



Gentian Developments Ltd

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Local Plan Team

Greater Cambridge Shared Planning Service

Cambridgeshire

By email only

17<sup>th</sup> December 2025

Dear Local Plan Team,

**Call for sites submission – land west of Old North Road, Bassingbourn-cum-Kneesworth, South Cambridgeshire**

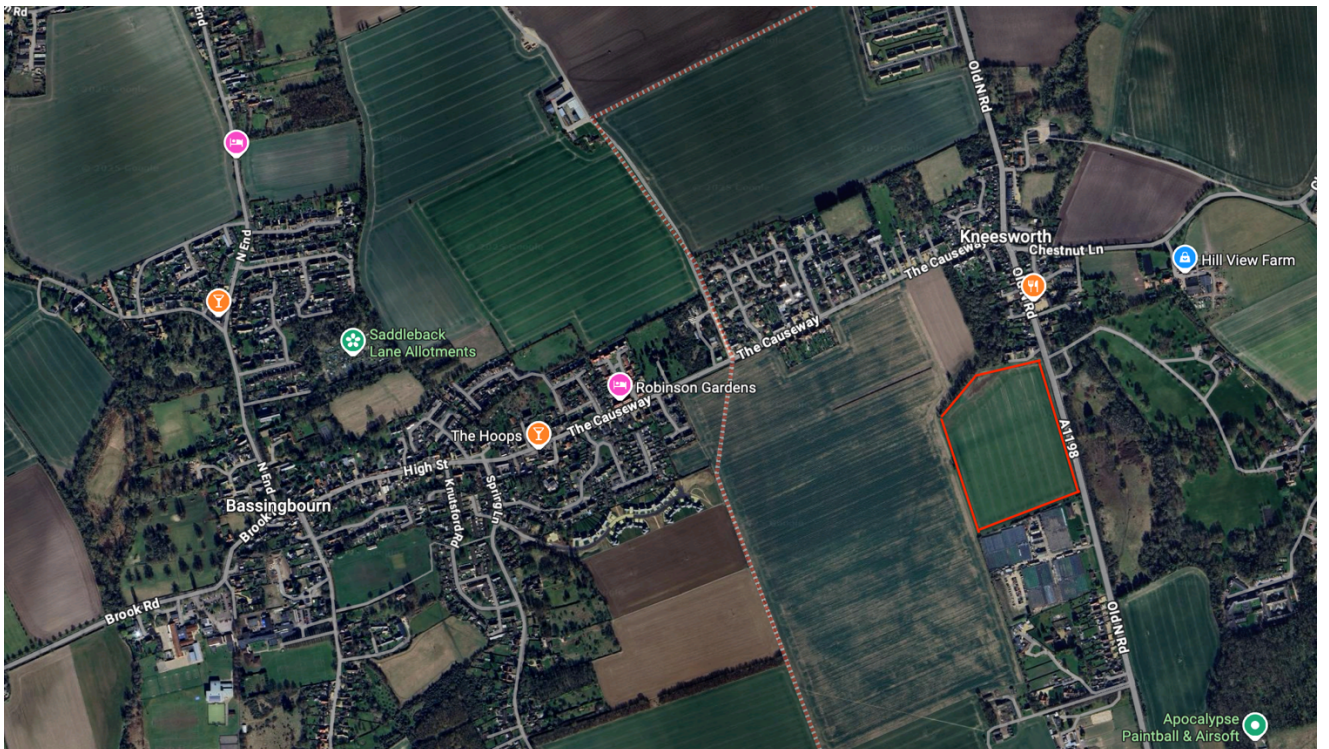
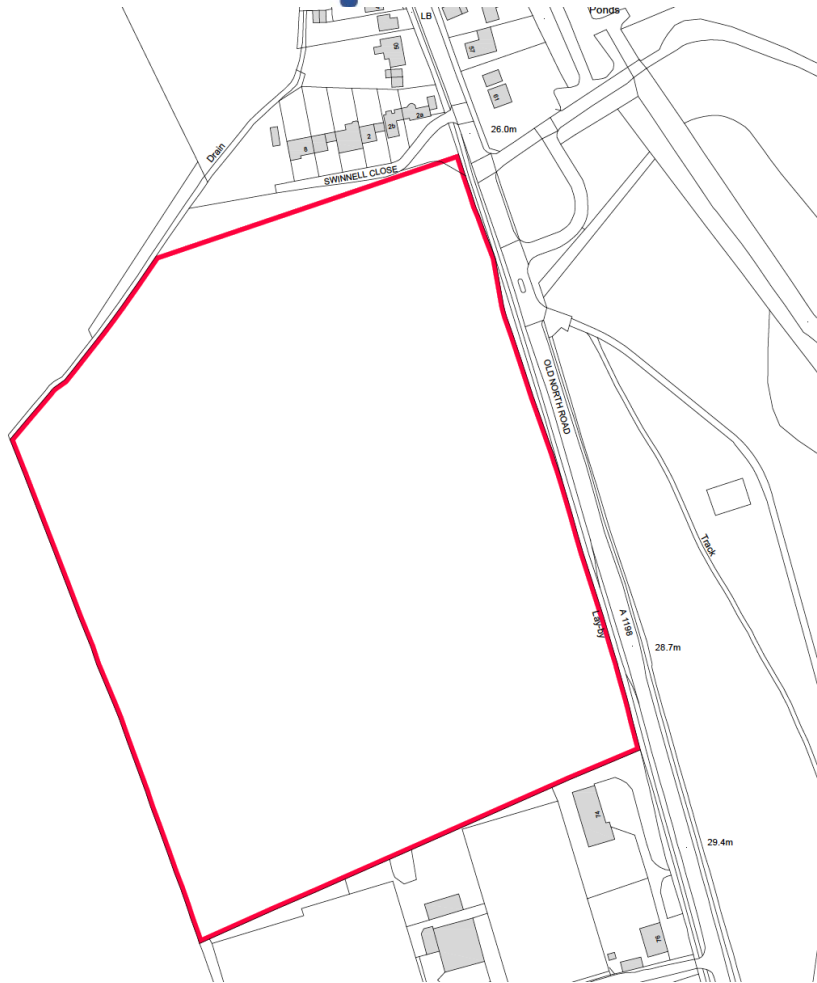
I am pleased to enclose details pursuant to the latest call for sites for the Greater Cambridge Local Plan which ends on the 30<sup>th</sup> January 2026. This submission is made by Gentian Developments Ltd – the land promoter for the site and has full consent from the landowner to submit these representations.

