

Bourn Airfield & Cambourne Community Forum



Wednesday 24 June
2026



South
Cambridgeshire
District Council

6:00	Welcome & Introduction	Cllr Henry Batchelor - South Cambridgeshire District Council
6:05	Place Matters	Philippa Kelly - Greater Cambridge Shared Planning
6:15	Questions	
6:25	Bourn Airfield	Laura Fisher - GCSP
		Viktoria Oakley & Chris Dickson – Greycoat James Wood - Cavendish
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WELCOME

Councillor Henry Batchelor
South Cambridgeshire District Councillor

Bourn Airfield & Cambourne Community Forum



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Bourn Airfield and Cambourne Community Forum June 2026

Place Matters - Planning Update

Philippa Kelly

Strategic Sites and NSIP/Major Infrastructure Delivery Manager

Philippa.Kelly@greatercambridgeplanning.org

Mobile: 07704 018 468

Draft Greater Cambridge Local Plan

Website: [Greater Cambridge Local Plan](#)

Key Themes:

- Climate change
- Biodiversity and green spaces
- Great places
- Well-being and social inclusion
- Homes
- Jobs
- Infrastructure

Next Steps:

Summer 2026 – Proposed Submission public consultation.

December 2026 – Submission to Secretary of State.



East West Rail Proposals

Explore the route

Learn more about how different communities along the route will benefit from East West Rail.



10.06.2026 /

Thousands take part in East West Rail's latest consultation

[Back to Latest stories](#)

www.eastwestrail.co.uk



A Development Corporation for Greater Cambridge

Websites:

Greater Cambridge gets regeneration body
to accelerate growth - GOV.UK

South Cambs District Council: Council
warns that government's urban development
corporation risks sidelining local
communities

A screenshot of a GOV.UK press release page. The page has a blue header with the GOV.UK logo. Below the header, there is a breadcrumb trail: 'Home > Housing, local and community'. The main content area is white and contains the following text: 'Press release', 'Greater Cambridge gets regeneration body to accelerate growth', 'A new Development Corporation will give Greater Cambridge the powers and certainty to deliver infrastructure-first growth at scale.', and 'From: Ministry of Housing, Communities and Local Government and The Rt Hon Steve Reed OBE MP'. At the bottom, it says 'Published 2 June 2026'.

GOV.UK

[Home](#) > [Housing, local and community](#)

Press release

Greater Cambridge gets regeneration body to accelerate growth

A new Development Corporation will give Greater Cambridge the powers and certainty to deliver infrastructure-first growth at scale.

From: [Ministry of Housing, Communities and Local Government](#) and [The Rt Hon Steve Reed OBE MP](#)

Published 2 June 2026

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GREATER CAMBRIDGE
SHARED PLANNING

Bourn Airfield

Laura Fisher, Principal Planning Officer
email: laura.fisher@greatercambridgeplanning.org

