



Bassingbourn, South Cambridgeshire

Introducing land at Brook Road, Bassingbourn.

9 December 2021

An Introduction to Brook Road

This StoryMap explores the development potential of land at Brook Road, Bassingbourn.

The site measures 6.46 and is on the western edge of Bassingbourn. Located adjacent to Bassingbourn Primary School, the vision for the development of the site is for a Green Infrastructure, high-quality design led development on the edge of Bassingbourn for up to 80 residential dwellings. A brook runs along the eastern boundary down towards the Wellhead Spring.

Bassingbourn is a Minor Rural Centre, with a population of 2,481 (2011 Census). Benefitting from access to primary and secondary schools, a sports centre, shop, pharmacy, post office, library and pub it is a sustainable settlement with a service provision capable of meeting most daily needs. Bassingbourn is clearly appropriate for and capable of accommodating housing growth.



Bassingbourn cum Kneesworth Parish Area map

With a network of public footpaths surrounding Bassingbourn, land at Brook Road presents an opportunity to create a wider link around the network. The map below shows the current network, and the creation of the linkage which would enhance connections to the Green Infrastructure network.



Bassingbourn Circular Walk Proposal

The site can achieve an appropriate access on to Brook Road and has the potential to provide a high-quality residential development along with the provision of a riverside walk down to the Wellhead Spring. Access to open space has increased in communities' priorities as a result of the pandemic. Creation of this riverside walk has tangible benefits not only for social health and wellbeing but also in relation to the enhancement of biodiversity and the provision of a biodiversity net gain.

Housing and Economic Land Availability Assessment

Land off Brook Road, Bassingbourn was assessed in the Greater Cambridge Housing and Economic Land Availability Assessment (HELAA) 2021 under site reference: 40342. The site was considered to be available and achievable for residential development of up to 140 dwellings but scored 'Red' in terms of suitability.

Gladman consider that the outcomes within the assessment do not accurately reflect the site context or the acknowledge and reflect the site proposals and design. Herein, the StoryMap will address concerns within the assessment and outline how the scheme has been designed to overcome issues and create a scheme which benefits the wider community.

