

Infrastructure Delivery Plan				Infrastructure Delivery Plan				
No.	Infrastructure Scheme	Description	Provider/partner	Triggers	On/ Off site	Land holding	Funding	Mechanism
Education								
37	Primary schools	Two primary schools are required, a 3FE primary school with Early Years provision requiring 3ha of land. In addition, a 4FE primary school with Early Years provision requiring 4ha of land.	CCC and/ or approved academy operator	First school by first occupation. Second school to reflect pace of housing delivery.	On	Taylor family / Countryside	S106	S106 contributions.
38	Secondary school	A 6FE secondary school requiring 7ha of land.	CCC and/ or approved academy operator	Triggers to be agreed through the S106 process to ensure the provision of sufficient capacity.	On	Taylor family / Countryside	S106	S106 contributions.
39	Special Education Needs (SEN)	Contribution to proposed Northstowe Area Special School.	CCC	Required to be monitored.	Off	N/A	S106	S106 contributions.
40	Children's Centre	An office and access to a room is required which could be at a school or other suitable community building. There is no requirement for a financial contribution to build additional dedicated space.	CCC	School or community centre opening.	On	Taylor family / Countryside	S106	S106 contributions.
41	Nursery	Opportunity for unit to be provided for commercial rent within the development for full day-care provision of pre-school accommodation.	Applicant – space requirement	Aligned to primary school provision plus site(s) and / or accommodation for private providers.	On	Taylor family / Countryside		S106 contributions.
Health								
42	Community health facility and space	Community health facility for provision of a range of primary and community services. Approximately 1000m <sup>2</sup> , plus parking and access.	Cambridgeshire & Peterborough Clinical Commissioning Group (CCG) / NHS	Subject to NHS requirements. Triggers to be agreed through the S106 process.	On	Taylor family / Countryside	S106	S106 contributions.
Retail and Employment								
43	Retail and services	Retail and service space in local centre and potentially neighbourhood hub.	Third party	Delivered through each phase. Village centre in first phase.	On	Taylor family / Countryside	Direct.	Ensure land is safeguarded in local centre.
44	Small business/retail units	The delivery of speculative small business units. Strategy needed for the delivery and management of the units.	Applicant / other developers.	Delivered through each phase. Village centre in first phase.	On	Taylor family / Countryside	Direct.	Employment developers to put forward their proposals through planning applications.
45	Employment space	Existing employment area on site to be reconfigured / expanded. Co-working business space in local centre to support small scale business development.	DB Group Aitchison Developments Third party	Delivered through each phase. Likely to be in the early phases.	On	DB Group Aitchison Developments Taylor family / Countryside	Direct.	Employment developers to put forward their proposals through planning applications. Ensure land is safeguarded in local centre.
Open space								
46	Outdoor sports pitches and sports pavilions	South Cambridgeshire Local Plan (2018) requires 1.6ha of outdoor sport space per 1,000 people. Therefore, assuming a population of 9,800 residents (3,500 dwellings x 2.8 people per household) there is a requirement for 15.68ha (subject to the possible dual use of school and sports space). This could include a contribution for artificial grass pitches.	SCDC / Parish Council body.	Delivered through each phase.	On	Taylor family / Countryside	S106	Developers to provide. Also, contribution for on-going maintenance and governance.

Infrastructure Delivery Plan				Infrastructure Delivery Plan				
No.	Infrastructure Scheme	Description	Provider/ partner	Triggers	On/ Off site	Land holding	Funding	Mechanism
47	Open space and play areas	South Cambridgeshire Local Plan (2018) requires 1.2ha of open space per 1,000 people. Therefore, assuming a population of 9,800 residents there is a requirement for 11.76ha. Subject to the needs of the development the open space requirement will consist of: Formal children's play space (3.92ha), informal children's play space (3.92ha) and informal open space (3.92ha).	SCDC	Delivered through each phase.	On	Taylor family / Countryside	S106	Developers to provide. Also, contribution for on-going maintenance and governance.
48	Allotments and community orchards	South Cambridgeshire Local Plan (2018) requires 0.4ha of allotments and community orchards per 1,000 people. Therefore, assuming a population of 9,800 residents there is a requirement for 3.92ha.	SCDC	Delivered through each phase.	On	Taylor family / Countryside	S106	Developers to provide. Also, contribution for on-going maintenance and governance.
49	Strategic Landscaping	Provision of strategic landscaping, including a country park, runway park and other areas.	Developer	Delivered through each phase	On	Taylor family / Countryside	Direct	Developers to provide. Also, contribution for on-going maintenance and governance.
50	Maintenance of public open space, play areas, sports pitches and water attenuation features, strategic open spaces and landscape areas, and the country park	Will be in accordance with agreed phasing of transfer spaces.	SCDC / CCC / Developer / community trust	Delivered through each phase.	On	Taylor family / Countryside	S106	TBC
<b>Drainage</b>								
51	Surface water drainage	Appropriate sustainable drainage systems (SuDs) must be incorporated into the development. These should be integrated to create amenity, enhance biodiversity and contribute to a network of green and blue open space.	CCC Environment Agency	Delivered through each phase.	On	Taylor family / Countryside DB Group Aitchison Developments	S106	Developers to provide. Also, contribution for on-going maintenance and governance.
<b>Monitoring</b>								
52	S106 monitoring	Funding towards officer time.	Developer	Throughout the development.	N/A	N/A	TBC	S106 contributions.
53	Travel plan monitoring and coordinator	Funding towards officer time.	Developer / CCC	Prior to first occupation.	N/A	N/A	S106	S106 contributions.
54	Travel plan measures	Package of measures such as bus passes, cycle discounts, etc., to be agreed. Breakdown of costs of individual measures needed as part of the travel plan(s).	Developer / CCC	In accordance with agreed travel plan.	N/A	N/A	S106	S106 contributions.

### 6.3. Approaches to Delivery

The development of the new village will potentially take place over a circa 15 - 20 year period and it is essential that the managed delivery of new homes, jobs and related infrastructure is co-ordinated and comprehensive, in accordance with the adopted local plan, this SPD and any subsequent policy review.

#### Project management and Decision Making

A joint approach to project management, communication and decision making will be put in place with key partners. This will include setting out the resources and skills required to deliver the agreed site-wide masterplan during the life of its development, with project teams and working groups to progress key topics.

An appropriate delivery model will need to be put in place to ensure a comprehensive and cohesive high quality development, and the phasing, coordination and comprehensive delivery of the infrastructure and built form across the whole site. This could include the establishment of a master developer. An appropriate delivery framework will be formulated via the introduction of relevant planning conditions and planning obligations as part of a site wide outline planning permission. South Cambridgeshire District Council and Cambridgeshire County Council will work collaboratively with landowners, promoters and future developers in co-ordinating the delivery of the site in accordance with an agreed site wide delivery strategy.