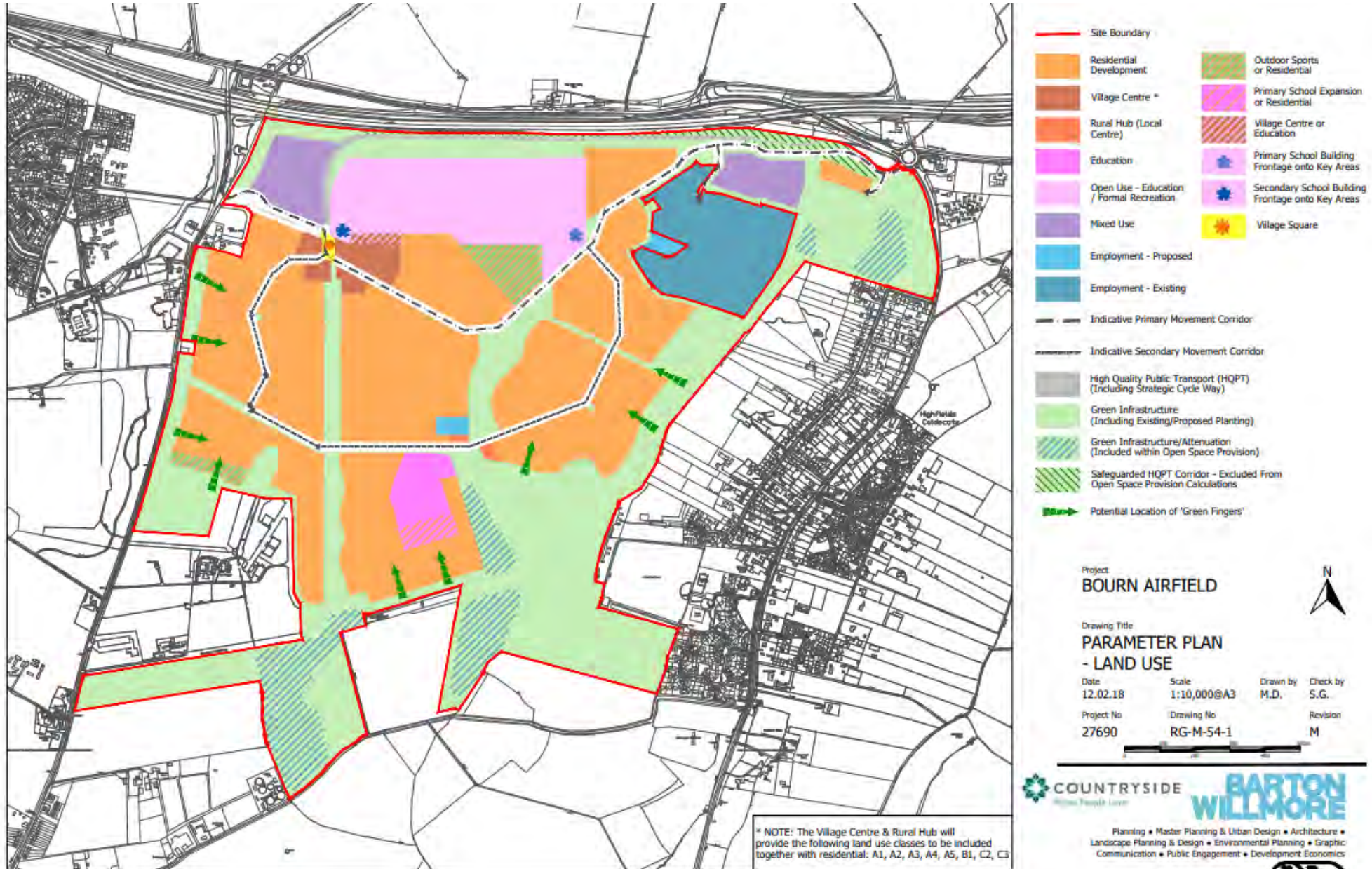
24 June 2026

S/3440/18/OL – Outline Planning Permission

- Outline planning permission granted July 2024 (as amended by S/3440/18/NMA1 & S/3440/18/NMA2 & S/3440/18/NMA3)
- 3,500 residential units, retail, offices/light industry uses, hotel, community and leisure facilities and schools.



Approved Parameter Plan



Reserved Matters details



Phase 1B Early Infrastructure - Supports the delivery of the first 500 homes, delivering roads, footpaths, and cycle paths and drainage infrastructure. Approved May 2026.

Phase 1B landscaping – Soft landscaping around the roads and verges. Pending



Phase 1A Western access – Soft landscaping around western access. Pending.



Temporary haul road – Located along the northern boundary of the site, to facilitate construction. Pending.



Sub station and pumping station – Located off The Broadway on the SW boundary. Pending.

* Full details of all these submission are available on Public Access through the Council's website.

Planning Conditions

Already discharged (full or partial):

- 12 – Design Code scheme
- 24 – Landscape management & maintenance
- 27 – EDS and LEMP
- 30 – PV array
- 38 – Surface water
- 41 – Surface water temp storage 43 – Foul water
- 45 – CEMS
- 49 – Air quality
- 52 – Archaeology
- 54 – Contamination
- 57 – UXO's
- 66 – Ground works

Pending submissions:

- 11 – Phasing
- 14 – Transport monitoring
- 20 – Parking management
- 21 - Electric vehicle charging
- 22 – Bus stops
- 48 – Noise attenuation
- 53- Heritage and public art
- 65 – Allotments and community orchards
- 67 – Sport, open space and play areas

