

Appendix I

Bourn Airfield

Local Plan policy SS/7

Policy	Comments
<p>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.</p>	<p>See report</p>
<p>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.</p>	<p>See report and parameter plans</p>
<p>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.</p>	<p>See report</p>
<p>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</p>	<p>See parameter plans</p>

<p>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.</p>	
<p>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.</p>	<p>See parameter plans</p>
<p><i>Measures to Address Landscape, Townscape and Historic Setting of the New Village, and Deliver a High Quality New Development:</i></p> <p>6. The new village will:</p> <p>a. Establish and follow design principles to deliver a high quality development responding to local character, but also with its own identity;</p> <p>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, including land within the Major Development Site;</p>	<p>See report</p> <p>See parameter plans</p>

<p>c. Protect and enhance the setting of listed buildings near to the site;</p> <p>d. Incorporate necessary mitigation to sensitive boundaries, with regard to noise, including the A428, using landscaped earth bunds.</p>	<p>See parameter plans</p> <p>See parameter plans</p>
<p><i>Delivery of a Significant Network of Green Infrastructure:</i></p> <p>7. The new village will:</p> <p>a. Provide a high degree of connectivity to existing corridors and networks, including through an enhanced network of footpaths and bridleways;</p> <p>b. Include areas accessible to the public as well as areas with more restricted access with the aim of enhancing biodiversity;</p> <p>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;</p> <p>d. Consider the multifunctional value of spaces, e.g. amenity, landscape, biodiversity, recreation and drainage;</p> <p>e. Take account of a full programme of ecological survey and monitoring, to guide a biodiversity management plan to provide appropriate mitigation and enhancement.</p>	<p>See parameter plans and conditions</p> <p>See parameter plans and conditions</p> <p>See parameter plans</p> <p>See parameter plans</p> <p>Planning conditions</p>
<p><i>Creation of a comprehensive movement network</i></p>	

<p>8. 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:</p>	<p>See parameter plans and conditions</p>
<p><i>a. Significant Improvements in Public Transport, including:</i></p>	
<p>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;</p>	<p>See s106 requirement</p>
<p>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;</p>	<p>See s106 requirement</p>
<p>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;</p>	<p>See s106 requirement</p>
<p><i>b. Measures to Promote Cycling and Walking, including:</i> 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;</p>	<p>See s106 requirement</p>
<p>ii. Provision of a direct, segregated high quality pedestrian and cycle links to west Cambridge, Cambourne, Caldecote / Highfields, Hardwick and Bourn;</p>	<p>See s106 requirement</p>
<p>iii. A Smarter Choices package including residential, school and workplace travel planning.</p>	<p>See s106 requirement</p>

<p><i>c. Highway Improvements including:</i></p> <p>i. Include measures to mitigate the traffic impact of the new village on surrounding villages and roads;</p> <p>ii. Provide convenient vehicular access, with at least two separate access points to the north west and north east of the site;</p> <p>iii. Ensure that there will be no direct vehicular access to the Broadway for southbound traffic from the new village (except buses and bicycles).</p>	<p>See s106 requirement</p> <p>See parameter plans</p> <p>See s106 requirement</p>
<p><i>Sustainability:</i></p> <p>9. 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.</p>	<p>Planning conditions</p>
<p><i>Infrastructure requirements</i></p> <p>10. The new village will:</p> <p>a. Ensure the provision, management and maintenance of infrastructure, services and facilities to meet the needs of the village;</p> <p>b. Make appropriate arrangements for foul drainage and sewage disposal, to be explored and identified through a Foul Drainage Strategy;</p> <p>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.</p>	<p>See s106 requirement</p> <p>Planning conditions</p> <p>Planning conditions</p>

<p><i>Community Development:</i></p> <p>11. Measures will be required to assist the development of a new community, such as through community development workers.</p>	See s106 requirement
<p><i>Site Preparation:</i></p> <p>12. Developers will be required to:</p> <p>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.</p> <p>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.</p>	<p>See report</p> <p>Planning condition</p>
<p><i>Phasing and Delivery:</i></p> <p>13. The delivery of the new village, including any individual phases, must:</p> <p>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;</p> <p>b. Be informed by appropriate strategies, assessments and evidence reports;</p>	<p>See report</p> <p>See report</p>

<p>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;</p> <p>d. Make satisfactory arrangements to ensure appropriate engagement and consultation with local people and stakeholders.</p>	<p>See report</p> <p>See report</p>
<p><i>Supplementary Planning Document:</i></p> <p>14. 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:</p> <p>a. An overarching, high level vision for the new village;</p> <p>b. Consideration of relevant context including key constraints and opportunities;</p> <p>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;</p> <p>d. Broadly how the development is to be phased, including the delivery of key infrastructure</p>	<p>n/a</p>

