

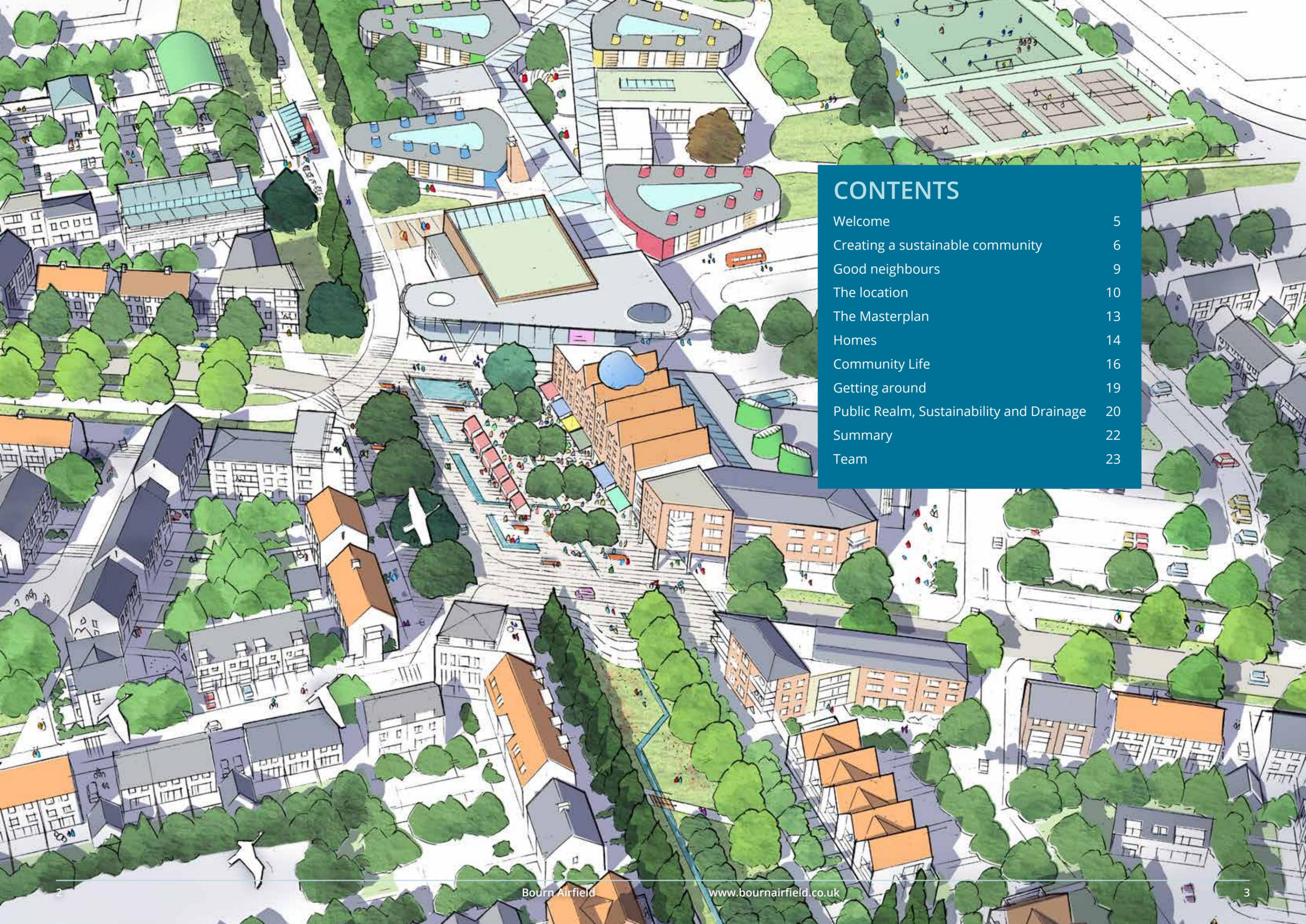


BOURN AIRFIELD

A PLACE FOR LIVING



www.bournairfield.co.uk



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WELCOME

We would like to present our development proposals for Bourn Airfield, a new village in South Cambridgeshire, an opportunity to create a vibrant new community close to the employment and culture centre of Cambridge and the leisure and amenity of the South Cambridgeshire countryside.

The development will provide much needed homes and create a balanced neighbourhood, alongside new community infrastructure, leisure and retail opportunities to meet the everyday needs of new residents as well as residents in the surrounding villages.

At Countryside we take pride in creating places that people love, and we believe where we live matters, so people can feel a true sense of belonging. Our creative approach to placemaking ensures a positive impact on all those who live in around our developments and we have a track record of building high quality homes in attractive environments.

