



Land at
Brook Road
— Bassingbourn —





Gladman are a privately funded, family-run business with over 30 years' experience in the land and development industry. From our beginnings in housebuilding, through to our success in commercial and industrial properties, we have evolved into the UK's largest and most successful land promoter.

Gladman wish to promote land at Brook Road, Bassingbourn for residential development. The site has the potential to deliver a mix of 2-5-bedroom homes, 40% of which would be affordable, as well as the potential for additional community benefits (subject to further consultation).



THE SITE

- Site size: 6.46 ha / 15.95 acres
- Development proposals: The site has the potential to deliver a residential development of approximately 140 new homes with public open space.
- The development of the Brook Road site also offers the opportunity to provide further benefits to the community.

LAND OWNERSHIP & DELIVERY

- Land ownership: The site is owned by a single landowner who wishes to make the site available for new homes. There is a signed contract, in the form of a promotion agreement, between Gladman and the landowner to promote the land for residential development. The land could be released as soon as planning permission is granted.
- Timescales for delivery: It is anticipated that construction could commence within two years of the grant of outline planning permission.

THE SITE: SUITABILITY FOR DEVELOPMENT



Landscape Character



- The site is not subject to any national, local or other landscape designations.
- The site is well contained within the landscape and landscape features would be retained where possible.
- It is anticipated that with sensitive landscaping, green infrastructure provision and good quality design, any impact of a development on the countryside and the character of Bassingbourn could be minimised.

Biodiversity, Green Open Space & Local Wildlife



- Any development of the site would aim to enhance the environment through the provision of green infrastructure.
- The site is not designated for its biodiversity value and is predominantly in agricultural use.
- A preliminary ecological appraisal has been carried out by specialist ecological consultants. This found that no designated sites would be affected by development of the site.
- The preliminary ecological appraisal has identified a number of opportunities for ecological enhancement on the site, including: wetland and aquatic habitat creation; hedgerow planting; native planting; and the provision of new bat roosting and bird nesting opportunities.

Heritage



- Initial, desk-based research has identified that the site does not contain, nor is it adjacent to, any designated heritage assets.
- The site falls outside Bassingbourn Conservation Area.

Design



- The proposals will follow a design-led approach, taking into account the setting of the site.

Flooding



- The majority of the site falls within Flood Zone 1. There is a limited area of Flood Zone 3 associated with the watercourse along the eastern boundary of the site; any built form would be excluded from this.

Access and Highways



- An initial access appraisal has established the site could be served by a single access point from Brook Road.

WHAT COULD THE DEVELOPMENT DELIVER ?

GLADMAN ARE KEEN TO WORK WITH THE LOCAL COMMUNITY TO SHAPE THE PROPOSALS TO MEET THE VISION FOR BASSINGBOURN.



Affordable Housing

If allocated, any development on the site would deliver 40% affordable housing, in line with South Cambridgeshire Local Plan policy.



Recreation Green Space

The site offers the potential for pedestrian and cycle routes through the site, with new landscaping and open space for recreational activities.



New Homes

Approximately 140 new homes of a range of sizes and tenures.



Next steps

Thank you for taking the time to look at our proposals. We would welcome your views and are happy to answer any questions that you may have.

www.gladmanland.co.uk