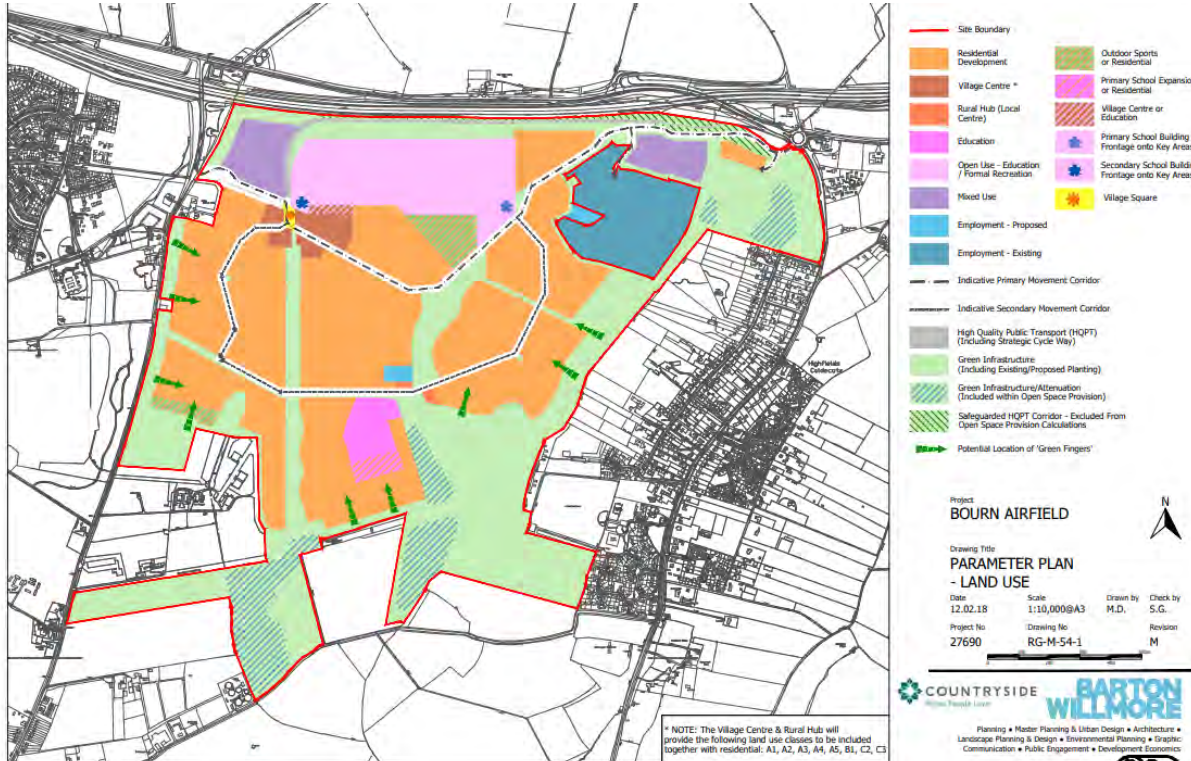
Condition 12 - Design Code:

- Hawthorn Gate Design Code - approved May 2026.
- Remaining Areas Design Code – Submission end of July.

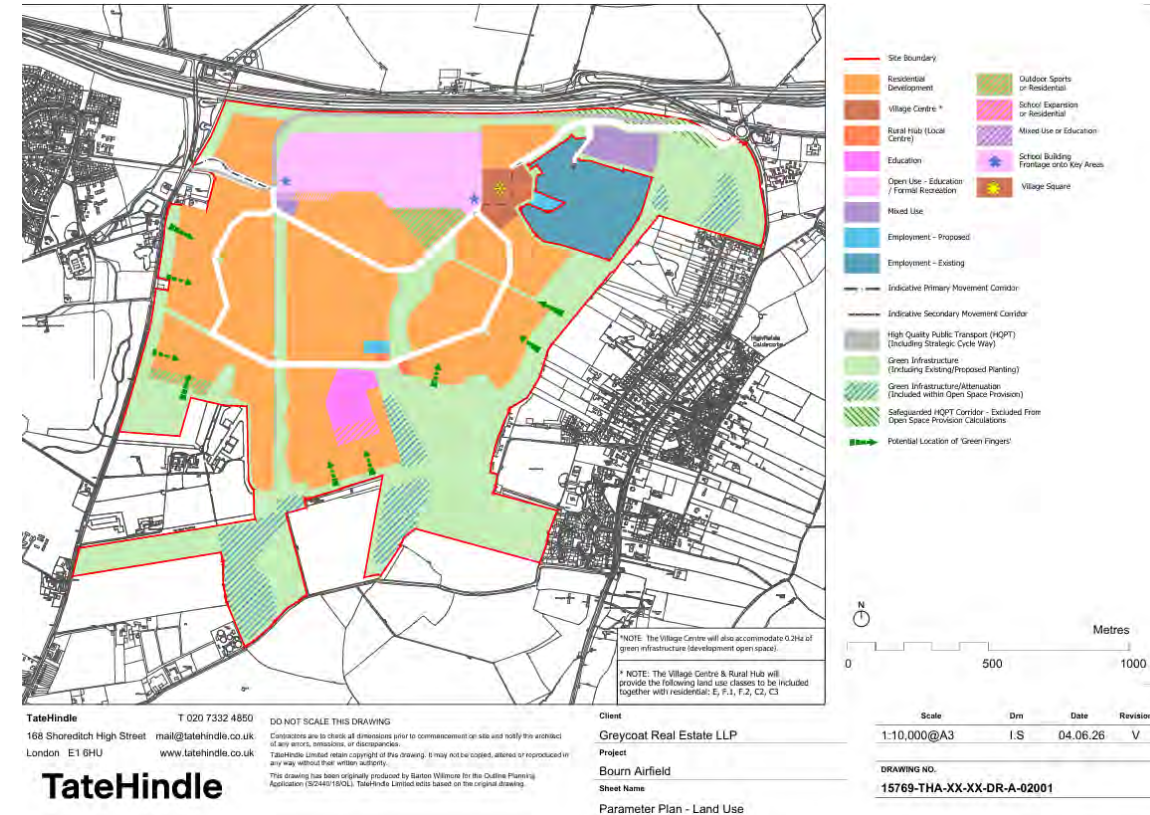
* Full details of all these submission are available on Public Access through the Council's website.

