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## Bourn Airfield – Social Infrastructure

### **a) Introduction**

1. With around 3,500 new homes, the new settlement at Bourn Airfield (the Site) will generate sufficient demand to support a range of community facilities and services to meet the day-to-day needs of its residents.
2. This note sets out what could be required on-site in order to meet the needs of the localised catchment of the development itself.
3. Population and child yields identified by South Cambridgeshire District Council (SCDC) are applied as part of this analysis to provide an indication of the overall number of people that the development might accommodate on completion and the number of school places that are likely to be required.
4. The range of facilities available at Cambourne, a new settlement nearing completion close to the Site, have also been considered to provide a benchmark for provision at Bourn Airfield. This exercise also highlights the key lessons learnt from Cambourne in terms of the infrastructure provided.

### **b) Social Infrastructure – Demand Generated by Bourn Airfield**

5. In its emerging Local Plan<sup>1</sup>, South Cambridgeshire District Council (SCDC) provide a high-level indication of the range of facilities and services that should be provided as part of any redevelopment of the Bourn Airfield site. These include:
  - Shops, services, leisure and other town centre uses (as defined by the NPPF<sup>2</sup>) of an appropriate scale for a Rural Centre;
  - Community services and facilities including health, primary school and secondary school education;
  - Open space, sports and leisure facilities.

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<sup>1</sup> Policy SS/6: New Village at Bourn Airfield

<sup>2</sup> Main town centre uses defined as: retail development (including warehouse clubs and factory outlet centres; leisure entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

6. We have carried out our own assessment of social infrastructure needs at Bourn Airfield by applying benchmarks used by SCDC in their evidence base documents. We have considered the social infrastructure implications of a 3,500 unit scheme. The results of this exercise are shown in Table 1.

**Table 1: Social Infrastructure Requirements at Bourn Airfield (based on 3,500 homes)**

Item	Standard	Masterplan Requirement
Pre-school	9 to 13 places per 100 dwellings	Up to 455 places
Primary schools	25 to 35 places per 100 dwellings	Up to 1,225 places (6FE)
Secondary schools	18 to 25 places per 100 dwellings	Up to 875 places (6FE)
GPs	1,800 people per GP	c.5.3 GPs
Indoor community facilities	111sqm per 1,000 people*	1,049sqm
Outdoor sports provision	1.6ha per 1,000 people*	15.1ha
Open Space comprising:	1.2ha per 1,000 people*	11.3ha
Formal play space	0.4ha per 1,000 people*	3.8ha
Informal play space	0.4ha per 1,000 people*	3.8ha
Informal open space	0.4ha per 1,000 people*	3.8ha
Allotments, community orchards	0.4ha per 1,000 people*	3.8ha
<b>Total open space**</b>		<b>30.2ha</b>

\* - based on an average household size of 2.7 (average for Bourn Ward, 2011 Census)

\*\* - outdoor sports provision, open space, and allotments and community orchards

7. There is no specified approach for the quantum of retail and commercial floorspace that should be provided. However, Policy SS/6: New Village at Bourn Airfield of the Proposed Submission of SCDC's Local Plan states that '*shops, services, leisure and other town centre uses of an appropriate scale for a rural centre*' should be provided in order to serve the day to day needs of the local population. This provision will largely be driven by market conditions and the size of the population catchment. For the purposes of a new town such as Bourn Airfield, we can learn important lessons from what is currently available in Cambourne.

**c) Child Yields and Education Provision**

8. As noted in Table 2, SCDC apply the following child yields in their Infrastructure Delivery Study (2012):
- Pre-school - 9 to 13 places per 100 dwellings
  - Primary school – 25 to 35 places per 100 dwellings
  - Secondary school – 18 to 25 places per 100 dwellings

*i) Pre-school*

9. Applying a yield of 13 pre-school places per 100 dwellings results in 455 pre-school places for Bourn Airfield. Note that pre-school care is typically part time, particularly for younger children, with some provided in a school setting, and some in private-sector nurseries or other childcare settings.

*ii) Primary and secondary*

10. Applying SCDC's primary and secondary place yields generates demand for 6FE at both primary and secondary level.
11. According to 2011 Census data (using a best-fit of output areas), Cambourne had a total population of 8,186 people living in 2,964 homes. This works out at an average household size of 2.7 people per dwelling. There were 1,029 primary school age children living at Cambourne at the time of the last Census<sup>3</sup>. This equates to 4.9FE or 35 primary school age children per 100 dwellings, which is within the range forecast by SCDC's child yield figures.

