



## CAMBOURNE PARISH COUNCIL

District of South Cambridgeshire

A Meeting of this Council was held at The Hub Community Centre, Cambourne on Tuesday 30th October 2018. Meeting commenced at 19:04pm.

Present:

Cllr R Poulton (Chairman)  
Cllr G Thompson  
Cllr P Gavigan  
Cllr A Fisher  
Cllr T Hudson  
Cllr P Mills  
Cllr P Hedges

Cllr D Jones  
Cllr J Patel  
Cllr K McIntyre  
Cllr E Spanner  
Cllr D Sharma  
Cllr N Akhter  
Cllr Dr S Bhattacharya

In attendance:

John Vickery Parish Clerk  
Kirsty Empson Office Administrator

4 members of the public were in attendance.

### 1. **APOLOGIES**

Apologies for absence had been received from Cllr O'Dwyer, Cllr A Ahmed and Cllr S Krintas  
Acceptable reasons for absence had been given.

It was:

**RESOLVED** that the apologies from Cllr O'Dwyer, Cllr A Ahmed and Cllr S Krintas absence be received and approved.

### 2. **MEMBERS DECLARATION OF INTEREST OR REQUEST FOR DISPENSATION** for items on the agenda.

There were no Declarations of Interests or Requests for Dispensation.

### 3. **CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's announcements.

### 4. **BOURN AIRFIELD**

To receive the planning application as listed below.

***Members are reminded that they may view these plans at The Hub Community Centre during working hours and immediately prior to the meeting.***

Signed

Date 6<sup>th</sup> November 2017

***Please note the change in response required; either Supports, Objects or 'Has No Recommendation'***

[S/3440/18/OL](#) - Outline planning permission for a new mixed use village comprising residential development of approximately 3,500 dwellings; mixed uses comprising employment, retail, hotel, leisure, residential institutions; education, community facilities, open space including parks, ecological areas and woodlands, landscaping; engineering for foul and sustainable urban drainage systems; footpaths, cycle ways, public transport infrastructure; highways including a principal eastern access from the roundabout on St Neots Road and western access with Broadway including first section of strategic public transport route; associated infrastructure, groundworks and demolition; with all matters reserved except for the principal highway junctions from the St Neots Road roundabout and onto Broadway with some matters reserved except for access. This application is subject to an Environmental impact assessment. Bourn Airfield, St Neots Road, Bourn, Cambridge, CB23 2TQ

For – Countryside Properties (UK) Limited and the Taylor Family

It was:

**RESOLVED** that the report be received and the necessary actions taken

To receive a presentation on the Bourn Airfield proposal for Countryside Properties (UK) Limited.

The attendees were as follows:

Liz Connell, Associate Director (Planning), Countryside Properties

Lydia Meeson, Planning Manager, Countryside Properties

Barney Stringer, Director, Quod

Uyn Evens, Managing Director, fortyshillings.

Liz Connell began the presentation and provided documentation to the Councillors.

The Parish Clerk confirmed the full set of planning application documents are in the Parish Office if any of the Councillors wish to view these.

**Cllr N Akhter joined meeting at 19:10.**

Liz Connell gave an overview of Countryside's proposal for the Bourn Airfield development.

**Cllr Dr S Bhattacharya joined meeting at 19:17.**

Liz Connell then explained different factors such as, education, health, facilities, allotments, green open spaces, transport plans, and boundaries. Going into minor detail for each section of the application.

**Cllr P Hedges joined meeting at 19:26.**

Presentation finished and meeting adjourned at 19:33 to allow members of the public time to ask Countryside representatives questions.

The public asked questions on health, education quality of life, other

Signed

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presentations made, community space and affordable housing.

Meeting re-convened at 19:40

A question and answer session for the Councillors followed and different points and questions were shared.

Points and questions raised were:

- The number of houses and type of houses were a concern to some in the fact that they will attract young families and children's. Along with this there are not enough GP appointments at the moment, how are they going to balance lots more people needing GP appointments and where is it going to be provided?