The roles, responsibilities, skills and knowledge required to deliver the new settlement will involve most if not all aspects of Council services along with the requirement to continue working together with partners, key stakeholders, site promoters/developers and the local community. The project is acknowledged as a corporate priority for both the District and County Councils who will, along with the site promoters and any subsequent delivery partners:

- Adopt a collaborative approach to project management and delivery, establishing clear day to day project management roles and responsibilities.
- Establish relevant project management structures and responsibilities. The following groups will be considered in helping to facilitate this approach:

#### Project Delivery Group

e.g. Responsible for overarching project management and co-ordination, programme and key decision making/delivery. Reviewing annual reports (e.g. delivery, monitoring etc.)

#### Transport Review Group

e.g. Responsible for reviewing/co-ordinating key issues related to delivery of required infrastructure and mitigation of impacts upon the existing network

#### Infrastructure Review Group

e.g. Responsible for reviewing delivery and considering priorities; emerging issues and challenges; liaison with other key stakeholders

#### Masterplanning/Design Group

e.g. including potential review of masterplans, site proposals and reserved matters along with the decision making process undertaken with SCDC Design Enabling Panel and/or Cambridge Quality Panel or an alternative agreed approach.

The introduction of a Planning Performance Agreement for defined parts of the planning/delivery process will also help establish a robust approach to the management of the project and delivery of the shared spatial vision, along with the resources required allied to an agreed project programme. It could reflect the above groups (or similar) within an overall project management/decision making structure.

### Housing Delivery Rates

Policy SS/7 of the Local Plan establishes the requirement for the delivery of approximately 3,500 homes at Bourn Airfield. It is also acknowledged that the delivery of the total number of homes will be beyond the period of the current local plan. The Greater Cambridge housing trajectory (September 2019) suggests that circa 1,325 homes will be provided by 2031 and therefore circa 2,175 homes beyond the plan period as per the following table:

Figure 55 | Greater Cambridge Housing Trajectory

Planned Growth	Number of Homes
2021 - 2025	425 (425)
2025 - 2031	900 (1325)
2031 - Beyond plan period	2,175 (3,500)

### 6.4. Development Quantum

The Spatial Framework shown on page 31 sets out an indicative layout for the site, identifying areas for key land uses and buffers required around key edges and retained site features.

In accordance with Local Plan Policy SS/7, the spatial framework identifies capacity for a development of approximately 3,500 dwellings. In addition to approximately 79.5ha identified for residential development (also including the village centre and neighbourhood hub), a further 9.15ha is identified for mixed-use development including residential. Further flexibility may arise in the event that dual / shared use of school sports pitches is agreed (see below).

The development identifies recreational open space based on this capacity, with an estimated population of 9,800 using an average of 2.8 residents per dwelling. Local Plan Policy SC/7 requires 1.6ha of recreational space for outdoor sports, resulting in a requirement of 15.68ha before consideration of potential for dual/shared use with schools.

Additional requirements for formal and informal play space are not specified by the Spatial Framework Diagram, and will be accommodated within the remaining open spaces across the site including the runway park, green edges, green corridors and country park areas.

The approximate land use budget for the site is set out on page 86.

The Council and Local Education Authority would encourage dual / shared use of sports pitches with schools, subject to agreement with school delivery partners.

This would potentially reduce the requirement for sports provision by 4-8ha. In this instance, the indicative land budget should be recalculated with the following considerations:

- Potential to reduce the amount of outdoor sports provision within the development, subject to assessment of local need (in accordance with Fix F).
- Increased net development area, facilitating a lower net density or increased capacity for the site, subject to agreement with SCDC.
- Potential to increase the amount of other open spaces, including wider green corridors and more generous green edges.

## 6.5. Development Phasing and Infrastructure Delivery

It is important that development of the new village emerges in a logical and coherent fashion within an established structure. A site wide development phasing plan will be established as part of a site wide outline planning permission. Initial phases of development should be well-connected and supported by the early delivery of physical and social infrastructure (as set out above) which will enable the formation of sustainable patterns of development, travel and a strong sense of community. A number of factors will need to be considered including the requirement to avoid creating isolated, poorly serviced parcels of development within the early phases of the new village.

The following principles will apply and will be secured via the planning application process:

- Provide an appropriate mix of housing in each phase, subject to market conditions.
- Appropriate phasing for the delivery of off-site highway improvements, including those designed to mitigate localised impacts.
- Appropriate phasing of public transport, cycling and footpath improvements that will encourage new residents to adopt more sustainable modes of transport.
- Provision of connecting infrastructure including the primary street and reserved alignment for the HQPT in early phases.
- Appropriate phasing of community, education, leisure and recreational provision to support the level of housing proposed and to enhance the offer to existing communities.

Figure 56 | Indicative land use budget:

Land-Use	Net Area (ha)
Residential	79.5
Employment	13.3
Mixed Use (including residential)	9.15
Secondary School	7
Primary Schools	7
Outdoor Sports	15.68

- The delivery of the village centre and other facilities to support the community at each stage of its development, including provision of temporary facilities serving initial phases.
- Development phases/parcels that are well-connected and well-served by infrastructure; avoiding where possible the need for residents/operators to travel through development sites to access key facilities.
- The potential to develop employment and mixed-use parts of the development as part of early phases if viable.
- Provision of footway/cycleway to the eastern edge of Cambourne and the enhancement of existing facilities to existing committees.
- Appropriate sustainability plans, exceeding standard requirements.
- Access to/provision of local employment opportunities.
- Access to high quality utilities, digital infrastructure and smart initiatives.
- Appropriate structures for community governance/decision making.
- Appropriate planning or construction phasing to ensure that construction of later phases is not detrimental to the amenity of residents of early phases and other neighbours.

Proposals for each phase must be accompanied by a statement explaining how the proposals accord with the site-wide masterplan and relevant design code(s).

Figure 57 | Potential early phases plan



## 6.5. Planning Application Requirements

In order to secure the comprehensive development of the site and the delivery of site wide infrastructure, the Council requires the submission of a site wide outline planning application to include the following:

- Site wide framework masterplan.
- Environmental Impact Assessment.
- Site wide infrastructure and delivery strategy (in accordance with the high level IDP set out above or subsequent updates).
- Vision and development objectives.
- Overarching design principles.
- Site wide key parameter plans, including: land uses, primary movement, green infrastructure, building heights, densities, etc.
- Site wide phasing strategy.
- Site wide constraints plan.
- Design and Access Statement.
- Transport Assessment.
- Site wide Design Framework.
- Health Impact Assessment.
- Waste Minimisation Audit and Strategy.

