

Bourn Airfield

a landscape led settlement

Representations in respect of proposed MDA
boundary

16 February 2017



COUNTRYSIDE Rummey design
Places People Love

Bourn Airfield

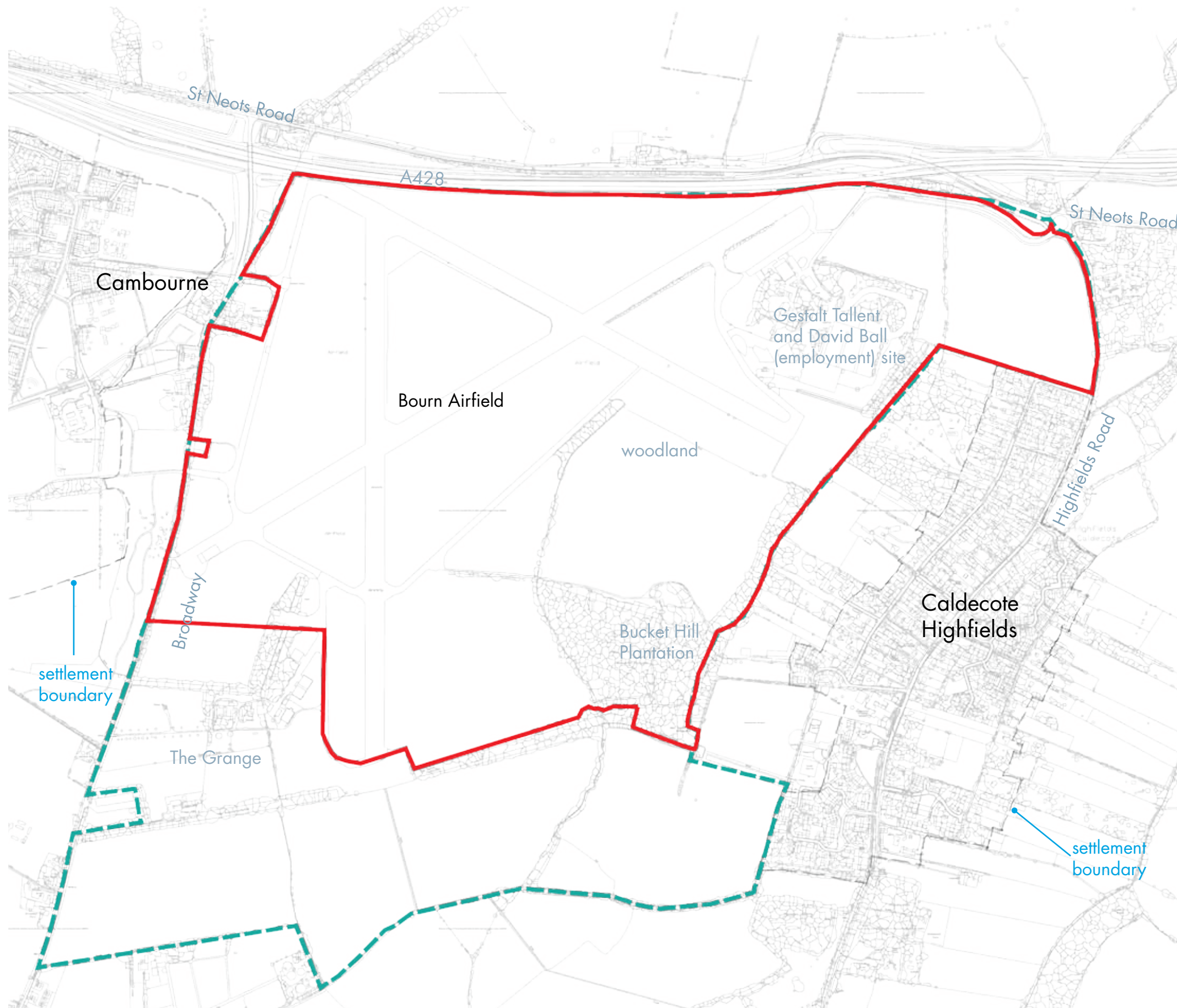
Representations in respect of proposed MDA boundary



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1. Site boundary

site boundary



-  AAP/ SPD boundary
-  masterplan site boundary

AREAS

redline area

198.86 ha.

