Land at Brook Road, Bassingbourn

Vision Document

September 2026

OBSIDIAN

OBSIDIAN

“The Site at Brook Road presents an excellent opportunity to deliver a sustainable new neighbourhood that sensitively extends Bassingbourn. The proposals would encourage walking and cycling, provide attractive new areas of open space, and deliver meaningful biodiversity enhancements alongside much-needed new homes.”

Masterplanning, Desk Top Publishing and Graphic Design by Mosaic.

MOSAIC
Urban Design & Masterplanning

Hamilton House
80 Stokes Croft
Bristol
BS1 3QY

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View looking south across the Site from near Brook Road at Bassingbourn's western settlement edge.



THE VISION

Our vision is for the site to support the sustainable growth of Bassingbourn by delivering much-needed homes for both existing and future residents, alongside attractive areas of open space and species-rich habitats that enhance biodiversity and support local wildlife.

The development will provide a mix of house types and tenures, creating a balanced and inclusive community. It will be carefully designed to reflect the character of Bassingbourn, incorporating locally distinctive materials and landscaping to ensure it sits comfortably within its surroundings.

Future residents will benefit from easy access to a range of existing services and facilities within Bassingbourn, including shops, schools and community amenities, all within a short walk of the site.

The site is also well connected by public transport, with nearby bus stops providing links to local centres and railway stations. This makes it a highly sustainable location for growth, where many day-to-day journeys can be made on foot, by bicycle or by public transport, reducing reliance on the private car.



Opportunity for new formal and informal walking routes, seating area and relaxation areas







A range of high quality and energy efficient new homes





Open space, including edible landscapes, play facilities and new native habitats

INTRODUCTION & THE OPPORTUNITY

Part 1

PURPOSE OF DOCUMENT

This Vision Document has been prepared by Mosaic on behalf of Obsidian Strategic to promote Land at Brook Road as a sustainable and logical residential extension to the west of Bassingbourn.

The document will:

- Set out high level vision and broad design principles;
- Illustrate the process that has led to the development proposals and explain the design principles and concepts that have been applied;
- Introduce the concept masterplan and explain the rationale behind its development;
- Justify and confirm why the Site is available, suitable and deliverable and should be considered for development; and
- Enable positive engagement with the local community, Bassingbourn Parish Council and South Cambridgeshire District Council.



Illustrative scheme in Surrey- Obsidian



Illustrative scheme in West Sussex- Obsidian

OBSIDIAN STRATEGIC AND LONG STANDING LOCAL LANDOWNERS – IN PARTNERSHIP

About Us

Obsidian Strategic is a strategic promotion and development company based in central London that operates nationally across England. Obsidian is a family-owned company, founded in 2016.

We have brought together highly experienced individuals from across the industry who specialise in all areas of the planning and development process. Since then, we have built a portfolio of over 40 projects.

In Partnership

Obsidian will act as project lead for the Site, supported by the wider project team set out on the following page. We've been instructed to work alongside long-standing local landowners to promote this logical and well-contained Site on the edge of Bassingbourn. All parties are committed to delivering a scheme that leaves a positive, lasting legacy and to working closely with South Cambridgeshire District Council and Bassingbourn Parish Council to achieve the best possible outcome.


Illustrative scheme in Surrey- Obsidian


Illustrative scheme in Surrey- Obsidian


Illustrative scheme in West Sussex- Obsidian


Illustrative scheme in West Sussex- Obsidian

INTRODUCTION

This Vision Document has been prepared to support the promotion of Land south of Brook Road, Bassingbourn through the Reg 19 consultation Local Plan process.

This document seeks to demonstrate how Land south of Brook Road could come forward as a high quality, sustainable and landscape led extension to Bassingbourn.

Within that context, this document has been prepared to show why Land south of Brook Road should be positively reconsidered as an allocation as a suitable, available and deliverable location for residential led growth.

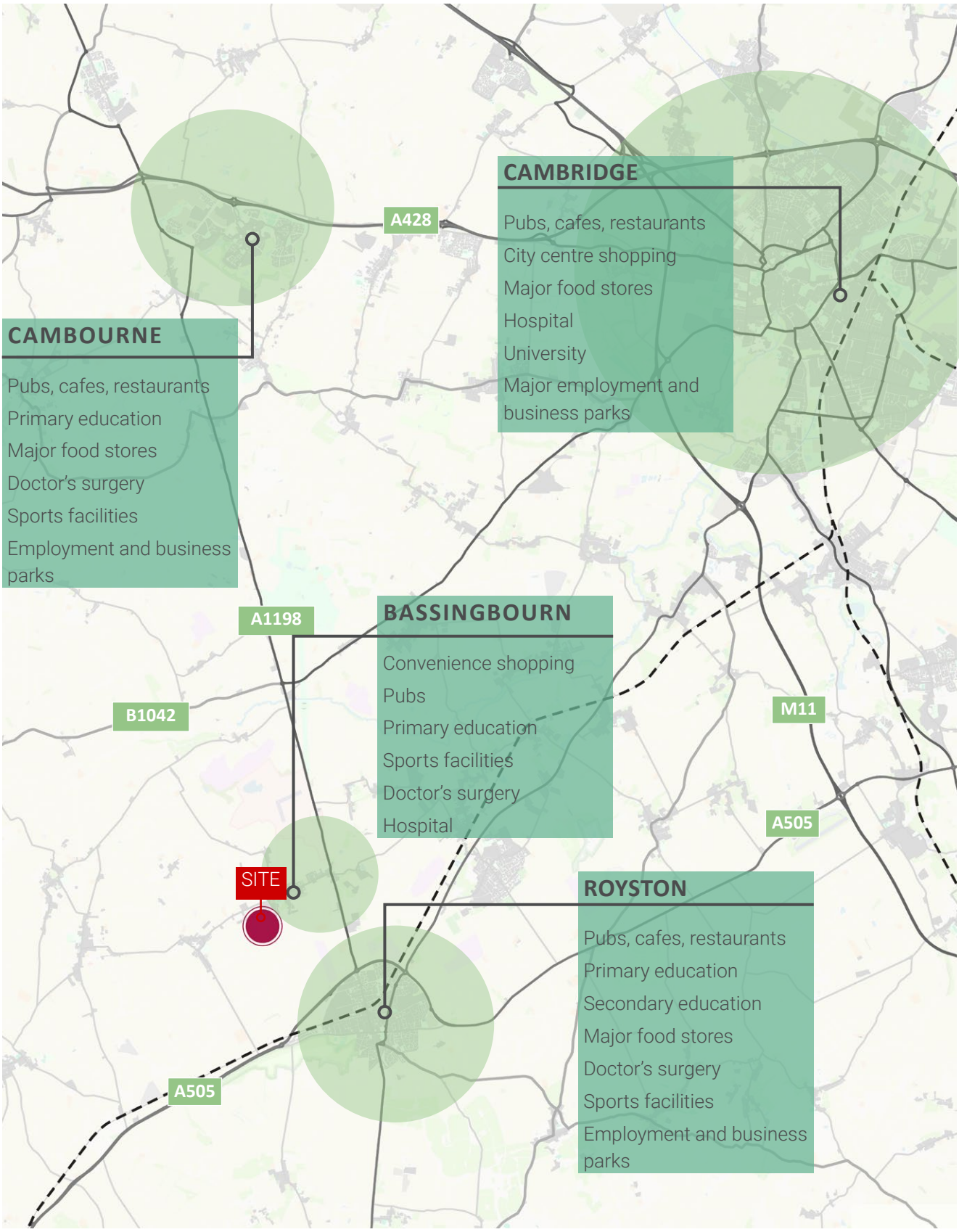
It provides a significant review of the site and its context, identifies the principal opportunities and constraints, and sets out an emerging vision for how development could come forward in a well designed, landscape responsive and sustainable manner.

Strategic Location

Land south of Brook Road represents a highly suitable strategic location for growth within Bassingbourn. The site lies on the western eastern edge of a suitable and sustainable settlement within Greater Cambridgeshire, in a location that is well related to existing neighbourhoods, local facilities and the wider movement network. As set out in this document, the site sits within close proximity to Royston Railway Station and is well connected to the town centre and a broad range of day to day services and facilities, allowing future growth to come forward as a logical and sustainable extension to the village.

The strategic location plan (see right) further reinforces this position by showing Bassingbourn as part of a wider network of connected settlements and higher order centres, including Cambourne, Cambridge and Royston. This is important because it demonstrates that the site would not only benefit from the services and facilities available within Bassingbourn itself, but would also draw on the town's wider strategic connections to employment, education, healthcare, retail and leisure destinations across the region.

This document therefore demonstrates that, based on the work undertaken to date, Land south of Brook Road should be reconsidered as a strong candidate for further assessment through the Local Plan process. It has the potential to deliver up to 95 new market and affordable homes together with a substantial amount of high quality open space, strong pedestrian and cycle connections, and a landscape led structure that integrates positively with the existing settlement and its surroundings.



Strategic location plan. Not to scale

Site Context

Bassingbourn is a village situated in South Cambridgeshire under the Greater Cambridgeshire regional partnership area.

The village is approximately 4.7 miles north of Royston, 12.3 miles east of Biggleswade, 11.7 miles south of Cambourne and 4.3 miles from Meldreth and Melbourn. Cambridge is also 14.6 miles to the north east of the village.

The Site

Land at Brook Road is situated to the western edge of Bassingbourn, constituting a singular agricultural field parcel of approximately 6.20 hectares.

The Site is bounded:

- to the north by hedgerow, some trees and Brook Road beyond
- to the east by vegetation, a watercourse, the residential built up edge of the village, Bassingbourn Primary School and Bassingbourn Sports Centre
- to the south and west by field parcels

The Site supports the sustainable growth of Bassingbourn by offering houses for new and existing residents and extensive areas of new public open space including species rich native habitats to support local wildlife.





