

**RD/FM/013**

**Additional Evidence Relating to Bourn Airfield  
New Settlement Major Development Site  
Boundary**

*Appendix 2 Presentation to the Cambridge Quality Panel and Report of Panel Meeting 29th June 2016 (Presentation sections 1 & 2) (Parts 4 of 8)*



# Bourn Airfield

an opportunity for a landscape-led settlement

Design Quality Panel

29 June 2016



**COUNTRYSIDE**  
Places People Love



HI

# 1 Who we are

Mike Lambert - Director (Head of Planning) - Countryside  
Jo Clark - Associate Director (Planning) - Countryside  
Jonathan Gimblett - Associate Director (Development) - Countryside



Horsted Park, Kent



Novo, Cambridge



Beaulieu, Chelmsford



Wickhurst Green, Horsham



Great Kneighton, Cambridge

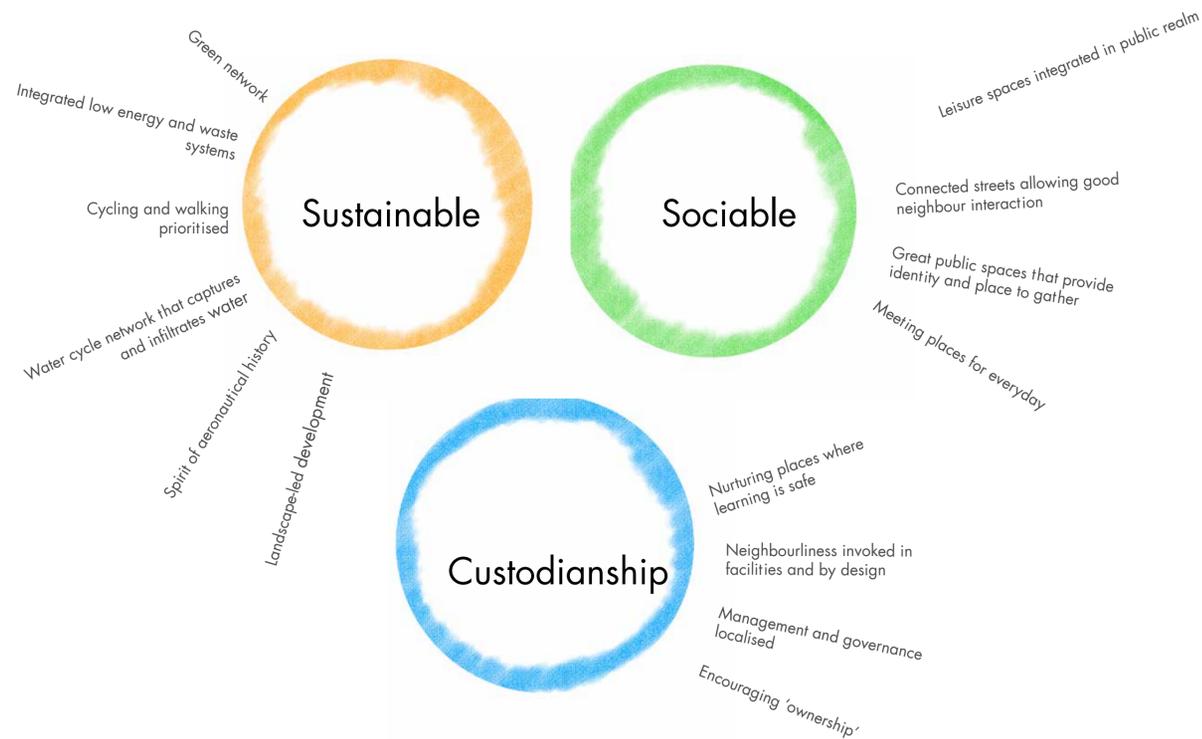
Countryside is a leading UK home builder specialising in placemaking and urban regeneration. Our developments are places of character and quality designed to strengthen people's sense of belonging through the creation of new homes and neighbourhoods of lasting quality. We have delivered award-winning new developments on strategic sites for over 30 years, from Great Notley Garden Village in Braintree to Great Kneighton in Cambridge.

## Our team

Robert Rummey and David Orr - Rummey Design - masterplanning, urban and landscape design  
Ian Mitchell - Mayer Brown - transport  
Colin Morrison - Turleys - sustainability

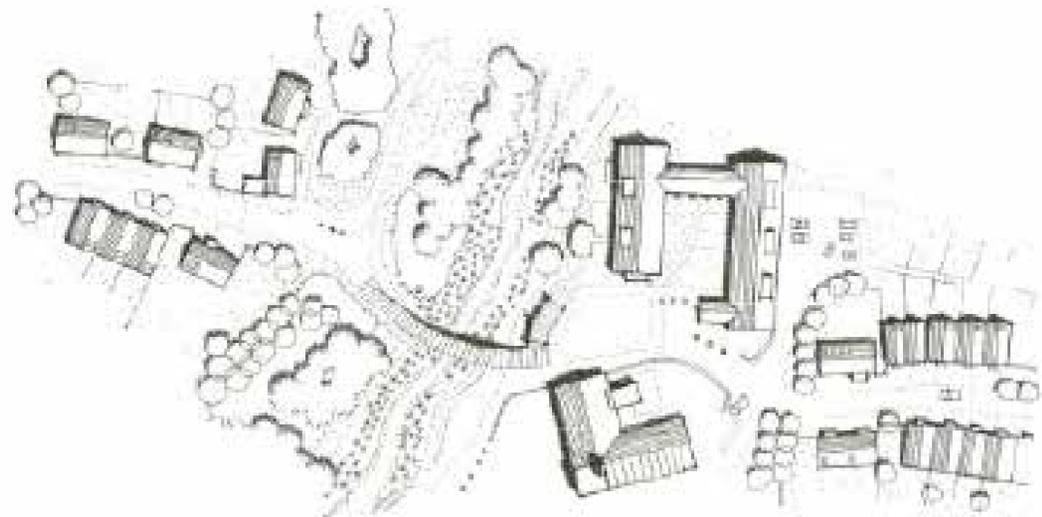
# Our vision

“urban convenience with a rural sensibility”



