



Greater Cambridgeshire Shared Planning Authority

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

29th January 2026

RE: Call for sites submission for Land on the north side of Shelford Road, Little Shelford, Cambridgeshire. Title Number CB106115.

Dear Sir / Madam,

This letter accompanies the Call for Sites submission for Land on the north side of Shelford Road, Shelford, Cambridgeshire, which is submitted for consideration as part of the emerging Greater Cambridge Local Plan.

1. Site Description and Context

The site comprises a 5.73-hectare freehold parcel of land located on the northern side of Shelford Road, Little Shelford, Cambridgeshire. It consists of a flat area of agricultural land situated south of Cambridge on the edge of Little Shelford. The site is bounded by the railway line to the north and the M11 to the west. Shelford Road forms the southern boundary, while the eastern boundary adjoins existing residential properties and their associated gardens within Little Shelford. Beyond the site, residential development lies to the east and north-east, with open agricultural land and a dwelling located to the south and south-east, on the opposite side of Shelford Road. No buildings or structures are present within the site area.

Surrounding land within the nearest 20 m is chiefly non-built-up agricultural ground (about two-thirds) with the remainder comprising residential plots and small pockets of unused natural landscape. Overall, the site presents a coherent edge-of-settlement location with obvious agricultural character but clear physical and visual connections to Little Shelford existing residential fabric.

2. Accessibility, Connectivity and Services

The southern boundary of the site abuts Shelford Road, which benefits from a continuous footpath providing direct pedestrian access into Little Shelford (approximately a 4-minute walk), with onward connections to Hauxton (around 20 minutes) and Great Shelford (around 25 minutes). The Church Street bus stop in Little Shelford is located approximately a 5-minute walk from the site and provides regular daily services to Hauxton, Great Shelford and Cambridge. Shelford railway station, located in Great Shelford, offers frequent rail services to Cambridge and London King's Cross.

Little Shelford benefits from a small but established range of local services and community facilities, including the Great & Little Shelford Church of England Primary School, a village hall, recreation ground and sports pavilion, a local pub, and All Saints Church. A broader range of day-to-day services, shops, healthcare facilities and the railway station are available nearby in Great Shelford, which has a wider range of amenities that support local daily needs across both villages.



In this context, the site is well located to support sustainable patterns of growth, with residents able to access services and facilities by a combination of walking, public transport and travel to nearby service centres.

3. Development Potential and Settlement Role

The site is proposed for residential-led development, with flexibility to accommodate a range of potential forms, including market housing, self-build or custom-build, retirement living, or, subject to further assessment, a care-related use. The landowner is open to these options, allowing the site to respond to identified local needs.

Development capacity is not fixed at this stage. A range of approximately 10 dwellings upwards is considered appropriate, with the scale and extent of development to be informed by the Council's assessment through the Call for Sites process. The site can also be refined should the Council consider that a smaller area or alternative configuration would be more suitable, and early engagement on this basis would be welcomed.

The site's size, openness and undeveloped character provide flexibility in how development is arranged. Any future scheme would respond to its context, including the provision of appropriate buffers to the M11 to the west and the railway line to the north, while integrating appropriately with the settlement.

Overall, the site represents a modest and adaptable opportunity for growth, well located in relation to Little Shelford and within walking distance of key services, capable of being shaped through the Local Plan process.

4. Constraints and Deliverability

The site lies within the Green Belt, which represents the principal planning constraint. However, it is well contained and makes a limited contribution to Green Belt purposes, such that it is capable of being considered through the plan-making process, having regard to emerging national policy approaches to lower-harm Green Belt land.

Surface water considerations are present but are not expected to constrain development and can be addressed through appropriate design and standard mitigation measures. There are no heritage or ecological designations affecting the site, no known major utility constraints, and no overhead power lines crossing the land.

East West Rail proposals are currently at an early, strategic stage and include broad indicative safeguarding areas. Published information indicates that works in this location relate to improvements to the existing railway corridor, with no confirmed new alignment or permanent operational infrastructure identified within the site.

Taken together, there are no inherent site-specific constraints that would preclude the site from being considered for residential development through the Local Plan process.

5. Availability and Flexibility

The site is available and capable of being brought forward within the Local Plan period, subject to allocation and the grant of planning permission. The landowner is supportive of residential-led development and is willing to engage constructively with the Council through the plan-making process.