SCDC AAP/SPD Policy SS/6
Area

282.76 ha.

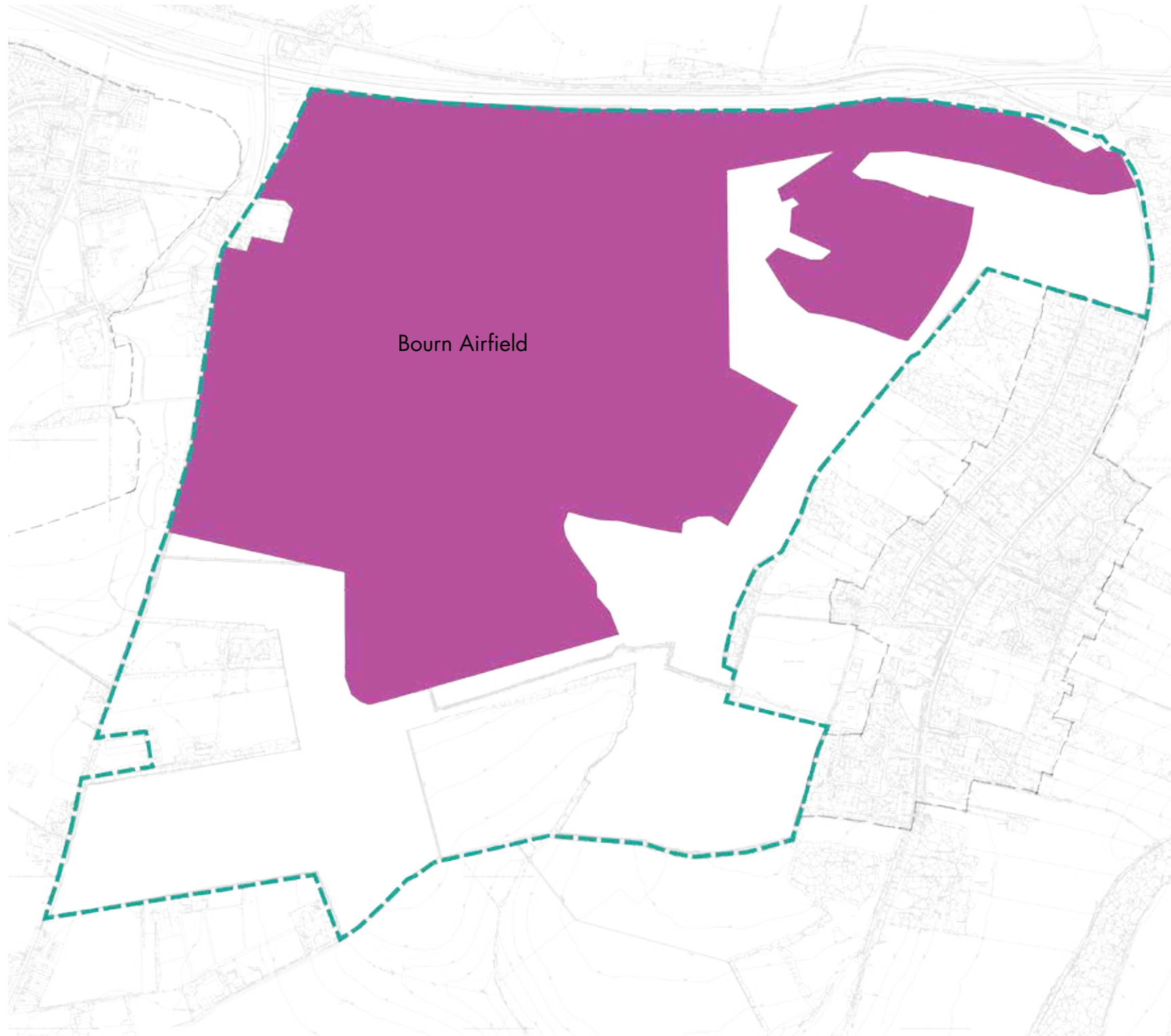
2. Major Development Area - area comparison