## character, climate, community, connectivity

... our aspirations for the scheme align with the Cambridge Quality Charter key principles ...

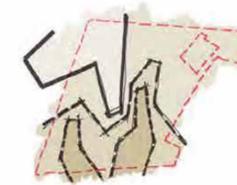


the residential environment, education, workspace, community buildings, and the natural world, all connected ...

## a landscape-led development

### geology and topography

geology establishes topography including the orientation of the airfield



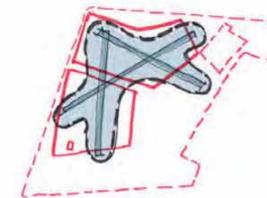
### hydrology & water management

water management will be used positively to create facilities, biodiversity and places



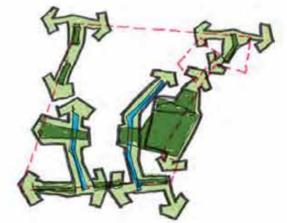
### archaeology and history

the airfield sits over layers of medieval fields above the Bourn valley and adjacent to listed barns



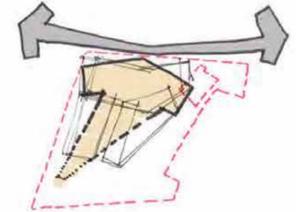
### site landscape and ecology

woods, remnant hedges and watercourses begin to define a landscape framework



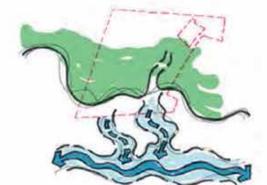
### settlement and movement

movement is strongly east-west with secondary patterns up and down the valley



### landscape character

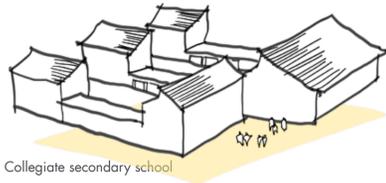
discrete characters of landscape occur through woodland, watercourses and topography and set a tone for neighbourhood design



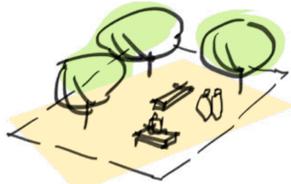
Our aim is to create a vibrant new settlement, complementing Cambridge, maximising the opportunity to live, work and play in a place of outstanding landscape and design quality ..

... a new village with its own identity, learning the lessons of history and its landscape ...

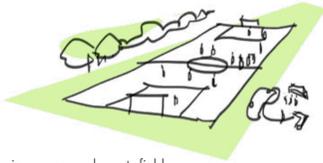
# Community



Collegiate secondary school  
Through primary school  
Independent and green primary school



Village outdoor green and paved social spaces with good lighting and seating in parks and social spaces



Playing space and sports fields



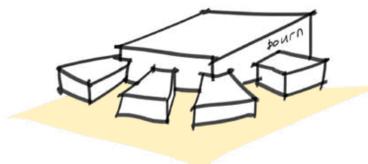
Youth linked cycle hub and hacker space - capturing both creativity and skill training in a leisure environment. Community spaces spread across site.



Work barns with modern, light, well serviced and connected flexible spaces

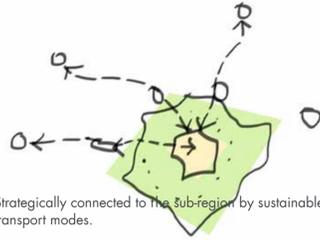


Productive landscapes; community orchards, apiaries and composting points.



Community service front desks integrated with non institutional service centres  
Flexible multifunctional shed for business, arts and performance space

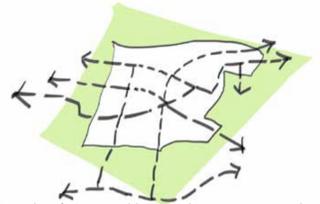
# Connectivity



Strategically connected to the sub-region by sustainable transport modes.



Well connected to neighbouring Cambourne and Caldecote by quality pedestrian and cycle routes.



Hierarchy of streets and lanes making connections clearly legible for all users.



Citydeal fast bus to Cambridge City and Cambourne



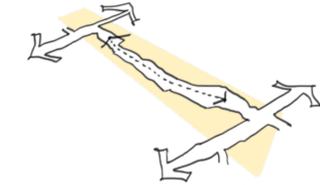
Local bus connections



High quality cycle network with on-street lanes, mini Holland junctions, smooth off street leisure paths - designed for all abilities with toucan crossings where busy roads are crossed.

