

**Proposal for Land West of North End,  
Bassingbourn.  
Vision Document**

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**RAINIER**  
DEVELOPMENTS & STRATEGIC LAND

# RAINIER

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## About Rainier Developments


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Rainier Developments is a privately owned land and development company operating across the UK. With extensive experience within our executive team, we work collaboratively with landowners and key stakeholders to bring forward development proposals to benefit all involved.

Our experience and track record is across the whole cycle of the development process from early engagement with the local community through to delivery.

This approach as a land promoter, aided by our carefully selected external consultants, allows us to ensure that each development is brought forward in a sustainable manner with the overriding aim of delivering much needed new housing to help local authorities meet their housing requirements.


The land at Bassingbourn is being promoted by Rainier Developments as a sustainable extension to the village.



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NOTE: THIS DOCUMENT IS DESIGNED TO BE PRINTED A3 DOUBLE SIDED  
AND VIEWED ON SCREEN AS DOUBLE PAGE SPREADS



## The Vision

Land West of North End, Bassingbourn will respect and enhance the landscape, character and heritage of the locality. The proposals will take advantage of the site's unique locational opportunities to deliver a distinct sense of place that perpetuates the characteristics of Bassingbourn and protects the open countryside and landscape setting.

The proposal will provide a mix of high quality homes of different tenures to meet an identified local housing need. It will embrace those distinctive characteristics of Bassingbourn as part of achieving sustainable growth for the future that is well integrated both physically and socially. Natural habitats will be enhanced within a strong soft landscape setting to create a positive edge to the village in close proximity to education, employment, community and recreational opportunities.



**The proposals would provide high quality homes in a sustainable location to meet an identified local need.**

**Natural habitats will be enhanced within a strong soft landscape setting to create a positive new edge to the village.**

**The proposals will embrace those distinctive characteristics of Bassingbourn as part of achieving sustainable growth for the future.**





## Introduction

This Vision Document has been produced in support of the promotion of Land West of North End, Bassingbourn for residential development with associated soft landscape, open space and infrastructure.

The Vision has been informed by technical assessments covering landscape, highways and transport, flood risk and drainage, utilities, ecology, archaeology and built heritage. It illustrates that the site is suitable for development whilst maintaining separation from North End. It also illustrates how development can be sensitively designed, responding to the immediate and wider context to deliver a sustainable pattern of development that can make a positive contribution to the community.

## Site Description

The site comprises part of a larger agricultural field under arable cultivation. The current access is from North End road into the larger agricultural field, north of the site boundary. The boundaries comprise North End road to the east, with a dry ditch, occasional trees and remnant hedgerow. A further agricultural field lies beyond. To the north and west lie further agricultural fields, with the western boundary defined by an overgrown hedgerow and tree line. To the south, the site is bounded by the northern extent of Bassingbourn, with dwellings at The Fillance variously backing onto and fronting onto the site.







## Site Analysis

A comprehensive suite of background technical studies and reports have been prepared to understand the characteristics of the site and inform the proposals. A summary of the key findings and influences on the design approach are set out below:

### Topography

There is a gentle fall across the site, broadly from south to north. A high point of approximately 28m AOD lies in the middle of the southern boundary of the site, dropping to approximately 27m AOD to the east and west, and 26m AOD on the northern boundary. Gradients are typically in the region of 1:90 to 1:250.

### Flood Risk (Fluvial)

The vast majority of the proposed site is identified as lying outside of the fluvial and tidal flood risk zone according to the Environment Agency's (EA) published flood map for planning. The EA flood map indicates that the level of flood risk to this part of the site corresponds to Flood Zone 1 – Low probability, this zone has less than a 1 in 1000-year annual probability of river or sea flooding.

In the western region of the site, a very small section of Flood Zone 2 and 3 has been identified along the western and south-west boundary of the site. These flood zones are classified as medium probability (Flood Zone 2) which is defined as an area with between 1 in 100 and 1 in 1000-year annual probability of river flooding, and high probability (Flood Zone 3) which is defined as an area with greater than a 1 in 100-year annual probability of river flooding.

The extents of the areas of Flood Zone 2 and 3 shown encroaching upon the site are very minimal. It is proposed that the full extents of the development will be located within Flood Zone 1 and therefore be at low risk of fluvial flooding. The Planning Practice Guidance states that all types of development are suitable for this flood zone.

No other sources of flooding have been identified which are considered to pose a significant risk to the development based on this initial assessment of currently available information, with further detailed assessment to be undertaken as the site is taken forward.