major development area - area comparison

Major Development Area, SCDC 2014



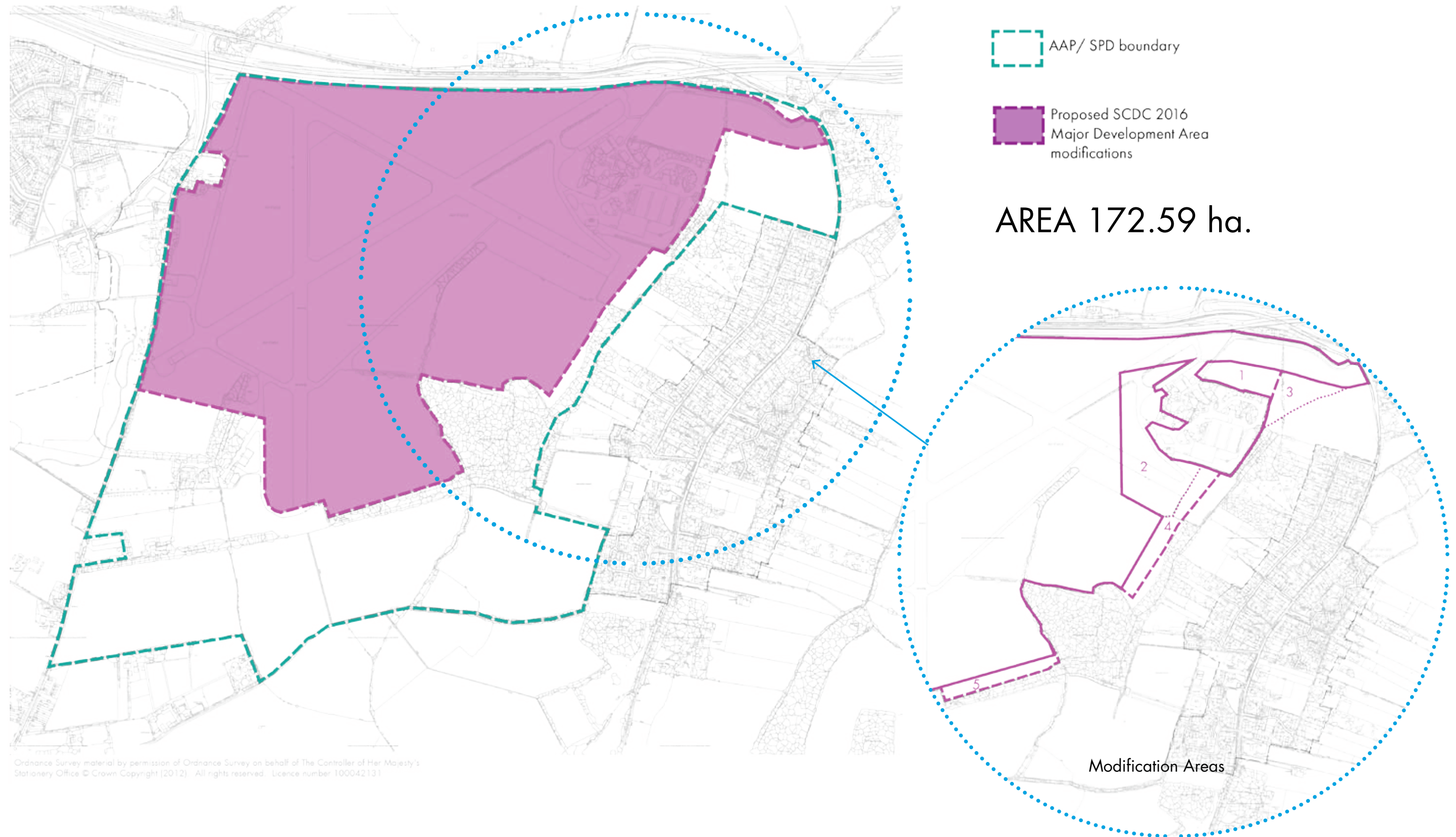
AREA 154.63 ha.



