



19 February 2021

Report to: South Cambridgeshire District Council
Planning Committee

Lead Officer: Joint Director of Planning and Economic
Development

S/3440/18/OL – Bourn (Bourn Airfield, Bourn, Cambridgeshire)

Parish: Bourn, Highfields Caldecote

Proposal:

Outline Planning Application (with all matters reserved except for access), for a new mixed use village comprising residential development of approximately 3500 dwellings; mixed uses comprising employment, retail, leisure, residential institutions; education, community facilities, open space including parks, ecological areas and woodlands, landscaping; engineering for foul and sustainable drainage systems; footpaths, cycle ways, public transport infrastructure; associated access and infrastructure. This application is subject to an Environmental Impact Assessment.

Applicant:

Countryside Properties and the Taylor Family

Recommendation:

Approve, subject to section 106 agreement

Key material considerations:

Principle of development

Amount, use, indicative layout, and scale parameters

Access and transport

Housing delivery

Social and community infrastructure

Education
Environmental considerations
Financial obligations / section 106
Other material planning considerations
Planning balance

Committee Site Visit: n/a

Departure Application: No

Presenting Officer: Mike Huntington, Principal Planner

Application brought to Committee because: Large scale development of strategic importance.

Date by which decision due: 19th February 2021 (by agreement)

Further Consultation Responses - Third Party Representations

2 further representation:

Two further representations have been made. These are appended to the update sheet in the form they came in.

Amendments to report

Amount

Under paragraph 376. At the end of the sentence, add 'Condition 8 restricts this figure to no more than 3,500 dwellings'.

Summary Conclusion

Under paragraph 802, remove 'referral to the Secretary of State'. The application does not need to be referred to the Secretary of State, in accordance with the Town and Country (Consultation) (England) Direction 2009.

Recommendation

At the end of paragraph 808, add 'decision'.