Working with masterplanners, landscape architects and technical consultants as well as collaborating with South Cambridgeshire District Council, Cambridge County Council and the Cambridgeshire and Peterborough Combined Authority, we will be transforming an under-utilised previously developed site into a sustainable new community.

Bourn Airfield will be a place for everyone, providing a mix of housing types, including one-bedroom apartments, family starter homes and retirement housing. It will unlock previously inaccessible land to residents, visitors and people passing through, transforming the area with landscaped streets, a mix of homes, leisure and green spaces for everyone to enjoy.

In this brochure, you will find out about our proposals for a new village which incorporates sustainable living, green spaces and infrastructure as well as helping to deliver much needed housing, contributing to the economy and enabling South Cambridgeshire to continue to thrive in the future.

Andrew Taylor
Director - Head of Planning, Countryside



CREATING A SUSTAINABLE COMMUNITY

Where we live matters and so does our future ecological footprint, that is why we have developed a landscape led masterplan which places sustainability at its core, with renewable technologies and pedestrian and cycle connectivity to Cambridge and the surrounding villages. Countryside has a track record of delivering sustainable communities and Bourn Airfield will be a further exemplar project.



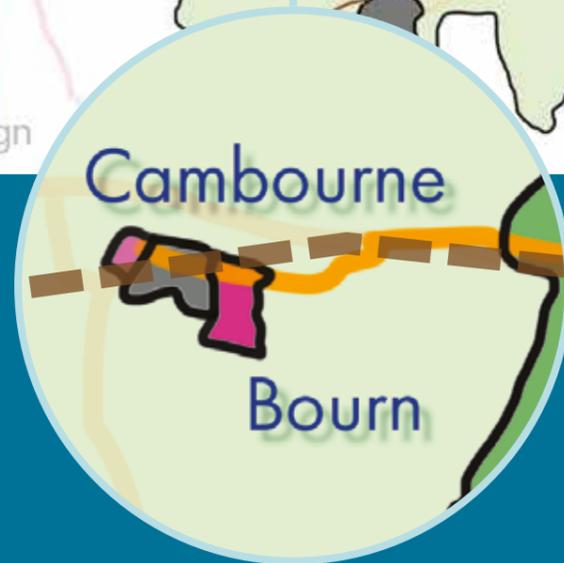
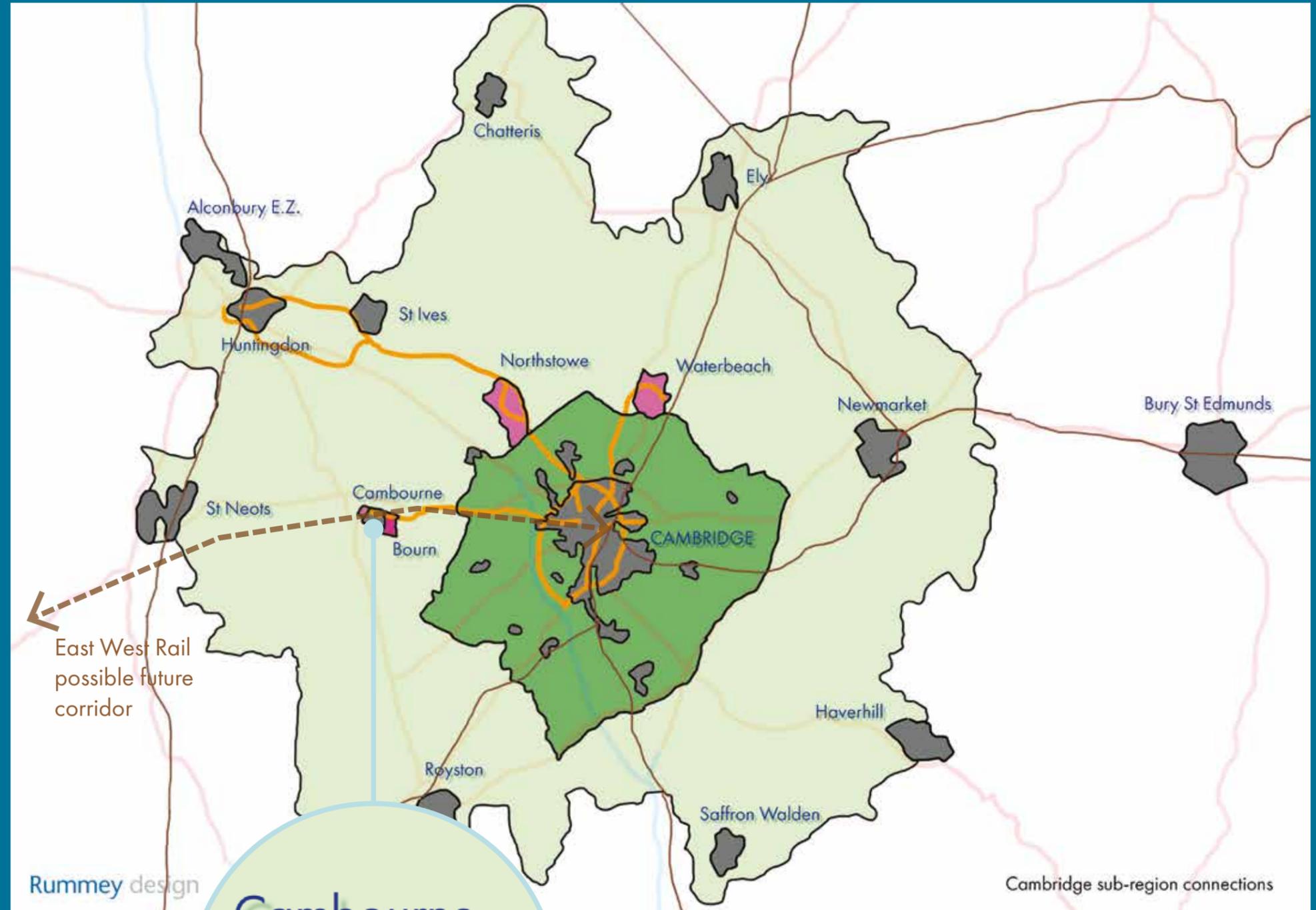
GOOD NEIGHBOURS