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major development area - area comparison

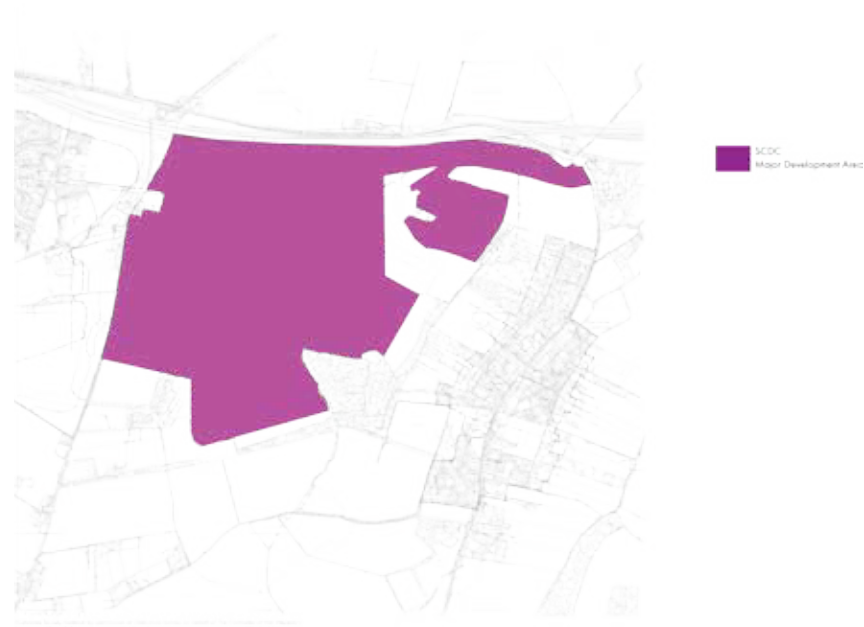
Major Development Area, SCDC 2016 modification



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major development area - area comparison

a. Major Development Area, SCDC 2014 showing its lower capacity

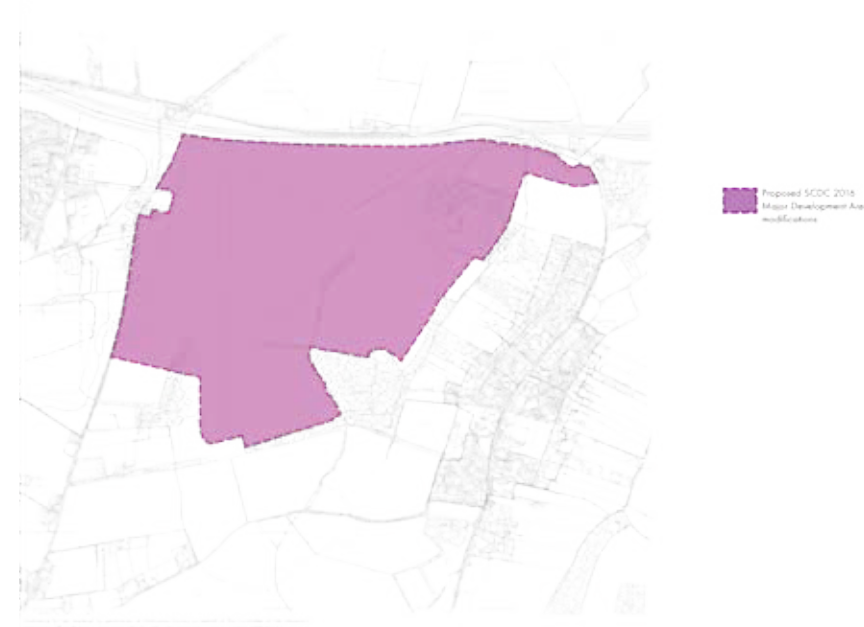


Area 154.63 ha

Potential housing yield 3100 no.