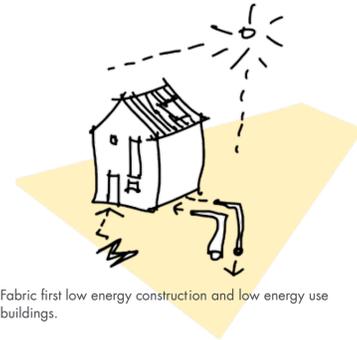


Recreational walking, cycling and equestrian trails linked to country park and wetlands, to rural path network and treasured local routes.

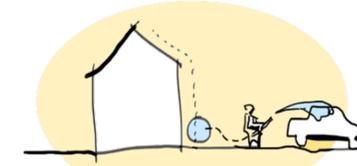


Every street connects to two other streets. The connected street network really works.

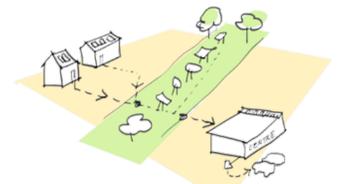
# Climate



Fabric first low energy construction and low energy use buildings.



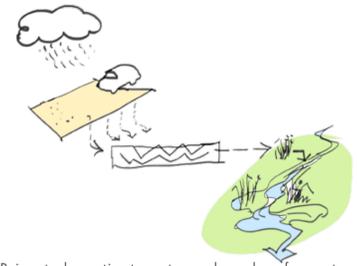
Sustainable drainage systems might allow systemised collection and re-use of roof runoff.



Communal energy farming for schools, community buildings and facilities.

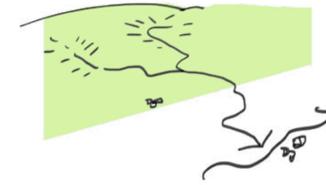


Shading street trees to reduce heat impacts.

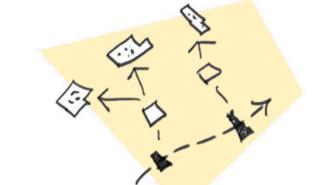


Rainwater harvesting to capture and recycle surface water.

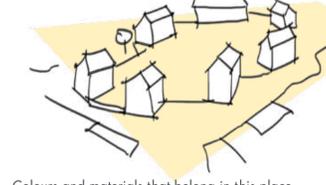
# Character



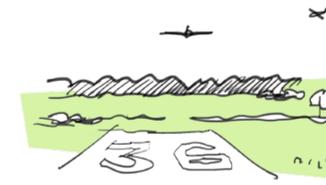
Responding to the local Cambridgeshire Claylands landscape.



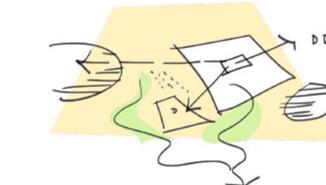
A settlement form reflecting the historic development pattern of tertiary clay ridge top communities.



Colours and materials that belong in this place



Responding to the spirit of the WW2 aerodrome.



Developing townscape that reflects the east of Cambridge village form - greens and peripheral houses set back from watercourses and streams.



A mix of house types and tenures with social and affordable housing pepper potted and indistinguishable from open market housing.

# Collaboration



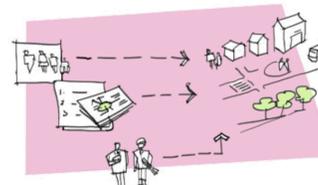
Working with local people to understand the issues, connections, facilities, etc to make the most of opportunities.



Being transparent in the way design and management of the development is shared with communities and neighbours



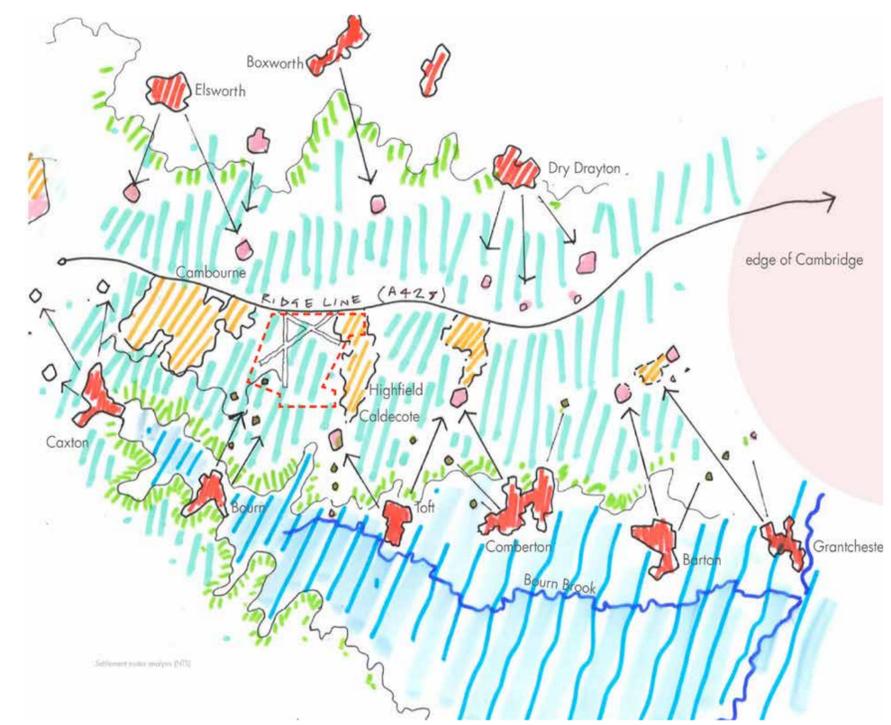
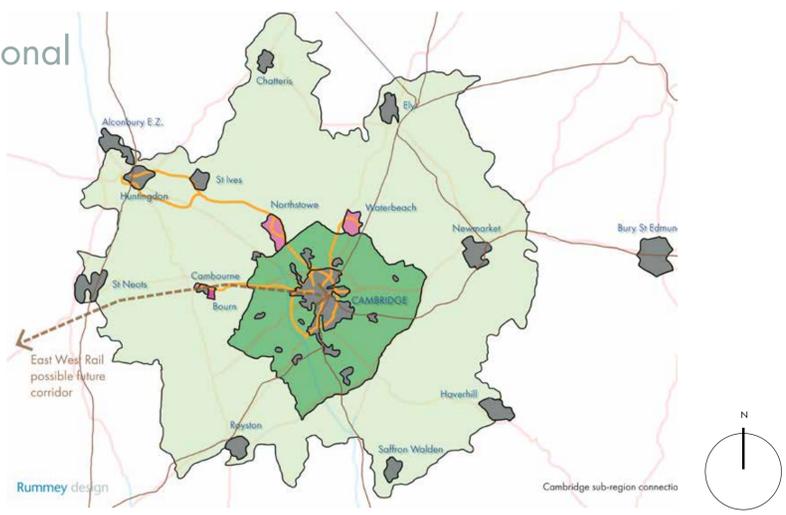
Sharing ideas with young people who will see this place develop around them.



