turn provide a valuable food source for birds. The small fruits and seeds provide food for birds, such as blackbirds, tits and finches, and the ground leaf litter and fallen fruits and seeds provide habitat for a range of invertebrates, amphibians, birds and small mammals.

The dense shrubberies provide shelter and potential nesting sites for birds. Later in the season the wide variety of berries and seeds provides autumn and winter food for birds and small mammals.

In between the mowings of the grass areas, there is some flowering of native species of flora such as daisy, white clover and creeping buttercup. These and the grass sward are of benefit to invertebrates. Birds such as blackbird, song thrush, starling and jackdaw can feed on invertebrates within this area. Other birds include garden frequenting species such as robin, tits, house sparrow, chaffinch and goldfinch, together with crows, magpies and wood pigeon.

Whilst the habitat of this area could be improved with native shrub planting, it forms part of the village 'green network' comprising green spaces, established gardens and verges that enables wildlife to traverse the built environment.

### **Overall Justification**

The St. Vigor's Road Green is a long-established open space within a housing area that the village recently invested in through the establishment of a community orchard.

It is within the traditional extent of the village on a well-used walking and safer family cycle route to Fulbourn Primary School and the High Street, easily accessible to all residents and an important local feature.

It is part of the mosaic of green spaces across Fulbourn that contributes to the style of the village as described within the 2019 Village Design Guide.

It is appropriate that it is now designated as a PVAA so the open area is protected for the community and the trees, beds and orchard can be managed for the joint benefit of local residents and wildlife.

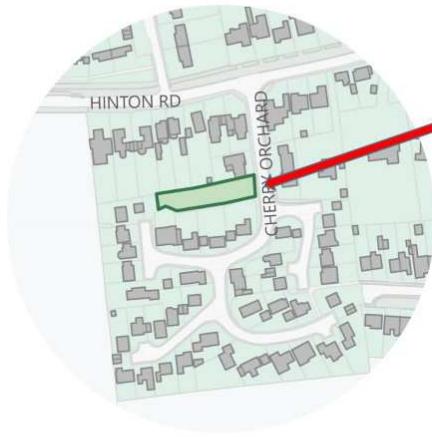
## Green Spaces In Fulbourn (PVAA) – Site Data

### Cherry Orchard

Overview	
<b>Reference Nos</b>	EV356
<b>Working Name</b>	Cherry Orchard
<b>Designation Applied For</b>	Protected Village Amenity Area (PVAA)
<b>Type of village space</b>	Green space linking part of the estate to the entrance road with a variety of mature native trees and associated undergrowth and open mown grass.
<b>Proposers</b>	<p>The application to designate The Cherry Orchard Green Space as a PVAA is made as part of the Fulbourn Neighbourhood Plan which is itself being supported and guided by FPC.</p> <p>Community surveys and usage of the site indicate that it is of both cultural and ecological interest to the village</p>
<b>Summary</b>	
<p>Cherry Orchard is a development of 39 modern houses completed by Abbey Homesteads during the late 1970s on the eastern edge of the village and it is bordered by agricultural fields on two sides.</p> <p>At the time of development, a strip of land including a few mature trees was left unbuilt as a green space and this has become an established natural refuge within this housing estate.</p> <p>The area makes a positive contribution to the ambience of the area and provides a corridor of vegetation adjacent to established gardens in Hinton Road that link to the rural field hedges to the west and into the village green network to the east.</p>	
<b>History &amp; Legal Status</b>	
<p>The Cherry Orchard green area is currently owned by Fulbourn Parish Council (FPC) who support the proposal that the area be designated as a PVAA.</p> <p>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.</p>	
<b>Dimensions &amp; Positioning</b>	
<p>As you walk into the development from Hinton Road the green area is located on the right-hand side just past a bungalow, and it extends between the mature gardens of the houses that face onto Hinton Road and those of Cherry Orchard. It extends to form a walkway through into one of the cul de sacs of the estate.</p> <p>It has an estimated area of 0.1 hectares, (0.25 acres) and is generally rectangular in shape. As such the area cannot be considered as an 'extensive tract of land'.</p>	

## Images

**Protected Village Amenity Areas in Fulbourn – Location Map  
Cherry Orchard PVAA**



Under licence from Ordnance Survey  
Licence number 100022500.



Cherry Orchard Green  
East View

**Cherry Orchard Green – PVAA  
Views**



Cherry Orchard Green  
Western End



Cherry Orchard Green  
West View



Cherry Orchard Green  
View from Western End



Cherry Orchard Green  
Understorey

## Cultural, Recreational & Community Value

The area is valued by the local community as it provides a natural refuge within a modern, relatively dense housing development where there are few trees.

In the past the Neighbourhood Watch community group has held barbecues on the site.

There are no recreational facilities associated with the site and consideration should be given to the provision of seating benches to enable residents to spend time appreciating this attractive small area.

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

### **Ecological Value**

The Cherry Orchard green area is long and relatively narrow and it includes ten mature native trees, with several saplings and an understorey of shrubs and vegetation. Ground cover is rough mown grass. The area is of particular value as a small green oasis as the adjacent part of Cherry Orchard estate has no street trees, and front gardens are small and dominated by hard landscaping. On the other side of the estate in the south eastern corner, although there are some trees planted in front gardens few are allowed to grow to their potential size and several are cut in ornamental shapes.

Walking into the green space from the east there is rough mown grass down the centre with trees growing on either side with an understorey of shrubs and vegetation, particularly on the left-hand side. Here the mature trees include ash, whitebeam, birch, sycamore, cherry and hornbeam (uncommon in Fulbourn). Under the trees there is a sloping bank, which has cow parsley in the spring and nettles later. Shrubs include hawthorn and elder with ornamentals such as cherry laurel and pyracanthus, either forming hedge boundaries with adjacent gardens or invading from gardens.

On the right-hand side, the trees include a specimen rowan and two very large ash. The smaller understory mainly includes garden invaders, but there is some elder.

The trees and shrubs provide a habitat for invertebrates during the summer, which attracts birds. Later seeds and berries provide food for birds and small mammals in the trees and bushes and on the floor. Year-round leaf litter, fallen wood and seeds provide a habitat for invertebrates, which in turn are a food source for small mammals, amphibians and birds. Bird species in the area are mainly typical garden birds such as robin, blackbird, tits, finches, starlings, house sparrow and wood pigeon together with passing crows and magpies.

This green area provides a corridor of vegetation adjacent to Cherry Orchard rear gardens and established gardens in Hinton Road that link to the rural field hedges to the west and into the village green network to the east towards the mature trees of Hinton Road, the Victorian Gardens (LGS), Pierce Lane and Cow Lane.

### **Overall Justification**

Cherry Orchard green space is a contact point on the green network between the rural/agricultural environment to the west and the network of green spaces that traverse the Fulbourn village area. It is not of significant size but being part of a relatively dense housing development, it has a disproportionate importance in this regard. It is beside a walking and safe cycling route for families from the western end of the village, which runs through Cherry Orchard and the route connects with Bird Farm Green via Caraway Road, and then onwards to either The Haven Copse via The Croft or The Swifts Green and St Vigor's Road Green which provide an attractive thoroughfare right into the heart of the village and to the Fulbourn Primary School.

It is part of the mosaic of green spaces across the Fulbourn area that contributes to the style of the village as described within the 2019 Village Design Guide.