Site location plan. Not to scale



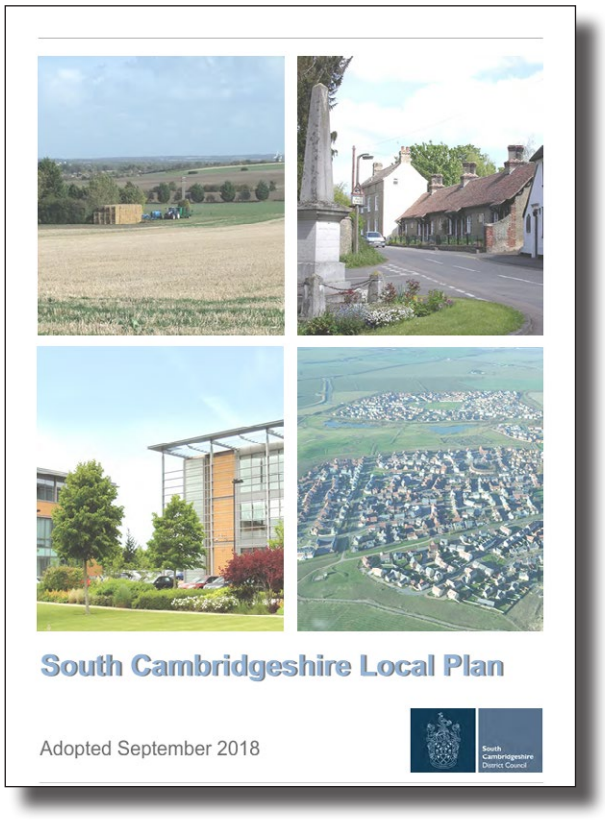
UNDERSTANDING CONTEXT

Part 2

PLANNING CONTEXT

The Proposed Submission (Regulation 19) Greater Cambridge Local Plan is currently under consultation. This Vision Document has been prepared to demonstrate that the Site is a fully deliverable, suitable and achievable allocation for development as part of the emerging Greater Cambridge Local Plan.

As set out within the emerging Local Plan, it is recognised that the emerging Local Plan provides the starting point for realising the governments full potential of Cambridge and that the Greater Cambridge Shared Planning Service is working with Cambridge Growth Company and other partners to accelerate sustainable growth in the Greater Cambridge Area.



Adopted Development Plan

The current Development Plan comprises the following documents:

- South Cambridgeshire District Local Plan (Adopted 2018),
- Cambridgeshire and Peterborough Minerals and Waste Plan (July 2021) and;
- 'made' Neighbourhood Plans

The Bassingbourn-cum-Kneesworth Neighbourhood Area was designated on 11 December 2017. The Neighbourhood Plan is still being prepared; there has been no Regulation 14, submission, examination, referendum or making.

Within both the adopted and the emerging Local Plan, the settlement of Bassingbourn, is identified as a Minor Rural Centre. The Local Plan recognises that Minor Rural Centres have a greater level of services than most other villages in South Cambridgeshire and often provide a role in terms of providing services and facilities for small rural hinterland.

The Site is situated to the west of the development boundary of Bassingbourn within the adopted Local Plan. The adopted Local Plan did not include any new housing allocations and the emerging Local Plan does also not include any new housing allocations in Bassingbourn. Development on the Site would therefore provide new housing in a sustainable location that would support Bassingbourn in its role as Minor Rural Centre.

The Site benefits from lying outside both the Cambridge Green Belt and the Bassingbourn Conservation Area. While a number of planning and technical considerations will need to be addressed, there are no overriding planning designations that would prevent the Site from being considered for development.



Planning History

The Site has not been subject to any planning history.



Planning Policy Overview

The Greater Cambridge Shared Planning Service have been preparing a Joint Local Plan, which when Adopted will replace the South Cambridgeshire Local Plan (2018) and the Cambridge City Local Plan (2018).

The development strategy Policy S/DS within the emerging Local Plan is clear that outside of Cambridge City and the larger towns, growth in rural areas will be focused on Rural Centres and Minor Rural Centres.

The emerging Local Plan currently focuses the vast majority of growth to large urban extensions and new settlements, with very limited growth proposed to sustainable village locations such as Bassingbourn. As a result of this strategy, the housing trajectory within the emerging Local Plan identifies lower growth within the early years of the plan period (years 2024-2029).

The National Planning Policy Framework is clear that local planning authorities should plan positively to boost their housing land supply and in 2024, the government set out 'The Case for Cambridge' with Matthew Pennycook (Housing and Planning Minister) setting out that the government has 'ambitions for Cambridge' and that the city has been 'constrained economically by the lack of housing.'

In this regard, it is considered that there is a compelling case for the allocation of a higher number of suitable Sites in sustainable Rural Centres and Minor Rural Centres, such as land to the south of Brook Road, Bassingbourn, which can be delivered in the short term without the need for delivery of significant infrastructure.

Bassingbourn also benefits from being situated outside of the Cambridge Green Belt and therefore should sequentially be a preferred location to allocate housing, when compared with villages in the Green Belt.

Within Bassingbourn, Land at Brook Road represents one of the most logical locations for consideration as a future housing allocation. It is situated in very close proximity to Bassingbourn Primary School and Bassingbourn Village College. This Site would support and assist with sustaining the schools in the village. It benefits from being very well visually contained with the school to the east and an employment Site on Brook Road to the west. Being outside of the Conservation Area could be developed in a manner that avoids significant harm to the significance and setting of nearby heritage assets in Bassingbourn village centre.

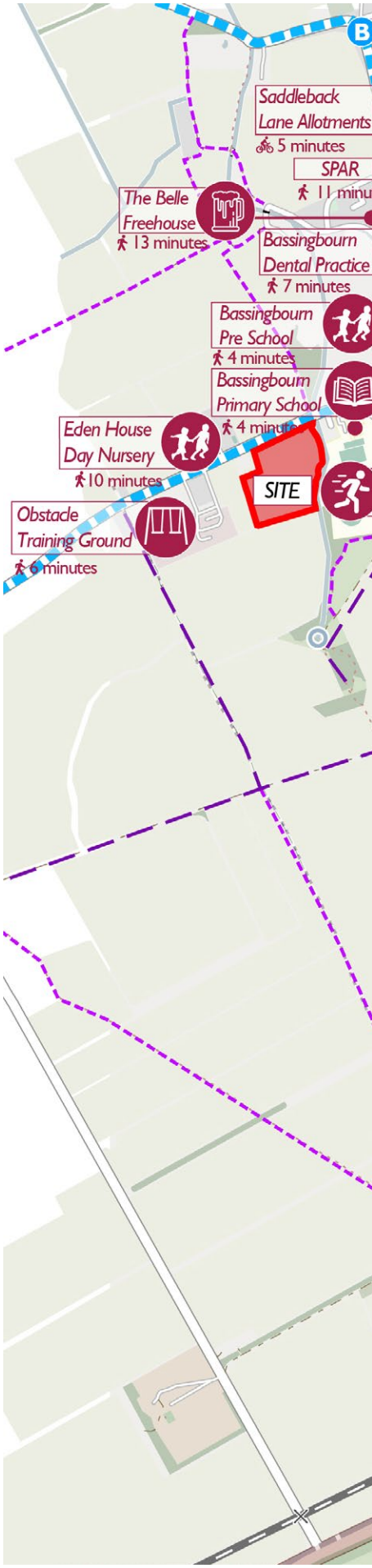
In planning terms the Site is a very sustainable and logical Site for development that could be delivered in the short term to boost housing supply.

Facilities and Connectivity

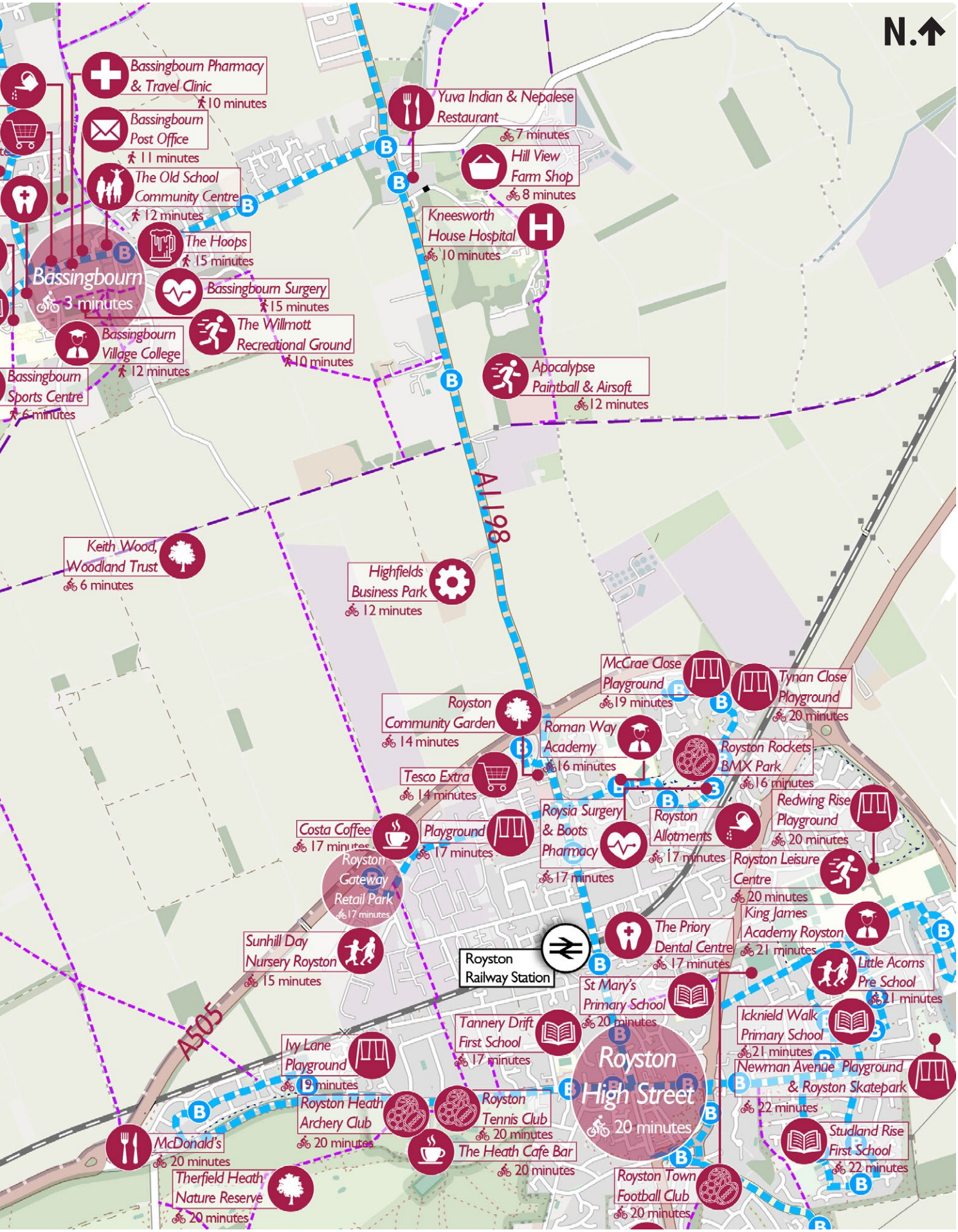
Land at Brook Road is sustainably located within a 20 minute walk, cycle or bus journey of a wide range of services and facilities in Bassingbourn.

