

# Land at Clear Farm, Bassingbourn

## INTRODUCTION

Cambridgeshire County Council have been developing proposals to deliver new housing in Bassingbourn. The aim is to provide a development that meets identified housing need through the supply of market and affordable housing.

The thoughts of the local community are important in further developing the design and we welcome your feedback.



### Site Location

The site is 2.23 hectares and situated on the southern edge of Bassingbourn, between South End and Spring Lane, and adjoins residential development to the north, west and east and Ford Wood to the south. The site also borders Wilmott Recreation Ground to the north. Bassingbourn High Street is within 300m to the north.

### Strategic Context

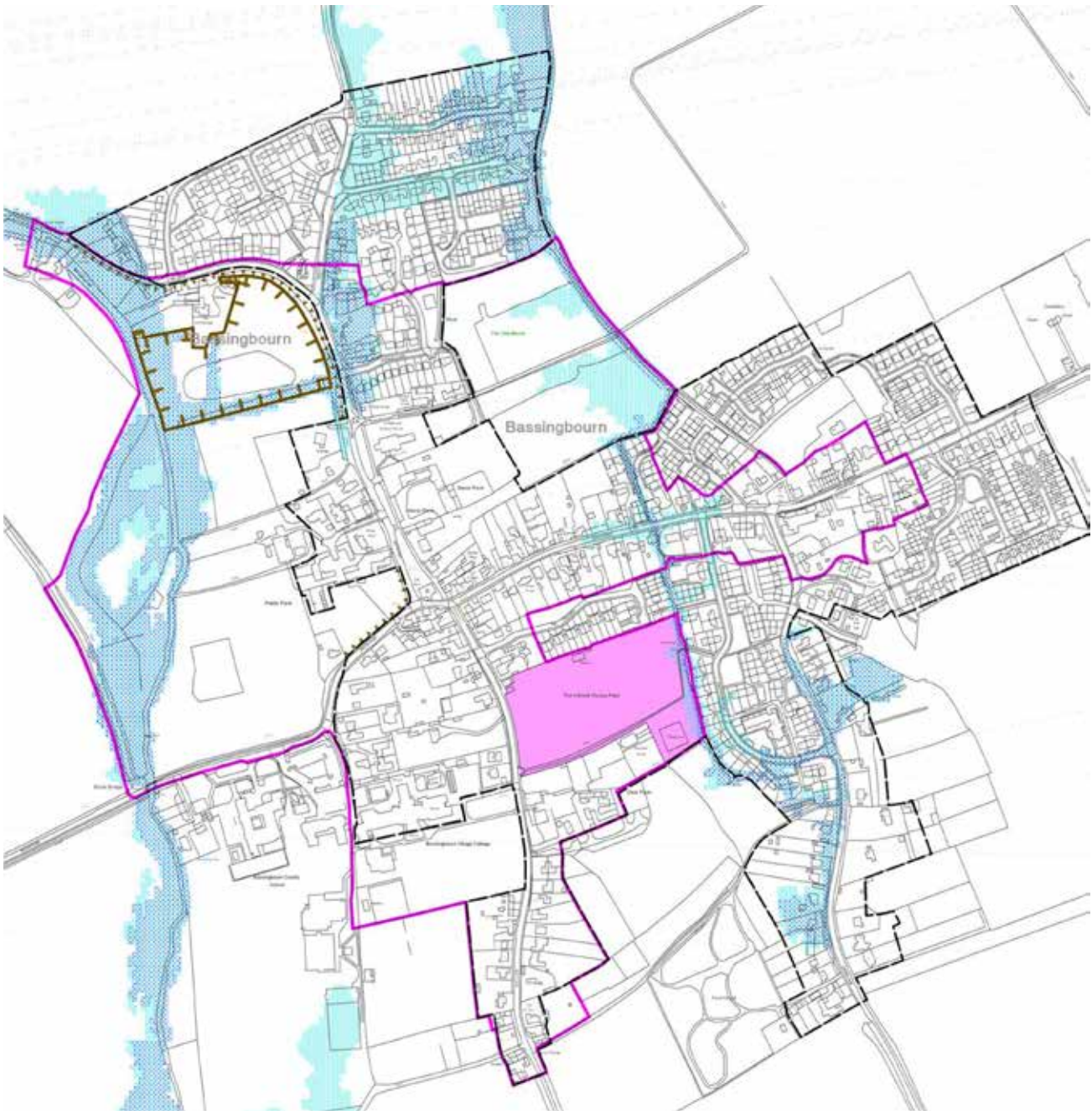
Bassingbourn is identified as a ‘group village’ in South Cambridgeshire District Council’s Local Development Framework, which identifies group villages as somewhere “new housing development will be required to maintain local services and facilities and provide for identified local affordable housing need”.