### Flood Risk (Surface Water)

Areas ranging from low – high risk of surface water flooding have been identified along the north-east and south-west boundaries. However, these areas appear to be constrained to the existing watercourse on the south-west boundary and to the highway of North End to the north-east of the site with limited impact on the proposed site.

Within the site, several small isolated areas shown at low risk of flooding are shown sporadically across the site, which appear to correspond to onsite surface water run-off being retained within localised low spots due to the existing site topography.

It is considered that the risk to the site is low based on the nature of the site and the surrounding area, with the development providing further alleviation of risk to the site.

### Drainage

Surface water run-off from the new development should be managed via the design of a sustainable drainage system (SuDS).

The preferred method for the disposal of surface water flows is via the use of infiltration techniques. The proposed site is underlain with chalk bedrock which is anticipated to provide a suitable rate of infiltration. It is proposed that surface water runoff will be discharged via the use of infiltration methods such as soakaways, infiltration basins, permeable paving and raingardens/ swale features.

If the underlying conditions prove unsuitable for infiltration, an alternative option of discharging to a local watercourse could be considered.

For both possible options it is proposed that a range of SuDS features will be incorporated throughout the site, which will provide ecological and water quality benefits through the dilution, filtration and settlement of solid particles.



















A new foul water drainage network will be constructed to accommodate the requirements of the proposed development. The new network will collect and convey foul water discharge from the development to the existing public sewer network.

### Utilities

Existing utility infrastructure has been identified within the site and the surrounding area. It is anticipated that this existing apparatus does not pose a significant constraint to the development, with the apparatus diverted or accommodated as part of the development proposals.

All utilities are available for the proposed development. It is anticipated that the development will make best use of the existing infrastructure located within close proximity of the site, with new supplies and connections taken from the existing local networks.



-  SITE BOUNDARY
-  POTENTIAL ACCESS
-  EXISTING PROW
-  EXISTING BUS ROUTE/ STOPS
-  SCHEDULED ANCIENT MONUMENT
-  LISTED BUILDING (GRADE II)
-  SIGNIFICANT TREES/ GROUPS
-  OPEN EDGE
-  EXISTING DRAINS/ WATERCOURSE
-  EA FLOODPLAIN (ZONES 2 & 3)
-  POTENTIAL INFILTRATION BASIN
-  EASEMENT FOR MAINTENANCE ACCESS TO WATERCOURSE
-  EXISTING WATERCOURSE/ HIGHWAY DITCH REALIGNMENT OFFSET
-  EXISTING OIL PIPELINE WITH 3M EASEMENT
-  POTENTIAL PUMPING STATION LOCATION (WITH 15M STAND-OFF)
-  BT CABLE
-  POTENTIAL VIEW TO CHURCH TOWER
-  POTENTIAL TRANSITIONAL LANDSCAPE



## Ecology

A single Special Area of Conservation (SAC) is located approximately 7km north of the site. Designated for barbastelle bats, it is not considered a constraint to development of the site.

The site currently has a low biodiversity value which is mostly comprised of low distinctive arable land, with the areas of hedgerow having some ecological value. These boundary features should be retained and afforded a 10m buffer.

Provision of looped paths through the site within open space will concentrate recreational pressure on site and reduce any off-site impacts.

The site has a low biodiversity baseline score. Creating and strengthening existing wildlife corridors along the northern and western boundaries as part of a considered approach to green infrastructure provision, will facilitate a 10% biodiversity net gain on site.

## Heritage Assets

The site does not contain any world heritage sites, scheduled monuments, registered parks and gardens, registered battlefields or listed buildings.

The site does not make any contribution to designated heritage assets within the surrounding area, although a small part of the conservation area, which contains three listed buildings of a mill complex lie adjacent to the south-western boundary. Although the site does not currently make a positive contribution to these assets, care must still be taken within the masterplanning so as not to introduce inappropriate development within its setting. Such measures could include landscape planting, an offset buffer or architecture in keeping with the character of this area.

Glimpsed views of the church can be gained from two parts of the site, although there is nothing to suggest this contributes to the heritage significance of the building and as such development of the site would not be considered harmful to the church. Rather, the church provides an opportunity for placemaking in order to successfully adapt to its surroundings.

