

Greater Cambridge Shared Planning Service
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Date: 6th March 2025

Dear Sir/Madam,

RE: Greater Cambridge Shared Planning Call for Sites – Land Adjacent to Frogge Street, Ickleton

This letter has been prepared by Ceres Property on behalf of James Wombwell in support of representations made to the Greater Cambridge Shared Planning Call for Sites consultation, in relation to the Land Adjacent to Frogge Street, Ickleton (the 'Site').

This letter provides an overview of the site characteristics and its merits for development. We welcome working with the Council on the potential for development at this site as the plan-making process moves forward. The following sections of this letter reviews the context of Ickleton, the site and its surroundings, proposed development and key planning considerations.

Ickleton

The site is located on the land adjacent to Frogge Street, Ickleton. Ickleton is a village within South Cambridgeshire District Council, located to the south of Cambridge and north of Bishops Stortford. Surrounding villages include Great Chesterford, Hinxton and Duxford. Within the village is a village shop, which also serves as a post office, a village hall, park, and public house.

Ickleton is connected to the wider highways network via the M11 and A11, providing connections to London to the south and Cambridge to the North. The site benefits from very good public transport connectivity, with bus stops located on Frogge Street and Abbey Street, which provide regular bus services to Cambridge and Saffron Walden. Great Chesterford train station is approximately 1 mile from Ickleton, and provides regular train services to London and Cambridge. A tarmac footpath from Ickleton to Great Chesterford provides a walking route to the train station, which can be reached in 20 minutes or cycled in 8 minutes.

Ickleton benefits from being situated outside of the Cambridge Green Belt and therefore in accordance with national policy it is considered that growth in villages outside of the Green Belt should be sequentially preferred to development on villages within the Green Belt.

The Site and Surroundings

The submission site is located south of Ickleton, adjacent to Frogge Street. The site comprises approximately 5 ha of arable land. The site is in close proximity to Ickleton's Development framework. The site is well contained, with the M11 running across the south and south-west of the site. There is the potential to include additional land to the north of in the future.

The site is not subject to any landscape or ecological designations within the adopted Local Plan. A Scheduled Ancient Monument is located adjacent to the site at Frogge Street. This would be fully safeguarded as part of any development. There are no listed buildings within the site. A small area of the site to the west is within a SSSI Impact Risk Zone. The majority of the site is Grade 2 Agricultural Land, with the central area being Grade 3. The site is within flood zone 1, where there is a low risk of fluvial flooding. The site is at low risk of surface water flooding, with small isolated areas at higher risk.

Proposed Development

The new standard method for determining the minimum number of new homes for which Local Plans are required to plan came into force in 2025. South Cambridgeshire and Cambridge City Council have a joint housing requirement. The joint housing target for Cambridge City and South Cambridgeshire is now 2,309 dpa – this represents a substantial increase on the existing requirement of 1,726 dpa. Additional sites will be required to come forward for residential development to ensure that housing needs can be met.

Given the housing need, this site has the potential to deliver up to 60 dwellings (market and affordable). There is also the opportunity to use part of the site for the provision of public benefits, such as delivery

the Local Plan First Proposals (2021) proposes minimal growth in the villages. However, national policy requires a need for a suitable proportion of growth to be directed to village locations, such as Ickleton. NPPF paragraph 73 recognises that medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly.

Taking into account the Government's proposed revised standard method for calculating housing needs, this submission would contribute to additional housing to ensure that the Council can maintain a five-year housing supply. However, other public benefits can be delivered, including green infrastructure, biodiversity net gain and landscaping.

We would welcome further discussions with the Council as to what other uses might be best accommodated here in order to maximize the benefits for the community.

Key Planning Considerations

The Site is free of any constraints that could render it fundamentally unsuitable for residential or employment development.

The Site location is within close proximity to local services and community facilities. The site is well connected to nearby towns, villages and cities via the M11, A11, bus services and train services.

Key planning considerations include minimising heritage and landscape impacts.

The site is not subject to any legal or ownership constraints, and the landowners are fully committed to the promotion of the site.

Summary

The site is located adjacent to the built up area of Ickleton, and has the opportunity to provide residential development. Additionally, the site is accessible via active transport modes and public transport, including walking, cycling and busses.

Further discussions with the Council are welcomed on potential opportunities for this Site.

We wish to stress our desire to work collaboratively with the Council in respect of the Site, and to emphasise the flexibility that exists in respect of this land to respond to potential local development needs.

Yours sincerely

[Redacted signature]