Bassingbourn hosts a number of facilities and services that are accessible in a short walk or cycle from the Site and include the primary school, sports centre, college, recreation ground, local shop and pubs.

Royston town is situated to the south of the village and offers a wide range of facilities and services accessible within a 20-minute bus journey from Bassingbourn High Street. The town also includes a train station that offers direct connections into Cambridge, London and Brighton.



- Site boundary
- Public right of way
- Bus route
- Nearest bus stop
- Preschool / nursery
- Primary school
- Supermarket
- Restaurant
- Post Office
- Cafe
- Pub
- GP surgery
- Pharmacy
- Industrial estate/ business centre
- Sports club
- Park
- Play area
- Recreation ground
- Allotments
- Community centre
- Train station



Facilities and connectivity plan. Not to scale

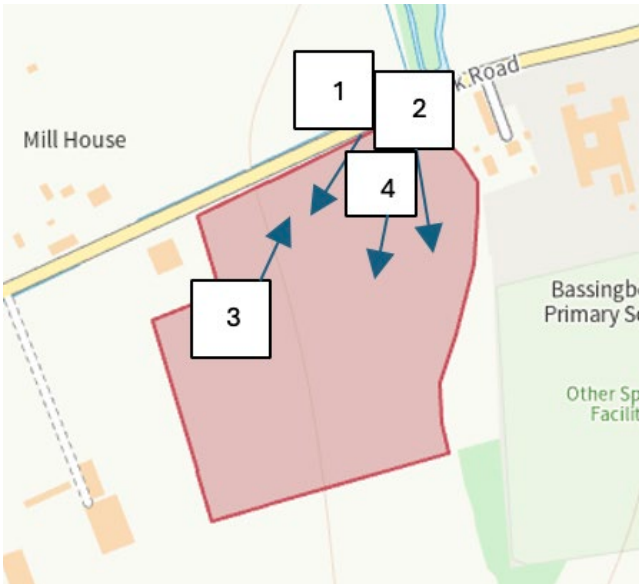
TECHNICAL SUMMARIES

Landscape and Visual Assessment

An initial Landscape Assessment has been undertaken, and the Site is not subject to any qualitative landscape designations, including important countryside frontages, Local Green Space and Protected Open Space, and is a Site located adjacent to existing built form to the east and west.

Constraints

- Anticipated change within the wider landscape, informs the need for green buffers and strategic planting to safeguard future residents' visual amenity.
- Direct views from four residential properties along Bassingbourn's western edge, represent the most sensitive receptors. Although, due to trees and vegetation, these are relatively well screened.
- Even though there is a southern boundary of hedgerows and planting, are already in place, further structural planning and clear landscape definition to soften views and developments will be required.



Key Site plan. Not to scale

Opportunities

- The evolving settlement context, with residential development and the primary school / College located in the south west of Bassingbourn and adjacent to our Site, as well as the farm yard buildings and employment park to the west, provides an opportunity for coordinated, landscape led-growth that reinforces a coherent village.
- There are limited visual envelopes due to the flat topography, limited road network, absence of PRoW, and intervening vegetation and built form. Thus, low levels of public exposure, with views generally localised and experienced by a very small number of residents.
- Strong relationship with settlement edge of Bassingbourn, where the Site is already experienced as part of the village fringe.
- Whilst there are also opportunities for landscape and visual mitigation through new boundary planting and internal structure to strengthen containment and assist with delivering biodiversity enhancement.



Viewpoint 1: View looking south across the Site from near Brook Road at Bassingbourn's western settlement edge.



Viewpoint 3: View looking north, towards Brook Road, across the Site from the north western part of the Site

Recommended Embedded Mitigation Strategies

Following the landscape assessment, a mitigation strategy has been prepared. The measures outlined are indicative and will be designed through the detailed design stage, taking into account the nearby housing schemes coming forward, to ensure a coordinated and responsive approach to landscape integration.

- Existing vegetation along all the Sites boundaries will be retained and strengthened, to reflect local character and protect trees and hedgerows.
- Strong but soft landscape edges will be created along the western, southern and eastern boundaries using planting, open space and landform rather than hard edges.
- New homes should be set back from Brook Road behind an area of green space, reflecting the set-back of the farm yard along Brook Road to the west, ensuring that the development, is not unduly prominent. Albeit, the Site is currently very well contained from Brook Road.
- Site edges will front onto open space, with lower densities towards the boundaries to maintain village character and a sensitive transition to the countryside.
- Small, informal pockets of open space will be distributed throughout the Site, integrated into the layout to break up built form, provide visual relief and reinforce a village-scale character.





Viewpoint 2: View looking south west across the Site from near Brook Road at Bassingbourn's western settlement edge.





Viewpoint 4: View looking south across the Site from near Brook Road, the north eastern part of the Site at Bassingbourn's western settlement edge.

Heritage

There are no listed buildings located within the Site or in its immediate surroundings. The nearest listed buildings are a collection of Grade II Listed Buildings, which are approximately over 375m away from the Site, as well as the Grade I Listed Church (Parish Church of St Peter and St Paul). There is no public access to the Site and there is a significant level of existing residential development between the Site and these heritage assets. This built-up context therefore provides a clear degree of physical and visual separation between the Site and the nearest listed buildings.

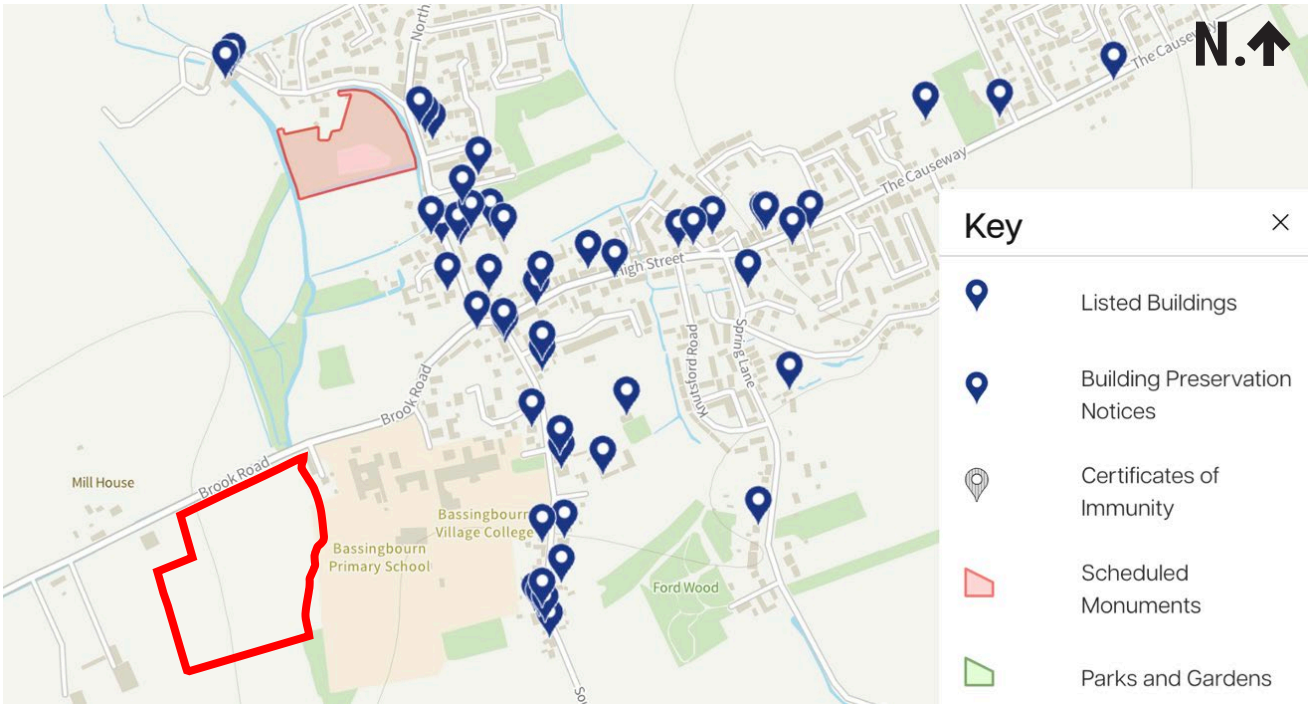
There are no Conservation Areas located within the Site itself. However, the north-eastern part of the Site, opposite Brook Road, borders the Bassingbourn Conservation Area. Notwithstanding this, this section of the Conservation Area is well screened from the Site by established tree planting and hedgerows. Furthermore, the eastern boundary of the Site adjoins existing residential development, with Bassingbourn Primary School located immediately beyond. As such, the Site is well contained within the existing built form and is considered unlikely to have a significant impact on the character or setting of the Bassingbourn Conservation Area.