Non Material Amendment Submission (S/3440/18/NMA4)

Originally Approved Parameter Plan



NMA proposed Parameter Plan



TateHindle
168 Shoreditch High Street
London E1 6HU
T 020 7332 4850
mail@tatehindle.co.uk
www.tatehindle.co.uk

DO NOT SCALE THIS DRAWING
Contractors are to check all dimensions prior to commencement of site and notify the architect of any errors, omissions or discrepancies.
TateHindle Limited retain copyright of this drawing. It may not be copied, altered or reproduced in any way without their written authority.
This drawing has been originally produced by Barton Willmore for the Outline Planning Application (S/2440/18/OL). TateHindle Limited acts based on the original drawing.

Client: Greycoat Real Estate LLP
Project: Bourn Airfield
Sheet Name: Parameter Plan - Land Use

Future Submissions

- The first reserved matters for Barratts for approximately 250 homes
- The 'Remaining Areas Design Code'
- Reserved matters for runway park
- Reserved matters for the move-well hub mixed use area
- Reserved matters for northern boundary structural landscaping
- Reserved matters for eastern boundary landscaping
- Further planning conditions and S106 obligation discharges

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BOURN AIRFIELD

Delivering a vibrant new community at Bourn Airfield

Community Forum Update

24 June 2026

A new identity for **Bourn Airfield**

Over recent months, a new identity has been developed to reflect the site's landscape, history and future aspirations.

The naming process has been shaped by community input, local research, heritage and the area's wider context, with residents emphasising the importance of preserving its rural character, openness and connection to nearby villages.



**Community
Engagement**



**Research
Findings**



Heritage



**Traditional
Etymology**

HIGH BOURN



Why High Bourn?

High Bourn was chosen as the new name because it reflects the qualities that make the development unique.

Rooted in the local area, the name connects with surrounding communities and heritage. “High” reflects the site’s elevated landscape and airfield history, while linking with nearby Highfields Caldecote.

Simple and memorable, High Bourn represents a new community that celebrates its past while looking to the future.

01

Locally rooted:
Connecting the new community to its wider community.

02

Reflects the landscape:
‘High’ speaks to the site’s elevated, open quality.

03

Honours airfield heritage:
An important theme identified by the community.

04

Connection to Bourn and Highfields Caldecote:
Embracing sense of neighbourhood.

05

Aspirational tone:
Speaks to the ambition for quality and expectation.

06

Memorable:
Easy to pronounce, use and spell.

High Bourn goes online

We've launched a new project website, providing the latest information, updates and news about High Bourn.

Scan the QR code to explore the website.



Youth engagement

In March 2026, we visited Bourn Primary School with the Greater Cambridge Shared Planning Service Youth Engagement Service (YES) to deliver a workshop with Year 6 pupils.

Students explored the Bourn Airfield masterplan, discussed what makes a great community, and designed their own “dream community” using the 4Cs as inspiration.

The session also introduced careers in the built environment, highlighting the roles involved in planning, design and creating new places.



The Bourn Airfield Open Day

Scan the QR code to learn about the archaeological work happening at Bourn Airfield.



In June, around 150 local residents visited Bourn Airfield to discover the archaeological finds uncovered ahead of the new community.

Oxford Archaeology's investigations have revealed nearly 3,000 years of human activity, including Iron Age and Romano-British settlements, ancient field systems and a range of artefacts.

Through guided tours and displays, visitors explored how these discoveries reveal the site's rich history – helping to shape and inspire its future.



The Bourn Airfield Open Day

The open day also provided an opportunity to present Barratt Redrow's plans for the first 500 homes, alongside the emerging site-wide Design Code vision.

Scan the QR code to find out more about the site-wide Design Code.



The first new homes

Barratt Redrow has presented plans for the first 500 homes at Hawthorn Gate to the local community.

40% affordable housing
included in the plans

An initial Reserved Matters application will be submitted in September, with a further application in Autumn/Winter 2026. Further updates will be shared as the proposals progress.

Scan the QR code to find out more about the first 500 homes.



**Barratt
Redrow**

Creating a healthy civic heart

The western centre will become a civic hub, currently known as the Movewell Hub.

It will focus on mobility, health and high-quality public space, supporting trends such as hybrid working, active and sustainable travel, and the growing need for places that foster community and wellbeing.



Movewell

Five pillars linking health, community and everyday mobility

Movement as medicine

Exercise, stretching & mobility zones

Cycle priority

Pedestrian-first layout

Safe jogging routes

Productivity

Work areas with daylight

Pocket gardens

Healthy cafés

Amazon collection lockers

Convenience stores

Community

Women-safe planning principles

Stewardship hub

Education provision

Public realm events

Integrated health access

Mental wellbeing support

Health-focused retailers

Physiotherapy rooms

GP clinic

Mobility

East–west wayfinding information

Electric bike storage & hire

Local bus stop

Car club

EV charging

Construction update

Work on the first development parcel will continue over the coming months across several key activities:

- Installation & opening of the temporary community hub building
- Raising site levels within the first parcel using material generated on site
- Excavation of drainage basins to the south of the site
- Installation of kerbs and asphalt on the strategic highways
- Delivery of a dedicated construction traffic access off Wellington Way (subject to planning)



The community hub has landed

The temporary community hub has arrived at High Bourn!