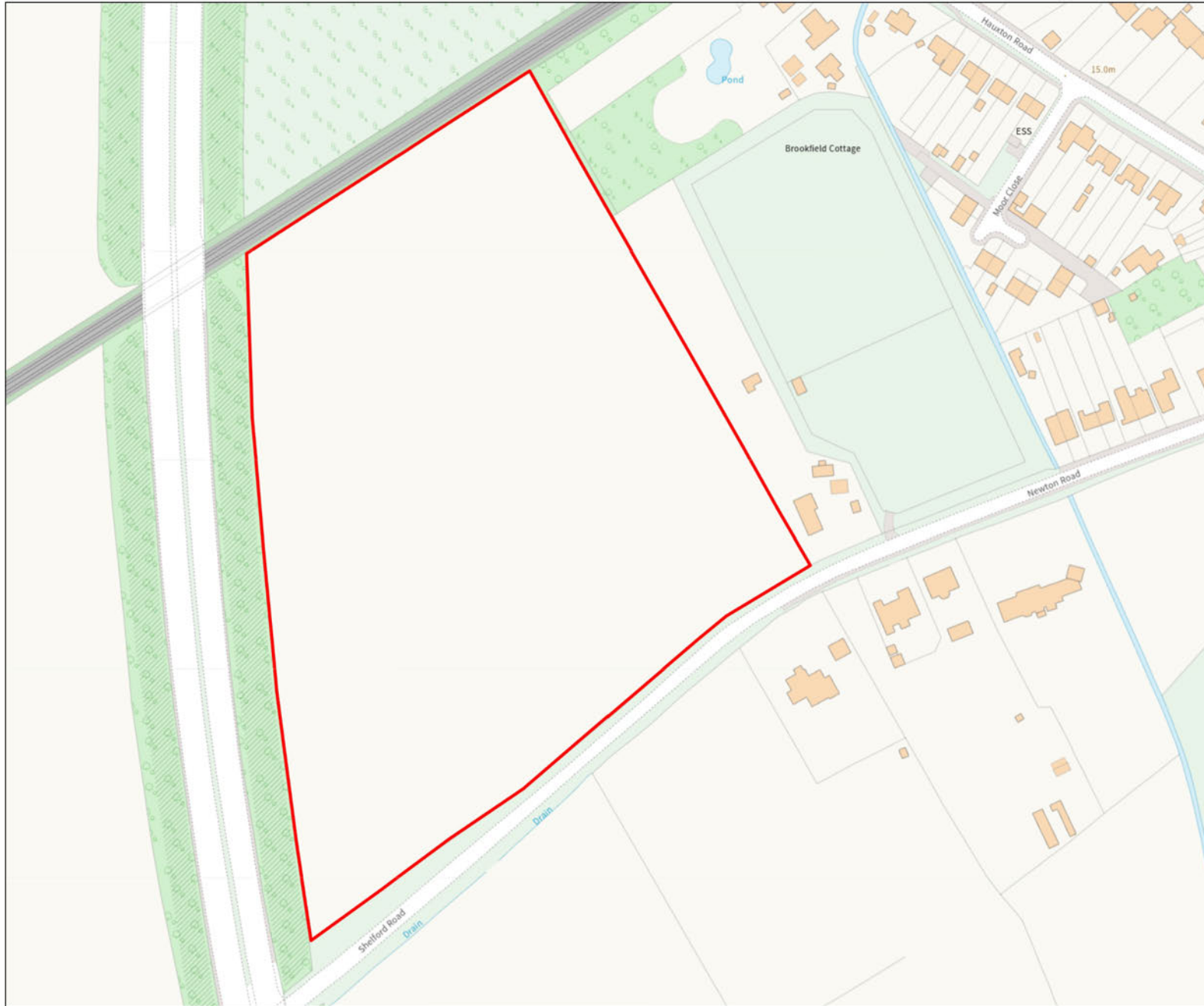
The site offers a high degree of flexibility in terms of area, scale and configuration, and can be refined in response to the Council's assessment. Early engagement would be welcomed should the Council consider that an alternative approach would better align with its emerging spatial strategy.

6. Summary

Land on the north side of Shelford Road, Little Shelford represents a contained and adaptable opportunity for residential-led development, suitably related to the existing settlement and accessible to local and higher-order services by sustainable modes of travel. The site is available, free of inherent physical or environmental constraints that would rule out development in principle, and benefits from developer interest, providing a realistic prospect of delivery. The land offers flexibility in scale and configuration and can be refined, including to a smaller site area if appropriate, in response to the Council's assessment and Call for Sites feedback, with early engagement welcomed to shape a suitable proposal through the Local Plan process.

Yours faithfully,





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Site Name:

LAND ON THE NORTH SIDE
OF SHELFORD ROAD,
LITTLE SHELFORD,
CAMBRIDGESHIRE

Drawing Title:

Site Location Plan

Drawn by: J. Bartlett

Checked by: B. Aslam

Date: 29-Jan-26

Scale n/a

Plan No.

CB258865