Throughout our masterplanning process, we have sought to incorporate the views of residents and local stakeholders into the evolution of our plans. Through collaboration with South Cambridgeshire District Council and other stakeholders, Bourn Airfield has been designed to provide new infrastructure to support both new and existing residents in the area including new schools, open space, shops and other neighbourhood, sports and community facilities.

THE LOCATION

Bourn Airfield will be a new settlement in South Cambridgeshire, connected to the city and its thriving economy and diverse employment opportunities.

The new community will be close to Cambridge, with the pleasures of the countryside with nearly half of its space dedicated to recreation, outdoor sports provision, allotments and ecological areas.



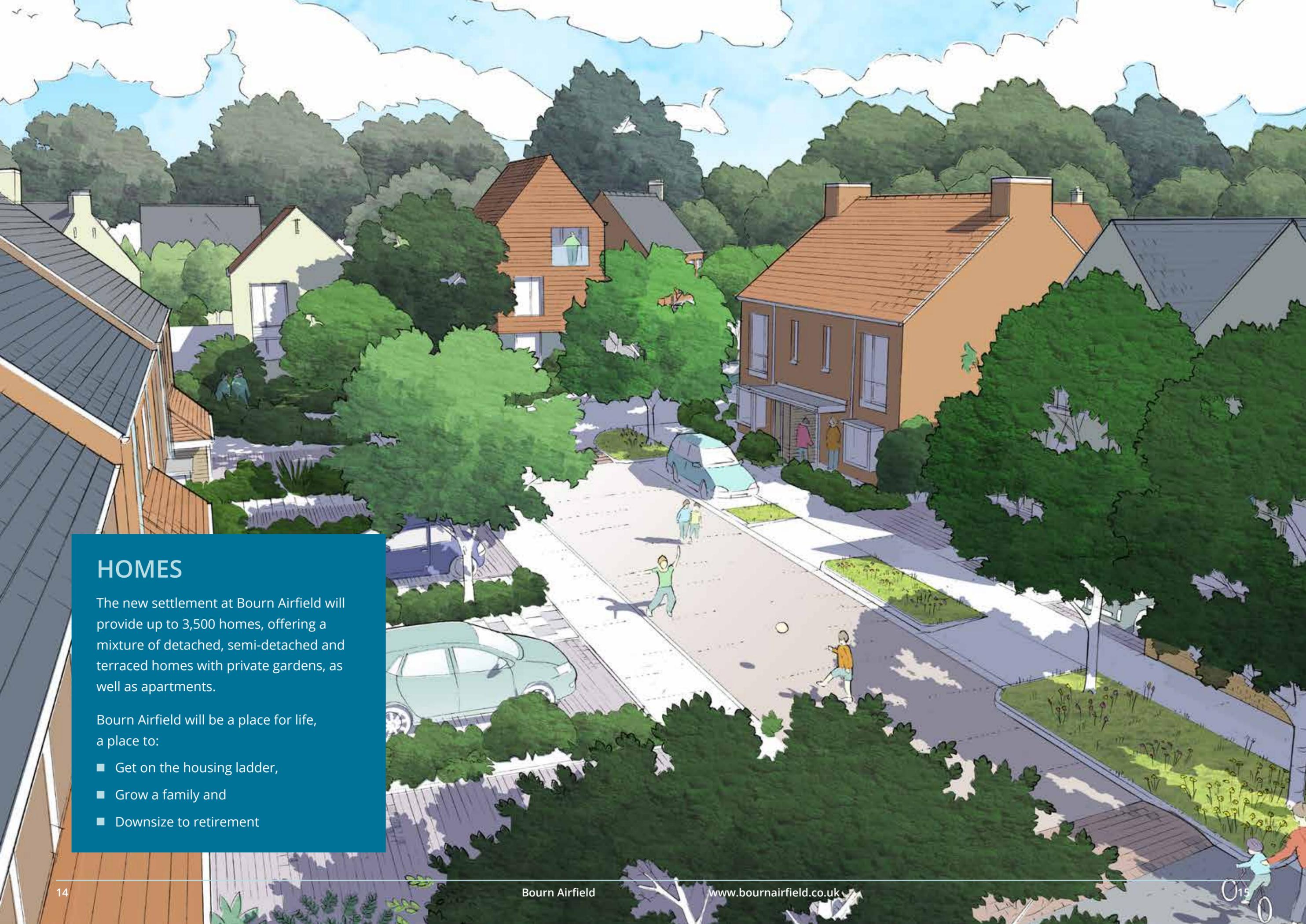
Aerial view of the current site



THE MASTERPLAN

Bourn Airfield will be drawing on the site's World War II heritage and complementing the existing runways with a linear park to create a visual connection to the historic airfield.

The careful design of the site provides opportunities to create bus linkages through the settlement to Cambourne and to Cambridge. Linked cycle routes to the community and sports areas will also connect to the primary and secondary schools and neighbourhood centre, promoting sustainable living.



HOMES

The new settlement at Bourn Airfield will provide up to 3,500 homes, offering a mixture of detached, semi-detached and terraced homes with private gardens, as well as apartments.

Bourn Airfield will be a place for life, a place to:

- Get on the housing ladder,
- Grow a family and
- Downsize to retirement



COMMUNITY LIFE

Countryside aims to support the new community through a range of facilities to support everyday life, recreation and working families. Our masterplan will provide these in convenient locations for new residents, whilst being accessible for existing communities. As part of this, a cluster of buildings has been designed to include a community hall, nursery and health centre, as well as primary and secondary schools with sports facilities.

GETTING AROUND

Whilst our transport strategy recognises that cars remain an important means of travel, it is designed to encourage as many trips as possible by foot, bus and cycle, and will help reduce the number of car trips.

A new high-speed public transport corridor is currently being planned by the Greater Cambridge Partnership to provide frequent services between Cambridge and Cambourne. The alignment of this route is still being finalised, but it is designed to include two stops at Bourn Airfield, providing a direct link to Cambridge and Cambourne.