**d) Capacity in Local Schools**

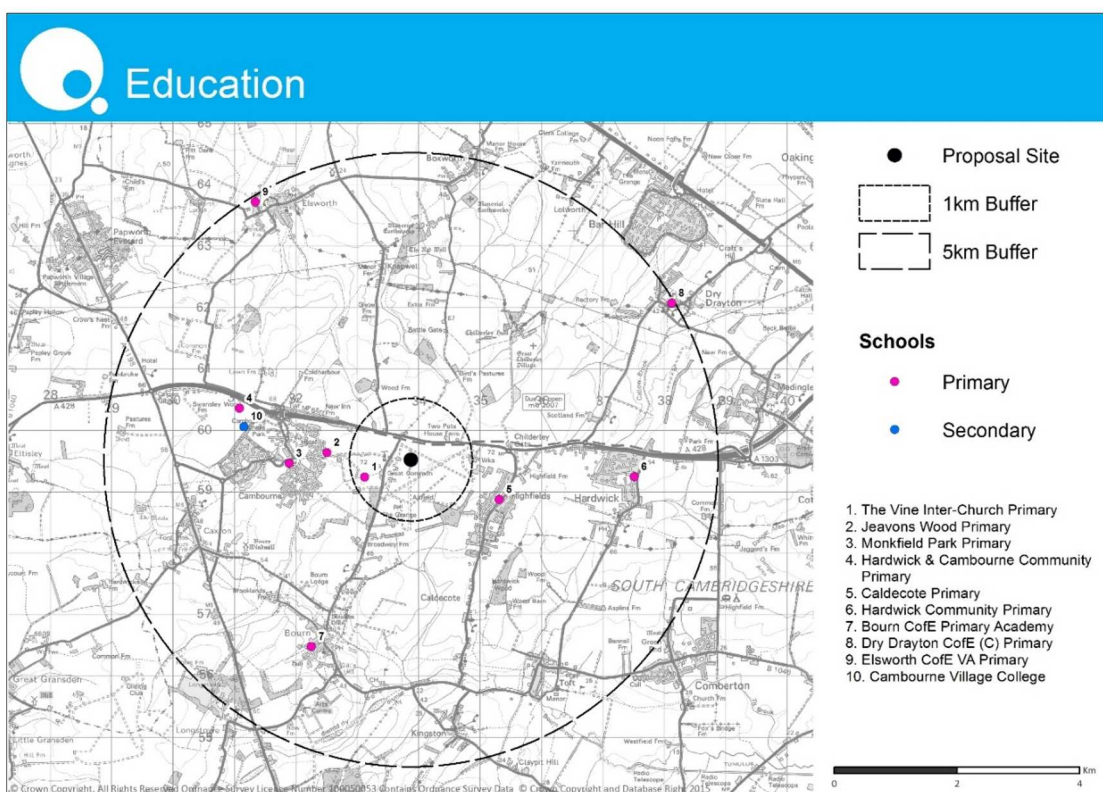
12. Major new developments are expected to provide sufficient school capacity to meet the demand generated. This new capacity will need to be opened in a phased way alongside housing completions, such that schools in neighbouring villages are not adversely affected, either by a surplus or shortage of places. This is achieved through on-going monitoring of demand through the school census, and co-ordination with the County Council education officers.
13. Data from the Annual School Census 2014/15 (2015) shows that within the nine primary schools within Cambourne or in settlements close to Cambourne (see Figure 1), there is approximately 10% surplus capacity (equivalent to 237 places). The majority of these surplus places are at the Hardwick and Cambourne Community Primary School. This school has two campuses, one in Hardwick, a village to the east of Cambourne, and one in Cambourne (close to Cambourne Village College). This school expanded to a 3.5FE school in September 2012. Current levels of surplus capacity at Cambourne are likely to be temporary as the development continues to be built out.

**Figure 1: Location of schools close to Bourn Airfield**

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<sup>3</sup> Primary school children calculated based on number of 5 to 11 year olds given timing of the Census is May.