Taking these factors together, development of the Site is not anticipated to result in harm to the legibility, significance or setting of the nearby heritage assets. The Site is physically and visually well separated from the nearest designated heritage assets, and any potential views towards the Site would be experienced within an established residential context. As such, it is considered unlikely that development would adversely affect the ability to appreciate the significance of the heritage assets or their wider settings.

Heritage summary

Early consideration has been given to the heritage assets in the surrounding area. However, given the separation between the Site and nearby assets, no significant impacts are anticipated.

A Heritage Impact Assessment would be undertaken and submitted as part of any future planning application to confirm this position.



Surrounding heritage assets. Not to scale



View towards the Church

Archaeology

Archaeology comprises an important consideration for developments, particularly in areas of existing open land. The project team have appointed Iceni to undertake an initial desk based archaeological assessment to support a future planning application.

The Site's archaeological potential, the significance of any identified remains, and the appropriate mitigation measures will need to be carefully considered as part of the planning process.

We are aware that previous HELAA comments identified prehistoric and Saxon remains recorded during archaeological excavations to the west of the Site. We therefore anticipate that a geophysical survey, alongside an archaeological assessment, will be required to establish whether any archaeological remains are present within the Site and, if so, to understand their nature and significance.

This work will be undertaken in advance of any planning application being submitted, ensuring that the archaeological potential of the Site is properly understood and that any appropriate mitigation measures can be incorporated into the emerging proposals from the outset

It is noted that in terms of relevant nationally significant designated heritage assets, no World Heritage Sites, Historic Wrecks, Historic Battlefields, or Scheduled Monuments (closest being circa 420m north east of the Site) lie within the Site or its vicinity.

Archaeology Summary

No World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within the Site or its vicinity. Below ground archaeological desk based assessments will be undertaken at the Site to determine the Site's likely archaeological potential.

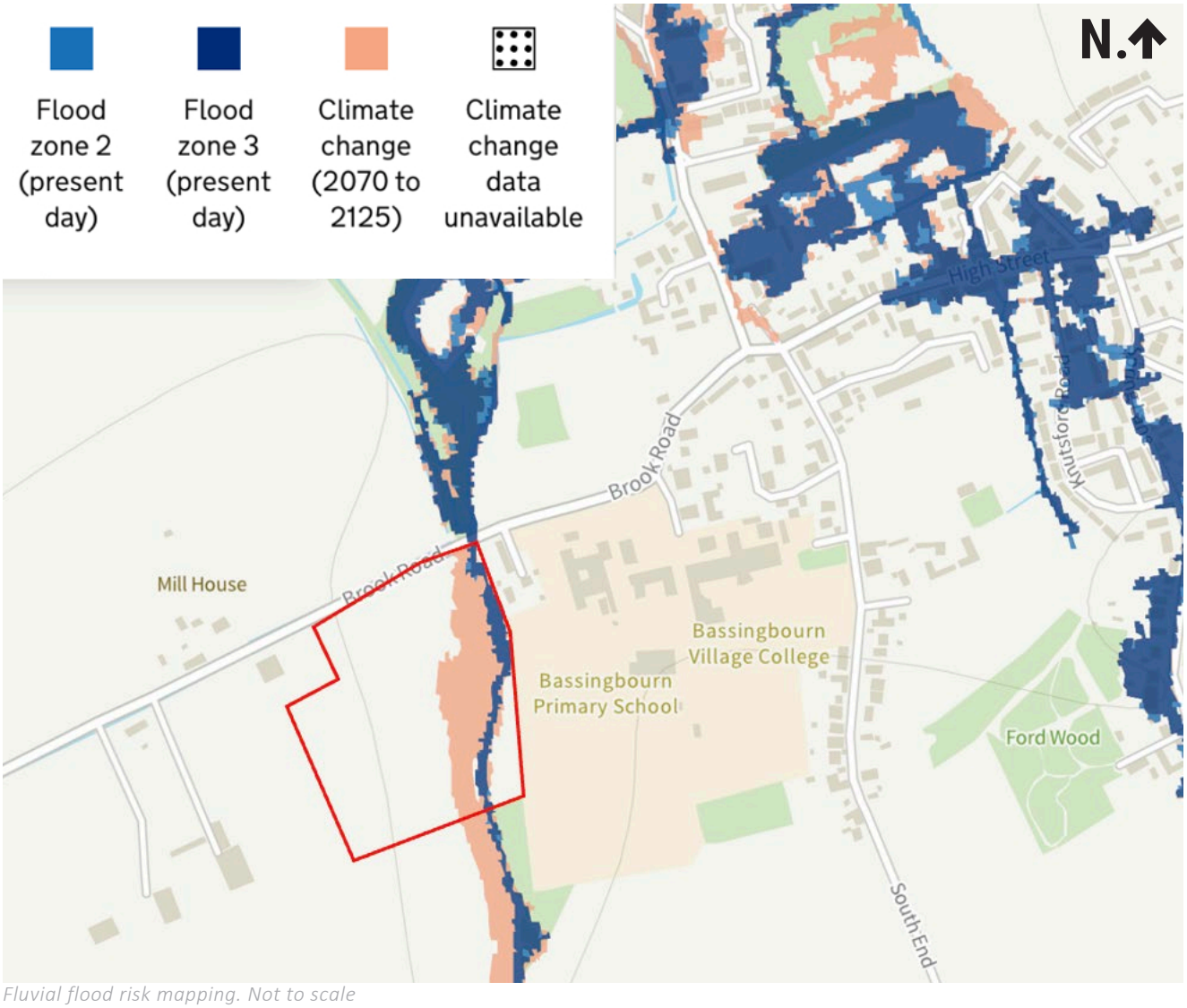
Flood risk and drainage

An initial assessment of the development feasibility in relation to flood risk and drainage has been undertaken to identify the potential for the Site to be impacted by flooding, the potential impacts this may have on development and inform the initial masterplanning. The assessment has used flood risk information available from the Environmental Agency Flooding Mapping Website.

The Site is almost entirely within the Environment Agency designated Flood Zone 1, denoting a low flood risk from fluvial and tidal sources with an annual probability of less than 0.1% in any given year. A very small area (4%) is located within Flood Zone 3.

Furthermore, almost the entirety of the Site is shown to be at a very low risk of flooding from surface water. There is a very small area (2%) of surface water flood risk that is located towards the south eastern area of the Site. The risk of flooding from all other sources is considered to be low.

The development will be designed so that the Site remains safe for its users and does not increase flood risk offsite, taking into account the potential impacts of climate change, in line with the requirements of the NPPF.



Fluvial flood risk mapping. Not to scale

The development will also be designed to incorporate Sustainable Urban Drainage Systems to manage any surface water runoff from the Site, taking into account the potential impacts of climate change. An initial drainage appraisal has been undertaken to identify indicative drainage catchments and the location of the associated attenuation basins. The drainage catchment areas across the Site will be drained through attenuation basins located in low points across the Site. In this instance, these being to the south east of the Site. Sustainable Drainage features will also provide opportunities for benefits to water quality, biodiversity, environmental and social aspects

