

The Cambourne to Cambridge Order

Transport and Works Act 1992

Transport and Works (Applications and Objections Procedure) (England and Wales) Rules 2006

Statement on behalf of Juniper Propco (Bourn) Limited

Introduction

This statement has been prepared by Lichfields, on behalf of Juniper Propco (Bourn) Limited ('Juniper'), the owners of the land known as Bourn Airfield¹.

Juniper recognises and supports the national and international importance of Cambridge, notably as a centre for technological innovation and biomedical research, and the role of additional infrastructure and housing in supporting its future growth and development.

Juniper purchased the Bourn Airfield site from Thomas Taylor, Leonard Taylor, and Anthony Taylor ('The Taylors') in March 2025. The Taylors previously submitted representations to the Secretary of State (the latest by way of letter dated 5th March 2025) which are before this public inquiry (SUP/14). Those representations were prepared in conjunction with Juniper, who were at the advanced stages of purchasing the site at that time.

The main purpose of this statement is to inform the public inquiry of the progress that is being made on the development of the site since following Juniper's purchase of the site, particularly with respect to accommodating the route for the Cambourne to Cambridge (CtoC) busway and the benefits that will arise from the delivery of much-needed new homes.

Juniper Propco (Bourn) Limited

Juniper is a joint venture partnership between Homes England, Greycoat Real Estate, and Oaktree Capital Management. The partnership has been formed to realise the development potential of strategic sites for the delivery of new homes, and Bourn Airfield is the first such opportunity. Juniper will deliver £115m of investment towards infrastructure for the development, with the proposed route for CtoC across the site being a key part of this.

Juniper strongly supports the Cambridgeshire County Council (CCC) led CtoC project. Those who live and work on the Bourn Airfield site in the future will benefit from the high quality public transport network, as expected by local planning policy and guidance.

Juniper is the master developer of the Bourn Airfield site and will be delivering the key infrastructure to accelerate the delivery of new homes in a vibrant new community. Juniper will work with development delivery partners to deliver new homes and employment opportunities. This includes housebuilders, and Barratt Redrow is already on board to deliver the first phase of 500 new homes, on the western side of the site.

Bourn Airfield

The outline planning permission

Outline planning permission was granted for 3,500 new homes at Bourn Airfield by South Cambridgeshire District Council (SCDC), on 30 July 2024 (reference S/3440/18/OL).

¹ Land within the Bourn Airfield site is identified as parcels 1-015, 1-019 to 1-022 inclusive, 1-024, 3-032a, 3-032b, 3-033, 3-034, 3-036 and 4-039 on the deposited Land Plans (CtoC-12-Do1-00) and in the Book of Reference (CtoC-13-00-00).

The planning application was prepared and determined in a policy context which included a commitment to significant improvements to public transport including a segregated bus link to Cambourne and bus priority measures or a busway on or parallel to the A1303 (South Cambridgeshire Local Plan Policy SS/7(8(a)) refers).

The CtoC scheme will deliver these improvements and contribute to the creation of a sustainable new settlement.

The route of CtoC includes part of the Bourn Airfield site which has been incorporated into the masterplan for the future development of the site and the parameter plans that form part of the planning permission. Juniper will be responsible for implementing those parts of the route that fall within the Bourn Airfield site.

In addition, Juniper will contribute £20 million towards the wider cost of funding CtoC under the terms of the planning obligations linked to the Bourn Airfield development which have been secured under Section 106 of the Town and County Planning Act 1990. This is the largest contribution of the total of £37.5 million towards the cost of funding CtoC which will be secured from three major developments on the route.

As part of the discharge of the s106 obligations a framework travel plan is also being prepared. This will incorporate the role of CtoC and show how its implementation and operation is expected to serve the new homes at Bourn Airfield.

Progress towards delivery

Western Access Design and Construction

The Bourn Airfield site will initially be served by a new western access and egress point off Broadway. This will provide early access to the site and accommodate the dedicated route that will be constructed across the Broadway to provide the CtoC busway/segregated bus link into Cambourne. The new western access will include a signalised junction to enable bus services ease of passage across Broadway to and from Cambourne.

The western access will also facilitate Barratt Redrow commencing construction on the first phase of new homes by October 2026.

The detailed design of these highway works requires changes to be made to the approved drawings to accommodate the new CtoC route, including the provision of bus stops and turn-around facilities. Two applications, with details which align with the CtoC scheme details, have been submitted to regularise these changes.

S278 Application

An application under Section 278 of the Highways Act has been made to Cambridgeshire County Council for the works to the section of Broadway, which sit adjacent to the western access, outside the Bourn Airfield planning permission site boundary.

S96a Application

An application under Section 96a of the Town and Country Planning Act 1990 has been submitted to South Cambridgeshire District Council for the changes to the approved drawings in relation to the western access works within the Bourn Airfield planning permission site boundary.

Discharge of Planning Conditions

In addition, Juniper's professional team has been working on a wide range of technical details pursuant to the planning conditions which need to be addressed prior to the commencement of these initial access works. Survey work has commenced on site, with further survey work including archaeological

investigations planned for September 2025. A number of the conditions have been discussed with SCDC and a number of formal discharge of condition submissions have been made at the time of writing this statement.

Commencement of Works

Our current programme to address conditions will enable construction of the western access and bus turnaround to commence in October 2025 and be completed in mid-2026; when it is anticipated construction will commence on the works to the eastern access of the site.

Housing Delivery

These early works will facilitate access to the first phase of development of new homes for Barratt Redrow, with construction commencing by October 2026, and in due course the provision of the dedicated route along the northern boundary of the site for the CtoC busway.

The trajectory for the delivery of new homes on a cumulative basis will be:

- By end of 2027, 50 new homes
- By end of 2028, 200 new homes
- By end of 2029, 475 new homes
- By end of 2030, 650 new homes
- By end of 2035, 1,000 new homes

This trajectory demonstrates the importance of the timely delivery and first operation of CtoC for the development of Bourn Airfield as currently envisaged.

Conclusion

Work is continuing at pace to bring forward the delivery of new homes on the Bourn Airfield site, after many years of delay.

The provision of a segregated bus link across the site which can accommodate the CtoC service is an important part of the Bourn Airfield proposal, and the planning obligation attached to the planning permission secures a £20 million contribution towards the overall cost of the delivery of CtoC.

Juniper strongly supports the CtoC project and the transport, economic, social, and environmental benefits that will result from it. These benefits are of local, regional, and national significance considering the importance attached by Government to growth in the Greater Cambridge area, and the contribution strategic sites such as Bourn Airfield will make to this.

With respect to Juniper's interests, the bus link route across the Bourn Airfield site will be provided within the first phases of development and contribute towards a sustainable development which will deliver much needed new homes (40% of which will be affordable); employment opportunities; and new social infrastructure, including new primary and secondary schools, within a new settlement.

Lichfields

18 August 2025