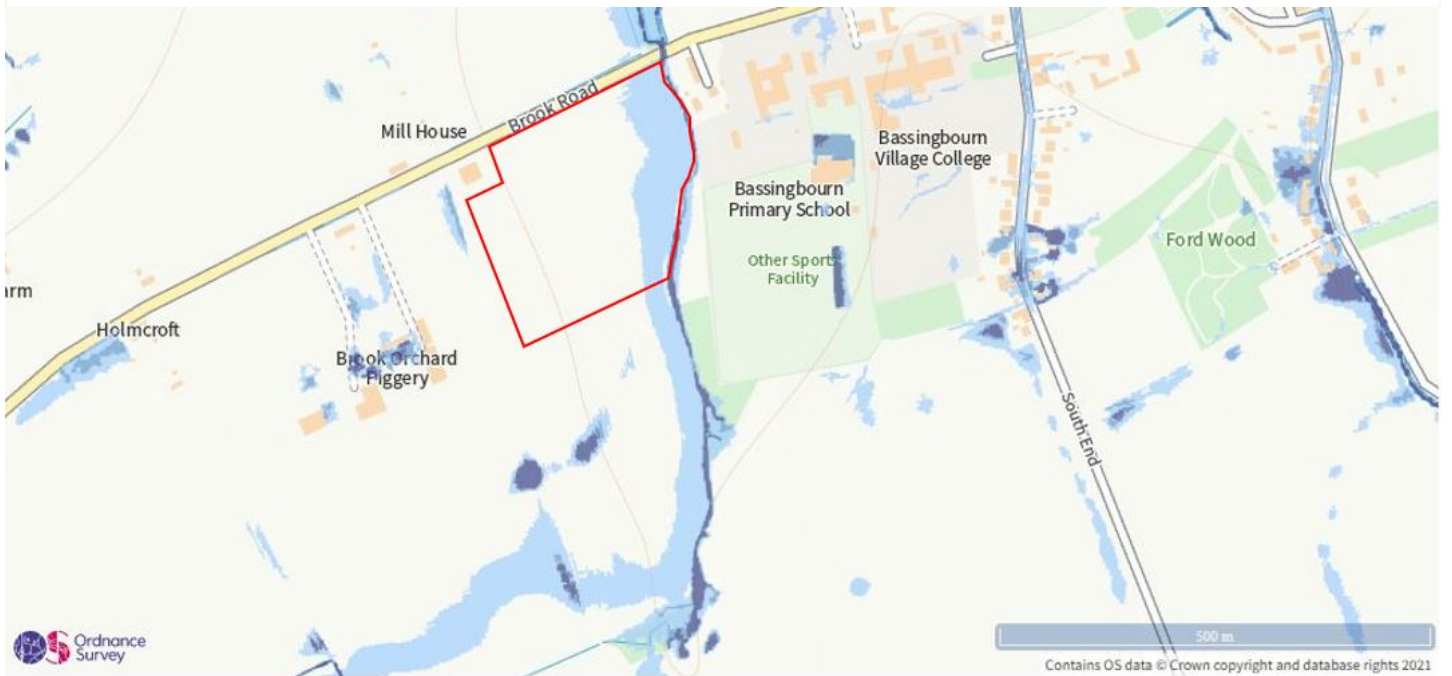
Flood Risk

The site is assessed as 'Amber' for suitability in relation to Flood Risk due the reasons set out in the below figure.

Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (4%) Partly in Flood Zone 3 (4%) Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 22% lies in a 1 in 1000 year event
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The site design has been carefully considered to effectively mitigate against these constraints and ensure that no development lies within or in close proximity to the area with potential risk of flooding.

The Environment Agency's flood maps for planning for both surface water flooding and flooding from rivers and seas are set out below in relation to the site, while the proposed development masterplan can be found at the end of this StoryMap.



Extent of flooding from surface water

● High ● Medium ● Low ○ Very low

Environment Agency Flood Maps. Flood Maps for Planning (left) and Surface Water Flooding (right)

Biodiversity and Geodiversity

Gladman have carefully designed a Green Infrastructure - led scheme which places focus on the creation of a provision of a riverside walk down to the Wellhead Spring which has tangible benefits not only for social health and wellbeing but also in relation to the enhancement of biodiversity and the provision of a biodiversity net gain.

The scheme proposals are for up to 80 dwellings, a smaller high-quality design led scheme enables greater focus and provision of open space, potential mitigation and additional vegetation, tree and hedgerow planting. All existing hedgerows and trees will be retained as key features of the site.

Gladman are able to deliver a 10% net gain in Biodiversity in relation to the proposed application in line with emerging local and national guidance.

Site Access

The assessment of the site considers that the site as having 'Red' suitability in regard to site access due to there not being a direct link to the adopted highway and that two accesses are required for over 100 dwellings. It is considered that there is no possibility of creating a safe site access.

Firstly, the proposals for land at Brook Road, Bassingbourn are for a green infrastructure, high-quality, design led scheme delivering up to 80 residential dwellings including affordable homes. Therefore, the scheme will not require 2 access points and can be safely accessed via Brook Road.

Secondly, Gladman consider that there is no constraints in providing a safe access point from Brook Road. The site is adjacent Brook Road and is directly linked to the highway with no land ownership issues inhibiting the creation of an access points. In addition, there is a current informal access on the north eastern boundary of the site.

An initial access scoping report has been conducted which indicates that A single simple priority T junction, would be appropriate for a 30 mph speed limit, in accordance with DMRB and MfS.

Development Framework Plan and Design

A masterplan of how the scheme could be developed is provided below.



Concept Development Framework Plan for Land at Brook Road, Bassingbourn

As highlighted, the scheme provides significant open space and green infrastructure provision and the creation of a riverside walk to Wellhead Spring. Existing vegetation, hedgerow and tree planting will be retained and further planting provided as key features of the scheme.

In addition, a children's play area will be located centrally to the scheme and linked to the wider open space provision.

Vehicular access will be taken from Brook Road with additional pedestrian links and connectivity provided to the village circular walk.