14. Details of capacity and surplus places at those nine primary schools are shown in Table 2.

**Table 2: Existing Primary School Capacity**

Name	NOR*	PAN*	Capacity	Surplus (no.)	Surplus (%)
The Vine Inter-Church Primary School	415	60	420	5	1%
Jeavon’s Wood Primary School	379	60	420	41	10%
Monkfield Park Primary School	404	60	420	16	4%
Hardwick and Cambourne Community Primary School^	353	105**	495	142	29%
<b>SURROUNDING SETTLEMENTS</b>					
Bourn CoE Primary Academy	196	28***	166	0	0%
Elsworth CoE VA Primary School	131	20	140	9	6%
Caldecote Primary School	196	30	210	14	7%
Dry Drayton CoE Primary School	63	10	73	10	14%
<b>TOTAL</b>			<b>2,344</b>	<b>237</b>	<b>10%</b>

\* - NOR = Number on Roll; PAN = Published Admission Number  
 \*\* - PAN increased from 45 to 105 in Sept 2012  
 \*\*\* - PAN increased from 22 to 28 in Sept 2013  
 ^ - this school comprises a Hardwick Campus and a Cambourne campus

15. At secondary level, the closest school to the site is Cambourne Village College. This free school opened in 2013 with an intake of 150 per year group (5FE - overall capacity of 750 pupils). It is currently operating at full capacity for the two year groups that are accommodated in the school at present. There are proposals being considered to expand the school to a 210 per year group intake (7FE – overall capacity of 1,050 pupils). The next closest secondary school to the Site is Comberton Village College. This school is also operating at full capacity.

**e) Sports Facilities**

16. Communities require a range of opportunities for formal and informal sports and leisure, and the Bourn Airfield site has good opportunities to provide facilities to complement those already available in the area.
17. Indoor leisure centres require a significant catchment population to remain viable in the long term, and multiple small facilities are less efficient to run than combined leisure centres. The Cambourne Sports and Fitness Centre is well-located to serve new residents at Bourn Airfield and should remain the principle indoor sports facility for the local area, although the new secondary school at Bourn will naturally also include indoor sports provision.
18. For outdoor sports, SCDC have a standard of 1.6ha per 1,000 people<sup>4</sup>. Outdoor sports provision can comprise the following: natural turf/grass pitches/greens; and courts/MUGAs/artificial turf pitches. On that basis, and dependent on the number of homes proposed by the Masterplan, there is likely to be a need for 15ha to meet the required standard.
19. Outdoor sports can be provided in various forms, as part of the open space network on the new development, and also through pitches that can also be accessed by the secondary school.

**f) Healthcare Provision**

20. The proposed development at Bourn Airfield has the potential to generate demand for up to five GPs, which is the same level of provision as is currently available at Cambourne.
21. Bourn Airfield will therefore need to allow for a new facility to accommodate around 5 GPs together with associated range of other health services. Larger combined health facilities are often more efficient to run, and some flexibility will be needed between Bourn Airfield, Cambourne and West Cambourne to enable facilities across all three to develop in a way that meets the evolving service needs of the NHS.

**g) Learning Lessons from Cambourne**

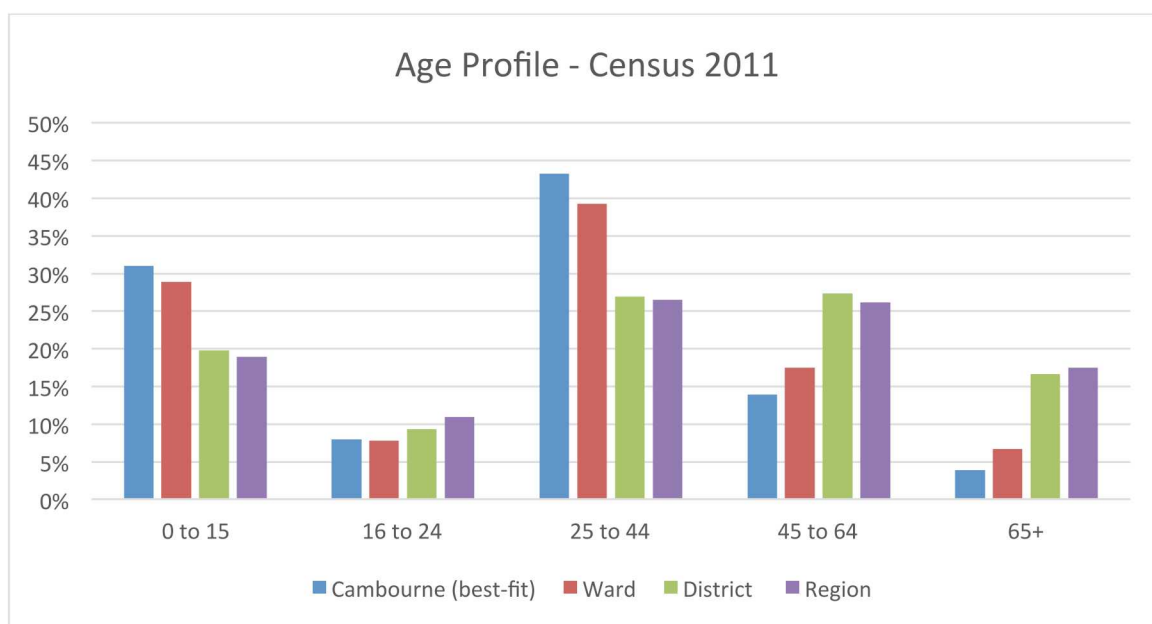
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<sup>4</sup> Based on SCDC's Open Space in New Developments SPD (2009)