All future phases of development must be accompanied by a statement of compliance explaining how they accord with the masterplan along with any required design code, regulating plan, in addition to appropriate assessments such as a sustainability statement, renewable energy statement and water conservation strategy. Where development is proposed which deviates from agreed documents, an updated site-wide masterplan and design

code must be agreed prior to determining the related planning application(s), demonstrating that an appropriate and acceptable site-wide approach has been taken consistent with the broader principles and strategies set out within this SPD.

All proposals for development on the site, including each individual phase of development, must be subject to a process of design review, including by the Cambridgeshire Quality Panel (or agreed alternative group). The Council will also seek Building for Life assessment and accreditation for each phase of development as a marker of successful delivery.

Planning applications and/or subsequent reserved matters applications which prejudice the site-wide development of a high quality, sustainable place in keeping with the vision and objectives set out within this SPD, will not be approved by the local planning authority.

The SPD is not prescriptive in assuming detailed design solutions for individual phases and subsequent development parcels. However, it does establish a clear spatial vision and objectives, key fixes and development principles for the site and its relationship with the surrounding area. Individual planning applications/reserved matters must consider this guidance in combination with the policies contained within the local plan in order to formulate proposals that are distinctive and high quality. They must also adhere to these requirements and have regard to whether development and/or infrastructure is critical to achieving the comprehensive development of the site.

### Design Codes

Design Codes should be used to help to provide consistency of more detailed design considerations and design quality over a number of development phases, whilst providing an agreed degree of flexibility for individual developers. The submission of design codes will be subject to planning

condition(s) as part of a site wide outline planning approval.

The Design Codes could be used to identify the character/detail of the following (non-exhaustive):

- Street hierarchy (including relationship of built and natural form).
- Block sizes and character (including parking).
- Building heights and scale.
- Principal views.
- Edges, gateways and corners.
- Community buildings and facilities.
- Public spaces.
- Footpath and cycle network.
- Built forms.
- Palette of suitable materials, finishes and features.

### Development Briefs

Development briefs will be required in order to establish the detailed planning and design of specific areas/spatial components of the new village such as village/local centres, key community/public buildings/sites, areas of mixed use and/or key urban design locations (key nodes etc). It would be expected that Development Briefs could be produced as part of Design Codes.

### Section 106 Agreements

In addition to the imposition of relevant and necessary planning conditions, the Council will seek to use the introduction of a S106 agreement in order to mitigate the impacts of the proposed development, ensure that the proposals are satisfactory from a planning perspective and to secure the delivery of the required infrastructure at the appropriate time, as set out above.

## 6.6. Delivery Options

There are a number of variables that may affect the delivery of the new village, including various economic factors, investment proposals and funding. The consideration of a suitable delivery model will be critical to the future success of the place and the realisation of the vision. The following will be critical in delivering comprehensive solutions:

- Collaborative approach to site wide delivery
- The formulation of a site wide delivery strategy
- Securing an agreement for joint working and project management
- Project review
- A commitment to site wide quality
- A site wide strategy for future community management and governance

It will be important to include all relevant stakeholders and bodies in the approach to delivering the new village. Establishing specific topic groups as part of an agreed project management framework will be helpful in informing decision making. The promotion of individual land parcels should not act as a restraint to achieving consistent design quality and comprehensive delivery of new homes and the physical and social infrastructure required.

## 6.7. Monitoring, Review and Implementation

### Viability and deliverability

The revised NPPF and National Planning Practice Guidance establish that “Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage”.

It will be expected that any required approach/strategy for the testing of viability and deliverability will be subject to prior agreement with the Council and established as part of the site wide outline planning application.

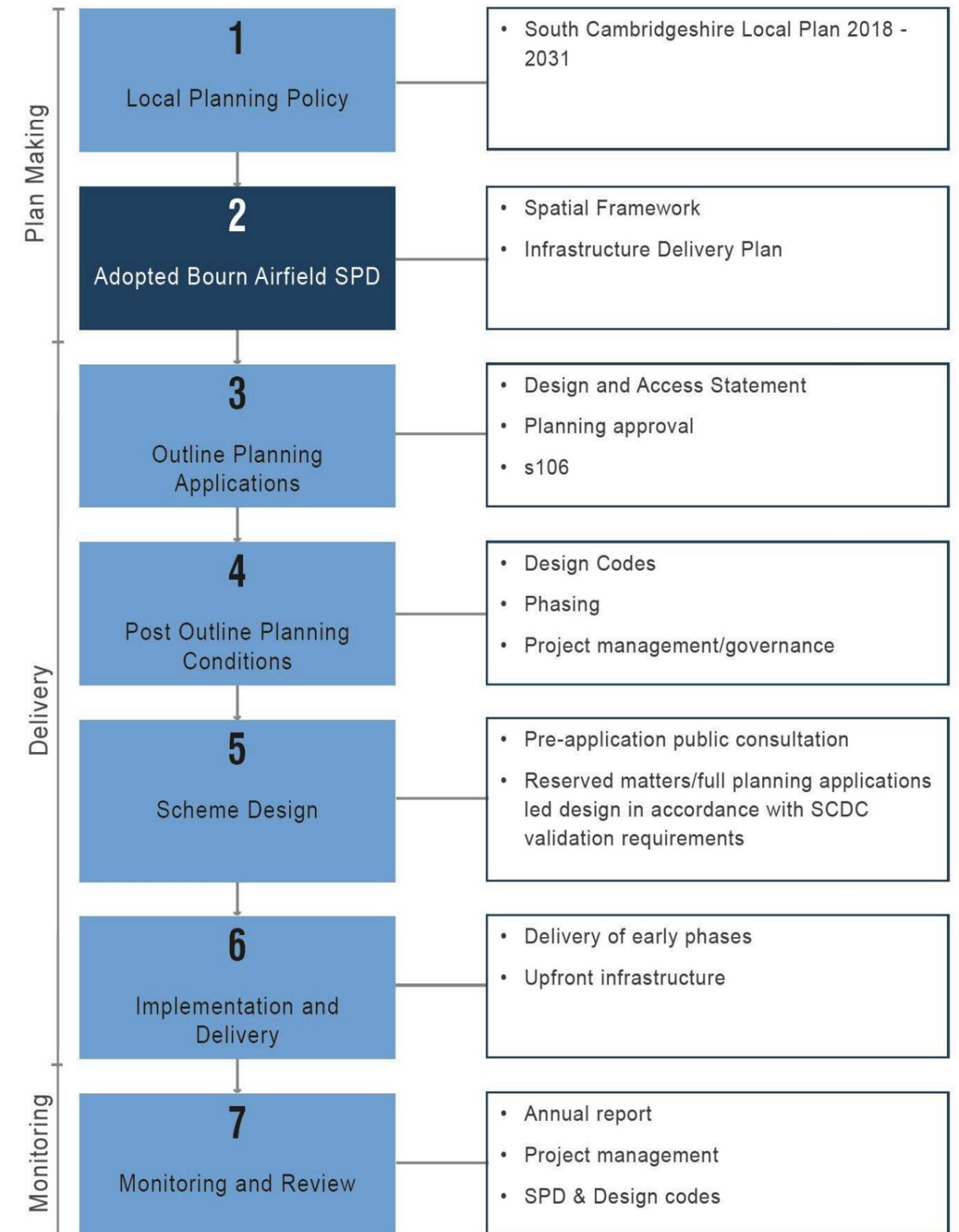
### Monitoring and review

The success of the new village will be dependent upon a variety of factors, including the requirement to manage, monitor and review the project on an on-going basis.