Located on the western side of the site, the hub will provide a welcoming space for residents, stakeholders, and partners to meet the project team, find out more about the development, and take part in community events.

The facility includes a viewing platform and dedicated visitor parking.

We look forward to welcoming the community to the official opening later this summer.

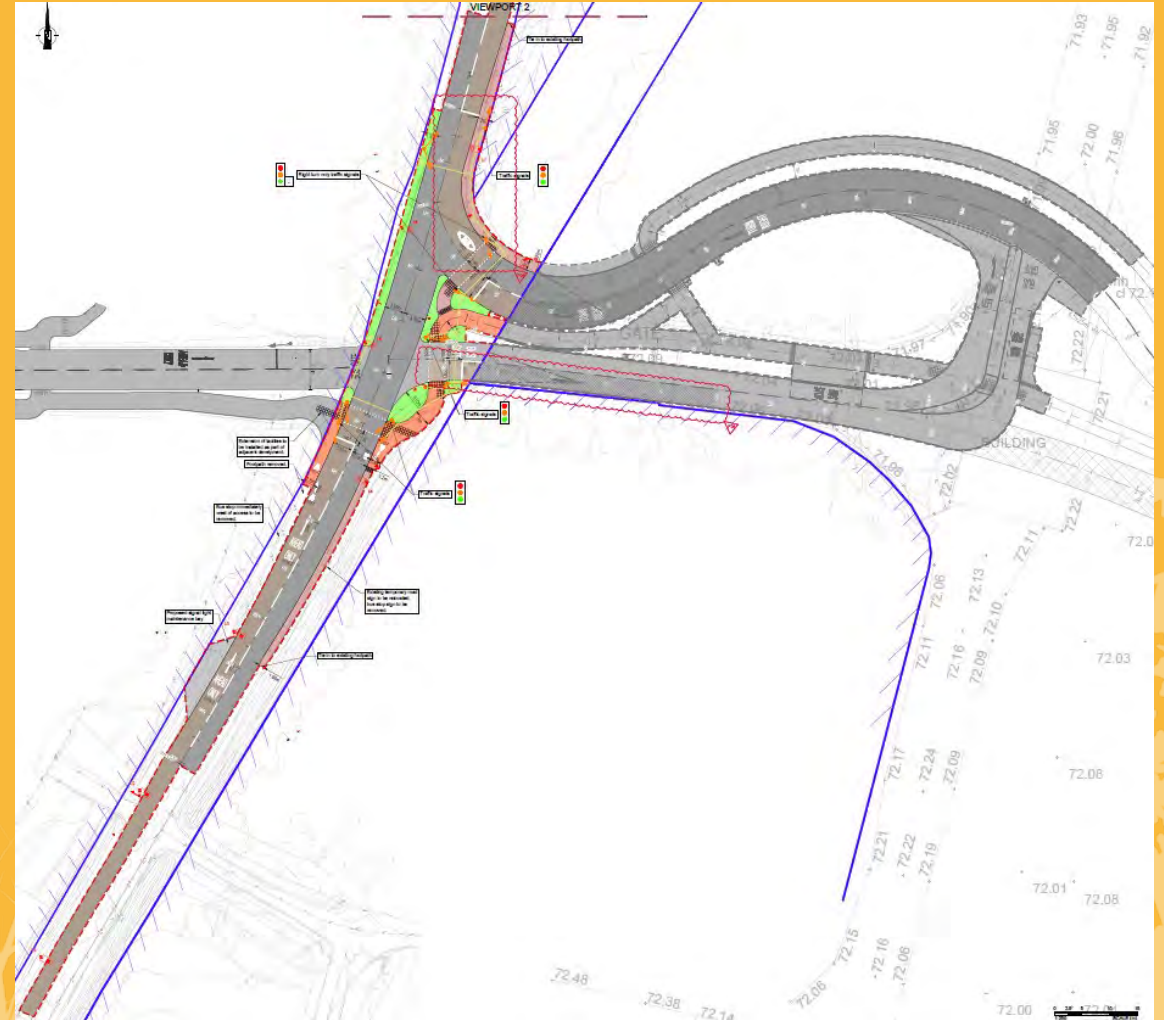


Western Access Update

Works to the public highway on Broadway (known as S278 works) will be undertaken as part of the Western Access improvements.

Discussions are ongoing with the County Council, with two options currently being considered: partial or full road closures to enable the works to be completed safely.

Residents will be informed well in advance of any planned disruption, with regular updates provided throughout the works.



