

6th March 2025

Email

Greater Cambridge Shared Planning
South Cambridgeshire Hall
Cambourne Business Park
Cambourne, Cambridge
CB23 6EA

Dear Sir/Madam

GREATER CAMBRIDGE LOCAL PLAN CALL FOR SITES LAND AT NORTH END, BASSINGBOURN

We write in response to the current Call for Sites to inform the production of the Greater Cambridge Local Plan on behalf of our client Rainier Developments Ltd in respect of land at North End, Bassingbourn. The site has not been previously promoted through the Local Plan process. This submission is accompanied by the completed online call for sites form and a Vision Document.

The Site and Surroundings

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.

The site immediately adjoins the existing settlement boundary of Bassingbourn, a Minor Rural Centre. It is noted that the adopted Local Plan (2018) advises that *“Minor Rural Centres have a lower level of services, facilities and employment than Rural Centres, but a greater level than most other villages in South Cambridgeshire, and often perform a role in terms of providing services and facilities for a small rural hinterland.”* 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.

The Proposals

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 a wider context of Bassingbourn.



The proposals provide between 150 and 175 dwellings, comprising a range of 1 bed to 4 bed houses, at a density of approximately 30 to 35 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. Further details are provided in the accompanying Vision Document.

We trust the above and enclosed information is of assistance in informing the Councils consideration of the site through the emerging Greater Cambridge Local Plan. We would be keen to meet to discuss the emerging proposals for the site and any other information the Councils would benefit from in order to inform their assessment of the site.

