



Gentian Developments Ltd

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Local Plan Team

Greater Cambridge Shared Planning Service

Cambridgeshire

**Uploaded via Consultation website**

15<sup>th</sup> January 2026

Dear Local Plan Team,

**Regulation 18 - Local Plan Comments – Policy:**

**S/DE Defined Development Extents**

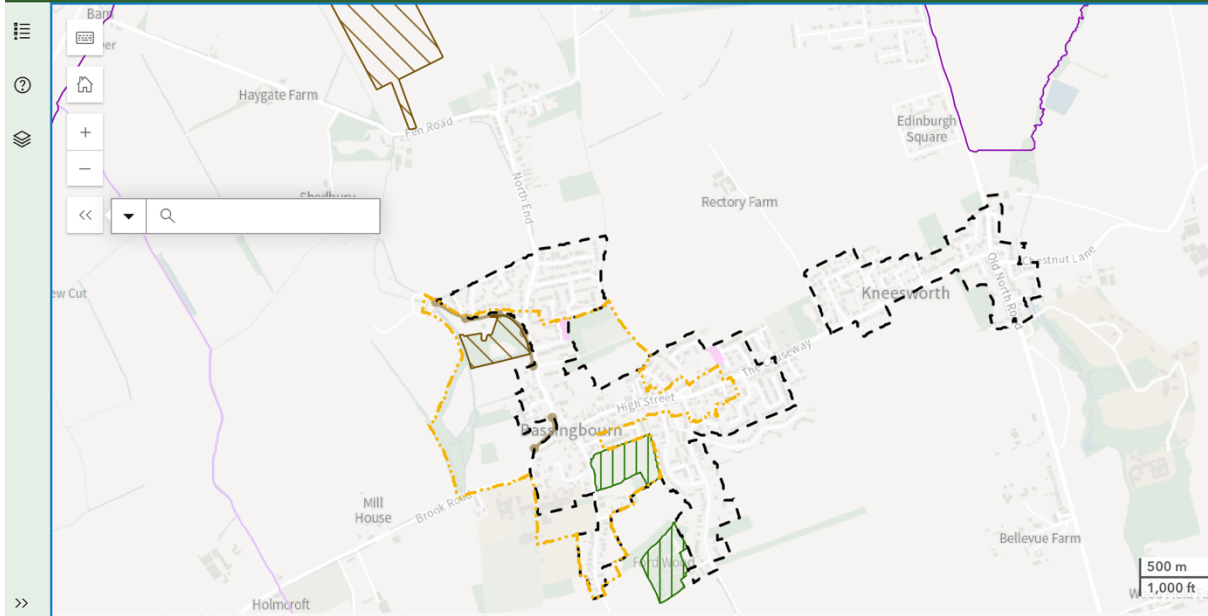
**S/SH: Settlement Hierarchy**

This submission is made by Gentian Developments Ltd who have entered into a Promotion Agreement with the landowner for a 6.6 hectare parcel of land located to west of Old North Road, Bassingbourn cum Kneesworth. The site has been submitted via the call for site under reference – b7ebaf, which discusses the merits of the site being allocated in the new Local Plan. A initial PPA scoping meeting with a Planning Officer at South Cambridgeshire Council has taken place, with a pre-application discussion due to be submitted with the LPA and relevant County Council departments.