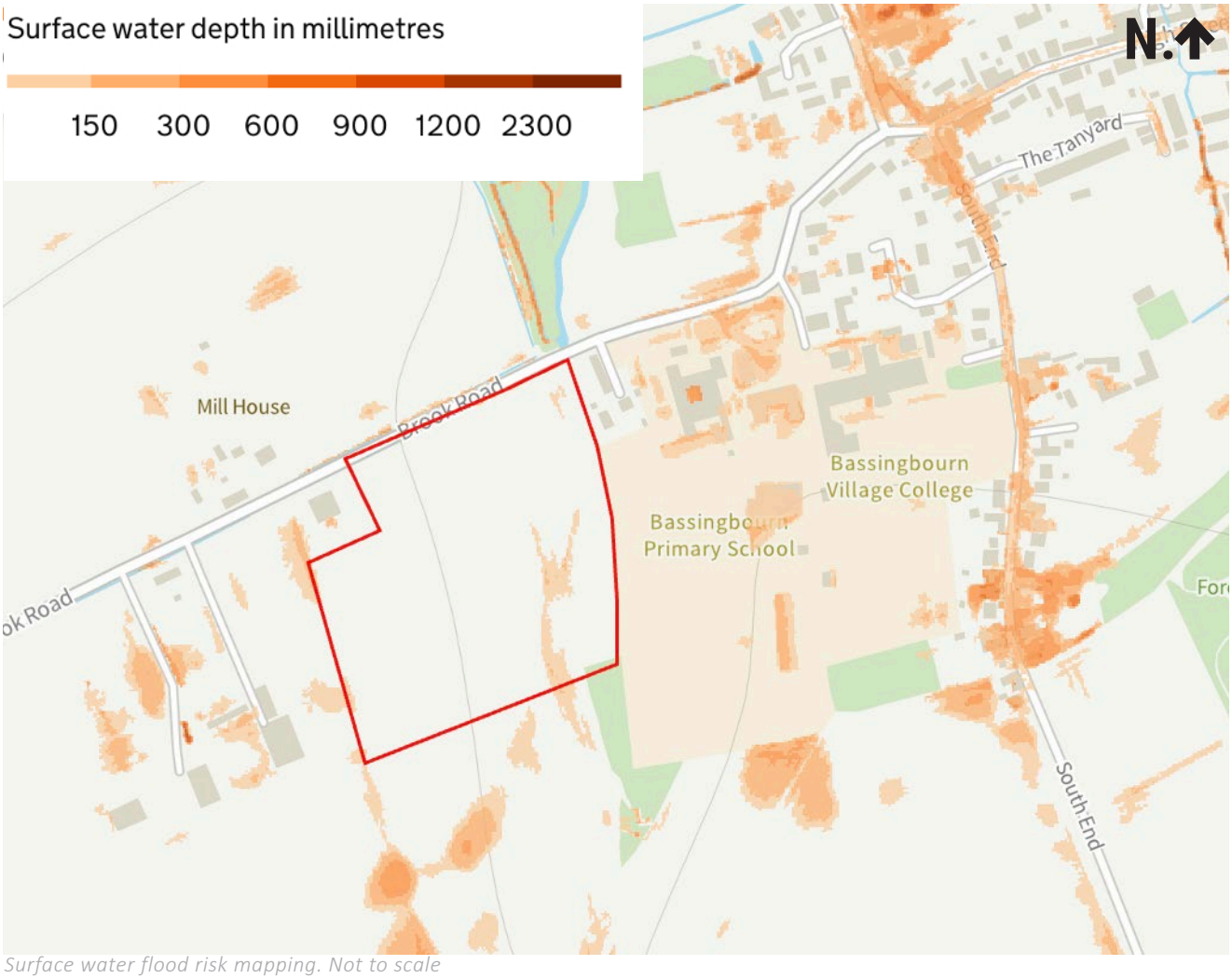
The current groundwater levels beneath the Site are unknown; however, this will be investigated further as the Site progresses, with detailed assessment undertaken at the planning application stage.

Flood Risk and Drainage Summary

The Site is at low risk of flooding.

The very limited area affected by surface water flood risk will be addressed through the design of the development, ensuring it remains safe and does not increase flood risk elsewhere.

Sustainable drainage systems (SuDS) will be incorporated to manage surface water runoff, with the scheme also designed to account for the potential impacts of climate change.



Surface water flood risk mapping. Not to scale

Ecology and Biodiversity Net Gain

The Site is not affected by any statutory or non-statutory ecological designations. It does not fall within or adjacent to a Country Park, Local Wildlife Site, National or Local Nature Reserve, Wildlife Corridor, Nature Improvement Area, SSSI, SSI IRZ or Special Protection Area.

The scheme will include several ecological and landscape features to assist in a positive net gain. To date, no BNG calculations have been produced for the Site, however, as the Site is in arable use, the base BNG value is lower, thus there are opportunities for on-site biodiversity enhancement to satisfy policy requirements for 10% net gain, through green infrastructure provision as part of the development's open space network.

Our current concept plan is currently showing approximately 44% of the Site as developed and 56% as green infrastructure.

Some of these measures include:

- All boundaries and field boundaries of the Site will retain existing trees and hedgerows which will include new native tree and hedgerow planting.
- Areas of open space are proposed towards the eastern, southern and western boundaries to create a landscaped edge.
- Additional planting is proposed along the southern boundaries, to provide a robust green corridor to the development and assist in integrating the built components within the wider landscape.
- Attenuation ponds are proposed at the lowest points of the Site.
- Integral bird boxes on buildings

A series of ecological surveys will be undertaken at the Site in the relevant seasons to inform the development proposals.



Habitats plan. Not to scale

Access to Open Space and Biodiversity

A scheme of sustainable drainage, including biodiversity enhancements and the provision of public open space for recreation, health and well-being are proposed.

The majority of the existing natural features such as woodland and boundary planting are proposed for retention, creating an instantly mature landscape structure.

Sustainable Urban Drainage Systems

SUDs are proposed, including surface water run-off swales alongside roads, with ponds positioned to store and drain surface water run-off within the Site. All surface water will be stored above ground, without need for below ground tanks

Ecology & Biodiversity: Summary

A series of ecological surveys will be undertaken as part of a future planning application, including for wintering birds. Further surveys will follow in the relevant seasons to inform the development proposals.

Opportunities exist for on-Site biodiversity enhancement to satisfy policy requirements for 10% net gain, but expected to have additional BNG than the 10%, through green infrastructure provision as part of the development's open space network.



View from north to south (arable field)

Arboriculture

An initial walkover of the Site has been carried out in advance of the detailed tree survey. The purpose of this was to gain an early understanding of the quality, condition and overall value of the existing trees and hedgerows, and to consider how these may begin to inform the emerging design work.

The Site is currently in arable use and contains no trees or hedgerows within its interior. Vegetation is largely limited to the boundaries, where a small number of trees and hedgerows are present.

As shown below, none of the trees are subject to Tree Preservation Orders (TPOs), based on the South Cambridgeshire TPO search.

Trees and vegetation along the boundary of the Site will be retained where possible and sensitively incorporated into the development layout.

There is also considerable opportunity within the scheme to introduce new native planting to strengthen the landscape structure, particularly along the southern and western boundaries. This will help enhance biodiversity and contribute positively to the Site's future character.

For clarity, there is no ancient woodland within or adjacent to the Site. A deciduous woodland is located adjacent to the north eastern boundary of the Site, and the opposite side of Brook Road. We will therefore maintain an appropriate buffer between the woodland and any proposed development.

Arboriculture Summary

Trees have been granted early consideration, raising awareness of irreplaceable habitats and the scale of their requirements for successful integration. Further detailed surveys will objectively appraise all trees within influence of the application Site ensuring the development proposals are underpinned by technical confidence for its arboricultural effect. Albeit in this case, there are very limited trees on Site, with a very few along the Site's boundaries.

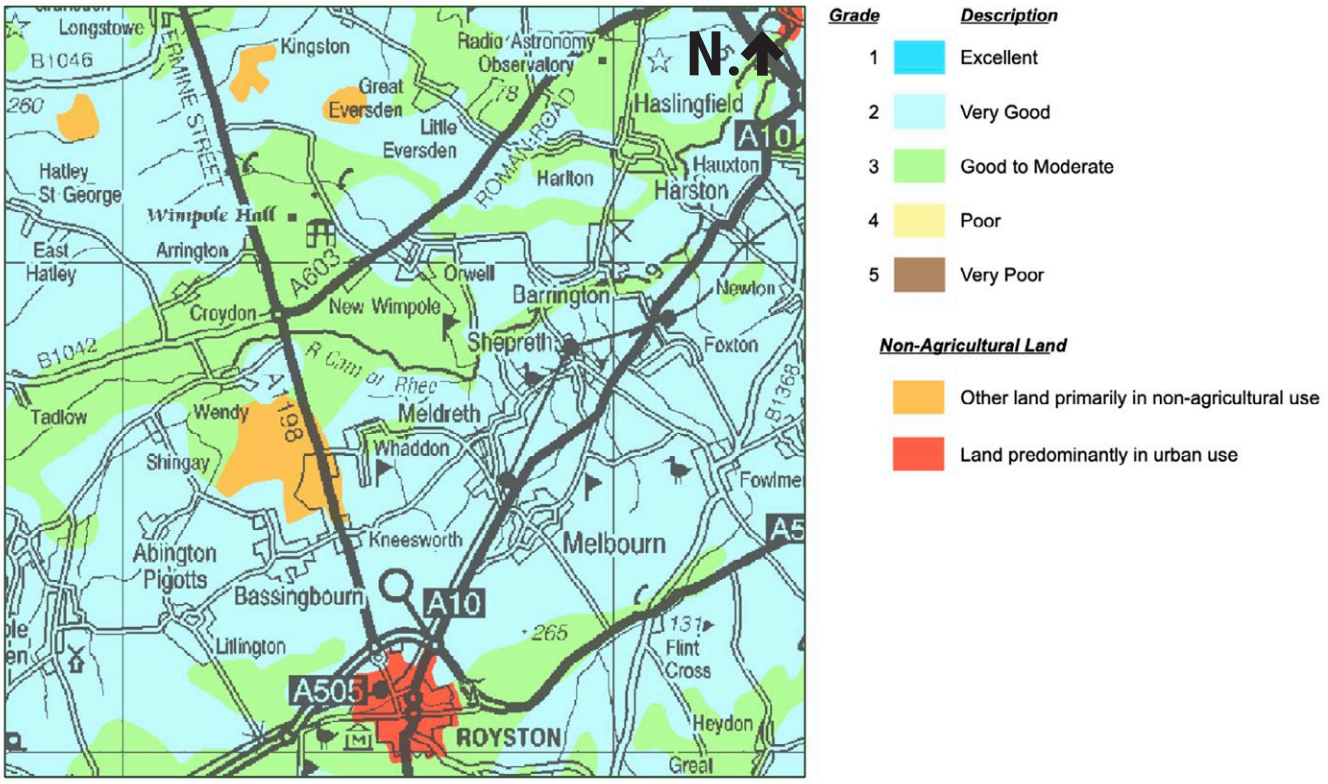
Agricultural Land Classification

The Site is classified as Grade 2 (Good) Agricultural Land, as per Natural England's Agricultural Land Classification ('ALC') Map of the Eastern Region.

All areas surrounding Bassingbourn are also identified as being Grade 2, as are many areas within the wider South Cambridgeshire and Greater Cambridgeshire District. Site-specific testing will be undertaken as part of any future planning application to confirm the precise land grade.