Local planning policy recognises that due to the rural nature of the district, smaller villages and rural centres will require some growth in order to meet housing need. Bassingbourn is considered a suitable location to provide some future housing growth with the site identified in the Strategic Housing Land Availability Assessment as having ‘development potential’.

The site is outside of the Village Conservation Area and not subject to any planning designations.

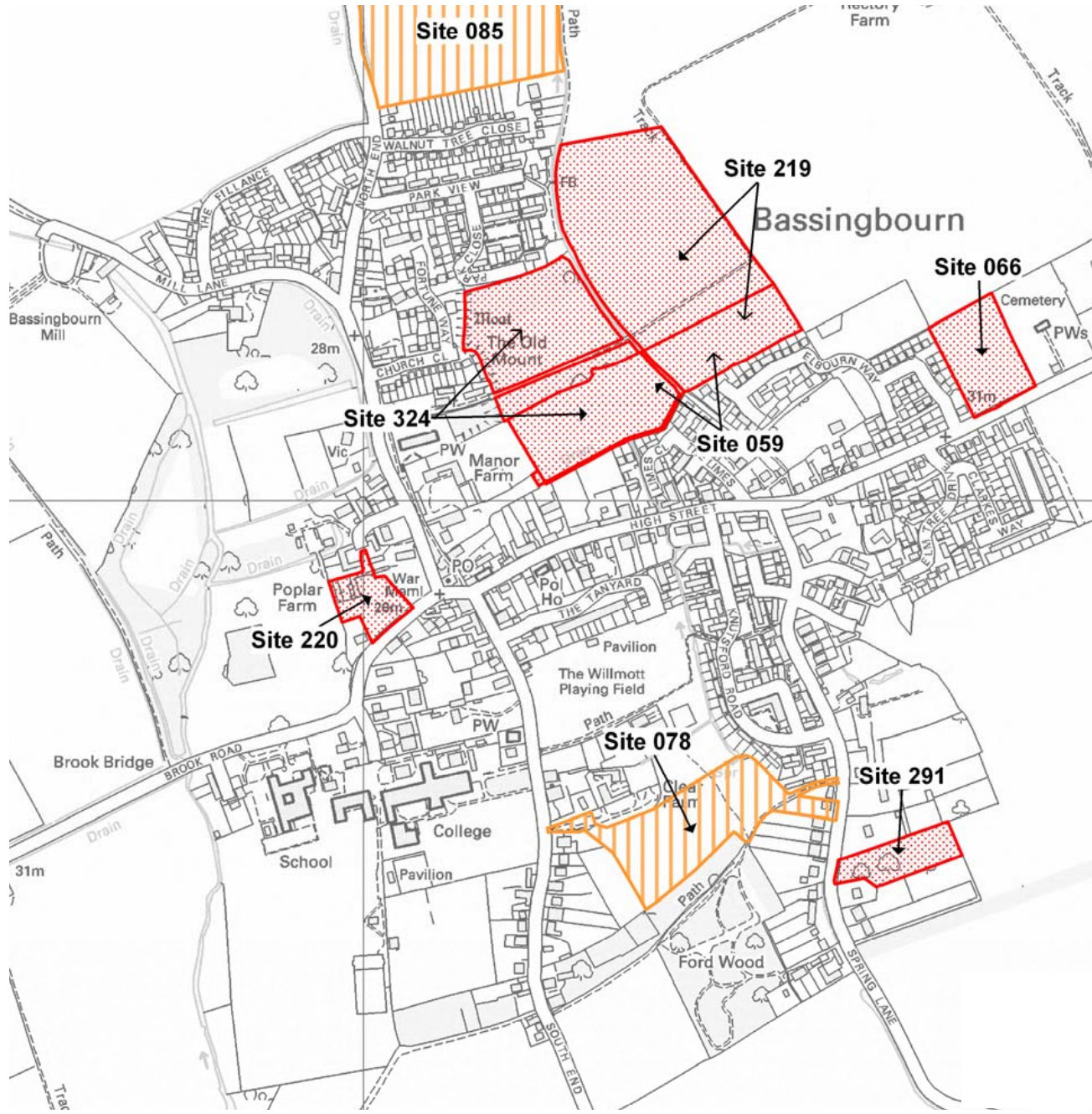
It is considered that the site would form a natural extension of the village development framework infilling a gap in the framework.

