



## Planning • Historic Buildings • Archaeology

### Specialist & Independent Advisors to the Property Industry

#### Windmill Estate

##### Client

Accent Nene Housing Society Ltd

##### Location

Fulbourn, South Cambridgeshire

##### Services Provided

Planning

##### Date of Completion

Ongoing

##### Key Issues

N/A

Provide sufficient, good quality, new homes which promote the more efficient use of land through higher densities and develop a strong, vibrant, inclusive and sustainable community, promoting cohesion.

Provide a well integrated development with neighbouring buildings and the local area enabling good access to private and public amenity and recreational space.

Description: The 6.26 hectare (ha), previously developed site is located within the village of Fulbourn. Situated south-east of Cambridge in the open countryside the village settlement is surrounded by the Cambridge Green Belt.

The current 1960s accommodation consists of 164, two to three storey, pre-cast concrete panelled dwellings with concrete flat roofs, in addition to the Fulbourn Enterprise Park, Nursery School and Health Centre. The estate has open plan front gardens, large communal concrete parking areas and a network of footpaths providing rear access to the predominantly terraced properties. The car parks are situated away from residents' homes, and the connectivity of the estate with the rest of the village is poor with no through roads or easily defined footpaths.

The proposed redevelopment scheme involves the demolition of the existing 164 units of residential accommodation, enterprise centre, health centre and nursery and their replacement with 276 new residential units, community hall and Primary Care Trust (PCT) building, with associated car parking, open space and roadworks. Phase 1 of the scheme will provide 115 residential units located on the eastern side of the site and an area of public open space.

The proposed layout of the site has been designed to provide for a range of residential accommodation appropriate to the context of the site. The scheme provides a mixed tenure of houses and flats, with affordable units 'pepper potted' throughout the site to provide an inclusive, mixed and sustainable community. The design principles seek to provide a high quality, modern and contemporary development appropriate in scale, bulk and massing to the surrounding area.

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