The Community Partnership Board

We are establishing a Community Partnership Board to bring together residents, partners and delivery organisations to help shape the future of High Bourn.

The Board will complement — not replace — statutory planning and Council processes by:

- Sharing local insight on proposals and priorities
- Connecting partners and the community
- Supporting community-led initiatives
- Creating working groups to explore key themes

The Board will help ensure local voices continue to shape High Bourn as it grows.

Interested in being involved?

We're inviting residents, community groups and organisations to register their interest in joining the Board.

Get in touch to find out more.

Supporting local talent

In March, we were proud to support the Bourn Players' production of Disney's *Frozen* at Comberton Performance Hall.

Our funding helped cover production and lighting costs, supporting the dedicated volunteers, performers and backstage team who brought the show to life.

The performances were a wonderful celebration of local talent, creativity and community spirit.



Next steps & looking ahead

Here's what's coming up
over the second half of
2026.

Any questions?

- 0808 303 0698
- contact@highbourn.co.uk

- **Ongoing:** Ongoing construction of Phase 1b infrastructure / landscaping & Western Access
- **Summer 2026:** Public launch event for the temporary community hub
- **Late Summer 2026:** Submission of plans for first 500 homes
- **Autumn 2026:** Founding the Community Partnership Board
- **Late 2026:** Further school workshops and community open days



Thank you
Any questions?

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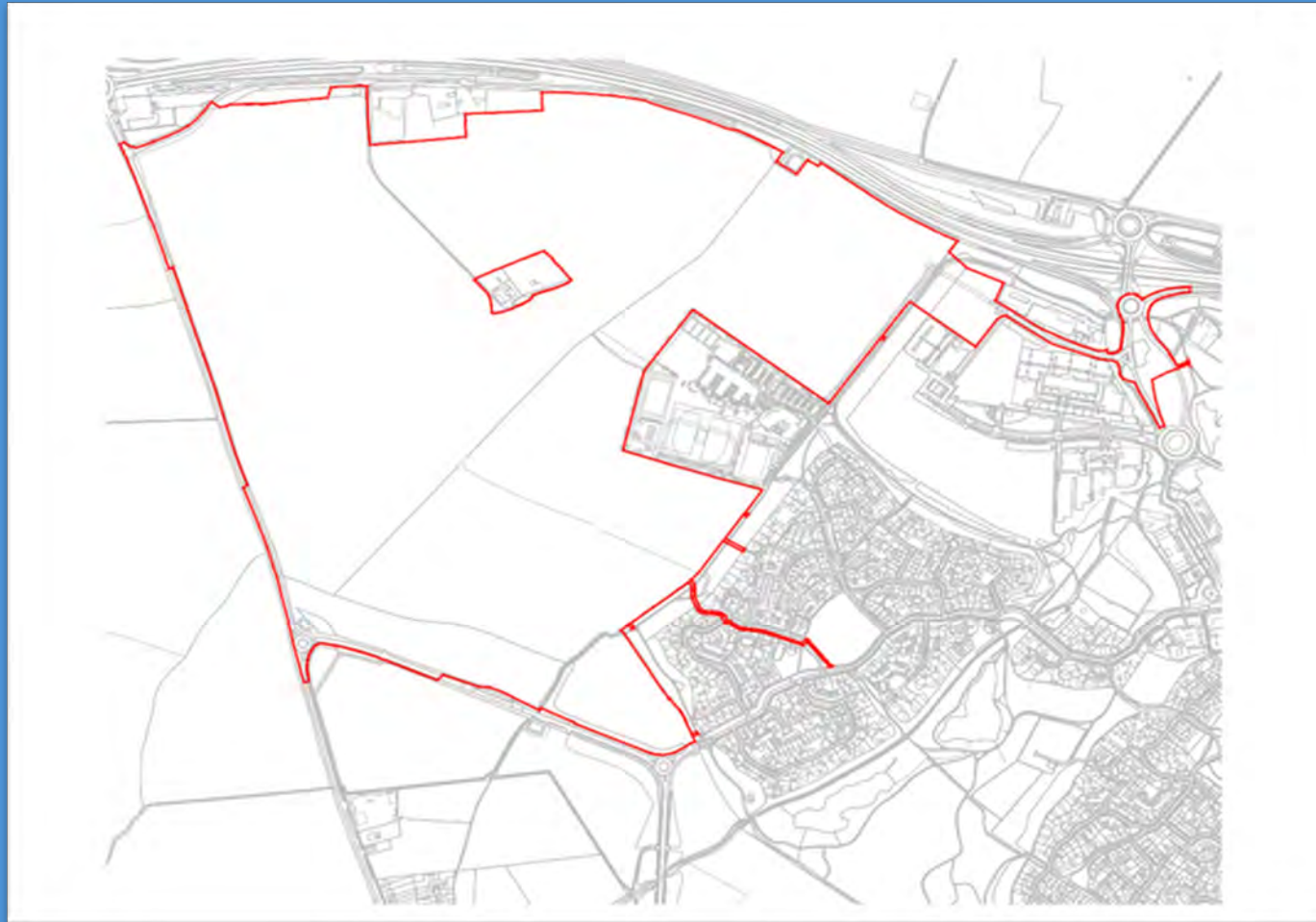
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Cambourne West Update

