



CAMBOURNE TOWN COUNCIL

District of South Cambridgeshire

Chairman of Cambourne Town Council Cllr J O'Dwyer
Town Clerk John Vickery

25th September 2020

Dear Andrew Taylor, Head of Planning at Countryside Properties.

RE: Update Presentation 31 July 2020

Thank you for the update, it was most informative. A few points arose subsequent to the presentation on which your clarification would be welcome.

- 1. Health Services.** How is it proposed that the health needs of residents of the Bourn Airfield development will be met? In particular, the common G.P. needs of all and the services for young families? Given the similarities between Cambourne and Bourn Airfield development, it is reasonable to expect a similar demographic, i.e. young families = lots of young children. Cambourne's G.P. service struggles with the needs of the existing community because of sheer numbers.

We spoke on 31st July of an infrastructure lag; to prevent overwhelming pressure on existing services it is imperative that the health provision leads the development. What are the proposals to ensure this is in place in a timely manner?

How will the additional dental needs be catered for? There is no room for supplementary N.H.S. patients at local dentists, how will Bourn Airfield residents' dental needs be catered for?

- 2. Primary School Provision.** Although we did speak at the time about this, it was later suggested that as in the West Cambourne development, by putting the Spine Road(s) and drainage in first, would facilitate the school to be built when needed as opposed to a linear build-out sequence. Is this approach worth considering, to avoid a shortfall in primary education provision at Bourn Airfield?
- 3. Secondary School Provision.** It is proposed that there will be 6-7 forms of entry per year group in the Primary Schools, but it is only planned to provide 5FE for up to year 11. Experience in Cambourne has shown that there is often more pupils entering the secondary school than from the feeder Schools.
- 4. Post 16 education:** Consideration should be given to the provision of a post 16 education at the new school or funding for an expansion of the provision at Cambourne Village College due to the changes in legislation regarding staying in education until 18 years of age.

5. **East West Railway.** Again, this was discussed but after hearing of Bourn Parish Council's desire not to have traffic turn left onto the Broadway after exiting the western entrance/exit and your proposals to deter this, seems another reason to site a Cambourne station north of Cambourne, avoiding Bourn village becoming a rat-run for station-bound traffic.

When Cambourne Town Council approached the Joint Authority's Major, he acknowledged the logic of a Cambourne Station sited north of Cambourne and expressed support for it. This would effectively become an integrated transport hub.

6. **Transport:** there should be consideration given to the effect of the EWR, CAM and the Cambourne to Cambridge rapid transport link and the impact on travel movements.
7. **20mph speed limit:** Cambourne Town Council are in the process of implementing, with the County Council, a blanket 20mph speed limit, this fits in with recent Government advice. Will the new development be designed around a 20mph speed limit?
8. **Cycle linkage:** Cycling will be an important means of transport going forward, there should be a strong linked cycle path network in the new development and linking to the surrounding villages and Cambourne.
9. **Governance:** Cambourne Town Council considers that local governance at an early stage is important as part of the development having a strong, cohesive community spirit. Cambourne Town Council would work to support this from an early stage.
10. **Sports Facilities, Open spaces and Maintenance:** Cambourne Town Council feels that the ownership of open spaces by the Community (through the Parish/Town Council) helps to develop an ethos of community empowerment and enables a high standard to be maintained, as has been achieved in Cambourne, through the Town Council and developers working together. Early delivery of sports facilities is important in the development of Community spirit, one of the lessons that have been learnt from Cambourne.

Yours sincerely

Cllr J O'Dwyer –Chairman of Cambourne Town Council



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Cllr J O'Dwyer
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c/o Town Clerk, Cambourne Town Council
The Hub
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28th October 2020

Dear Cllr O'Dwyer

RE: Update presentation 31 July 2020

Thank you for your letter dated 25th September 2020. We are glad we were able to present to you and look forward to continuing our constructive conversations. We consider the Bourn Airfield development to be an exciting opportunity to create a community that benefits both existing residents and those who will come to live there and so we are happy to provide clarity on the points which you have raised to ensure all concerns are met. You have raised several important issues within your letter which I feel is best to deal with point by point.

- 1. Health services.** We have identified space that could accommodate health services within our local centre and has the opportunity to include both health and dental facilities in an early phase of development. We will continue to liaise with the NHS to discuss how they wish to deliver health services within the development and will continue to assist them in any way we can.
- 2. Primary school provision.** We have been meeting with the County education team regularly regarding the provision of schools on site. I can confirm we are required to have a primary school open by the occupation of the 150th house. This will ensure a school is built early in the development of the site, ensuring the development meets the needs of its residents as you have rightly mentioned.
- 3. Secondary school provision.** As with primary school provision, we are being guided by the requirements of the County education team regarding the delivery of the secondary school, including the number of spaces we are planning to provide. The County education team has deemed the current plans for 6 forms per year group to meet the current need for secondary school provision within the area.
- 4. Post 16 education.** As with the above, the County education team are advising us on the delivery of our schools and educational facilities. At this time, the County education team do not consider there is a need to provide post 16 education on this site at this time. 16-18-year olds will instead carry on their further education within existing schools.



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5. **East-West Railway.** It is agreed that the provision of the East-West Rail will have a positive impact on the local area and, as with yourselves, we look forward to its establishment. However, as the new village will not be dependent on the rail line, we do not feel it is appropriate for us to express a preference for the location for a Cambourne station at this time.
6. **Transport.** We are excited by the range of infrastructure projects in South Cambridgeshire which we believe will benefit the Bourn Airfield site by increasing connectivity to the surrounding area and reducing the reliance on car travel for future residents. In response, we have updated our transport studies to consider the delivery of the village with regards to these projects. These studies are currently with the SCDC for consultation.
7. **20mph speed limit.** We are glad to note Cambourne Town Council are in the process of implementing a 20mph speed limit and we can confirm our scheme has been designed to incorporate a 20mph limit across the site to ensure the safety of our residents in line with government guidance.
8. **Cycle linkages.** Providing cycle linkages is an important aspect of our scheme, giving new residents and those from surrounding villages safe routes on which to cycle, linking to the nearby villages including Cambourne. These linkages are part of our transport mitigation measures to reduce the reliance on car travel for residents.
9. **Governance.** We completely agree that local governance is important, and we appreciate your experiences as a community which has had to deal with similar matters in the past. We would be happy to work with you and learn from your experiences. We will put in place strong measures to ensure we have a strong, cohesive community spirit as you say. Our scheme at Beaulieu, Chelmsford is managed by The Land Trust and we expect to incorporate a similar model for this site, however it is yet to be decided who would be appointed to this role.
10. **Sports facilities, open spaces and maintenance.** We agree sporting facilities and open spaces play a crucial role in building communities and we have worked hard to provide sports pitches for community use, designed for a variety of outdoor sports. We consider they are key to placemaking within new developments and would welcome ongoing dialogue with Cambourne Town Council to learn from your own experiences to ensure the delivery is a success.

I do hope the above provides clarity on your points mentioned. Whilst it may not be appropriate at the current time as Essex has Tier 2 Covid restrictions, we would be happy to organise a visit to Beaulieu in Chelmsford for members of the Town Council to find out more about how we create places at a later date. If you are interested or would like further information, please get in touch with my colleague Sebastian via email at sebastian.riley@fortyshillings.com.

Kind regards,

Andrew Taylor
Group Planning Director
Countryside Properties