A regime for monitoring the progress of the project, including delivery, will be introduced and thereafter regular reports will be provided to the Project Delivery Group (or equivalent) along with an annual monitoring report.

Given the long-term nature of this project, it will also be relevant to consider establishing appropriate review mechanisms into a site wide outline planning permission. Such review mechanisms could include viability, delivery rates. Infrastructure provision and approach to managing overall design quality (see above).

Figure 58 | Overview of monitoring, delivery and plan making stages



# Appendices

Appendix 1 - Bourn Airfield Local Plan Policy

Appendix 2 - Local Policy Context

Appendix 3 - List of Acronyms

Appendix 4 - Glossary

Appendix 5 - List of Figures

## Appendix 1: Bourn Airfield Local Plan policy

### Policy SS/7: New Village at Bourn Airfield

1. Land south of the A428 based on Bourn Airfield is allocated for the development of a new village of approximately 3,500 dwellings. A Supplementary Planning Document (SPD) will be prepared for the new village as addressed at subsection 15 of this policy. The final number of dwellings will be determined through a design-led approach and spatial framework diagram included in the SPD. It will be classified as a Rural Centre once built.
2. The new village will be developed to high standards of design and layout. A key consideration will be the relationship with other settlements in the A428 corridor, and maintaining rural character and separation of individual villages.
3. It will deliver an example of excellence in sustainable development and healthier living, which will make a significant contribution to the long term development needs of the Cambridge area.
4. The Major Development Site, which will accommodate the built development of the new village, is shown on the Policies Map. The area to be planned through the SPD is also shown on the Policies Map. This includes additional land to ensure that the development potential of the former airfield site is maximised and to ensure that the new village includes green infrastructure including formal and informal open space, strategic, landscaping and green separation, particularly from Caldecote / Highfields to help it fit into its rural setting.

#### The Site:

5. The built area of the settlement will be contained within the Major Development Site, and the location of major land uses and the design of the edges of the new village will have particular regard to ensuring an appropriate relationship with Cambourne and Highfields Caldecote.

### The Phasing and Delivery of a Mix of Land Uses:

6. The new village will provide a range of uses appropriate to a new village including:
  - a. Residential development of a mix of dwelling sizes and types, including affordable housing, to achieve a balanced and inclusive community;
  - b. Employment development, of a quantum type and mix to meet the needs of the new village to be established through an Economic Development Strategy prepared in partnership with the local authority and key stakeholders;
  - c. Shops, services, leisure and other town centre uses<sup>1</sup> of an appropriate scale for a Rural Centre, whilst avoiding significant impacts on vitality and viability of surrounding centres, and not competing with Cambridge as the sub regional centre or Cambourne village centre;
  - d. Smaller local centres to meet the needs of residential areas to ensure accessible local services;
  - e. Community services and facilities, including health, primary school and secondary school education;
  - f. Open space, sports and leisure facilities;
  - g. Appropriate provision for and design of waste / recycling management facilities.

<sup>1</sup> - Main town centre uses defined in the NPPF: 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, night clubs, 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).

### Measures to Address Landscape, Townscape and Historic Setting of the New Village, and Deliver a High Quality New Development:

#### 7. The new village will:

- a. Establish and follow design principles to deliver a high quality development responding to local character, but also with its own identity;
- b. Provide strategic landscaping within and beyond the Major Development Site to deliver a high quality landscaped setting around the boundary of the settlement to avoid it appearing as part of a ribbon of urban development south of the A428, to maintain the rural nature of the Broadway and ensure separation from Cambourne, and to ensure countryside separation from Caldecote / Highfields and Bourn. The strategic landscaping along the eastern boundary of the Strategic Site south of the existing employment area will include a substantial and continuous woodland belt along the full length of the boundary to provide a suitable buffer to Caldecote / Highfields, including land within the Major Development Site;
- c. Protect and enhance the setting of listed buildings near to the site;
- d. Incorporate necessary mitigation to sensitive boundaries, with regard to noise, including the A428, using landscaped earth bunds.

#### Delivery of a Significant Network of Green Infrastructure:

#### 8. The new village will:

- a. Provide a high degree of connectivity to existing corridors and networks, including through an enhanced network of footpaths and bridleways;
- b. Include areas accessible to the public as well as areas with more restricted access with the aim of enhancing biodiversity;

- c. Retain existing woods, hedges, and water features which would contribute to the character and amenity of the village or separation from surrounding communities, managed to enhance their ecological value;

- d. Consider the multifunctional value of spaces, e.g. amenity, landscape, biodiversity, recreation and drainage;
- e. Take account of a full programme of ecological survey and monitoring, to guide a biodiversity management plan to provide appropriate mitigation and enhancement.

#### Creation of a comprehensive movement network:

9. The new village will be founded on a comprehensive movement network for the whole village, that connects key locations including the village centre and schools to encourage the use of sustainable modes of travel and includes:
  - a. Significant Improvements in Public Transport, including:
    - i. Provision of a segregated bus link from Cambourne to Bourn Airfield new village across the Broadway, and on through the development to the junction of the St Neots Road with Highfields Road;
    - ii. Any measures necessary to ensure that a bus journey between Caldecote / Highfields and the junction of the A428 and the A1303 is direct and unaffected by any congestion suffered by general traffic;
    - iii. Provision of high quality bus priority measures or busway on or parallel to the A1303 between its junction with the A428 and Queens Road, Cambridge;
  - b. Measures to Promote Cycling and Walking, including:
    - i. Provision of a network of attractive, direct, safe and convenient walking

and cycling routes from the start of the development linking homes to public transport and the main areas of activity such as the village centre, schools and employment areas;

- ii. Provision of a direct, segregated high quality pedestrian and cycle links to west Cambridge, Cambourne, Caldecote / Highfields, Hardwick and Bourn;
- iii. A Smarter Choices package including residential, school and workplace travel planning.

c. Highway Improvements including:

- i. Include measures to mitigate the traffic impact of the new village on surrounding villages and roads;
- ii. Provide convenient vehicular access, with at least two separate access points to the north west and north east of the site;
- iii. Ensure that there will be no direct vehicular access to the Broadway for southbound traffic from the new village (except buses and bicycles).