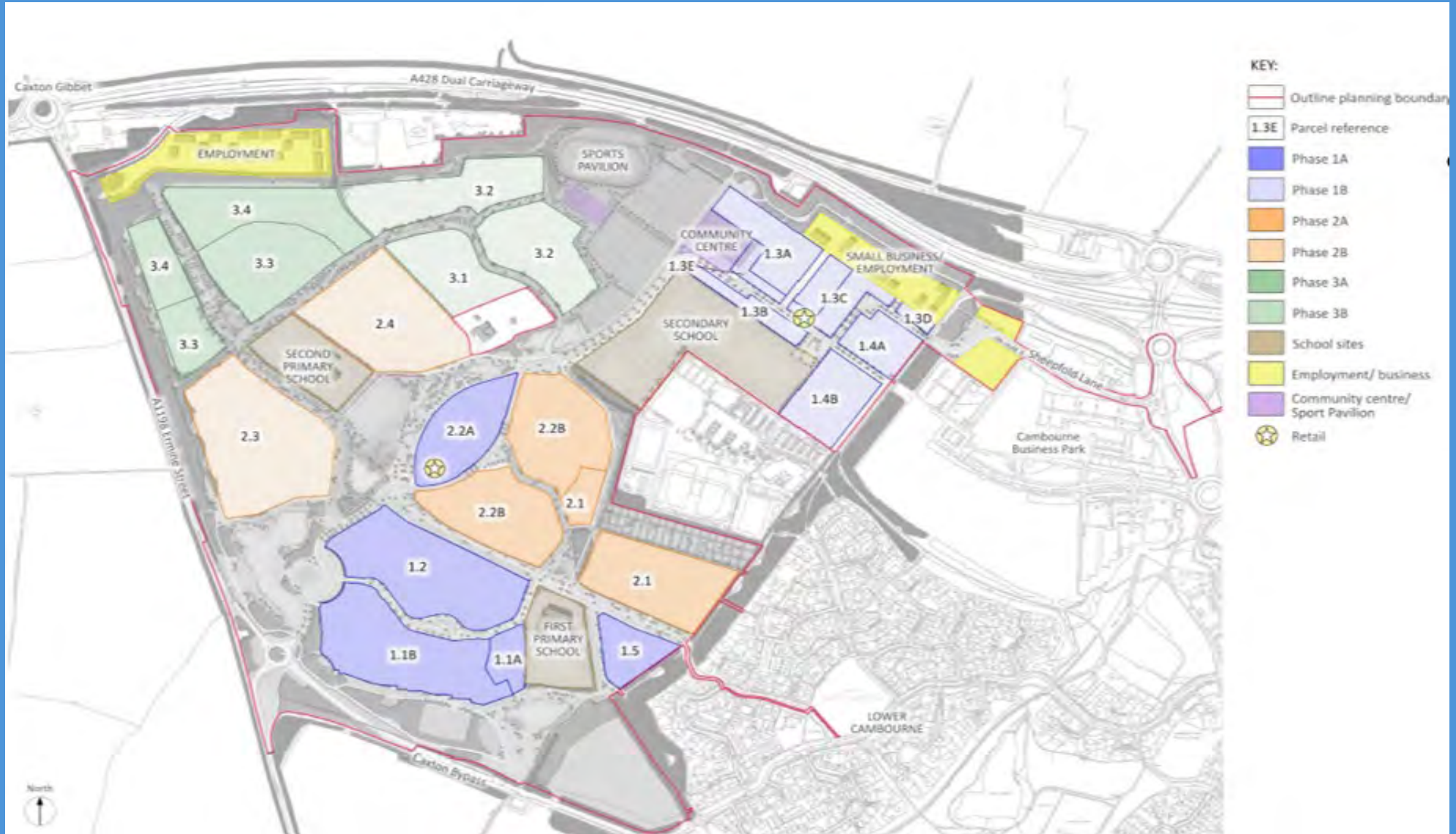


Outline planning permission granted in December 2017.

2350 homes, shops, office/light industry use, community and leisure facilities, schools.

Development coming forward in phases 'reserved matters'.

