

December 2025

Site Details

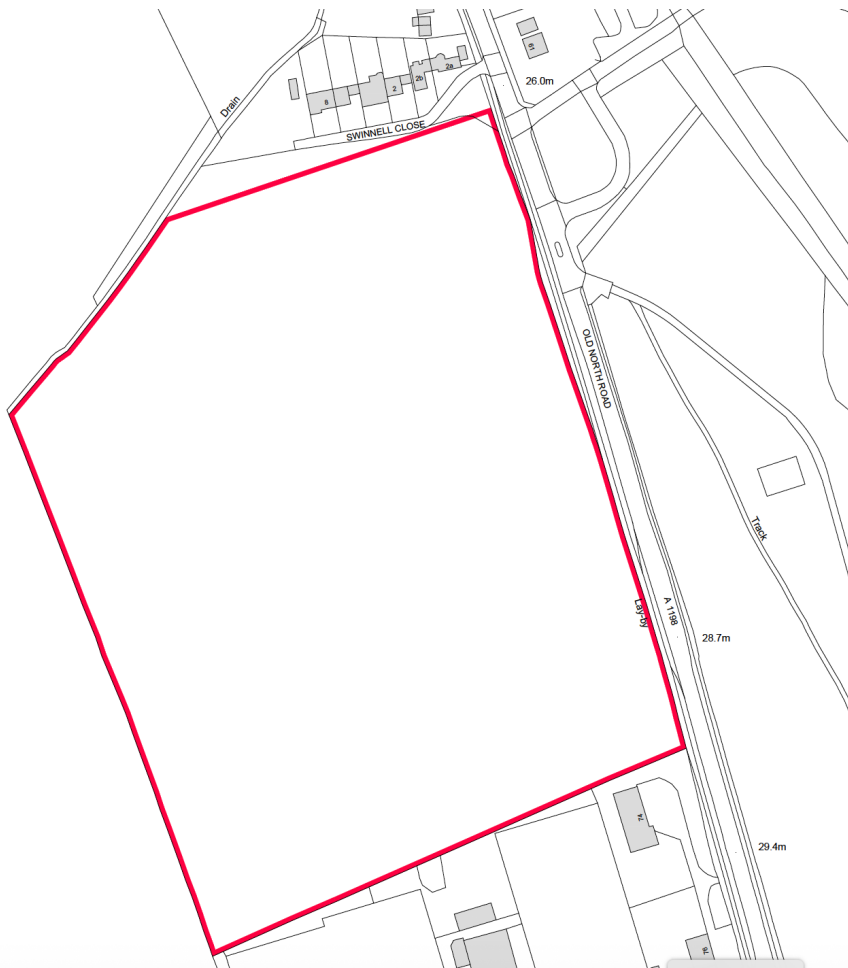
Site location

- Land to the west of old north road, Bassingbourn cum Kneesworth

Site Area

- 6.4ha

Site Map



Current and most Recent Land Uses

Current site use

- Arable field

Previous site use

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- Arable field

Historic planning applications

- N/A

Previously developed land, greenfield or mixture

- Greenfield

Proposed Future Uses

Proposed development

- Residential

Suitable areas

- 4.2ha

Accompanying Uses

- SUDS, onsite biodiversity area, children's play area, informal walking area, community Orchard

Benefits to local area

- 40% Affordable housing, improved green and blue infrastructure, additional off-site contributions towards sports and community uses.

Estimate of number of units/floorspace

- 140 @ 31.8dph (policy compliant)

Suitability – site features and constraints

- The site's edge of settlement location means that it is in a sustainable location close to both Bassingbourn and Kneesworth.
- The site is largely located in Flood Zone 1, however some of the site is in Flood Zone 3. No residential development is proposed in the FZ3 area, which is given over to a range of community uses.

Proposed mitigation

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- On site SUDs to slow water down.

Vehicular Access

- Off Old West Road – adequate viz splays

Site Access details

- A simple priority/T junction is proposed

Slopes or unstable ground

- The topography of the site is flat and is at the same level as the road. Ground Conditions investigations confirm no abnormal Ground conditions (strip foundations proposed).

Physical constraint details

- Given the nature of the site, other than flood zone, no other physical constraints are on site as far as we are aware.

Environmental constraints

- Flood Zone 3 to northern section of site – it is proposed to ‘rewild’ this area and create onsite green infrastructure and amenity.

Adjacent to key utilities

- Yes – all necessary utilities are in close proximity to the site.

Infrastructure details

- It is considered that there should not be any major infrastructure upgrades required. Any necessary requirements (such as off site highways works) can be agreed during the planning process.

Availability

When could the site be available

- Once planning is granted and the land is sold the site is available for development.

Reason

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- Gentian are promoting the site and are duty bound to sell the land with an acceptable planning permission.