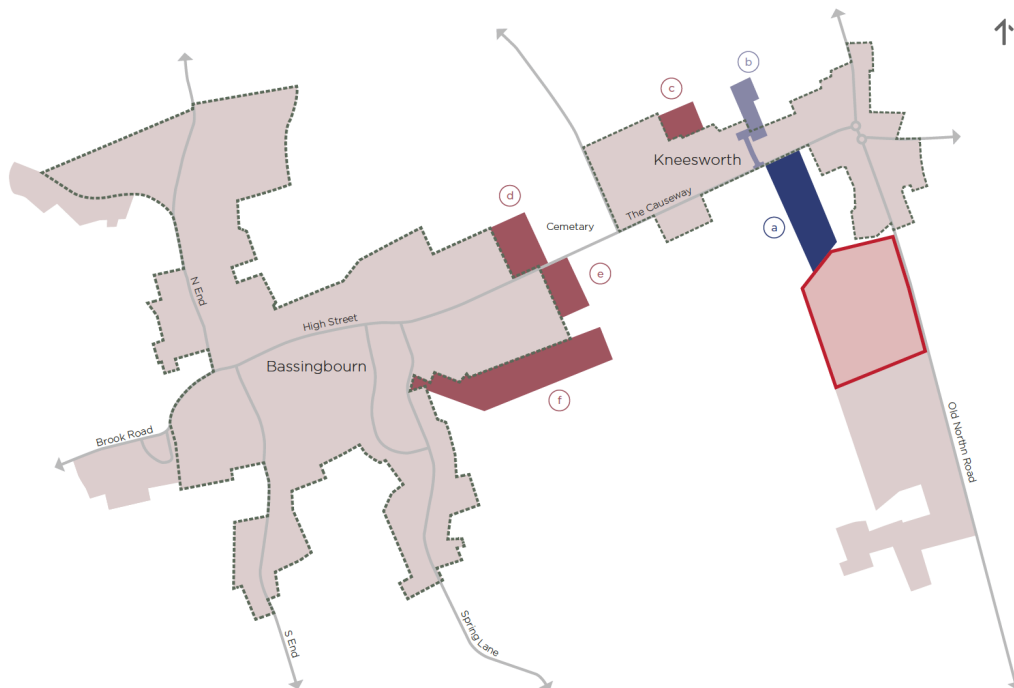
This Local Plan Representation submission seeks to comment on the above Policies; starting with the defined development extents as set out the draft planning policy **S/DE**.

The below extract is from the Adopted Local Plan (2018) and shows the development extents

## Adopted Policies Map for Cambridge and South Cambridgeshire






Since the adoption of the local plan in 2018, there have been planning approvals outside of the defined boundary which alters the boundary around both settlements. The Settlement Boundary map should be amended to reflect these approvals.



- a Land South of The Causeway - 9 Self-build dwellings (22/04153/OUT)
- b Land To The Rear of 159-163 The Causeway - 9 Custom/Self-build dwellings 24/03943/OUT
- c Appletrees - 20 dwellings (S/1199/13/OL)
- d Bassingbourn Reach (Robinson Gardens) - 26 dwellings (S/1566/16/OL)
- e The Causeway (Windmill Close) - 20 affordable dwellings (S/1614/08/F)
- f The Hawthorns (Muncey Grove) - 30 dwellings (S/1745/16/OL)

#### KEY

-  Site
-  Settlement
-  Settlement Boundary

With regards to policy S/SH, **Bassingbourn and Kneesworth being classes as two separate settlement hierarchies in Policy S/SH should be reviewed.**

The two conurbations merged in 1960's and as illustrated above, are spatially separated by the cemetery. **The two settlements have therefore coalesced.** The Parish Council which serves the area is Bassingbourn – cum – Kneesworth as outlined below.



It is understood that the Parish Council have intentions of producing a Neighbourhood Plan, which covers Bassingbourn – cum - Kneesworth.



National Planning Policy Guidance notes - *A neighbourhood plan should support the delivery of strategic policies set out in the local plan or spatial development strategy and should shape and direct development that is outside of those strategic policies*  
*Paragraph: 004 Reference ID: 41-004-20190509*

As currently drafted the spatial development strategy allows Bassingbourn to be developed with a maximum of 30 dwellings, and Kneesworth a maximum of 8 (in exceptional circumstances).

**It is therefore considered that Bassingbourn and Kneesworth should be combined to align with the name of the area and the area re-defined within the settlement hierarchy to a Rural Centre and the settlement boundary map updated to reflect this.**

By doing so it not only corrects the administrative boundary of the two settlements but also creates the environment where a Neighbourhood Plan can meaningfully allocate development beyond the restrictive limits of those set out within the Local Plan.

As outlined above and reiterated below, the site submitted as part of the Call for Sites is a natural addition to the settlement of Bassingbourn – cum – Kneesworth and will deliver sufficient homes in a sustainable location for the area for years to come. The direction of travel in the Draft NPPF (December 2025) is that development well related to an existing settlement any settlement boundary may be acceptable where an unmet need (including housing) can be met.

I trust that this letter sets out the justification and when read alongside the Call for Sites Representation, it makes an even stronger case for the site being allocated, the settlement hierarchy being updated and the settlement boundary maps being amended to allow for the development to come forward.

Should you require anything further, please do not hesitate to contact me directly.

Yours sincerely,

Aiden Murray

Planning Director

Gentian Developments Ltd