## Archaeology

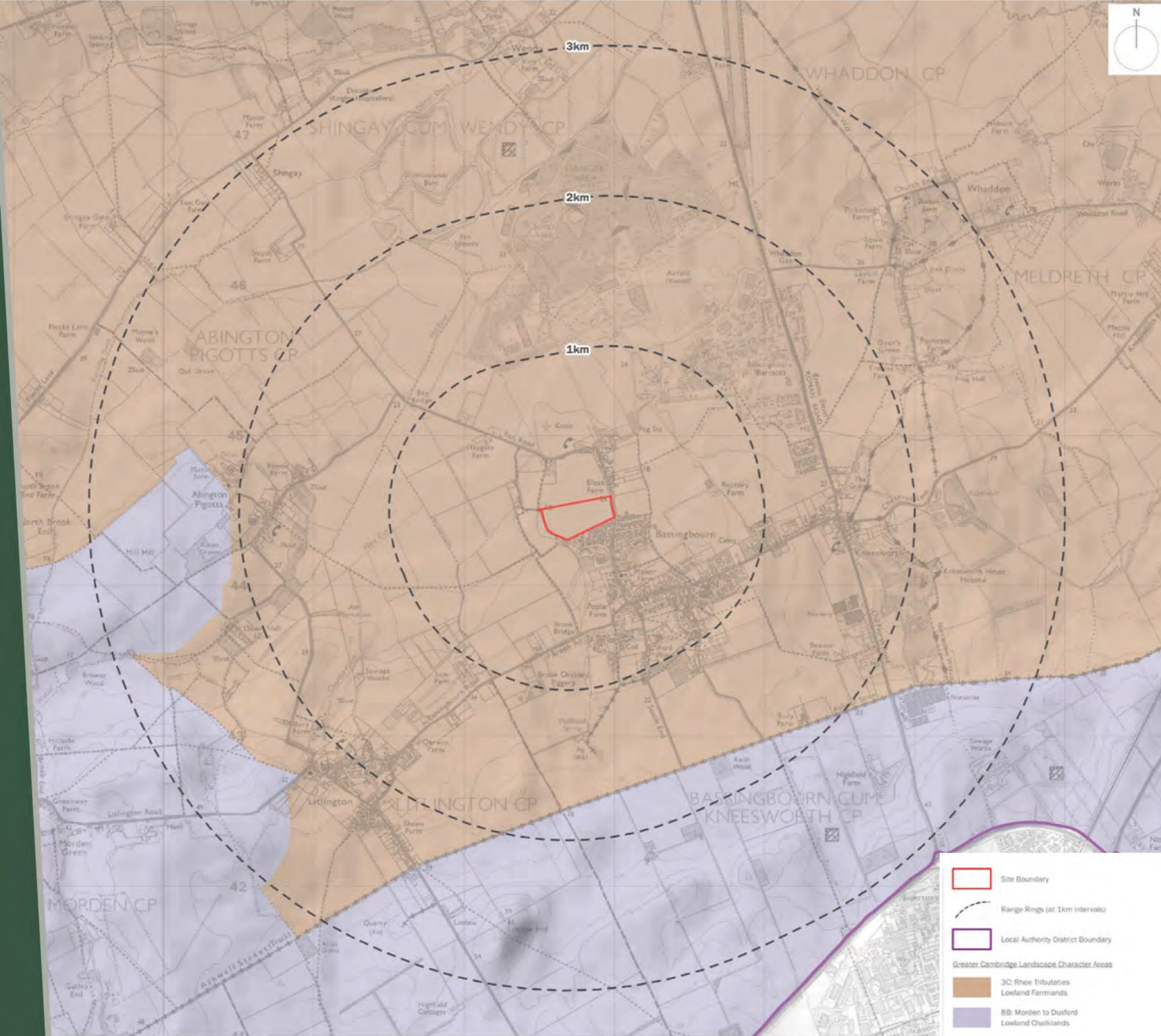
The site has been agricultural land from at least the medieval period with the evidence of a potential furlong boundary within it. It is likely to contain evidence for medieval and later agricultural activity deemed to be of very low interest.

There is a moderate potential for Roman period activity given the level of Roman activity in the landscape and the record of metal findspots from within the site, although this is not expected to be extensive or, given the ploughing, be of sufficient interest to prevent development of the site. Similarly, there is the slight potential for Early Medieval activity given the proximity to find spots of coinage to the north. Any archaeology identified within the site is likely to be highly truncated due to ploughing across the centuries. There is no reason to believe or expect that the site will contain archaeology of such significance that would require preservation in situ and prejudice its delivery for the form of development proposed.