*i) Population Profile*

- 22. Cambourne has a distinctive age profile particularly when compared against the district and regional averages. It is home to a relatively young resident population comprising approximately 8,200 people. Over 80% of people living in Cambourne are under the age of 45. This compares to 56% across South Cambridgeshire as a whole. Of particular note is the proportion of under 16s living at Cambourne. This age group accounts for almost a third of the resident population (31%) and this has had significant effects on the provision of social infrastructure, as is discussed in the next section.
- 23. In contrast, Cambourne has a much smaller proportion of 45 to 64s and 65+ residents than is found at the ward and district level. Figure 2 illustrates these characteristics.

**Figure 2: Age profile – Cambourne and Comparators**



*ii) Social Infrastructure Provision*

- 24. Figures 3 and 4 show existing social infrastructure and retail and services provision in Cambourne which, when fully complete could have over 4,000 homes and over 10,000 residents.
- 25. The settlement is formed of three distinct parts – Greater Cambourne, Lower Cambourne and Upper Cambourne. Greater Cambourne and Lower Cambourne are now largely complete but Upper Cambourne is still being built out. The existing permission was for 3,300 homes but in 2011 a further 950 homes were permitted equating to a total of 4,250 homes.



Figure 3: Community Facilities in Cambourne



Figure 4: Retail and Other Services in Cambourne



26. The main shopping area of the settlement is in Greater Cambourne. There are a range of retailers based there including: pharmacy, dentist, dry cleaners, cafes, vets, restaurants and takeaways, estate agents, a Morrisons foodstore, taxi firms, pet shops, hairdressers, a pub, betting shop, petrol station, plumbing shop, beauticians, building society, and a dog training school.
27. The Morrisons foodstore is the largest retail unit and provides an anchor for Cambourne's main settlement centre. A Co-op store is located in the west of the development on School Lane (Upper Cambourne) and there are indications that other Co-op outlets will open in the other village hubs within Cambourne. The other neighbourhoods of Upper Cambourne and Lower Cambourne are home to a limited retail offer – usually of just one or two shops.
28. There are also a range of community facilities based in the village including: nurseries; a children's centre; four primary schools; secondary school (currently consulting on proposals to expand from 5FE to 7FE); police station; fire and rescue service; primary health facilities; library; fitness and sports centre and a cricket pavilion; MUGA and various play areas; and a place of worship (Baptist church).
29. Among the key lessons learnt from Cambourne was the timing and quantum of community facility provision. Facilities such as shops, places to meet, and sports facilities came later than the houses meaning facilities lagged demand.

#### **h) Conclusions**

30. The development at Bourn Airfield will require a range of facilities and services in order to meet the day-to-day needs of its future resident and worker populations. This will include:
  - Nurseries/pre-school facilities – based at primary schools and as standalone provision – potentially within retail units within a village centre as part of a flexible use class;
  - Schools (primary and secondary provision – up to 6FE of each) – there is an opportunity for a potential community role for the education facilities that are provided on-site.;
  - Open space (open space, sports provision, children's play space, and allotments) – provided throughout the masterplan area. Sports pitch provision could be partly met by joint provision with the secondary or all-through school;
  - Primary healthcare – the form that physical provision should take will depend on preferences of the local CCG and NHS England, but allowance to be made for a health centre within Bourn Airfield, for example as part of the local centre; and
  - Small-scale community facilities and retail uses – comprising a similar quantum and scope to the provision already existing at Cambourne.
31. The proximity of Cambourne provides a range of benefits, not just in the form of lessons that can be learnt from the development of a new settlement but also in terms of the population catchment in the local area, which could support a range of additional community and commercial services.