

6<sup>th</sup> March 2025

**Email**

Planning Policy team

Greater Cambridge Joint Planning Service

Dear Sir/Madam

**AMENDMENT TO SITE REF 47934 LAND SOUTH OF ICKLETON ROAD, GREAT CHESTERFORD CB10 1NX**

On behalf of our clients, Clare College, this additional information is submitted to inform the Council of changed circumstances relevant to the consideration of the Site for allocation.

The Site sits on the boundary with Uttlesford District. As identified in the submission in 2020 this Site could open up significant opportunity for a larger more comprehensive development with the land to the south in Uttlesford District.

Since the Site was submitted in the original Call for Sites in February 2020 Uttlesford District Council (UDC) have carried out their own Call for Sites in Winter/Spring 2021. The land immediately to the south of Site (UDC ref: Gt Chesterford 009 RES) was promoted through the UDC Call for Sites by the landowner. UDC issued their HELAA in June 2024 which concluded the site has the potential to demonstrate suitability, availability and achievability within 5-15 years. (Extract is provided at the end of the letter).

In addition, the recent changes to national policy in the revised National Planning Policy Guidance (December 2024) have strengthened cross boundary collaboration and placed considerable emphasis on local authorities continuing to be under a duty to cooperate with each other. Paragraph 24 states:

*Effective strategic planning across local planning authority boundaries will play a vital and increasing role in how sustainable growth is delivered, by addressing key spatial issues including meeting housing needs, delivering strategic infrastructure and building economic and climate resilience.*

Further paragraph 27 highlights that plans should ensure that unmet development needs from neighbouring areas are provided for.

It is noted that both authorities currently have unmet need in terms of housing. The Council have recently reported that given the new targets for housing supply Greater Cambridge do not have a five

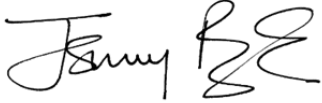
8 Quay Court  
Colliers Lane  
Stow-cum-Quay  
Cambridge  
CB25 9AU

T 01223 810 990 [turley.co.uk](http://turley.co.uk)

year housing land supply. In Uttlesford the supply as at 20 August 2024 was 4.12. The target has increased under the new methodology and it is estimated that this is now below 4.

It clear that the two sites should not just be considered in isolation but also as a combined site under the duty to cooperate seeking to deliver unmet need across boundaries.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jenny Page', with a stylized flourish at the end.


Jenny Page

Director

[Jenny.page@turley.co.uk](mailto:Jenny.page@turley.co.uk)

Extract from Uttlesford District Council HELAA June 2024

## GtChesterford 009 RES - Land south of Ickleton Road, Great Chesterford

<b>Settlement:</b>	Great Chesterford	<b>Source:</b>	Call for sites
<b>Site History:</b> None			
<b>USAGE:</b>	<b>Existing use:</b>	Agricultural	<b>Proposed use:</b> Residential
<b>CAPACITY:</b>	<b>Area (ha):</b>	21.16	
	<b>Housing assumed capacity:</b>	444	
	<b>Employment floorspace (sqm)</b>	N/A	

### Suitability Criteria

#### National Constraints

<b>Land Classification</b>	Greenfield	<b>Settlement Development Limits</b>	AMBER
----------------------------	------------	--------------------------------------	-------

#### Local Policy Constraints

<b>Green Belt</b>	GREEN	<b>Countryside Protection Zone</b>	GREEN
<b>Public Safety Zone</b>	GREEN	<b>Important Woodland</b>	GREEN
<b>Special Verge</b>	GREEN	<b>Protected Lanes</b>	GREEN
<b>Historic Park and Garden</b>	GREEN	<b>Protected Open Spaces</b>	GREEN
<b>Neighbourhood Plan Designation</b>	No		

#### Flooding

<b>Fluvial Flood Risk</b>	GREEN	<b>Groundwater Flood Zone</b>	GREEN
<b>Surface Water Flood Zone</b>	GREEN		

#### Pollution

<b>Aircraft Noise Contour</b>	GREEN	<b>AQMA</b>	GREEN
<b>Groundwater Source Protection Zone</b>	GREEN	<b>Waste Consultation Area</b>	GREEN

#### Natural Environment

<b>SSSI</b>	GREEN	<b>SAC, SPA and RAMSAR</b>	GREEN
<b>National Nature Reserve</b>	GREEN	<b>Local Wildlife Site</b>	GREEN
<b>Priority Habitat</b>	GREEN	<b>Ancient Woodland</b>	GREEN
<b>Local Geological Site</b>	GREEN	<b>Right of Way</b>	AMBER
<b>Landscape Sensitivity</b>	AMBER	<b>Heritage Sensitivity</b>	AMBER
<b>TPO</b>	GREEN	<b>Hatfield Forest Zone of Influence</b>	GREEN
<b>Essex Coast RAMS Zone of Influence</b>	GREEN		

Essex Coast RAMS Zone of Influence	GREEN
------------------------------------	-------

## Historic Environment

Scheduled Monuments	AMBER	Archaeological Sites	AMBER
Listed Building	AMBER	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

## Highways and Access

Highways	AMBER
----------	-------

## Conclusions

<b>Suitability</b>	The Site is considered suitable.
<b>Availability</b>	There are no known availability issues on site.
<b>Achievability</b>	The site is likely to be achievable, subject to overcoming identified constraints.

<b>Site Classification</b>	<b>B:</b> Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
----------------------------	---