## Access

The current access is from North End into the field of which this site forms part, north of the site boundary. No other formal points of vehicular or pedestrian access exist into the site.





## Landscape Character and Visual Appraisal

The Greater Cambridge Landscape Character Assessment (CBA 2021) (GCLCA) is the most recent and relevant landscape character assessment. The site falls within Landscape Type (LT) 3: Lowland Farmlands and the Landscape Character Area (LCA) 3C: Rhee Tributaries Lowland Farmlands Landscape Character Area.

The assessment defines several key characteristics for the LCA, which include those relevant to the site as:

- Wide valley of the River Rhee and its tributaries;
- Predominantly medium to large rectilinear fields organised in a haphazard pattern with pockets of regularity;
- Small woodland blocks combine with shelterbelts and clumps of trees to create well treed horizons;

The potential landscape and visual effects resulting from sympathetic residential development would be confined to the site itself and the immediate local area. This is primarily due to the restricted intervisibility between the site and its surroundings, and the compatibility of the proposals with the retention of key landscape elements, primarily vegetation at the site boundaries. The relative visual containment of the site is primarily due to the screening effect of field boundary vegetation, settlement, and flat topography, combined with the limited number of receptors. The immediate local area, with potential intervisibility to the proposals, is largely defined by adjacent settlement over the retained agricultural land to the north, a local road at the settlement edge, adjoining residential dwellings and the PRow network to the west.