Sustainability:

- 10. The new village will incorporate and deliver opportunities to exceed sustainable design and construction standards established by the Local Plan. These measures could include combined heat and power.

Infrastructure Requirements:

11. The new village will:

- a. Ensure the provision, management and maintenance of infrastructure, services and facilities to meet the needs of the village;
- b. Make appropriate arrangements for foul drainage and sewage disposal, to be explored and identified through a Foul Drainage Strategy;

- c. Ensure the provision, management and on-going maintenance of sustainable surface water drainage measures to control the risk of flooding on site and which will reduce the risk of flooding to areas downstream and upstream of the development.

Community Development:

- 12. Measures will be required to assist the development of a new community, such as through community development workers.

Site Preparation:

13. Developers will be required to:

- a. Undertake site wide investigation and assessment of land contamination and other issues resulting from former land uses, including military use, to ensure the land is suitable for the proposed end use and is not presenting a risk to the environment.
- b. Ensure that all ordnance is removed from the site in ways that ensure the development can take place without unacceptable risk to workers and neighbours including major disruption to the wider public off site.

Phasing and Delivery:

14. The delivery of the new village, including any individual phases, must:

- a. Be in accordance with the spatial framework diagram set out in the Supplementary Planning Document to ensure a comprehensive development of the site as a whole that will not prejudice the creation of a fully functioning and successful new village;
- b. Be informed by appropriate strategies, assessments and evidence reports;
- c. Plan for essential services, facilities and infrastructure to be provided in a comprehensive manner, anticipating future needs, and establishing suitable mechanisms to deliver

the infrastructure in a timely and efficient way to achieve the delivery of the new village, including the needs of individual phases, and the requirements on developers;

- d. Make satisfactory arrangements to ensure appropriate engagement and consultation with local people and stakeholders.

Supplementary Planning Document:

15. The SPD to be prepared for the Strategic Site shown on the Policies Map will provide further guidance and detail on the implementation of Policy SS/7. The SPD will include:

- a. An overarching, high level vision for the new village;
- b. Consideration of relevant context including key constraints and opportunities;
- c. The broad location of the components of the new village which are essential to support comprehensive and seamless development. A spatial framework diagram will be included that ensures the creation of a sustainable, legible and distinctive new settlement;
- d. Broadly how the development is to be phased, including the delivery of key infrastructure.

Supporting policy text (Nb. paragraph number as per local plan)

3.43 Land at Bourn Airfield is allocated for the creation of a sustainable new village of approximately 3,500 dwellings. It provides another opportunity for the reuse of previously developed land to meet the housing and employment needs of the Cambridge area.

3.44 This is a long term development opportunity. Development will take place over the plan period, and beyond. The implementation of the new village development provided

for by this policy will be informed by a SPD produced in accordance with policy paragraph 15 and the local community and stakeholders will be engaged in its preparation. The policy above establishes requirements and objectives that will need to be addressed in the SPD, and subsequently by developers.

3.45 The Policies Map identifies the Major Development Site which will accommodate the built development of the new village and infrastructure to support it. Not all the site will be developed within the Plan period and large parts of it will remain undeveloped and green after the settlement is complete to provide a substantial green setting for the settlement. A wider Strategic Site is identified to be addressed by the SPD. This will allow the consideration of measures to mitigate the wider impacts of the village, such as through strategic landscaping and green infrastructure, to ensure that it will remain physically separate from surrounding villages especially the closest villages of Caldecote / Highfields, Bourn and Cambourne.

3.46 The landscape strategy will avoid creating the appearance of a ribbon of development south of the A428, demonstrate how landscape and biodiversity enhancements will be achieved in the area, ensure substantial landscaped separation between settlements and maintain the rural character of the Broadway.

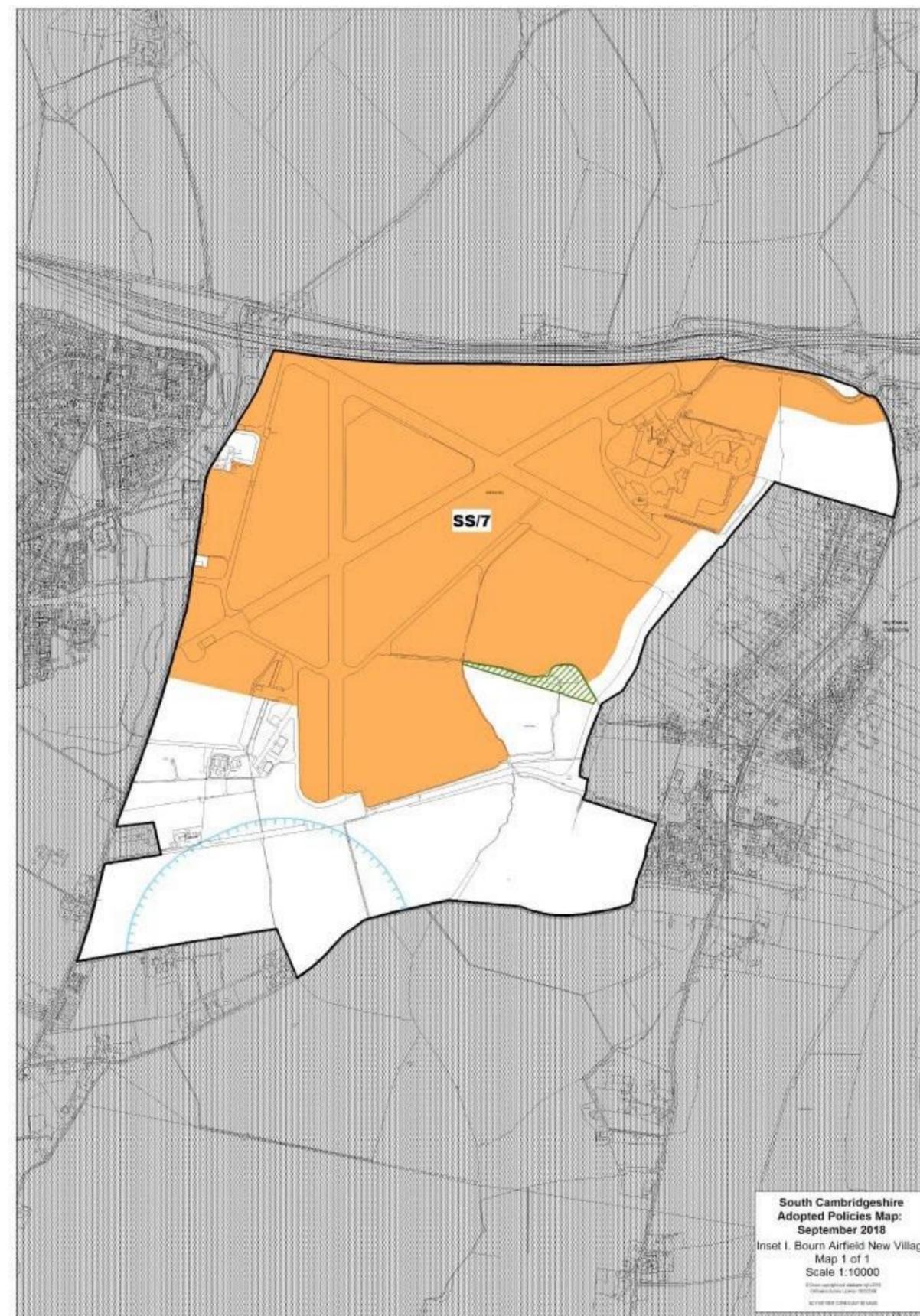
3.47 It is important that any urban related open uses, such as playing fields are carefully located and designed to ensure they do not reduce the rural character of the landscaped setting in visual terms, particularly having regard to matters such as fencing and floodlighting.

