

Brenda Taplin

From: Nick Baker <nick.baker@lichfields.uk>
Sent: 24 September 2025 14:11
To: Brenda Taplin
Subject: C to C Inquiry - Additional Information [LICH-DMS.FID755571]
Attachments: Village Linking Highway Works - MBSK210816-1 P2.pdf; Cycle Improvement Highway Works - MBSK200720-1-P3 -.pdf; BOURN_ACCESS_-_EASTERN-4325070.pdf; ILLUSTRATIVE_MASTERPLAN-4761444.pdf; AMENDED_WESTERN_ACCESS_PLAN-5348589.pdf; S-3440-18-NMA1-DECISION_NOTICE-7363022.pdf; S-3440-18-NMA1-WESTERN_ACCESS-7362812.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Brenda

As requested by the Inspectors during this morning's discussions, I attach:

1. The Illustrative Masterplan for the Bourn Airfield development submitted with the outline application (which was not updated by Countryside/Vistry prior to the Committee decision, so the site boundary on this plan does not accord with the site location plan red line boundary at the point of decision);
2. The originally approved (Amended) Western and Eastern Access drawings; and
3. The recently approved updated Western Access drawing and the associated NMA decision.

In relation to the local footway and cycleway improvements and connections, including to the Comberton Greenway, I direct the Inspectors to Schedule 7 (Transport / Infrastructure) of the Bourn Airfield s106 Agreement (CD4-09, pdf page 72ff), including the 'Part 7 - Greenway Connection' obligation, and Plans 7 and 8 (CD4-09, pdf pages 49 and 50). Clearer copies of these plans are also attached. The obligations relating to the localised highway improvements do not link into the Comberton Greenway as identified on CD25-11, but there are two areas (View 3 and View 4 on Plan 8) where localised works are on the 'Greenway indicative' line. For completeness, I should highlight Plan 10 (CD4-09 pdf page 53) which identifies locations where 'Traffic Calming Measures' (as defined in the s106) could be implemented, noting that there is some overlap with the extent of the Comberton Greenway proposals in Comberton Village.

Please do not hesitate to contact us if you need any further information.

Kind regards

Nick

Nick Baker
Planning Director
BSc (Hons) DipTP MRTPI
Lichfields, The Minster Building, 21 Mincing Lane, London EC3R 7AG
T 020 7837 4477 / M 07976077838
E nick.baker@lichfields.uk

Lichfields.uk 

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.
Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116, registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG.