


Bourn Airfield

A Sustainable Location for Development

Bourn Airfield new village is allocated in the emerging plan as a sustainable location for development, enhancing the new settlement area to the west of Cambridge, building on the creation of new homes outside of the centre of Cambridge. The site has strong links to nearby centres for employment, access to a full range of services and facilities and is supported by a range of measures to encourage and enhance sustainable transport.








Access to St Neots
Distance to St Neots: **14km**

St Neots, located 14km to the west of Bourn Airfield will be accessible via public transport and provide employment and retail opportunities. The St Neots railway station provides onward rail links to Peterborough and Horsham.

Facilitating Sustainable Transport

Collectively, the sustainable transport measures implemented at Bourn Airfield will facilitate modal shift and reduce private car use and vehicle emissions. Key measures to enhance sustainable travel include:

 Provision of EV charging points	 Ensuring high speed internet connectivity
 Provision of secure cycle storage in new homes	 Provision of flexible working spaces

Enhancing Connectivity

Bourn Airfield has been designed to promote sustainable transport and includes:

- **Pedestrian, cycling and road links** to the neighbouring Cambourne development.
- A dedicated **bus rapid transit route** and Western Station Halt Square rapid transit bus stop providing a fast public transport connection to both Cambridge and Cambourne.
- The provision of walking and cycling routes throughout the development to connect residents with **local services and facilities**.



Access to Cambridge and beyond
Distance to Cambridge: **9km**

Located 9km to the east of the site and accessible via the proposed rapid transit bus service, Cambridge is a vibrant city with employment opportunities, services, facilities and food and non-food retail opportunities.

Sustainable transport links in Cambridge include Cambridge railway station with onward connection to locations including: London Kings Cross, Birmingham New Street, Stansted Airport, Brighton and London Liverpool Street.

Sustainable Transport Strategy

Promoting sustainable transport is key to the development of Bourn Airfield, details of the strategy are set out in the Public Transport Strategy and Cycle and Pedestrian Strategy:

- **Public Transport Strategy** – Which will set out the proposed public transport strategy including the provision of the rapid bus transit system, and measures to encourage the use of public transport.
- **Cycle and Pedestrian Strategy** – Which will set out the strategic network of cycling and walking paths proposed to provide access to local villages and connections to local facilities.

Bourn Airfield

Sustainable Design and Meeting the Challenge of Climate Change

The design of the Village, new homes and buildings will include a sustainability and energy strategy which is flexible and fit for the future including a range of measures to enhance the sustainability of the development ensuring it is resilient to the future impacts of climate change, and reduces carbon emissions.



Reducing Energy Use and GHG Emissions

The development will see the installation of renewable low carbon energy generating technology, to reduce building operational carbon emissions by 10% with a range of measures to be considered including Solar PV on new homes, battery technology and, the creation of a Solar array on the northern bank of the development.



Low Carbon Transport

The development will facilitate the use of low carbon transport through the provision of EV charging points and ensuring all new homes and non-residential areas of the development have access to secure cycle storage facilities.



Smart Adaptable Homes

The design of new homes which are adaptable for the future and able to incorporate smart energy systems to facilitate efficient energy use, battery technology and energy generation.



Climate Resilient Design

Buildings and infrastructure designed and constructed to take into account the long term impacts of climate change including changing temperatures and rainfall extremes.




Flood Risk and Surface Water Drainage

Bourn Airfield includes a range of Sustainable Drainage Systems to minimise the risk of flooding from surface water which includes a 40% allowance for climate change.



Reducing the Risk of Overheating

Overheating assessments will be undertaken to mitigate the risk of rising temperatures as a result of climate change protecting residents and building occupants from overheating.



Improving Site Biodiversity

Through the enhancement and creation of site habitats the development will provide a net gain in biodiversity minimising the impact of change climate space on site habitats and species as a result of climate change.




Water Efficiency

Water efficiency measures such as low flow toilets, showerheads and water butts will contribute to achieving the water consumption rate of 110l/p/d in accordance with the national higher water efficiency standard.



Sustainable Materials

The design of homes and buildings will specify the use of sustainable materials, considering the whole life cycle of materials to reduce the embodied carbon of the development.



Low Energy Infrastructure

To reduce energy use and carbon emissions the development will be designed to include low energy infrastructure where possible such as LED street lighting and solar powered shelters and lighting.