3.48 All necessary community services and facilities will be provided by the development, either on-site or through contributions to off-site provision

secured through a planning obligation, for example in relation to off-site transport infrastructure.

- 3.49 A secondary school will be provided on site to serve the needs of the development. Local experience has shown that new settlements of this scale can support a secondary school which is also important for community cohesion. With further growth planned at Cambourne West it would be not be possible to expand that school to meet the needs generated by development at Bourn Airfield. The secondary school will be provided according to a trigger point in the planning obligation for the site to ensure timely provision of this key community facility. At least two primary schools and provision for early years childcare will be required.
- 3.50 A fundamental requirement for this site is that it will be a sustainable development which is highly accessible and permeable to all its residents on foot, by cycle and public transport, to support sustainable transport, recreation and health. Segregated provision for buses and cycle use provides for quicker journeys, greater use and improved safety. Together with development at West Cambourne extensive off-site transport infrastructure provision will be required to mitigate transport impacts, particularly between the new village and Cambridge.
- 3.51 The impact of development on a number of natural resources will also be important. This includes surface water drainage and sewage discharge and the need to take account of the impact of the development on the wider catchment, particularly in view of known problems on the Bourn Brook. The impact on the wider catchment must therefore be addressed and the potential for a catchment wide assessment / improvements should be considered.

Figure 59 | Policy SS/7: New Village at Bourn Airfield Map



## Appendix 2: Local Policy Context

### Policy S/2: Objectives of the Local Plan

Sets out the overarching vision and aims of the Local Plan, related to sustainable social, environmental and economic growth, whilst preserving the historic and natural character.

### Policy S/3: Presumption in favour of Sustainable Development

Emphasises the Council's support for development that reflects the presumption as set out within the NPPF.

### Policy S/5: Provision of New Jobs and Homes

Development will meet the objectively assessed needs in the District (2011 – 2031).

### Policy SS/7: New Village at Bourn Airfield 3,500 new homes.

Excellence in sustainable development.  
No more than 1,700 new homes by 2031.  
Some employment provision.  
Village centre with retail and leisure uses.  
Provision of Open space and Green Infrastructure.

Appendix 1 sets out the policy in full.

### Policy CC/1: Mitigation and Adaptation to Climate Change

... permission will only be granted for proposals that demonstrate and embed the principles of climate change mitigation and adaptation into the development. Applicants must submit a Sustainability Statement to demonstrate how these principles have been embedded into the development proposal.

### Policy CC/3: Renewable and Low Carbon Energy in New Developments

... to reduce carbon emissions (over the requirements set by Building Regulations) by a minimum of 10% through the use of on-site renewable energy technologies.

... site wide renewable and low carbon energy solutions that maximise on-site generation from these sources will be sought, such as renewable and low carbon district heating systems.

### Policy CC/4: Water Efficiency

... new residential developments must achieve as a minimum the equivalent of Code for Sustainable Homes Level 4 for water efficiency...

... non-residential development must be accompanied by a water conservation strategy, which demonstrates a minimum water efficiency standard equivalent to the BREEAM standard for 2 credits for water use levels ...

### Policy CC/5: Sustainable Show Homes

... where a show home is being provided, a sustainable show home must be provided (either separately or instead of the show home) demonstrating environmentally sustainable alternatives beyond those provided to achieve the standard agreed for the development...

### Policy CC/6: Construction Methods

Management of materials on site (including re-use) and the need for construction traffic to have an agreed plan and methodology.

### Policy CC/7: Water Quality

Demonstrate adequate water supplies; sewerage and land drainage. No harm should come to ground, surface or water bodies. Consider pollution sources and incorporate SuDs. Foul sewerage should connect to public sewers wherever possible.

### Policy CC/8: Sustainable Drainage Systems

... incorporate appropriate sustainable surface water drainage systems (SuDS) appropriate to the nature of the site ...

### Policy CC/9: Managing Flood Risk

This policy prescribes how flood risk should be managed and mitigated, proving that a Flood Risk Assessment (FRA) would be required for developments over 1ha in size for proposals in Flood Zone 2 and 3.

### Policy HQ/1: Design Principles

This is a very broad policy requiring high quality design.

### Policy HQ/2: Public Art and New Development

... will encourage the provision or commissioning of public art that is integrated into the design of development as a means of enhancing the quality of development proposals ...

### Policy NH/2: Protecting/Enhancing Landscape Character

Development will only be permitted where it respects and retains, or enhances the local character and distinctiveness of the local landscape

### Policy NH/4: Biodiversity

New development must aim to maintain, enhance, restore or add to biodiversity. Opportunities should be taken to achieve positive gain through the form and design of development. Measures may include creating, enhancing and managing wildlife habitats and networks, and natural landscape. The built environment should be viewed as an opportunity to fully integrate biodiversity within new development through innovation. Priority for habitat creation should be given to sites which assist in the achievement of targets in the Biodiversity Action Plans (BAPs) and delivery of the Cambridgeshire Green Infrastructure Strategy.

#### Policy NH/5: Sites of Biodiversity or Geological Importance

To ensure the effective management of sites identified on the Policies Map, development in these places will not normally be permitted.

#### Policy NH/6: Green Infrastructure

... new developments will be required to contribute towards the enhancement of the green infrastructure network within the district. These contributions will include the establishment, enhancement and the on-going management costs.

#### Policy NH/14: Heritage Assets

Development proposals will be supported when they sustain and enhance the special character and distinctiveness of the district's historic environment including its villages and countryside; They create new high quality environments with a strong sense of place.

#### Policy H/8: Housing Density

Developments ... will achieve an average net density of ... 40 dph in urban extensions to Cambridge and in new settlements.

#### Policy H/9: Housing Mix

Market homes in developments ... will consist of:

- a. At least 30% 1 or 2 bedroom homes;
- b. At least 30% 3 bedroom homes;
- c. At least 30% 4 or more bedroom homes;
- d. With a 10% flexibility allowance that can be added to any of the above categories taking account of local circumstances.