Agricultural Land Classification Summary

The Site is classified as Grade 2 land. Site-specific testing will be undertaken as part of any future planning application to confirm the precise land grade



Agricultural land plan. Not to scale

Noise & Air Quality

An initial assessment of the Site and its surroundings indicates that there are no significant noise constraints. While the highest noise levels are likely to occur near to Brook Road, the farm yard to the west and playing fields to the east, they are expected to be minimal. Nonetheless, environmental noise surveys will be carried out to accurately measure existing noise levels and determine any necessary mitigation measures. This will ensure that the proposed development can deliver suitable living conditions with respect to noise.

An initial review of the Site and its surroundings suggests that there are no major air quality or pollution constraints. The Site is also not within an AQMA. However, an air quality assessment will still be required to evaluate both the potential effects of traffic emissions from nearby roads on future residents, and the impact of development-generated traffic on local air quality.

Noise & Air Quality Summary

Based on the preliminary information available on both noise and air quality, these impacts are expected to be insignificant. A full air quality and noise assessment will be undertaken and submitted as part of a future planning application.

Ground & Contamination

The Site does not have any history with contamination, nonetheless, a phased assessment of the Site will be undertaken to evaluate the risks associated with contaminated land and the potential impacts on future Site users and the environment. The process will begin with a Preliminary Risk Assessment (Phase 1 Desk Study), which will review the Site's historical use, environmental setting and underlying geological conditions; and any prior reports to identify potential contamination sources, pathways, and receptors.

The findings of the Preliminary Risk Assessment will inform the design and execution of a ground investigation. This will include recording ground conditions and collecting soil samples for chemical analysis. The results will be compared against screening levels to assess risks to human health and the environment.

A Phase 2 Geoenvironmental Assessment Report will then be prepared, detailing the identified risks associated with contamination and recommending any required remediation measures. If remediation is necessary, a detailed Remediation Strategy will be developed, and the remediation works will be implemented with independent verification to ensure compliance. As part of the investigation and assessment process, recommendations will be provided regarding Site design considerations. These may include guidance on foundations, floor slabs, external pavements, drainage, and potential requirements for earthworks.

Ground & Contamination Summary

A phased assessment of the Site will be undertaken along with a Preliminary Risk Assessment (Phase 1 Desk Study), a Phase 2 Geoenvironmental Assessment Report and if remediation is necessary, a detailed Remediation Strategy will be developed.

Transport and Movement

Active and Sustainable Travel

Active travel connections will be required between the Site and the existing pedestrian network on Brook Road. Based on KMC's initial review, Brook Road has a rural / village-edge highway character in the vicinity of the Site, comprising a two-way single carriageway with grass verges, frontage vegetation, and an existing footway on the south side of the carriageway and both sides beyond the traffic calming feature.

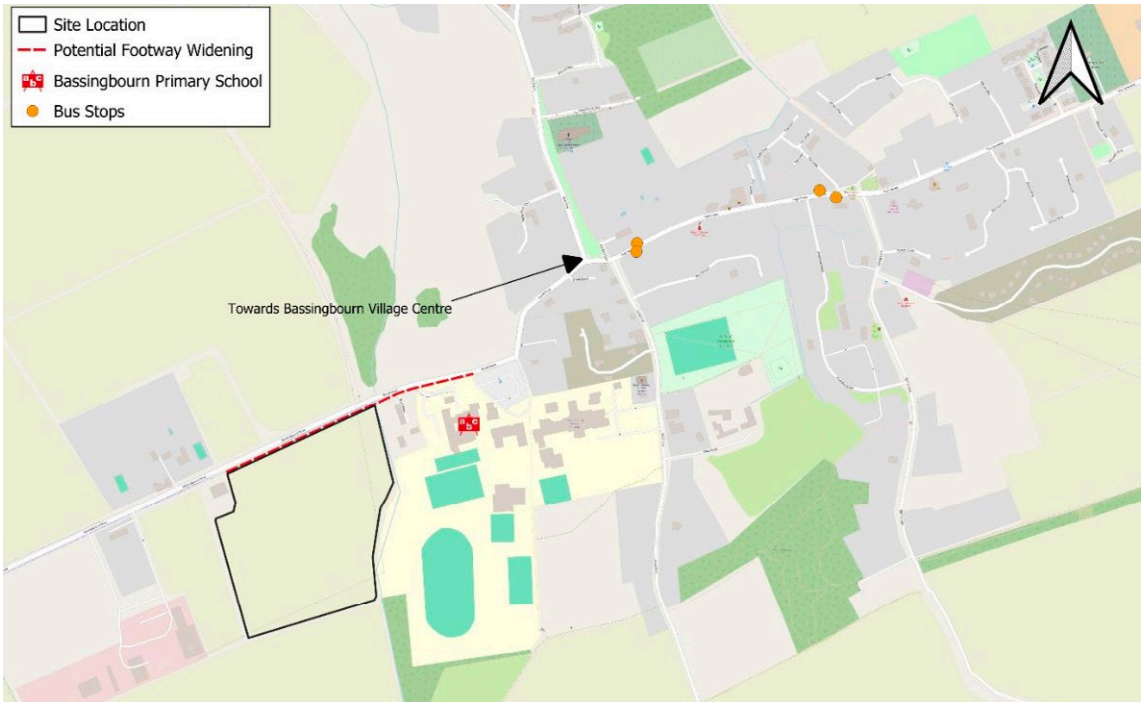
An existing shared footway / cycleway runs along the Site frontage on Brook Road and provides the most logical tie-in point for pedestrian movements between the Site, providing access to Bassingbourn village and Bassingbourn Primary School. This is summarised below.

The detailed frontage design will maintain pedestrian continuity across the proposed Site access. This would typically be achieved through dropped kerbs and tactile paving, suitable radii control, local narrowing of the access mouth where appropriate, and a clear priority arrangement which minimises crossing distance for pedestrians. Given the relationship between the Site and the nearby school warning environment, the access design will also explore reinforcing pedestrian legibility and driver awareness, including through appropriate surfacing, signing / lining and the avoidance of excessive junction geometry which could encourage higher entry and exit speeds.

Subject to available highway land and detailed design, there may also be an opportunity to explore the delivery an enhanced shared pedestrian / cycle connection along the Site frontage.

Public Transport

The possibility to provide footway improvements along the Brook Road frontage would also provide the active-travel link between the Site and existing bus stops within Bassingbourn village centre. These bus stops provide access to local bus services connecting Bassingbourn with nearby settlements, including Royston and Melbourn. Both Royston and Melbourn provide opportunities for onward rail travel, and the pedestrian link from the Site to the village centre bus stops would therefore form a key component of the public transport access strategy for the Site



Potential footway widening. Not to scale

The existing stops fall beyond the usual 400 metre walking distance from the Site. As such, new facilities within closer proximity to the Site may be required. The Site frontage would be able to accommodate bus stops travelling west along Brook Road. For eastbound movements, the extent of highway will need to be confirmed but there appears to be sufficient space between the carriageway and drainage ditch to provide a bus stop.

The potential bus stops will need to be complemented by a new crossing to provide access. Alongside changes to the speed limit and enhanced traffic calming features, these infrastructure improvements will present a clear benefit on a key gateway to the village.

Vehicle Access

Vehicle access to the Site could be taken directly from Brook Road (currently subject to a posted 40 mph speed limit) in the form of a priority access junction. The access would be designed to serve the proposed residential development, with an access road width suitable for two-way car movements and refuse / fire vehicle access.

The proposed access would operate as a conventional priority-controlled junction from Brook Road. This form of junction is considered appropriate to the scale of the development and the character of Brook Road, subject to confirmation of the final access location, junction geometry, pedestrian crossing arrangements, and visibility splays.

As part of the access strategy, there is the potential to extend the existing 20 mph zone across the full length of the Site frontage on Brook Road. This would ensure that the access is located within a lower speed environment, consistent with the village-edge character of this section of Brook Road and the nearby school warning environment.

On this basis, visibility splays of 2.4m x 25m would be required in both directions from the proposed access, in accordance with Manual for Streets guidance for a 20mph design speed. These splays would be measured from a point 2.4m back from the give-way line to the nearside edge of the Brook Road carriageway in each direction. Regardless, visibility splays of 2.4 m by 120 m which would meet the requirements for a 40 mph speed limit appear to be achievable.

Overall, the proposed access arrangements are considered suitable in principle to serve the scale of development at the Site. The proposed access would provide safe and suitable conditions for both vehicles and active travel users.

Transport & Movement Summary

The key benefits of the Site are described below:

- The Site frontage can provide an access junction solution that is appropriate for the scale and type of development and character of Brook Road.
- There is opportunity to extend the 20 mph speed limit across the Site frontage.
- The village gateway and traffic calming feature can be moved to the west.
- New bus stops may be required and there appears opportunity to provide these within the vicinity of the Site. This can be combined with traffic calming features and new crossing facilities.
- The footway to the east provides a clear access opportunity towards the village. Footway widening can be provided.



CREATING A VISION

Part 3

MASTERPLANNING CONSIDERATIONS

Our initial technical work indicates that there are relatively few constraints to development.

The Site contains and is influenced by a number of features that will need to inform the emerging proposals, including existing vegetation, watercourses, areas of flood risk, neighbouring properties and existing infrastructure. These considerations provide an opportunity to shape a landscape-led and distinctive development that responds positively to its setting.

Our approach is to respond carefully to these considerations from the outset, using them to structure the masterplan and create a high-quality place for future residents, while strengthening the Site's landscape framework and delivering benefits for nature.

The plan opposite summarises the initial technical work undertaken to date. The following pages explore the masterplanning opportunities to deliver 95 new homes.