Cambridgeshire County Council considers itself well placed to deliver much needed affordable housing for the local community. The scheme will also provide market housing (both for sale and rent) with affordable provision providing for local occupancy criteria in line with South Cambridgeshire District Council policy.



Adopted Proposals Map (January 2010)

- Development Frameworks (Policy DP/7)
- Conservation Area (Policy CH/5)
- Protected Village Amenity Area (Policy C)
- Scheduled Ancient Monument (Policy CH/2)
- Environment Agency Flood Zone 2 Medium Risk (Policy NE/11) (December 2009)
- Environment Agency Flood Zone 3 High Risk (Policy NE/11) (December 2009)



Strategic Housing Land Availability Assessment Bassingbourn Village Sites (August 2013)

- Site with Development Potential
- Rejected Site



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## Site Appraisal

The site comprises agricultural land and the property at 60 Spring Lane, which is under the County Councils ownership.

The site is well contained with Ford Wood to the south, Clear Farm and the Wilmott Recreation Ground to the north and residential properties backing onto the site to the east and west.

Pedestrian access is via two public rights of way that cross the site between Spring Lane and South End, providing connections to the Wilmott Recreation Ground and Ford Wood.

Three 11kV overhead lines cross the site.



View east towards properties on Knutsford Road



View from PRow looking north towards Wilmott Recreation Ground



View from PRow towards properties on Knutsford Road



View from north eastern boundary of site looking south towards Ford Wood and providing panorama of site

A number of environmental studies are being carried out in support of the outline application.

## Transport

Transport consultants are undertaking an assessment in consultation with the local Highway Authority to provide a safe and appropriate access scheme and to determine the impact of the proposed development on the local and wider highway network.

The site access design and layout will encourage the use of sustainable travel by providing pedestrian and cycle routes through the site.

## Arboriculture

No trees on the site are subject to Tree Preservation Orders or fall within a Conservation Area; there are no veteran trees and there is no ancient woodland.

Trees are confined to the perimeter and do not pose a significant constraint to development.

An Arboricultural Impact Assessment (AIA) will be produced to identify, evaluate and seek to mitigate the impacts of developing the land in relation to existing trees.

## Heritage

The site lies within an area of high archaeological potential and archaeological works are required prior to the submission of any planning application. Cambridgeshire County Council are currently undertaking works in consultation with their independent archaeological advisor.



View north along South End from Wilmott Recreation Ground



View of Wilmott Recreation Ground from South End access

## Flood Risk

The site is located within Flood Zone 1, which is the least vulnerable zone and where development should be located.

However, the eastern boundary of the site and number 60 Spring Lane are identified on the Environment Agency map as within Flood Zone 2 and 3. This is due to the watercourse, culverted under the eastern boundary of the site.

A flood risk assessment is being undertaken through consultation with the Lead Local Flood Authority to support the outline scheme. From discussions and data collected the site is not at risk from surface water flooding.

An outline drainage scheme will be submitted with the planning application to ensure the development does not increase flood risk to the surrounding area. It is considered Sustainable Drainage

Systems (SuDS) would be utilised as part of the design due to the underlying geology of the site.

Foul sewage would be gravity fed to the existing network in either South End or Spring Lane.

## Ecology

Ecological assessment has identified the site mainly comprises semi-improved grassland, with the main feature of value the area of woodland to the south, which will be retained.

Proposed development will need to adopt precautionary methods of working and provide habitat creation measures, ensuring the proposed development is compliant with wildlife legislation and the requirements of national and local policy in respect of biodiversity.