The housing mix of affordable homes in all developments being determined by local housing needs evidence.

All affordable homes and 1 in every 20 market homes in a development will be built to meet the Lifetime Homes Standard.

Developments including specialist accommodation for the elderly (with or without care) will not be subject to the housing mix set out ...

#### Policy H/10: Affordable Housing

... will provide affordable housing as follows:

- a. To provide that 40% of the homes on site will be affordable;
- b. To address evidence of housing need. An agreed mix of affordable house tenures will be determined by local circumstances at the time of granting planning permission;
- c. In small groups or clusters distributed through the site.

#### Policy H/12: Residential Space Standards for Market Housing

New build homes will provide internal floor areas which meet or exceed those set out in Figure 10 Policy H/11, South Cambridgeshire Local Plan. New homes created through residential conversions and homes created by changes of use from non-residential land uses should seek to meet or exceed the standards as far as it is practicable to do so.

#### Policy H/18: Working at Home

Partial conversion, extension or change of use to residential developments to work from home will be permitted provided no significant harm is inflicted on neighbours and the rest of the property remains as residential use.

#### Policy E/21: Retail Hierarchy

Proposals for new retail provision should be in keeping with their position in the retail hierarchy

#### Policy SC/2: Health Impact Assessment

For developments of 100 or more dwellings or 5,000 m<sup>2</sup> or more floorspace a full Health Impact Assessment will be required.

#### Policy SC/4: Meeting Community Needs

.. housing developments will include or contribute to the provision of the services and facilities necessary to meet the needs of the development...

... community needs of large scale major developments (individual sites with 200 or more dwellings, or groups of smaller sites which cumulatively exceed this figure), will be established through detailed assessments and strategies prepared in consultation with service providers ...

#### Policy SC/6: Indoor Community Facilities

All housing developments will contribute towards the provision of indoor community facilities to meet the need generated by the development.

Developments of sufficient scale to generate the need for new on-site facilities will be required to do so, unless it can be demonstrated that there would be advantages in delivery off-site such as a more accessible location or the delivery of a larger and better facility.

#### Policy SC/7: Outdoor Play Space, Informal Open Space and New Developments

All housing developments will contribute towards Outdoor Playing Space (including children's play space and formal outdoor sports facilities), and Informal Open Space to meet the need generated by the development in accordance with the standards in Policy SC/8....

#### Policy TI/2: Planning for Sustainable Travel

1. Development must be located and designed to reduce the need to travel, particularly by car, and promote sustainable travel appropriate to its location.
2. Planning permission will only be granted for development likely to give rise to increased travel demands, where the site has (or will attain) sufficient integration and accessibility by walking, cycling or public and community transport, including: ....

### Policy SC/9: Lighting Proposals

External lighting will only be permitted when others will not be unacceptably affected as outlined.

### Policy SC/10: Noise Pollution

Development that would result in unacceptable noise pollution will not be granted.

### SC/12: Air Quality

Development proposals that would be subject to unacceptable air quality standards will be refused and where appropriate, applicants will be required to submit a relevant assessment.

### Policy SC/4: Odour and Fugitive Emissions to Air

Any development that is likely to generate mal-odours and emissions to air will need to demonstrate that health, amenity and the environment will not be significantly effected.

### Policy TI/3: Parking Provision

Car and cycle parking provision should be provided through a designed approach in accordance with the standards set out.

### TI/8: Infrastructure and New Developments

1. Planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations and/or Community Infrastructure Levy (CIL) contributions sought will be related to the form of the development and its potential impact upon the surrounding area.
2. Contributions may also be required towards the future maintenance and upkeep of facilities either in the form of initial support or in perpetuity in accordance with Government guidance.

### Policy TI/9: Education Facilities

Increasing pressure on provision of places, must be taken into account when assessing proposals for education facilities in order to achieve the most sustainable development ....

### Policy TI/10: Broadband

New development (residential, employment and commercial) will be expected to contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband services across the district.

## Appendix 3 - Glossary

**Allocated Site** - Sites identified for development in a development plan.

**Biodiversity Action Plan** - A strategy prepared for a local area aimed at conserving and enhancing biological diversity. Can address a specific habitat or species.

**Combined Heat and Power** - A plant designed to produce heat and electricity from a single source.

**Community Facilities** - Facilities which help meet the varied needs of residents for health, education, and public services, as well as social, cultural and religious activities.

**Community Infrastructure Levy** - A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

**Design and Access Statement** - A statement submitted alongside a planning application by the applicant to demonstrate that proper consideration has been given to the impact of the proposal and account taken of all relevant factors in the design and landscaping of the scheme. Development will be accessible to everybody regardless of age, gender or disability.

**Design Code** - A set of illustrated design rules and requirements which instruct and may advise on the physical development of a site or area. Builds on a design vision created by a masterplan.

**Formal Open Space** - Land used for sport and for other activities requiring dedicated open space provision. Includes sports pitches, tennis courts, multi-use games areas, bowling greens, basketball courts, ball parks, allotments, water sport areas and other similar open spaces.

**Green Infrastructure** - Consists of multi-functional networks of protected open space woodlands, wildlife habitat, parks, registered commons and villages and town greens, nature reserves, waterways and bodies of water, historic parks and gardens and historic landscapes.

**Health Impact Assessment** - An assessment of the impact of the proposed development on health and identifies actions that can enhance positive effects and reduce or eliminate negative effects.

**Informal Open Space** - Used by people of all ages for informal unstructured recreation such as walking, relaxing, or a focal point, ranging from formal planted areas and meeting places to wilder, more natural spaces, including green linkages.

**Key Phase Approval** - Sets out the extent of development within the phase such as affordable housing, community facilities, additional detail on design, transport measures, delivery processes, timings etc. Each phase will need approval in accordance with the agreed Framework.

**South Cambridge Local Plan** - Sets out policies to guide the future development of South Cambridgeshire. It also sets out where future development will take place, and identifies land for new housing, community facilities, shops and employment. It is the key document used to determine planning applications for new development in the district.

**Off-gauge bikes** - Off-gauge bikes are similar to cargo bikes and bikes with trailers. They are becoming increasingly common and are very well used in the area but they need more space to park than a standard bike and consideration also needs to be given to their storage when not in use.

**Outdoor Sport (open space)** - Facilities such as grass pitches for a range of sports, bowling green's tennis courts, athletics tracks and multi-use games areas plus ancillary facilities such as car park, changing and storage. Water can only be included if it is in the form of a formal water sports lake with associated facilities and car park.

**Planning obligation** - A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Renewable and low carbon energy** - Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the

environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Reserved matters applications - Provide detailed proposals for layout, buildings, landscape, infrastructure and local transport connections.