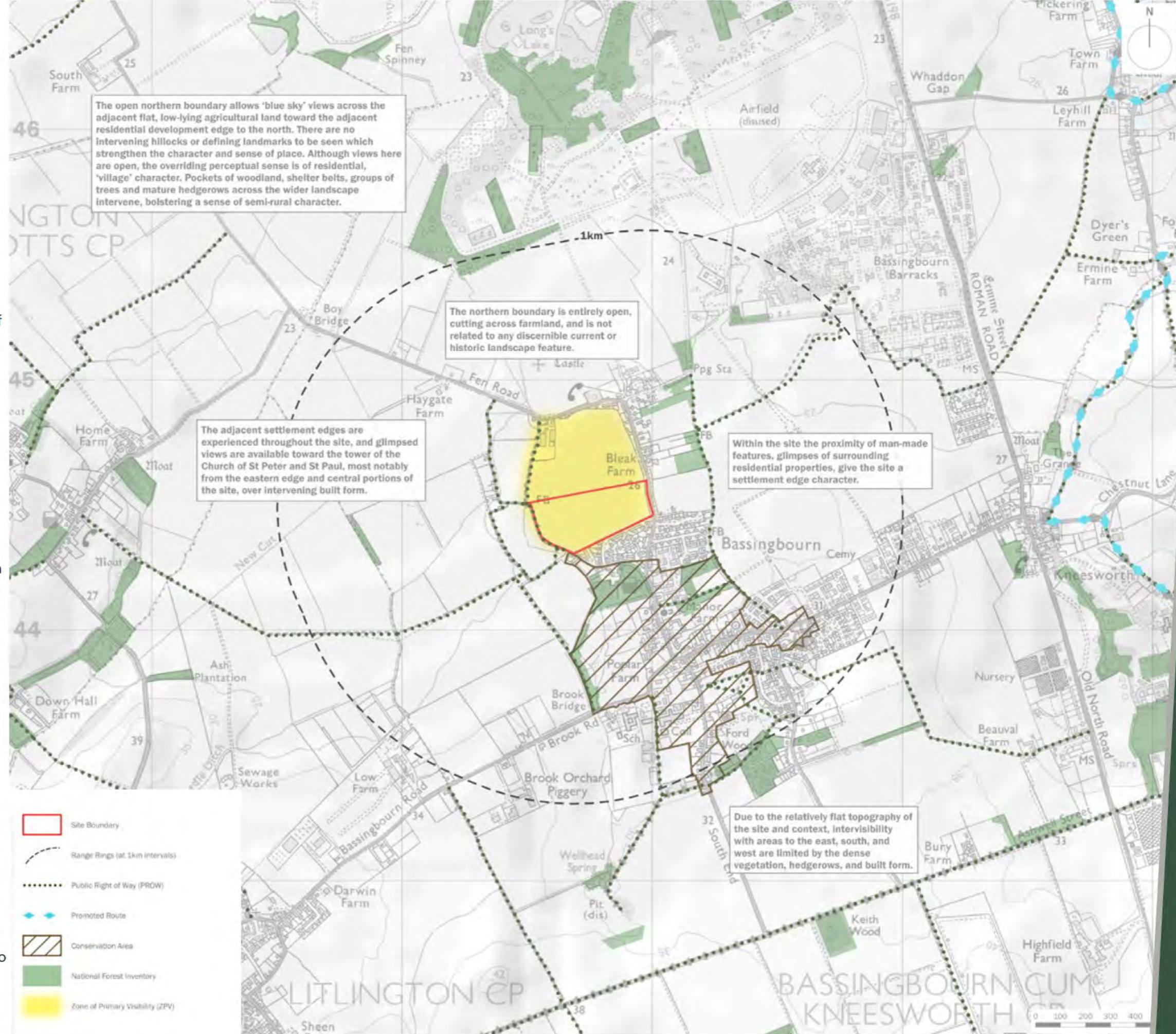
### LANDSCAPE CHARACTER PLAN

The site has the capacity for the incorporation of landscaping measures, within any proposed residential development, that would provide further mitigation, where necessary, to promote integration of the proposals into the landscape within and around Bassingbourn.

A series of mitigation measures are proposed to reduce potential landscape and visual effects, including:

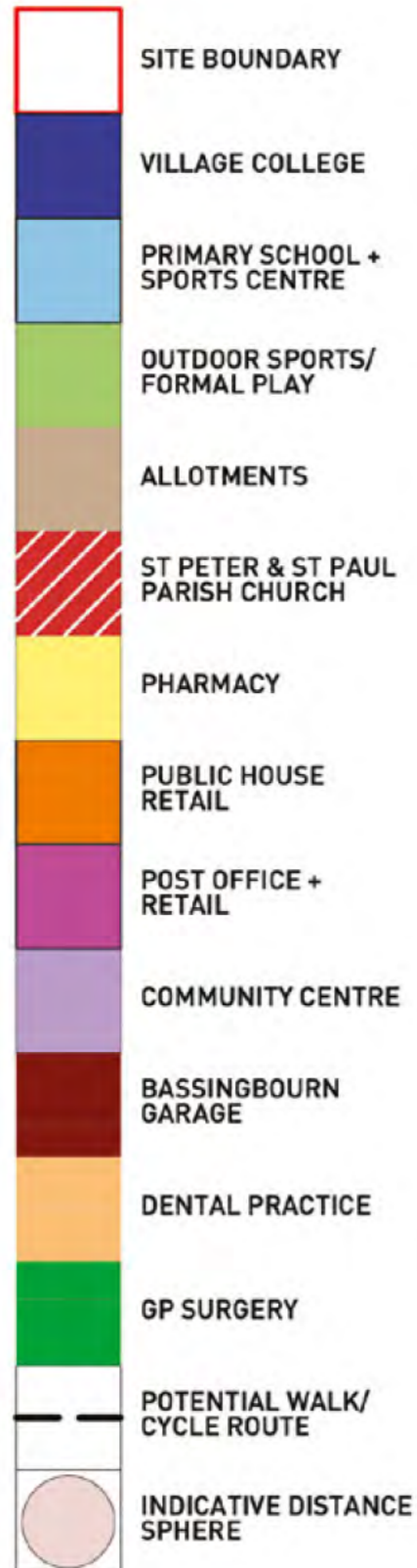
- Retention and enhancement of existing mature vegetation along the site boundaries to strengthen these characteristic landscape elements, create a soft transition between the village and the countryside;
- The establishment of a hedgerow and tree buffer along the northern boundary and an attractive area of open space with a village green character would assist in ensuring a soft transition which would be sympathetic to the characteristic role the site and wider agricultural land plays in the local context. This would contribute to integration with the wider residential areas;
- Flood alleviation methods to be informed by existing characteristic drainage features, and integrated into the Green Infrastructure to contribute to landscape, visual, and recreational amenity and biodiversity;
- The provision of new areas of natural green space that are multifunctional should seek to link to the wider green infrastructure around the site context
- Planting forms and species should integrate into a village woodland style of planting; and
- Where possible, development should seek to improve access and provide additional pedestrian connections between the settlement areas and into the countryside.

In adopting these measures the location and nature of the site would mean that residential development would extend the development edge of Bassingbourn at this location, remaining within logical limits, without resulting in encroachment to the wider countryside.



**VISUAL APPRAISAL PLAN**





### Connectivity to Social Infrastructure

Residents will be able to walk easily into the nearby village centre using the footpath running alongside North End road heading south. An easy walk of 12 minutes would also lead to High Street providing access to a range of retail and service opportunities for residents.