Market interest

- Not marketed but developer contacts interested when comes to market.

Market attractiveness

- Initial advice is that it is a strong site and the proposed number of dwellings would be of interest to both SMEs and National Housebuilders with a build out period of circa 3 years.

Reasons for historic lack of development

- N/A

Deliverability

Delivery start date

- Summer 2027

Completed development

- Summer 2030 (build out rate of 50 dwellings P/A)

Development period in years

- 3 year build out.

Abnormal cost factors

- TBC but nothing assumed. We have allowed for some costs within the development appraisal.

How to overcome issues

Viability

Viable

- Yes. A Policy compliant scheme (40% affordable) is viable.

Supporting Evidence

- Pre app document produced by RAMP studios

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Health Impact Assessment Checklist

Healthy environments

Flooding

4.2ha Flood Zone 1

2.2ha Flood Zone 3

A Flood Risk Assessment will be prepared and the recommendations of the report will be incorporated into the design and layout of any scheme.

SUDS/green roof etc

An on site SUDS scheme is proposed. This will be within an allocated green area to maximise the biodiversity opportunities.

Contaminated Land

N/A – arable field

Noise

A noise report will be prepared for any planning application with any recommendations to be complied with. It is not considered that this should be a constraint which will limit any development.

Air Quality

A noise report will be prepared for any planning application with any recommendations to be complied with. It is not considered that this should be a constraint which will limit any development.

Overheating

This will largely be down to the construction of the dwellings, however the orientation and layout will accommodate such matters.

Waste Management

Construction waste will be sustainably disposed of. There will be a s106 contribution towards on-site bin provision.

Safe Construction

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A Construction Environmental Management Plan will be prepared and agreed via the planning permission.

Health Housing

Healthy Homes

Internal/External Space

All dwellings will meet the national space standards. All dwellings will be served with gardens. There will be communal green space for all to enjoy both visually and physically.

Housing Types and Sizes

The proposed development will be Policy compliant. We will also be led by the Local Authorities housing officer as well as market demand to ensure a

Affordable Homes

We envisage being able to deliver 40% affordable housing on site through a mix of tenures.

Accessible Homes

We see no issue with being able to provide accessible housing on site (subject to market testing).

Homes for Gypsies and Travellers

We don't consider this as necessary on the site.

Active Travel and Inclusive Mobility

One of the key features of the sites location being edge of settlement is that it is in walking distant to the goods and services in Bassingbourn cum Kneesworth. The topography of the site and the surrounds is flat, meaning goods and services are accessible through various modes of transport.

Promoting Walking and Cycling

Within the site we have included a circular walk around the biodiversity area. This will link up to the wider footpaths areas throughout the site.

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All dwellings will benefit from safe and secure cycle parking.

Connectivity

The site benefits from an existing footpath which runs into the adjacent settlements of Bassingbourn and Kneesworth. There is a bus stop in close proximity of the site. The main road runs adjacent to the site.

Safe Travel

Footpath network throughout the site. Reduced speed throughout the site could be agreed.

Cycle Parking Infrastructure

As above – all dwellings will benefit from safe and secure cycle parking.

Inclusive mobility

The sites topography lends itself to ensure that all modes of transport can travel within the site. The road and footpath network will be built to Cambridgeshire County Council Standards.

Open Space and Recreation

Access to open space

2.2ha on site open space delivery (5.4 football pitches worth)

Outdoor Play and recreation

Children play space provided on site (LEAP).

Indoor recreation and sport space

Off site contribution to be agreed with the LPA.

Safety and crime prevention

Pre-application advice to be received from Police/security consultant.

Open and recreational space management

Management Company to be agreed via s106.

Access to Healthy Food

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Local Spaces for Growing Food

An on-site community orchard is proposed.

Retail Choices

The additional population will improve the viability and vitality of the local high street and village centres.

Vibrant Communities

Health Care Facilities

It is considered that the proposed development will improve the health and wellbeing of the residents by having secure modern housing and a pleasant living environment and surrounding area.

Education Facilities and Childcare Services

The site is in close proximity to the existing educational services. An education contribution could be agreed.

Social Facilities

Affordable housing is provided on site to help with providing housing to those on the associated housing lists.

Cultural Facilities

The proposal will provide for s106 contributions towards cultural facilities.

Employment Opportunities

There will be jobs created through the construction phase. There is potential for improved home working.

Compatible Land Uses

Green and Blue Infrastructure

Digital Connectivity and access to telecommunications Infrastructure

Broadband infrastructure and internet connection



South Cambridge Call for Sites and Health Impact Assessment Summary Document

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Appropriate services will be brought to the site to ensure broadband to the site. The speed will be dependant on service providers.

Mobile network coverage

This will be provided by operators. The houses should be constructed in a way that does not cause issues to mobile network.