We have planned a network of pedestrian, cycle and bus routes, creating sustainable links between Cambourne, Bourn, Cambridge and Caldecote to maximise non-car usage.

The two vehicular entrances to the development will be from existing accesses from St Neots Road at the north east and from The Broadway to the west.

The western access onto The Broadway is being carefully designed so that vehicles are physically prevented from turning left out of the site and right into the site, so that traffic does not travel south towards Bourn village.





PUBLIC REALM, SUSTAINABILITY AND DRAINAGE

Each new house at Bourn will only be a short walk from green space, which can be used by all. One of the key open spaces will be the runway park; a formally designed, linear park which will reflect the alignment of one of the existing runways to preserve the memory of the historic role this land played in World War II.

The majority of the existing trees and woodland will be retained as part of the development. In addition, the masterplan aims to create a net gain in ecology through enhancements of the retained habitat corridors, such as the hedgerow to the north east of the site.

The site will prevent coalescence with Highfields Caldecote to the east, Cambourne to the west and Bourn to the south, ensuring that each settlement maintains its own character and identity.

The plans incorporate sustainability in the housing design and renewable technologies, and provide pedestrian, cycle and public transport connectivity to Cambridge and the surrounding area.

There will be structural landscaping throughout the new village to provide visual, recreational and ecological green corridors. These spaces will help to ensure the site is well drained and reduce the risk of flooding.

3,500 HOMES
1,500 SQ.M OF EMPLOYMENT SPACE
4,000 SQ.M OF RETAIL SPACE
2,000 SQ.M FOR HEALTH AND FITNESS FACILITIES
2 PRIMARY SCHOOLS
1 SECONDARY SCHOOL
1 HOTEL
1 GUIDED BUSWAY
45% OF THE SITE AS OPEN SPACE

TEAM

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Mayer Brown

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Arcadis Consulting

Drainage Consultants

RPS

Archaeology Consultants

RPS

Building Heritage Consultant

Thomson Ecology

Ecologists

Quod

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Community Engagement



Find out more:

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