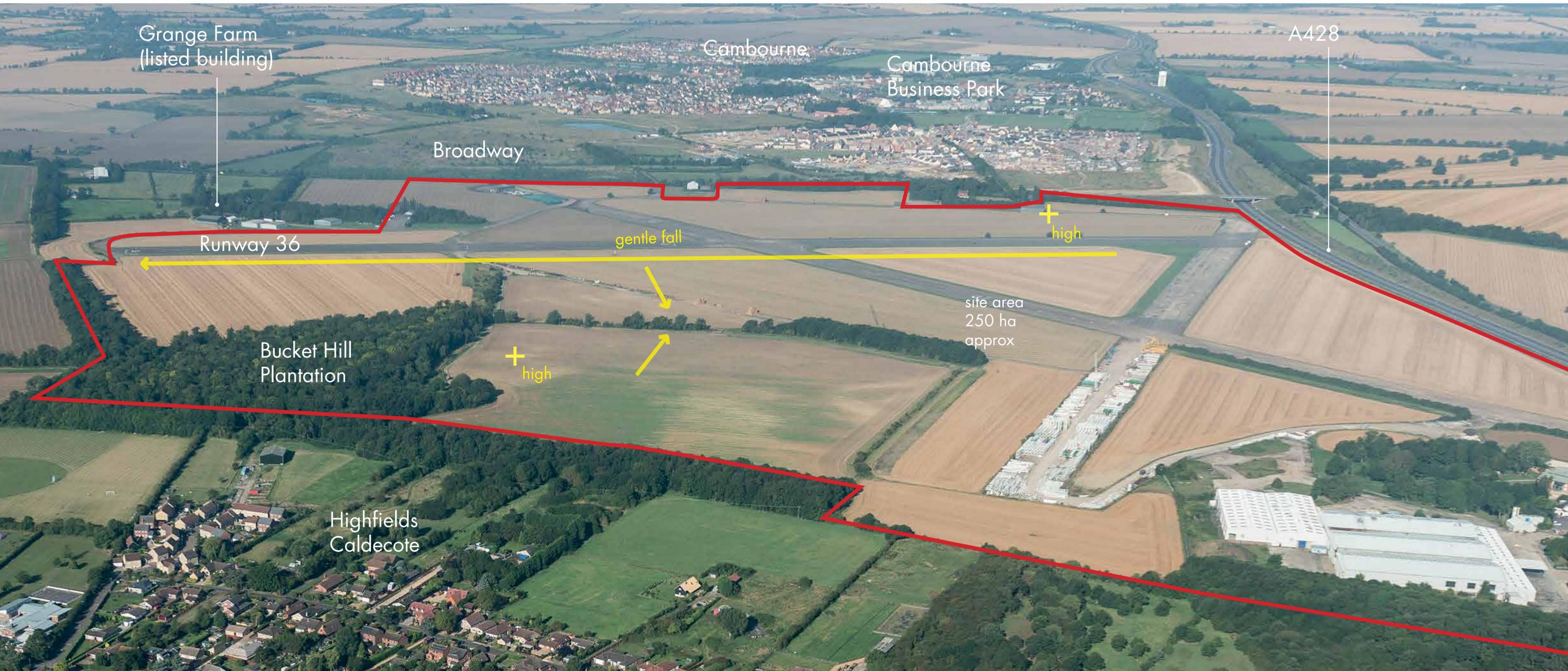
Maintaining the vision with strong masterplan, developer selection and quality control, working with local authorities and stakeholders

# 2 Context

Cambridge sub-regional connections



The original villages were in the fertile Bourn Valley. Historically, the settlements spread to the ridgetop as farming methods and water distribution improved to create 'daughter' settlements.