- at average net density of 37 dph or gross density of 20 dph
- includes 14.03 ha strategic open space north and west edges

b. Major Development Area, SCDC 2016 modification



Area 172.59 ha

Potential housing yield 3500 no.

- at average net density of 37 dph or gross density of 20 dph
- includes 14.03 ha strategic open space north and west edges

3. Major Development Area - comparison with masterplan

Major Development Area SCDC 2014 comparison with masterplan



MDA includes areas that are undevelopable as they are needed for strategic green corridors required to shelter development from road noise or create green networks that help avoid coalescence

leaving areas outside development area here creates dead space and makes a bottleneck to site access. The boundary location is arbitrary and not related to any landscape or geographic function

- SCDC Major Development Area
- Mixed use
- Schools
- Residential
- Employment
- Green spaces

Major Development Area SCDC 2014 & 2016 comparison with masterplan



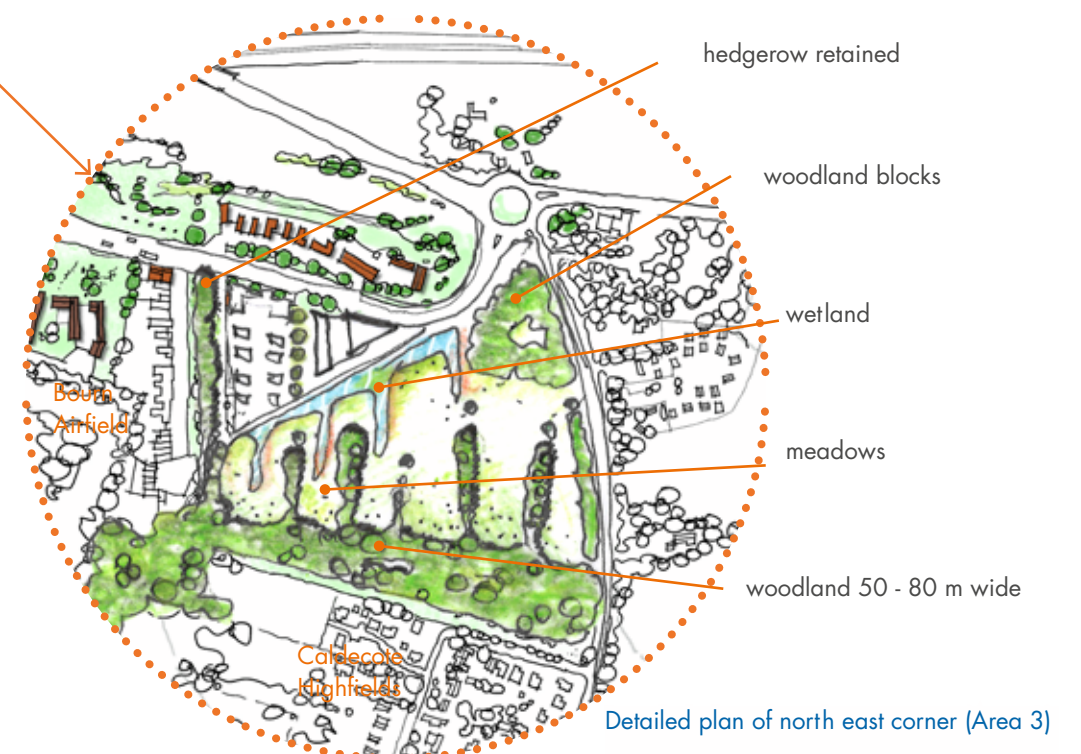
sensitive treatment for Caldecote Highfields edge