Cambourne West Development Phases





Cambourne West Update

Lead Planning Officer for Cambourne West:

James Truett, Principal Planner

James.truett@greatercambridgeplanning.org

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WEST CAMBOURNE

West Cambourne

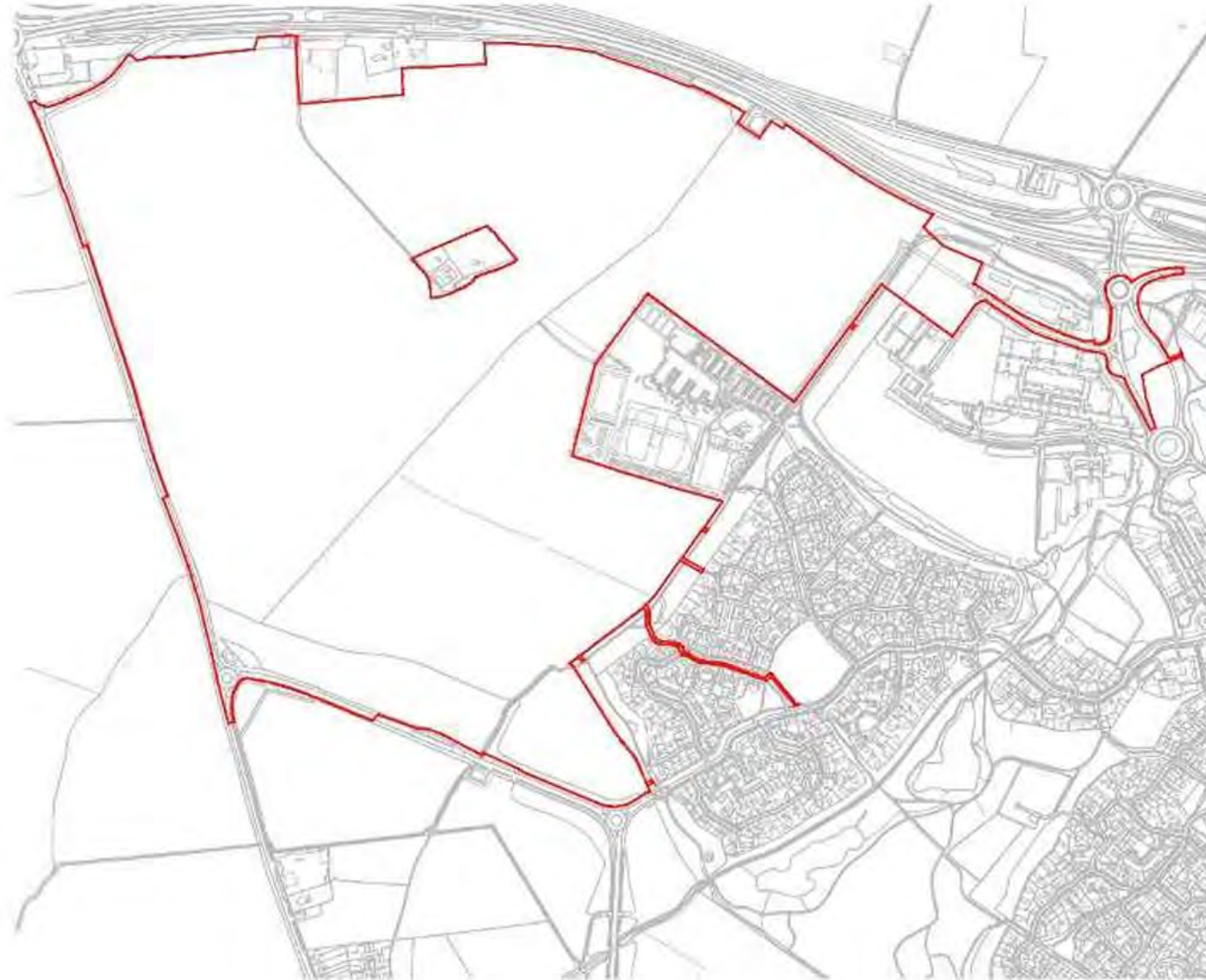
24th June 2026

Taylor
Wimpey

Vistry Group

Bovis Homes  Linden Homes  Vistry Partnerships 

S/2903/14/OL – Outline Planning Permission



- Outline planning permission granted December 2017
- 2,350 residential units
- Retail, office space, community & leisure
- Two primary & one secondary schools
- Open spaces, equipped play and playing fields



A landscape-led development



- Various Greenways and open spaces
- Numerous ponds
- Wetlands area
- Community Orchards
- Allotments
- Play Areas
- Cycle routes



Development Phases



Site Progress



- 729 completions confirmed at the end of April 2026
- Secondary School Expansion Complete
- Sheepfold Retail Units are under construction
- 6 Parcels still to come forward for planning permission
- £10,604,139.15 in S106 Contributions provided as part of this development



Landscaping



Sheepfold Main Square



Phase 2/3 Infrastructure Road



Site Plan
Scale: 1:5000
Date: 10/10/2023
Project: Cambourne West Infrastructure Phases 2 & 3

RANDALL THORP

Legend
— Infrastructure

Taylor Wimpey Vistry Group
Cambourne West Infrastructure Phases 2 & 3


WEST CAMBOURNE

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CONTACT US

Email – south.west@scambs.gov.uk

Telephone – 01954 713070

<https://engage.scambs.gov.uk/>



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CLOSE

Next Meeting – Wednesday 11
November 2026