- Site boundary
- Lowest areas of topography
- Surface water flooding - high
- Surface water flooding - medium
- Surface water flooding - low
- Flood zone 2
- Flood zone 3
- General fall of land
- Public right of way - footpath
- Public right of way - footpath
- Bassingbourn Conservation Area
- Priority Habitat Inventory - Traditional Orchard
- Priority Habitat Inventory - Deciduous Woodland
- Priority Habitat Inventory - additional habitats
- Vehicle, cycle and pedestrian access point to be explored
- Overhead power line
- Boundary to neighbouring properties
- Watercourse



Considerations plan. Not to scale. Aerial Photograph: © Google Earth


N.
Bassingbourn Pre School
Bassingbourn Primary School
Bassingbourn Badminton Club
Bassingbourn Village College
Bassingbourn Sports Centre

MASTERPLANNING OPPORTUNITIES

The following diagrams explore the masterplanning opportunities for the Site, providing a placemaking-led response to the technical, movement and social infrastructure considerations identified within the preceding chapters. Our understanding of the Site and its technical considerations demonstrates that it is capable of accommodating 95 new homes.



Retain and Enhance Green and Blue Infrastructure

Existing vegetation will be retained and enhanced wherever possible, forming the foundation of a connected network of green and blue infrastructure that will support biodiversity, provide recreational opportunities and contribute to the character of the development. The existing watercourse along the eastern boundary provides an opportunity to establish a strengthened blue-green corridor incorporating native planting and wetland habitats.

Built development will be directed away from areas at greatest risk of flooding, including Flood Zone 3. The sustainable drainage strategy will respond positively to the Site's natural topography and existing surface-water flow paths, using attenuation and other SuDS features as an integral part of the landscape framework.



Create a New and Sensitive Settlement Edge to the Countryside

Development will be pulled back from the eastern, southern and western boundaries to allow for open space, planting and wetland habitats. New planting along the southern part of the Site will soften views and establish a sensitive transition between Bassingbourn and the wider countryside.

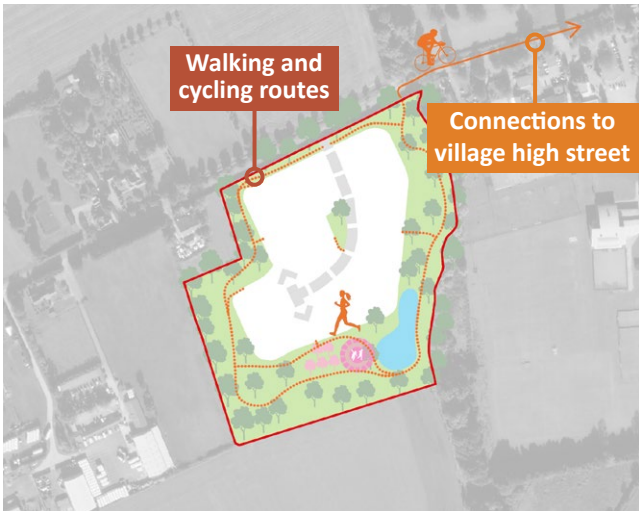
Homes towards the southern edge will be predominantly lower-density and generally two storeys, overlooking a multifunctional and biodiverse area of public open space. A looser arrangement of buildings, interspersed with planting and views towards the countryside, will create a softer and more porous settlement edge. A sustainable drainage basin will be integrated into the landscape framework.

Development will also be set back from Brook Road behind a landscaped frontage, creating an attractive approach to the Site and helping to establish a greener western gateway into Bassingbourn.



Celebrate Nature and Promote Health and Wellbeing

A network of multifunctional public open spaces will provide opportunities for recreation, play, biodiversity enhancement and engagement with nature, supporting the health and wellbeing of both new and existing residents. Features could include nature interpretation, sustainable drainage and wetland habitats, community orchards, a trim trail and play space.



Encourage Walking and Cycling

The Site is conveniently located approximately a 9-minute walk and 3-minute cycle from the village High Street. The scheme will prioritise walking and cycling through safe and attractive routes within the development and connections into the existing network, encouraging active travel both within the Site and to facilities across Bassingbourn.



Ensure Legible and Characterful Streets and Spaces

A well-connected and clearly defined hierarchy of streets and spaces will create an attractive and legible neighbourhood that prioritises walking and cycling. Vehicular access will be provided from Brook Road, while internal streets will be designed at a human scale, responding to local character and creating safe, attractive and easily navigable routes for all users.

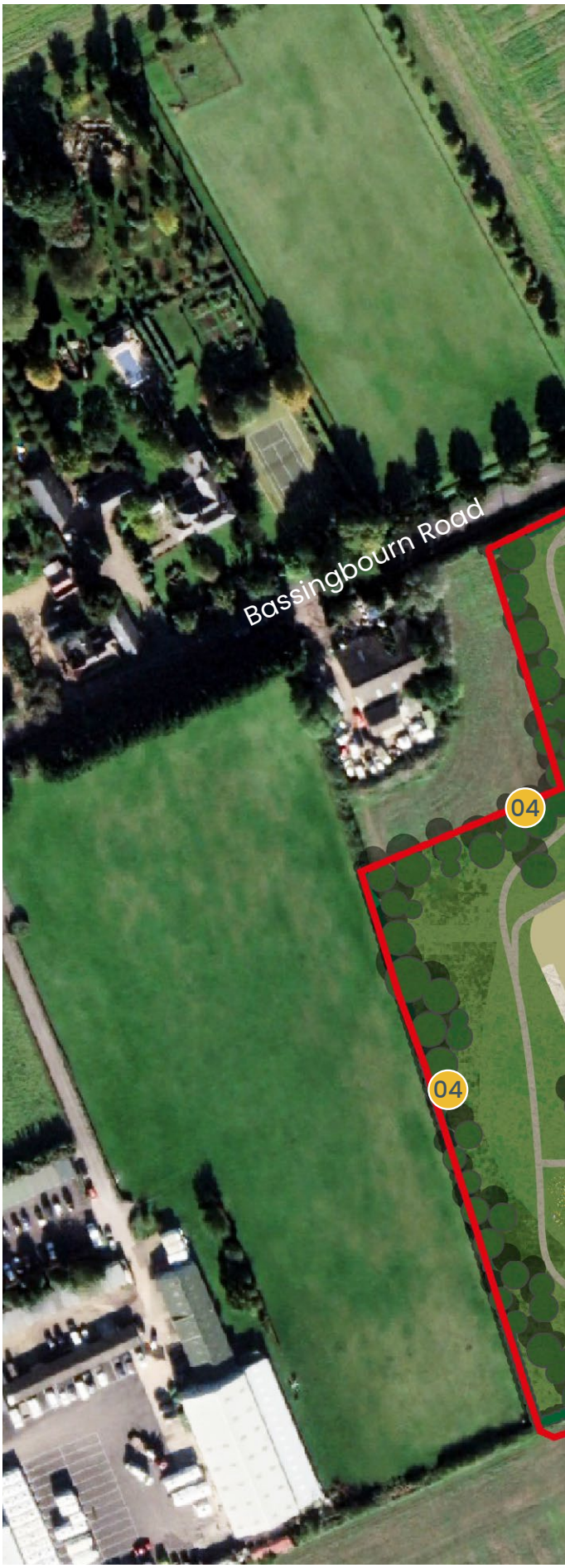
PLACEMAKING VISION

This Vision has been prepared to demonstrate how the Site could come forward as a high-quality, sustainable and landscape-led extension to Bassingbourn, providing 95 new homes within a strong framework of green and blue infrastructure.

The emerging proposals respond to the Site and its particular relationship with Bassingbourn, while also taking account of the strategic priorities and relevant policies of the Proposed Submission Greater Cambridge Local Plan. The masterplanning approach places climate resilience, biodiversity and green infrastructure, health and wellbeing, sustainable movement, local character and high-quality homes at the heart of the proposals.

The technical and design work undertaken to date has informed an emerging framework that integrates new homes with substantial areas of public open space, sustainable drainage, habitat creation and enhancement, active travel connections and a sensitive new settlement edge.

The following placemaking principles demonstrate how these objectives can be embedded within the development of Land at Brook Road. Together, they provide a framework for creating a healthy, inclusive, well-connected and environmentally responsible neighbourhood that responds positively to Bassingbourn and its countryside setting.



Concept Plan. Not to scale. Aerial Photograph: © Google Earth


N.
Brook Road
Bassingbourn Primary School
Bassingbourn Sports Centre
01
02
03
04
05
06
Key
Site boundary
01 Primary vehicular, pedestrian, and cycle access point
02 Pedestrian access point
03 Sustainable Drainage System (SuDS)
04 Retained and enhanced vegetation
05 Community orchard and/or community gardens
06 Meadow planting and species-rich landscapes
Public right of way - footpath
Footpaths/leisure routes
Children's play space

Placemaking Principles

The following placemaking principles respond to the Site and its context and have been informed by the strategic priorities and relevant policies of the Proposed Submission Greater Cambridge Local Plan.

Health, Wellbeing and Inclusive Living

Healthy and Accessible Neighbourhood: Create a place that supports healthy lifestyles and inclusive living, with homes and public spaces designed to be safe, legible and accessible to people of all ages.

Green Space and Recreation: Provide multifunctional green spaces that support recreation, play, walking and informal enjoyment.

Growing and Productive Landscapes: Incorporate features such as orchards, gardens and allotments that encourage local food growing, outdoor activity and a stronger connection between people and nature.

Homes and Inclusive Community:

A Balanced New Neighbourhood: Provide a varied mix of homes of different types, sizes and tenures, including affordable housing, responding to local needs and supporting a mixed and inclusive community.

Adaptable Homes: Design high-quality homes that can respond to changing household needs and support people through different stages of life.

