



# COUNTRYSIDE

Places People Love

Cllr J O'Dwyer  
Chairman, Cambourne Town Council  
c/o Town Clerk, Cambourne Town Council  
The Hub  
High Street  
Cambourne  
CB23 6GW

28<sup>th</sup> 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 Beulieu, 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 Beulieu 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](mailto:sebastian.riley@fortyshillings.com).

Kind regards,

**Andrew Taylor**  
**Group Planning Director**  
**Countryside Properties**