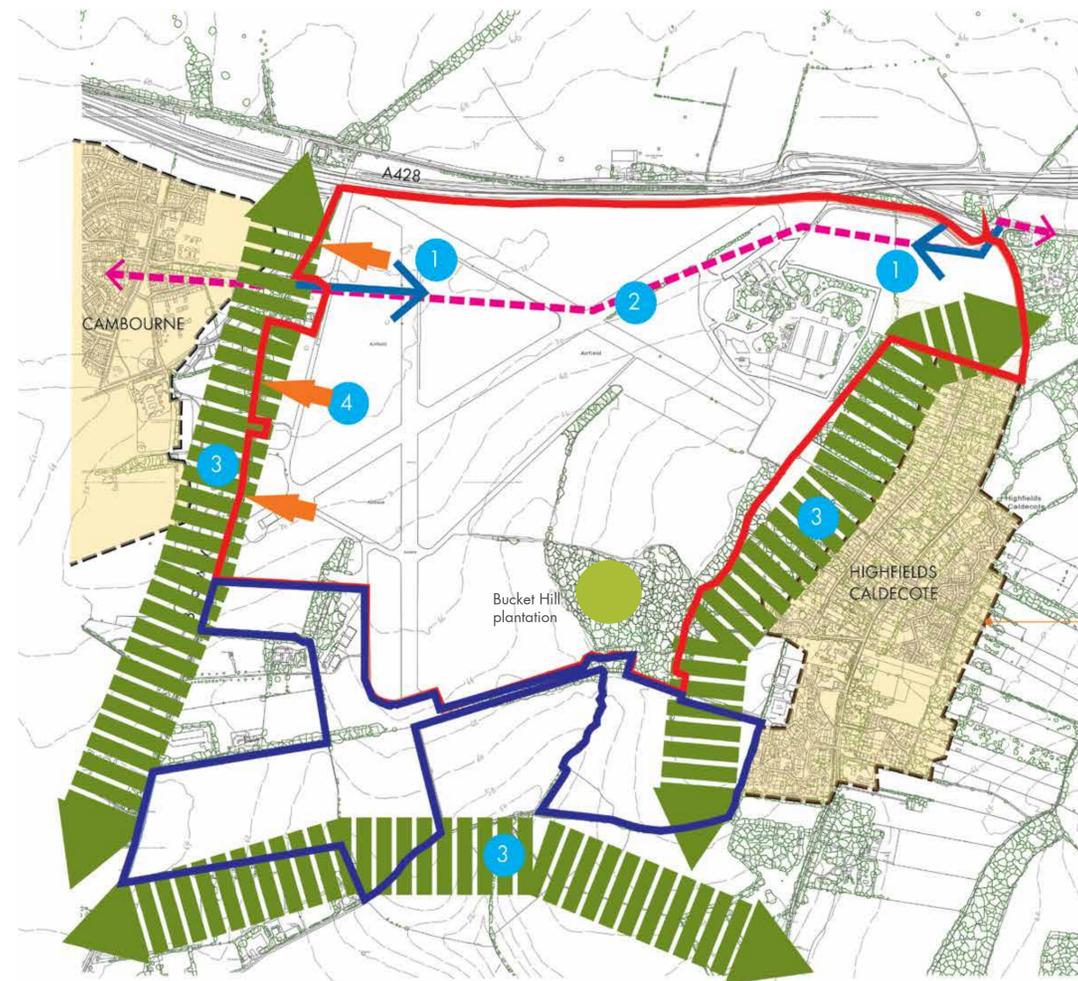




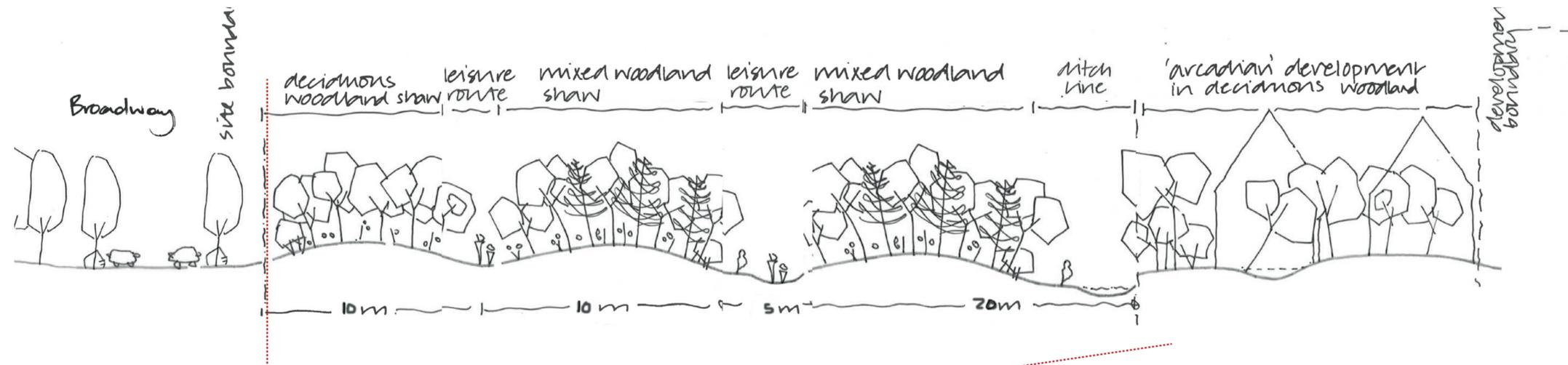
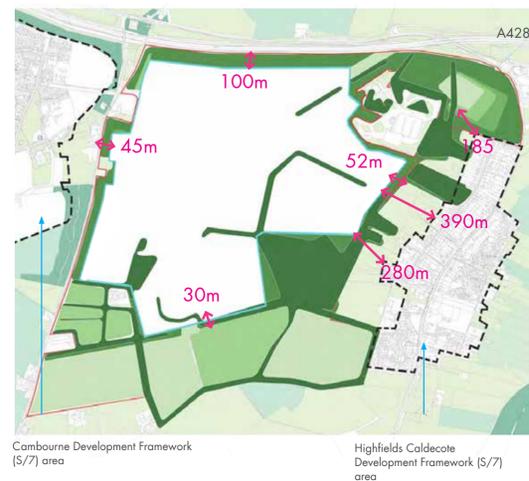
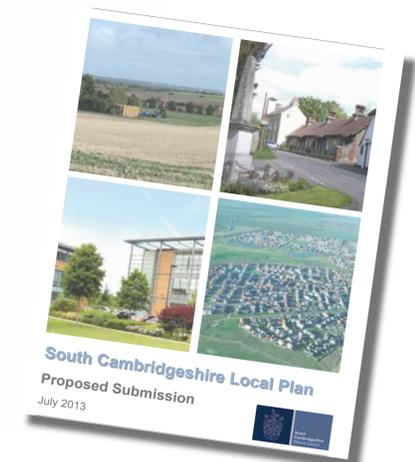
# Planning policy position (policy SS/6)