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## The Proposed Development

The proposed development is for residential development including access, comprising:

- Up to 30 dwellings including 40% affordable housing (12 dwellings);
- Dwelling mix of 2-5 bedroom properties;
- Vehicular and pedestrian access from Spring Lane, including removal of number 60 Spring Lane to facilitate access;
- Pedestrian access from South End;
- Provision of public open space;
- Retention of existing public rights of way and enhanced footpath and cycleway connections to the Wilmott Playing Field, Ford Wood and surroundings;

## Development Framework

The proposed development seeks outline planning permission for up to 30 dwellings. The proposals include for 40% affordable housing, which equates to 12 units in total. Based on current affordable housing policy 8 of these units would go to those on the register with a local link to Bassingbourn.

The Development Framework seeks to create pedestrian and cycle access between Spring Lane and South End with improved connections to the Wilmott Playing Field recreation ground and Ford Wood. Framing the access would be the residential development areas, fronting onto the new access road. This allowing for properties to back onto woodland and existing boundaries ensuring a well-designed development, providing natural surveillance.

The eastern boundary of the site would be retained as green space, creating a green link from Spring Lane to both the Wilmott Playing Field recreation ground and Ford Wood. The open space would also provide a landscape buffer to properties on Knutsford Road that back onto the site.

The 11kV overhead lines that cross the site would require diversion as a result of the scheme and provide the only constraint.

The outline application will establish the principle of residential development, as opposed to the detailed layout or design of the proposed dwellings. The design for Clear Farm is therefore illustrative at this stage.

The detailed design will have regard to the existing village character and local vernacular whilst taking on advice contained within South Cambridgeshire District Design Guide.

## DEVELOPMENT FRAMEWORK



View east from boundary of the site with Clear Farm



# Land at Clear Farm, Bassingbourn

## ILLUSTRATIVE MASTERPLAN



- 1

Site access in location of existing bungalow to be removed. 5.5m wide carriageway with 10m radius at junction, 2m wide footway and 3m wide shared footpath cycleway
- 2

Existing Public Right of Way retained and enhanced with new 2m wide footpath connection between Spring Lane and Ford Wood
- 3

New 3m wide shared footpath cycleway along existing Public Right of Way connecting recreation ground, Spring Lane and Ford Wood
- 4

Public open space forming a green corridor connecting recreation ground, Ford Wood and Spring Lane, whilst creating a buffer to Public Right of Way and existing properties
- 5

Dwellings overlooking public open space for natural surveillance
- 6

Area leased to Parish Council for community use
- 7

3m wide shared footpath cycleway connection to recreation ground
- 8

Back gardens minimum of 50m<sup>2</sup> for 2 bedroom dwellings and 80m<sup>2</sup> for 3+ bedroom dwellings. Gardens include tree planting to create woodland setting and buffer in keeping with existing village character
- 9

Gently curving road layout reflecting the character of the existing rural village roads
- 10

Larger 4 and 5 bedroom dwellings to the west of the application site, in keeping with the existing built form of the village
- 11

3m wide shared footpath cycleway connection to South End
- 12

Turning head (suitable for refuse vehicles)
- 13

Village green and shared surface street overlooked by large detached dwellings
- 14

Existing low voltage overhead lines to be diverted
- 15

Some dwellings set back behind building line with private drives, in keeping with existing village character
- 16

2, 3 and 4 bedroom dwellings to eastern part of the application site

### NEXT STEPS

The thoughts of the local community are important in further developing the design and all feedback will be considered in taking the proposals forward.

Following the consultation we will further develop the detailed proposals for the planning application to South Cambridgeshire District Council.

### FEEDBACK

Please complete a questionnaire to provide feedback on the proposals.

The details of the proposals are also provided on our website with a questionnaire and feedback form.

The web link is provided below:  
**[www.tep.uk.com/clearfarm](http://www.tep.uk.com/clearfarm)**

You can also provide feedback by emailing comments to us at:  
**[clearfarm@tep.uk.com](mailto:clearfarm@tep.uk.com)**

All feedback must be received by:  
**Wednesday 26<sup>th</sup> April 2017**

We welcome your feedback on this proposal and look forward to hearing from you.