The response that followed was; phase 1 of the development is a high density stage and is not so focused on young families and children. Sackville House will be developed further to provide more services, or an alternative medical centre will be built within the development. This is all dependant on CCG and NHS England.

- Following on from this a point was raised about whether the developers know what the demand is going to be for a medical centre and when will it be built?

The response that followed was; The options are given to the CCG and NHS England as they take charge of the site and they will decide what and when they want it to move forward. There has been no set decision made yet as the CCG and NHS England will not commit or confirm their plans.

- Along with the above points, concerns were raised about the NHS being able to make the whole decision and would there be an opportunity for it to be brought to a council meeting before a decision is made.
- The grey space on the development plan was raised, as some were confused with what it was for.

The response to this was; it will be for employment development as it has been purchased for this by another developer.

- Points were raised about the bus route, cycle paths, public bridle ways and the highway. It was stressed that the cycle path should be delivered at the beginning of the development stages and that there are good links to the surrounding villages with integrated paths, so commuters can chose to cycle or take the bus route.

The response to this was; the whole development is based around easy access for the busses and cyclists to move around and this is a key factor of their development. The developers will provide a travel plan and free bus passes to the residents within the development to encourage them to take alternative options of transport, not just cars.

- A concern was raised about the lay out of the junction at the western end of the development at The Broadway, as it is forcing people to go left and they will then use the old A428 junction to turn around causing more congestion.

The response to this was; the developers will monitor traffic flow and will adjust the old A428 junction appropriately.

- A question was raised about the bus routes within the development, and whether the express bus way will be the only available bus route for residents. Along with this point, what will the residents at the south part of

the development do if they want to take a bus?

The response to this was that there will be a local bus route traveling through and around the development which will stop at the express bus way, this way residents can get on the local bus route to get to the express bus way, alternatively they can cycle or walk.

- A question raised was will there be facilities that Cambourne lack within the development, e.g. a post office?

The response was; there will be facilities that can be used, and the developers are willing to learn from Cambourne. They do not want to compete with Cambourne. They want the development to be complementary, some are commercial decisions which they cannot control, they can only provide the space.

- A question asked to the developers was, what have you learnt from Cambourne?

Their response was; there needs to be a village centre, a village core and lots of open spaces, which is what the development provides.

- Has there been any contact with the developers of Cambourne?

The response was; Countryside have been in regular contact with other developers such as Taylor Wimpey and Bovis about developments.

- Concerns were raised about the level of education being provided. One of which; are there going to be enough school places for the amount of children and how do the developers know that the amount they are providing is going to be suitable?

The response was; a school will not be provided until 150 homes have been built, while the school is being built the children will attend local surrounding schools. Cambridgeshire County Council are providing figure guidelines on this and using lessons already learnt from Cambourne.

- Following on from this a concern was raised that there will not be enough spaces in surrounding schools as they are struggling to provide spaces now.
- A point was made about all the pupils in the schools being able to join together and ensure that there is a big enough hall/space for them.
- Will the homes being built in the first stages be provided with broadband and internet and will the developers make sure it is provided early enough?

Response was; yes we will.

- What will the house density be?

The response was; there will be on average 37/Ha dwellings per sector, the max will be 50/Ha and a minimum of 20/Ha.

- Concerns were raised about the boundaries being too narrow to the surrounding villages.

The response was that they are not that narrow, the planning documents make them look quite narrow but they are approx. 40 meters adjacent to the Broadway and larger elsewhere.

- Along with this, it was raised that in the policy document it states that the developers need to provide links to surrounding villages, their plan does not show this.

The response was; this is out of our control and not within our development plans. We have provided access points for links within our plan. There is money to do work off site, if on public highway.

- The developers were encouraged to think about the use of renewable

energy and solar panels within the development.  
The response was; the developers have an energy strategy within the development plan and they are looking at using renewable energy and solar panels on bunds near the A428.

Cllr R Poulton thanked Countryside for their presentation which was very informative.

7. **DATE OF NEXT MEETING** – 6<sup>th</sup> November 2018  
The meeting closed at 20:57PM