The submitted South Cambridgeshire Local Plan proposes the development of a new village of approximately 3,500 dwellings at Bourn Airfield. As part of the new village, the proposed policy requires the Bourn Airfield development to:

- maintain the rural character and separation of Cambourne, Caldecote, Highfields and Bourn
- include employment development within class B1 incorporating the existing ThyssenKrupp employment site
- include community services and facilities, including health, primary school and second school education
- deliver a high quality landscaped setting around the boundary of the settlement through strategic landscaping
- ensure the retention of existing woods, hedges and water features which would contribute to the character and separation of the village
- include a segregated bus link from Cambourne to Bourn Airfield through the development to the junction of St Neots Road/Highfields Road
- provide at least two separate vehicular access points to the north-west and north-east of the site
- ensure no direct vehicular access onto the Broadway (except for buses & bicycles)



- 1 2 separate vehicular accesses
- 2 provide segregated bus link
- 3 maintain rural character and separation
- 4 only bus and cycle access to Broadway



The avoidance of coalescence is a key driver for a masterplan. Structural landscape in the form of woodlands, open spaces and water are required and will inform development character.



# Functional relationships with Cambourne and nearby villages

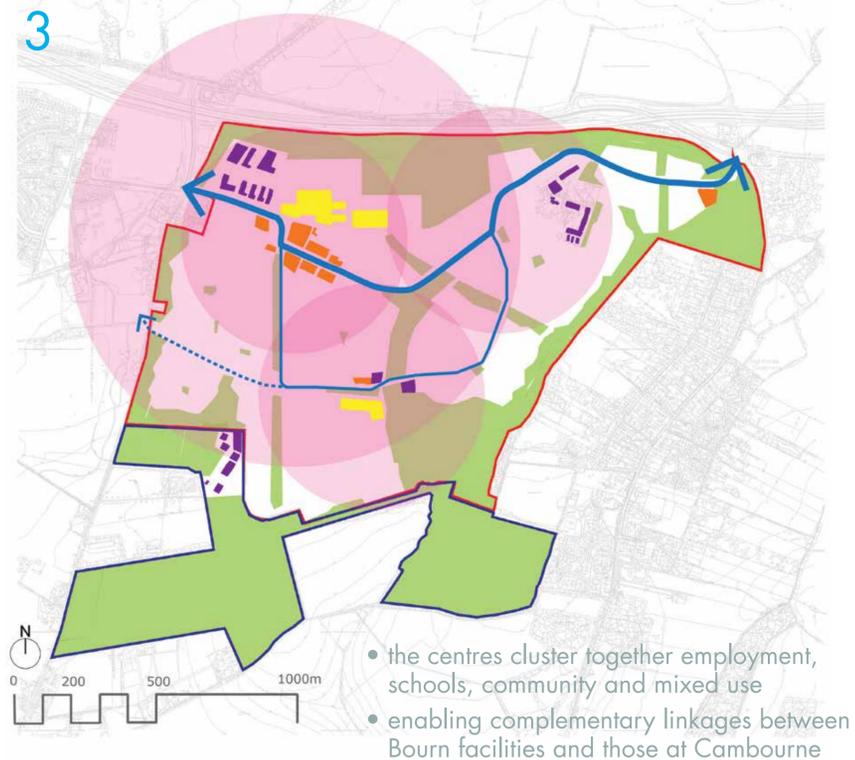
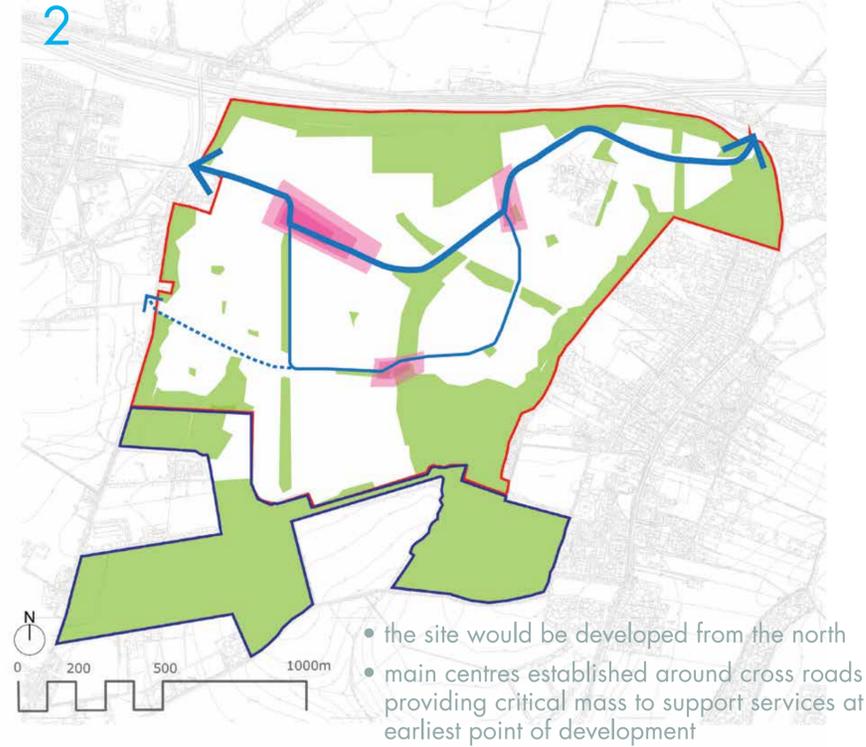
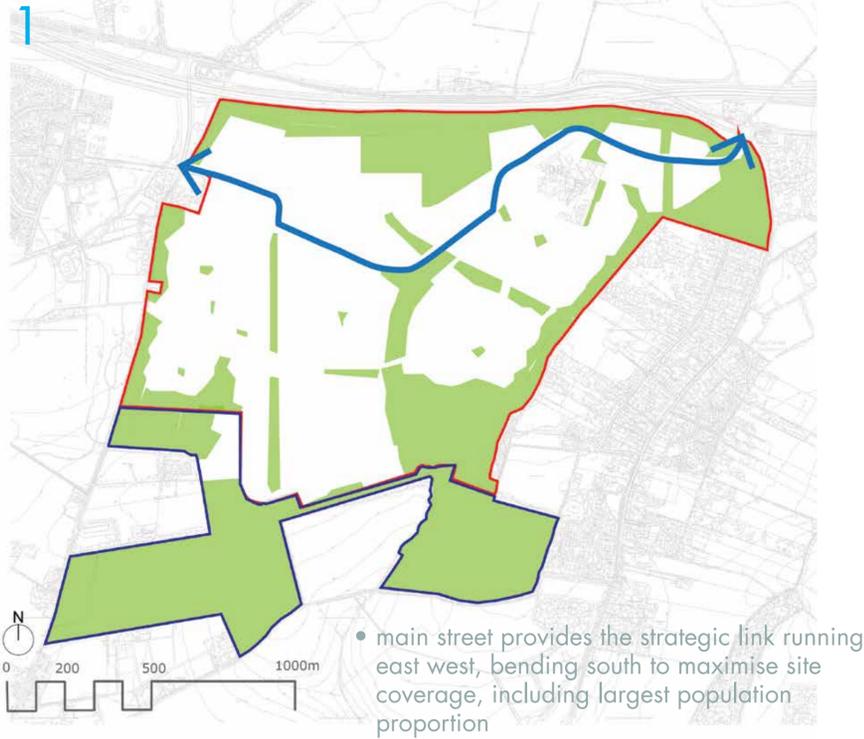


Local facilities are clustered and countryside paths provide hinterland connections