Gentian Developments have entered into a Promotion Agreement with the landowner, and we intend to submit a planning application for circa 140 dwellings on the site.

The site in question is a 6.6 hectare parcel of land located to west of Old North Road, Bassingbourn – cum Kneesworth, as illustrated below.



# GENTIAN



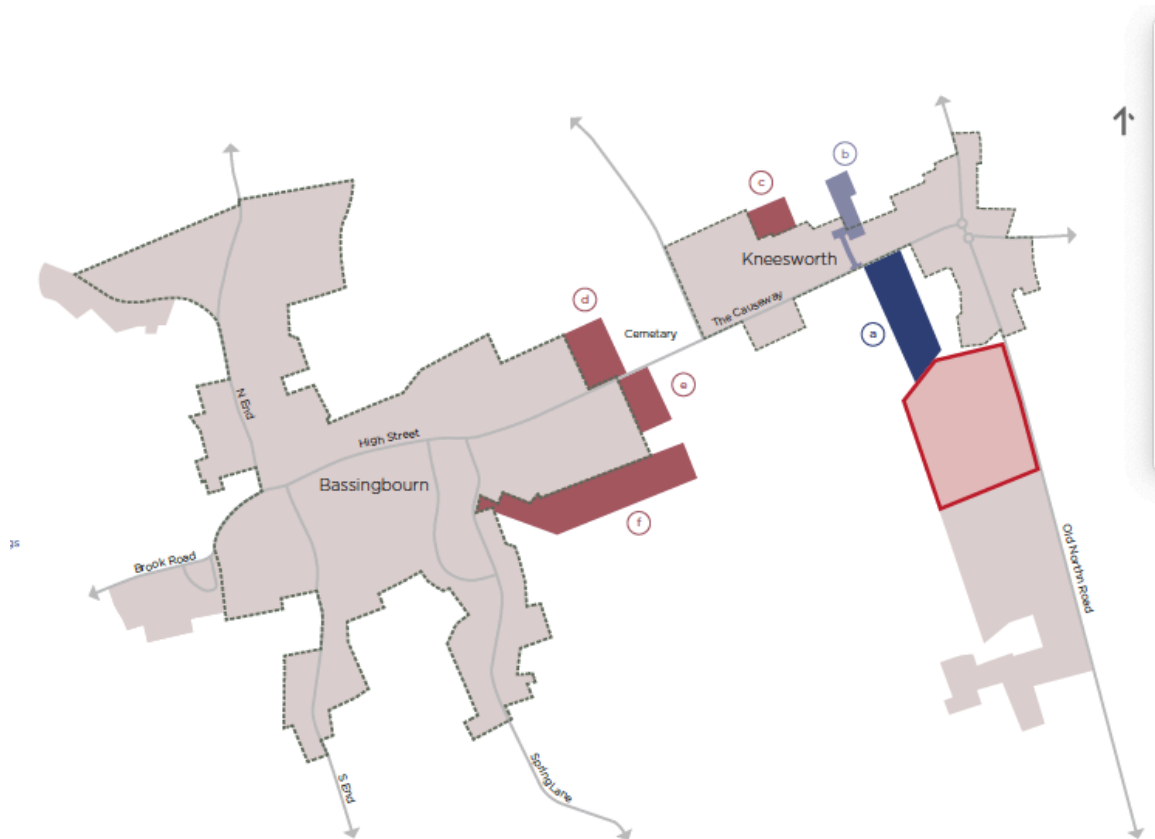
This submission is supported by the following suite of documents –

- this covering letter
- Old North Road pre-application document (September 2025), including high level Health Impact Assessment
- Illustrative Layout
- Illustrative accommodation schedule
- Call for sites summary

### Site Details

The site is located adjacent to the settlement boundary of Bassingbourn -cum – Kneesworth; a minor rural centre which benefits from number of amenities including a retail, food and beverage provisions, a primary school and village college.