Section 106 (S106) - Planning agreements that secure contributions (in cash or in kind) to the infrastructure and services necessary to facilitate proposed developments. Planning obligations are normally secured under Section 106 of the Town & Country Planning Act 1990.

Strategic Environmental Assessment - A procedure which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Sustainable Urban Drainage Systems - Sustainable drainage systems control surface water run-off by mimicking natural drainage processes using surface water storage areas, flow limiting devices and the use of infiltration areas or soakaways.

Transport Assessment - A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Travel Plan - A travel plan is a package of actions designed by a workplace, school or other organisation to encourage safe, healthy and sustainable travel options. By reducing car travel, travel plans can improve health and wellbeing, free up car parking space, and make a positive contribution to the community and the environment.

Construction Environmental Management Plan - The aim of the Construction Environmental Management Plan (CEMP) is to set out the responsibilities with regard to compliance with legislation and to implement any mitigation measures.

Neighbourhood Equipped Areas of Play (LEAP) - The NEAP is an area of open space specifically designated, laid out and equipped mainly for older children but with play opportunities for younger children as well. Located within 15 minutes walk from home, the NEAP is sufficiently large to enable provision for play opportunities that cannot be provided within a LAP or LEAP.

Local Areas of Equipped Play (LEAP) - The LEAP is an area of open space specifically designated and laid out with features including equipment for children who are beginning to go out and play independently close to where they live, usually within 5 minutes walking time.

Local Landscaped Area for Play (LLAP) - This is alternative provision to the LEAP, where the landscape characteristics of such sites should be incorporated into the design.

Space for Imaginative Play (SIP) - SIP will complement the more formal LEAPs and will be designed specifically for imaginative play without the use of conventional moving equipment, thus widening the range of play opportunities for children. Being more informal in their design, with a focus on sustainability, it is anticipated that these areas will be more popular with children who are exploring their first taste of independence and without the supervision of adults.

Local Areas of Play (LAP) - The LAP is a small area of open space specifically designated and primarily laid out for very young children to play close to where they live i.e. within 1 minute walking time.

## Appendix 4 - List of Acronyms

ASHPs - Air Source Heat Pumps

AQMA - Air Quality Management Area

BREEAM - Building Research Establishment Environmental Assessment Method

CCC - Cambridgeshire County Council

CHP - Combined Heat and Power

CIL - Community Infrastructure Levy

CWS - County Wildlife Sites

DAS - Design and Access Statement

dph - Dwellings per Hectare

ES - Environment Statement

EfW - Energy from Waste

GCP - Greater Cambridge Partnership

GSHPs - Ground Source Heat Pumps

HIA - Health Impact Assessment

HQPT - High Quality Public Transport

IDB - Internal Drainage Board

IDP - Infrastructure Delivery Plan

LAPs - Local Areas of Play

LEA - Local Education Authority

LEAPs - Local Areas of Equipped Play

LEMP - Landscape and Ecology Management Plan

MUGA - Multi-use Games Area

NCA - National Character Areas

NEAPs - Neighbourhood Equipped Areas of Play

NPPF - National Planning Framework

SCDC - South Cambridgeshire District Council

SEA - Strategic Environmental Assessment

SCI - Statement of Community Involvement

SCLP - South Cambridgeshire Local Plan

SEN - Special Educational Needs

## Appendix 5 - List of Figures

SLA - Strategic Landscape Area  
 SPD - Supplementary Planning Document  
 SSSI - Site of Special Scientific Interest  
 SuDs - Sustainable Drainage Systems  
 TA - Transport Assessment  
 TPOs - Tree Preservation Orders  
 WSHP - Water Source Heat Pumps  
 WWII - World War Two

Figure Number / Title	Page
Figure 1   Strategic Location	2
Figure 2   Policy SS/7 Allocation	3
Figure 3   Planning policy and consents timeline	7
Figure 4   Community Stakeholder Engagement Event	9
Figure 5   Location of Bourn Airfield in relation to surrounding settlements	11
Figure 6   Site ownership	12
Figure 7   Site features and surrounding context	13
Figure 8   Access, Movement & Connectivity	15
Figure 9   The runways and employment site	17
Figure 10   Western boundary	17
Figure 11   Woodland track	17
Figure 12   Flood Zone Map	18
Figure 13   The watercourse	19
Figure 15   Highfields Caldecote	19
Figure 17   Cambourne	19
Figure 14   Cambourne from above	19
Figure 16   Bourn	19
Figure 18   Listed 18th century barns	19
Figure 19   Surrounding Facilities and Services	21
Figure 20   Key Opportunities	22
Figure 21   Key Constraints	23
Figure 22   Spatial Framework Diagram	31
Figure 23   Summary of structural fixes	31
Figure 24   Road-user hierarchy	34
Figure 25   Public Transport	36

	Page
Figure 26   Electric vehicle charging point	37
Figure 27   Main points of access and primary street	38
Figure 28   Strategic walking and cycling connections	39
Figure 29   Public transport routes and stops	40
Figure 30   Co-housing for older people (Source: resilience.org)	42
Figure 31   Village Centre example	43
Figure 32   Location of village centre and neighbourhood hub	44
Figure 33   Example of a social space for people to meet, work and/or relax	45
Figure 34   Example of an inclusive and accessible space	46
Figure 35   Routes for recreational horse riding	47
Figure 36   Creating natural environments for recreation	48
Figure 37   Equipped play area integrated with landscape and built form, Cambridge	49
Figure 38   Recreational walking, cycling and horse riding	56
Figure 39   Provision for outdoor sports	53
Figure 40   Distinctive and locally inspired building styles, Cambridge	55
Figure 41   Larger scale buildings	56
Figure 42   Primary street with integrated car parking and street trees	57
Figure 43   Distinctive public realm, landscape and street furniture, Lovedon Fields, Winchester	57
Figure 44   Public realm with integrated landscape, Cambridge	57
Figure 45   Overview of a section of the existing runway	59
Figure 46   Density and Height	60
Figure 47   Green edges and corridors	61
Figure 48   Providing bird boxes will contribute to net gain	64
Figure 49   Landscapes designed for sustainable drainage and flood resilience	65
Figure 50   Exemplar sustainable buildings, Hanham Hall, Bristol	66
Figure 51   Environmentally sustainable options for drivers	67
Figure 52   Protected biodiversity areas and corridors	69

	Page
Figure 53   Retail units in light-weight, temporary structures with active outside spaces, Cardiff	71
Figure 54   Infrastructure Delivery Plan	74
Figure 55   Greater Cambridge Housing Trajectory	85
Figure 56   Indicative land use budget:	86
Figure 57   Potential early phases plan	87
Figure 58   Overview of monitoring, delivery and plan making stages	91
Figure 59   Policy SS/7: New Village at Bourn Airfield Map	99



**GREATER CAMBRIDGE  
SHARED PLANNING**