# 3 Community



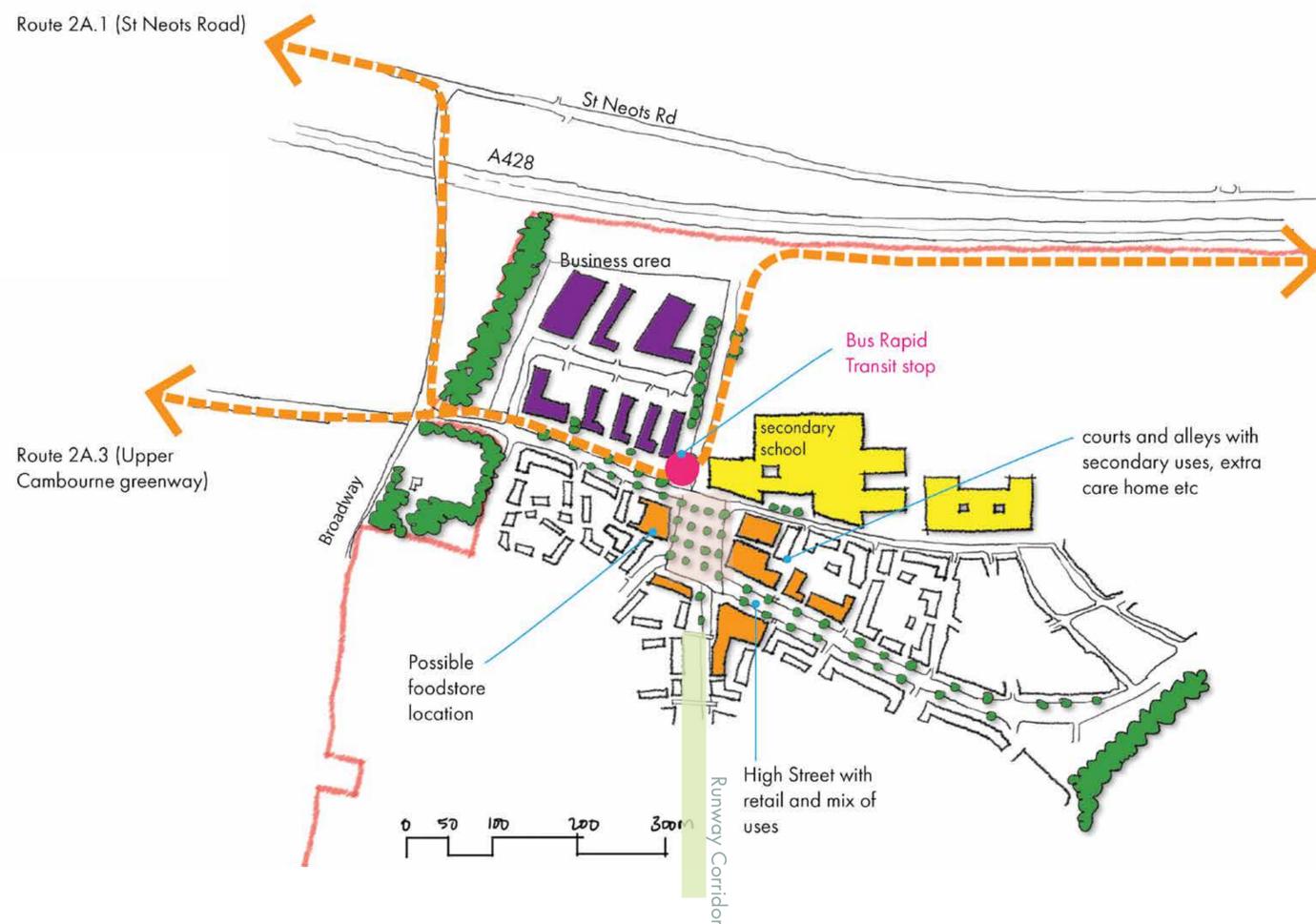
Village Centre location - the heart of the new community ...



Optioneering: July 2014 onwards  
Throughout the design process we have investigated the pros and cons of a range of options for locating the centre.

## Potential Village Centre facilities

- foodstore (as a key anchor)
- other retail spaces
- GP surgery / Medical centre
- retirement and assisted living care home
- Post Office
- bank
- pharmacy
- restaurants and cafés
- gym
- community hall
- hairdressers
- crèche/ pre-school
- library
- place of worship
- cultural/arts facilities



Should the Village Centre be in the form of a traditional 2-sided High Street? Or a key space, appropriately proportioned, with a tight matrix of small-scaled streets as a hinterland? Cambridge Market Square provides food for thought.



Cambridge Market Square is of a similar scale to the proposed village centre square





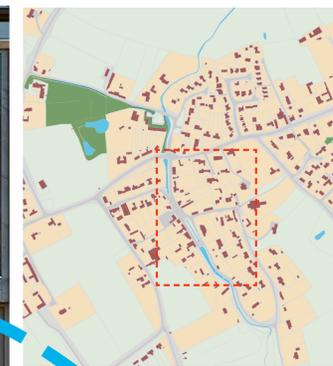
# The Rural Hub



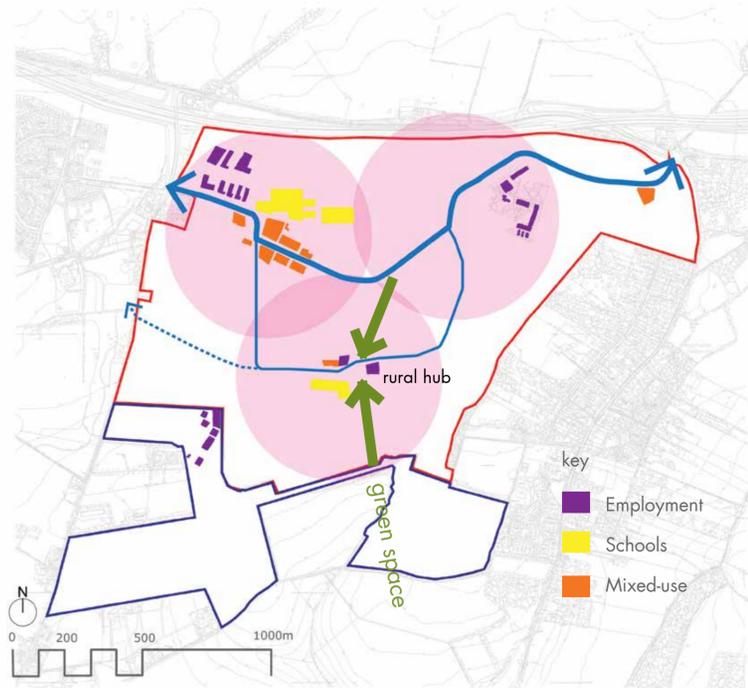
There is a tradition in Cambridgeshire of village houses looking onto green space, sometimes with water. This is low density, but provides a model for the Rural Hub.



work barns with social spaces



Elsworth, an intersection village, 3 miles from the site.



centres provide good walking catchment across site

## The Rural Hub provides:

- social/education/work facilities in a green setting
- an alternative to the centre
- integrated bus stops, cycle/footpaths
- education/community/workspace
- water and greenways within 400 metres of 700-800 houses.

The Greenway encourages access on foot and cycle and brings a rural character to the heart of the Hub ...



Northstowe primary school, as part of the street scene



natural play space