Residential properties of Swinnell Close are located to the north of the site. A recent planning application for 9 self-build dwellings was approved under application 22/04153/OUT, further adding to the settlement boundary as illustrated below. To the south of the site, commercial glass houses and residential properties are located. It is considered the site makes a logical infill site whilst respecting the surrounding built development boundaries.





The site benefits from an existing footpath to the front of the development, which connects into the village and surrounding area. The topography of the site and the surrounding village is relatively flat, and the village centre is a 15-minute walk from the site.

The total site measures 6.4 hectares and consists of arable fields. A review of historic maps suggests that the site has remained undeveloped from the earliest available map (1885) to the present day (2025).

The majority of the site (4.2ha) is located in flood zone 1. The remaining of the northern part of the site is located in 2.2ha is located in FZ3.

A site investigation has been undertaken. Ground conditions at the site comprise Topsoil over a discontinuous layer of Head Deposits in turn overlying undifferentiated units of the Grey Chalk Group (formerly the Lower Chalk). No significant sources of contamination have been identified with regard to the proposed development, no significant contaminations risks are considered to be present.

### **Access/Sustainable Location**

The site will be off Old North Road. It is envisaged that a T junction access should be sufficient to service the development. Old North Road being a straight road, adequate viz splays are expected to be achieved. Separate discussions will be had with the Highways Authority.

As outlined above, the site is located in a sustainable location being so close to the village and benefiting from an existing footpath to the front of the site. The relatively flat topography of the site and its surrounds is considered to be advantageous for encouraging trips by foot and cycle for local goods and services in the village.

### **Development Proposals**

A residential development of up to 140 dwellings, on-site public open space, biodiversity improvements, community orchard and play space is being proposed to be considered as part of this call for sites. An indicative layout has been prepared as part of this submission.

As part of initial due diligence, we have undertaken a high-level market review and development appraisals in line with an indicative accommodation schedule based on discussions with local estate agents. Within this we envisage the development being able to deliver a policy compliant 40% affordable housing provision with a certain cost allocated for development contributions as necessary. A necessary caveat here is that this has not been tested with various consultees and other regulatory requirements.



A high-level review has also been undertaken in line with the Health Impact Assessment checklist. A full suite of supporting information has been prepared and supports this submission.

### **Suitability of the site**

As outlined above, the site is in a very sustainable location being on the edge of the settlement boundary. The site benefits from an existing footway to the front which provides both pedestrian and cycle connectivity into the village centre. Built development is located both to the north and south of the site, with other new developments permitted in and around the conurbation, making it a natural infill site.

Bassingbourn -cum- Kneesworth as a rural centre, benefits from a number of local amenities including retail, Food and Beverage offerings, goods and services, community and educational facilities. The nature of the topography of the site and its surrounds allows for a relatively flat walk/cycle, which should not discourage active travel options.

In the wider context, the site is well serviced by other retail provisions towards Royston which is close to the site, thus not requiring long car-based journeys for other goods and services not provided for in the village.

Site investigations confirm there are no abnormal ground conditions which should hinder the site being brought forward.

Highways access is considered to be relatively straightforward, with adequate viz splays being provided. Discussions will need to be had with the Highways Authority and appropriate access arrangements agreed.

The proposals seek to delivery all residential development within flood zone 1. The area within flood zone 3 is to be designated to on-site public open space, biodiversity improvements, community orchards and play space. It is considered this is an acceptable use of this area which helps with the placemaking principles.

### **Availability/Deliverability**

The landowner has entered into a promotion agreement with the developer to bring the site forward for residential development. The site is wholly owned by the landowner, therefore there are no ownership issues that would hinder the site being brought forward once planning permission has been granted.

The proposed number of units would appeal to both SME and National House Builders. The straightforward access arrangements and associated infrastructure works is a major benefit to the delivery of any scheme. It is envisaged that a scheme of 140 units would be built out over a period of 3 years, which would bring immediate and long-term benefits to the local community.



## **Conclusions**

The site is both suitable and available for development. Bassingbourn-cum-Kneesworth benefits from a range of goods and services. It is also well serviced with existing pedestrian connectivity to the village. The sites edge of settlement location makes it a sustainable location. The site being bounded by development to the north and south makes it a natural infill site. The site therefore has the potential to deliver a sustainable development that will help meet the housing need of the area for the local plan period and beyond.

Thank you for taking the time to read this covering letter, the supporting information of this submission outlines in more detail the sites suitability for development and can be used to justify the site being allocated for development in the next local plan.

Yours sincerely,

Aiden Murray

Planning Director

Gentian Developments Ltd