Connected to Village Life: Integrate new homes with existing services, schools, sports and community facilities within Bassingbourn, with convenient walking and cycling connections wherever possible.

Sustainable Movement and Connectivity

Promoting Sustainable Travel: Prioritise walking, cycling and public transport so that daily journeys can be made conveniently and sustainably.

Connected Streets and Routes: Create a permeable layout with clear pedestrian and cycle connections that integrate the Site with the existing village and surrounding facilities.

Reducing Car Dependence: Shape development so that it supports more sustainable travel choices and reduces reliance on the private car where possible.

Character, Landscape and Place

Responding to Local Character: Create a development that reflects the scale, form and character of Bassingbourn and contributes positively to the quality of the built environment.

Landscape Led Design: Use green infrastructure, planting and open space to shape the development structure and create a strong and attractive settlement edge.

High Quality Public Realm: Provide well designed streets and public spaces that support social interaction, reinforce identity and contribute to a positive sense of place.



Climate Resilience and Flood Risk

Flood Risk Response: Integrate sustainable drainage and other flood mitigation measures into the design from the outset, recognising the importance of water management in Greater Cambridge.

Climate Resilient Design: Ensure that the development is designed to respond positively to climate change through layout, landscape, drainage and building performance.

A Robust Green Infrastructure Framework:
Use landscape and water features as part of a multifunctional framework that supports resilience, amenity and biodiversity.

Biodiversity and Green Infrastructure

Biodiversity Enhancement: Deliver measurable biodiversity improvements through habitat creation, strengthening of ecological corridors and careful management of green spaces.

Nature Integrated with Place: Ensure that ecological features are not isolated but are integrated into the wider landscape and public realm framework.

Long Term Stewardship:
Create a framework that allows habitats, planting and green spaces to be managed and enhanced over time.

Water and Environmental Quality

Water Efficiency: Incorporate water conscious design measures to help reduce consumption and promote long term environmental responsibility.

Water Quality and Drainage: Use SuDS and landscape led drainage features to manage surface water effectively and support wider environmental benefits.

Healthier Environments: Promote a cleaner, greener living environment through careful design, planting and integrated infrastructure.

Energy, Resources and Stewardship

Energy and Carbon Reduction
Support lower carbon development through efficient building fabric, renewable energy technologies and an overall design approach that reduces emissions.

Sustainable Materials and Resource Use: Encourage the efficient use of materials and resources in a way that reduces environmental impact over the life of the development.

Responsible Long Term Stewardship: Reflect the landowner and promoter's wider commitment to environmental sustainability through a development approach that is designed to perform well over time.



SUSTAINABILITY

Sustainability is a core principle of the vision for Land at Brook Road and has informed the emerging development framework from the outset.

This reflects the aims of the strategic priority for climate change in the Emerging Greater Cambridge Local Plan, responding to the emphasis on climate adaptation, flood resilience and practical carbon reduction. Together, these provide a clear basis for a development approach that integrates energy efficiency, sustainable drainage, responsible water use, biodiversity enhancement and the careful use of materials and resources.

Future Homes Standard

The development would seek to align with the Future Homes Standard, as updated in 2026, and with wider best practice in sustainable design, helping to ensure that new homes are built with low carbon heating, high levels of energy efficiency and on Site renewable electricity generation, while remaining resilient over the long term.

The Proposals

Sustainability principles have been embedded throughout the emerging proposals and would be taken forward through a combination of Site-wide and building-specific measures. This includes a landscape-led masterplan that integrates sustainable drainage, habitat creation, tree planting, green infrastructure and active travel connections, alongside measures within individual parcels and homes to improve building performance, reduce energy demand, support renewable energy generation, manage water use efficiently and promote climate resilient design.

Together, these measures would help ensure that Land at Brook Road could come forward as a well designed, lower carbon and future resilient neighbourhood.

Energy and Carbon Management

The development would seek to align with the Future Homes Standard and the relevant Approved Documents, helping to ensure that new homes are highly energy efficient, incorporate low carbon heating and are resilient over the long term. The standard introduces a requirement for on Site renewable electricity generation for new dwellings and buildings containing dwellings. Where photovoltaic technology is used, arrays should be designed to achieve a reasonable output in accordance with the approved methodology, which may include provision equivalent to 40% of ground floor area or, where appropriate, the reasonably practicable roof area. Where another renewable technology is used, the electricity generated should be equivalent to the required output.

In addition, the energy strategy for the Site would continue to follow the energy hierarchy by reducing energy demand first and then meeting remaining needs efficiently. Measures that could be incorporated, subject to further design, technical and viability considerations, include:

- Passive solar design measures that optimise heat loss and heat gain and maximise natural daylight.
- Natural ventilation, solar shading and green or brown roofs, where appropriate, to help reduce overheating risk and cooling demand.
- The use of efficient building fabric, heat recovery and other low energy systems.
- Construction detailing that minimises thermal bridging and carefully controls air permeability in line with the Future Homes Standard and relevant guidance.
- Low carbon heating and hot water systems.



Water Resources and Flood Risk

The proposals would seek to protect the quality and quantity of water resources and minimise water consumption through a Site wide approach to sustainable water management. Strategies could include:

- Developing a sustainable water strategy for the Site, including consideration of rainwater and greywater recycling where appropriate.
- Incorporating water efficient fittings and devices within dwellings.
- Using Sustainable Drainage Systems to manage surface water runoff in a way that responds positively to the Site's context and wider flood risk considerations.

The most appropriate way to manage surface water runoff is through Sustainable Drainage Systems that seek to mimic greenfield drainage by:

- Reducing the quantity of runoff from the Site through source control techniques.
- Slowing the movement of runoff to allow settlement, filtering and infiltration through permeable conveyance.
- Providing passive treatment and attenuation before discharge to land or a watercourse.



Materials and Resources

The proposals would explore the use of sustainable materials and seek to minimise resource use over the life of the development.

The selection of materials and components should consider durability, whole life performance and environmental impact. Timber products could be obtained from sustainable sources, such as FSC certified or equivalent accredited suppliers. The use of locally and ethically sourced materials would also be explored where practicable.

The proposals would also explore earthworks on Site and seek, where possible, to achieve a cut and fill balance. Materials excavated during construction would be reused on Site or locally wherever practicable.



Climate Change Adaptation

The proposals would be designed to respond positively to future climate conditions, including hotter, drier summers, warmer, wetter winters and more extreme cycles of flooding and drought.

The masterplan would have regard to the following, subject to further design, technical and viability considerations:

- The orientation of buildings and streets to reduce excessive solar gain and capture breezes where appropriate.
- The use of green infrastructure, open space and water features as part of a landscape framework to reduce urban heat effects, provide shade and support evaporative cooling. The use of shading, such as tree planting, canopies and façade design, while balancing the need for daylight and solar access in winter.
- Passive ventilation and building layout that support comfort and resilience, alongside compliance with relevant overheating and ventilation requirements.
- Flood risk management measures and drainage strategies that take account of increased rainfall intensity and climate change.
- Drainage systems and water use strategies for buildings and landscape that respond to increasing drought conditions and potential water restrictions.



CONCLUSION

Part 4

SUMMARY OF BENEFITS

Land at Brook Road offers the opportunity to deliver a high quality, sustainable and landscape led neighbourhood to Bassingbourn. The summary below highlights the principal benefits of the Site, informed by the vision, technical work and placemaking principles set out in this document.



95 new market and affordable homes to meet local needs.



High quality homes that have space for home working and are future-proofed for adaptability and flexible living and working arrangements.



A variety of house types and tenures to suit a wide range of households looking to get on the housing ladder, buy a family home or downsize.



The proposals provide a network of multi-functional green infrastructure that supports a range of informal and formal activities for everyone's participation and enjoyment including play areas, open space, ecological rich meadow areas, SuDS and productive landscapes.



The development will support delivery of the Proposed Submission Greater Cambridge Local Plan's vision and strategic priorities.



Promoting active travel by improving pedestrian and cycle connections to local facilities in Bassingbourn and providing high-quality walking and cycling routes within the Site.



A development that responds positively to the local character and establishes a sensitive new edge to Bassingbourn.



Connecting people to nature through growing spaces and orchards, alongside habitat creation and enhancement with the opportunity to achieve a biodiversity net gain.



Incorporate a sustainable drainage system which will discharge surface water in line with the SuDS hierarchy and national and local planning policy.



New homes designed to be highly energy efficient, incorporating low-carbon heating and renewable energy generation in response to prevailing Building Regulations and local planning policy.



New homes would help support existing local shops, services and community facilities, while contributing towards infrastructure where required.

This document has demonstrated that Land at Brook Road represents a credible, sustainable and deliverable opportunity for growth within Bassingbourn.

The Site provides an opportunity to deliver 95 new homes, including affordable housing, in close proximity to existing schools, sports facilities, services and other facilities within the village. In addition to providing much-needed new housing, the Site offers the opportunity to deliver substantial publicly accessible open space, sustainable drainage, biodiversity enhancement and improved pedestrian and cycle connections.

The emerging proposals have been shaped by the Site's technical considerations and its relationship with the existing village and surrounding countryside. The resulting landscape-led approach would create a sensitive new settlement edge while providing high-quality homes and significant opportunities for nature, recreation, active travel and climate-resilient design.

The Vision responds positively to the vision and strategic priorities of the Proposed Submission Greater Cambridge Local Plan and demonstrates the potential for Land at Brook Road to make a positive contribution to the future growth of Bassingbourn.

Taken together, the work undertaken to date provides a strong basis for the Site to be considered further through the plan-making process. Obsidian looks forward to working collaboratively with Greater Cambridge Shared Planning, Bassingbourn-cum-Kneesworth Parish Council and other stakeholders as the proposals continue to evolve.

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