There is also scope to walk/cycle to Bassingbourn Primary School, Sports Centre, and Bassingbourn Village College within a 15 minute walk or 4 minute cycle. Overall, the site is well related to the facilities within the village and well connected to the street network of pavements in the village.

Facilities	Distance from Site	Walking Time	Cycling Time
Church	750m	10 mins	2-3 mins
Dentist	900m	12 mins	3 mins
Recreation Ground	1050m	14 mins	3-4 mins
Village College, Sports Centre, Primary School	1100m	15 mins	4 mins
Post Office, Pharmacy, Garage, Community Centre	1125m	15 mins	4 mins
Retail, Public House	1400m	19 mins	5 mins

#### CONNECTIVITY TO SOCIAL INFRASTRUCTURE



**'The site is well placed to provide direct, convenient and safe access to key community, retail and education assets within Bassingbourn by foot and cycle'**





- SITE BOUNDARY
- BUS ROUTES
- BUS STOP
- 400M WALKING DISTANCE (5 MINUTES)



## Access and Movement

### Strategic Highway Network

The site will be accessed from North End Road via a priority junction, with a footpath connection to the existing network. To the south and east, North End road connects with the A1198 via The Causeway, providing ready access to Royston to the south, and Cambourne to the north. At Royston, the A505 provides convenient connection westward to Baldock, Letchworth and the A1.

### Public Transport

There are two bus services in Bassingbourn. No 15 Haslingfield – Royston; and No 17 Royston – Bassingbourn – Guilden Morden. The No 15 stops just south of the site on North End road and provides a weekly service via Haslingfield, Royston and Bassingbourn. The No 17 also stops just south of the site on North End road and provides a Monday to Saturday service between Guilden Morden, Bassingbourn and Royston. Both services provide a connection between the site and Bassingbourn High Street.

Royston Railway Station lies to the south of Bassingbourn and is within a 5km cycling distance and accessible via the existing bus service.

### Summary

Overall, the site is considered to be well connected in terms of vehicular access, including the wider strategic routes. There are also existing bus connections providing alternatives to driving with scope to support or extend these routes.





LEAD

## Proposal

The proposals have been informed by a thorough site and contextual assessment, and provide a framework for a best practice, locally distinct development that positively contributes to the immediate and wider context of Bassingbourn.

The proposals provide up to 150 dwellings, comprising a range of 1 bed to 4 bed houses, at a density of approximately 30 dwellings per hectare. Retention of existing vegetation and provision of substantial new planting integrating informal open space, areas of play and attenuation provide a green context for the proposals and provide an appropriate relationship with the landscape beyond.

Key elements of the proposal are identified below:

- 1 Potential formal village green
- 2 Proposed hedgerow and planting to northern boundary
- 3 Opportunity for local area of play (lap) within central focal space
- 4 Tree lined streets
- 5 Potential drainage basin
- 6 Access from north end road via a priority junction, with a footpath connection to the existing network.
- 7 Positive interface with dwellings at the fillance with potential pedestrian connections
- 8 Potential views to church tower
- 9 Buffer to listed buildings and conservation area
- 10 New and enhanced green infrastructure to western boundary
- 11 Potential informal pathways through multifunctional green space
- 12 Potential pumping station
- 13 Green wedges linking green space through development
- 14 Opportunity for locally equipped area of play (leap)
- 15 Areas of modified grassland and scrub planting to enhance biodiversity
- 16 Filtered views/ visual connections to wider landscape

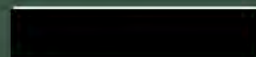
## Benefits

The proposals would contribute towards meeting housing need in South Cambridgeshire in a sustainable location.

- Delivery of up to 150 new homes, including a mix of market and affordable homes that will be integrated into the existing community;
- A mix of house types and sizes, including bungalows and opportunity for self and custom build plots;
- The delivery of safe, accessible and high quality landscaped open space including an equipped children's play area available for both new and existing residents;
- An opportunity to reinforce the existing landscape character through enhancing landscaping and the planting of new trees and hedgerows;
- The potential to create biodiversity enhancements and a deliver a biodiversity net gain including new tree planting, SuDS features and the introduction of public open space; and
- Induced jobs created through the construction of the development, stimulating the local economy.

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[www.rainierdevelopments.co.uk](http://www.rainierdevelopments.co.uk)