Area 3

Required in order to provide design flexibility and to form a development gateway to include highway access, segregated busway, segregated cycleway, entrance buildings that define a robust urban-rural edge and counter-balance employment site. May include hotel as edge marker building. This proposal would provide an attractive entrance and sense of arrival that relates to buildings and gives form and meaning to the main settlement access as a place related to its landscape

Area 4

major new tree-planting equal in width to current plantation along with open space transition area to rural housing and lane along development edge



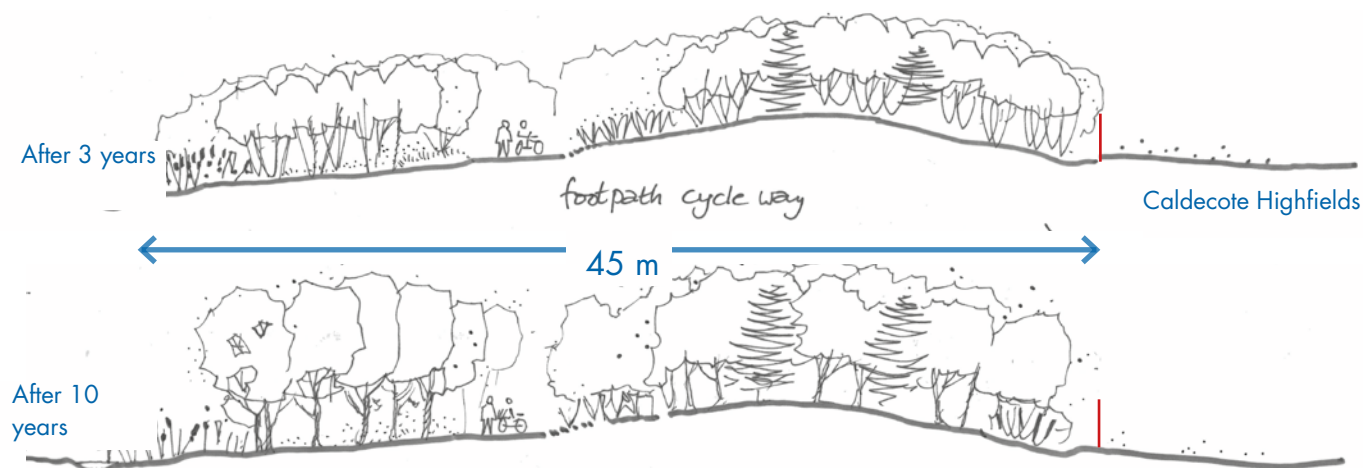
Major Development Area SCDC 2016 comparison with masterplan site boundary



A428 boundary area is a landscape area necessary for noise attenuation

eastern boundary comprises strategic woodland planting to ensure green network joins up and prevents coalescence

The modified MDA and the Countryside proposed MDA showing the detail area alongside the eastern boundary with Caldecote Highfields where new woodland planting along with existing woodland would help separate the settlements and screen any views between them.



The existing boundary gap would be filled by a 45 m wide densely planted woodland to close its canopy after 3 years, see above. It would be thinned and managed between 5 and 10 years to create a valuable connecting woodland.

Major Development Area SCDC 2016 modification plus Area 3 and masterplan




Proposed MDA with Area 3 creates landscape related boundary to settlement. Allows for strategic open space related to woodlands, waterways and site features within site and strategic woodland boundaries that prevent coalescence. Creates a meaningful entrance to the site where roads do not dominate.

MDA includes strategic green corridors required to shelter development from A428 road noise and create green networks that also help avoid coalescence

development area extended within shelter of plantation tree belt

AREA 175.1 ha.

 Proposed SCDC 2016 Major Development Area modifications

 Area 3

 Mixed use

 Schools

 Residential

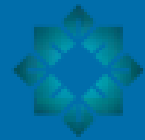
 Employment

 Green spaces

Major Development Area SCDC 2016 modification plus Area 3 and masterplan

Proposed MDA creates opportunity for a strong network of green spaces and types. Strategic open space sits around the development preventing coalescence and within it to provide biodiversity, water attenuation, amenity and recreation.





COUNTRYSIDE

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