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By email: planningpolicy@scambs.gov.uk

Dear Sir/Madam,

LAND OFF BROOKHAMPTON STREET, ICKLETON: REPRESENTATION ON BEHALF OF MRS C KING

Introduction

This Statement has been prepared by Cheffins on behalf of [REDACTED] to promote land off Brookhampton Street, Ickleton in the Council's call for sites consultation. This is with a view to gaining an allocation for residential use in the emerging Greater Cambridge Local Plan. The location of the site is shown on the site location plan, which accompanies this representation.

Background

Despite its modest size Ickleton is a thriving, attractive village and benefits from a church, village shop/Post Office, pub, village hall, social club, recreation ground, allotments and various village activities. Importantly, the village has local employment at Abbey Barns and significant nearby employment at Duxford and, even closer, at Hinxton Hall. There are regular bus services to Cambridge, Saffron Walden and Whittlesford and these also enable links to Great Chesterford railway station.

Existing planning status

The site has no specific designation at present and, strictly speaking, comprises open countryside in local plan and policy terms. It lies immediately adjacent to the Ickleton Development Framework. Ickleton is defined as an infill village in the adopted Local Plan and, as a result, there has been little growth of the village over recent years apart from a few individual dwellings.

We have set out below additional comments in relation to the lettered items of the Council's questionnaire:

Section C: Land ownership

The site is owned by three sisters as follows:



Section D: Site details

The site is located to the north east of Brookhampton Street. The majority of the land lies to the rear of No.s 8/8a to 24 Brookhampton Street and the existing access to this land is located in between No.s 22 and 24. The location of the site is shown on the site location plan, which accompanies this representation. The post code of the nearest residential property is CB10 1SP.

The site comprises 1.1 hectares of agricultural land which is grazing land and is currently fallow and unoccupied.

Partners:

M W Hamilton Ltd, E W Lee Ltd, J G L Law Ltd, M Walshe Ltd, P G M Claydon Ltd, N R Harris Ltd, W King Ltd, S J Lewis Ltd, C M B Ashton Ltd,
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To the NW of the site lies the gardens and grounds, including outbuildings and a tennis court, associated with Ickleton Place – a large private dwelling. To the SE the site is bordered by the rear gardens of residential properties (No.s 11 to 25 Mill Lane) and some agricultural buildings. To the east of the site, the adjacent land is open agricultural land in grazing use which itself borders the Cambridge railway line. Thus, it is apparent that the site does not form a part of any large swathe of true wider 'open' countryside in our view, particularly given the location of the railway line. It is already firmly 'contained' by clear defensible boundaries on three sides.

Locationally, the site is well related to the centre of the village being only 200m from village facilities located on Abbey Street and Church Street. It is also within walking and cycling distance of the Genome Campus at Hinxton Hall – a major employment site providing much local employment. The site is also within cycling distance (less than 2km) of Chesterford railway station.

Section E: Recent and current land uses

The site comprises existing agricultural land traditionally used for grazing use and currently unoccupied.

Section F: Proposed future uses

The site is being promoted for residential use which would include land for access/roads, landscaping, public open space and an element of affordable housing.

The benefits of the proposed development are wide-ranging and will promote the economic objectives of the National Planning Policy Framework. The site is located in a sustainable location, adjacent to the existing village boundary and can provide a modest suitably designed residential development.

Site capacity

We consider that the site has capacity for approximately 20 dwellings assuming a fairly low density to reflect the character of surrounding houses and the edge of village location. The precise capacity will need to be subject to a master planning exercise encompassing issues of access, open space, landscaping and the relationship with existing development. The nature of the site suggests it may be suitable for, for example, retirement housing.

Section G: Suitability – Site features and constraints

There are no significant constraints at the site which could prevent residential development at the site being delivered in a timely manner. We have outlined other constraints which may need to be considered when developing the site.

Access

Vehicular access to/from the site would be taken from Brookhampton Street where there is currently an existing field access. The current access is approximately 10m wide and that is sufficient to serve a modest residential development via an adopted access.

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In this location, Brookhampton Street is subject to low traffic volumes and is fairly narrow with some on-street parking but those features result in very low traffic speeds and hence it is quite feasible to achieve a suitable means of access. It is considered that existing traffic speeds are generally below the 20mph speed limit.

Biodiversity

The site comprises a grass field and in itself, does not appear to have any high biodiversity value. This would be subject to an assessment as part of any planning application, particularly the boundary trees/hedgerows, and any development at the site would have the potential to incorporate any appropriate mitigation, should that be necessary or indeed to bring about an enhancement of local biodiversity.

Contaminated land

The undeveloped site comprises greenfield land and, as such, is very unlikely to be contaminated.

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Flood risk and drainage

The site is in Flood Zone 1, which is at the lowest risk of flooding. As such, housing development is appropriate in this location in principle. Any planning application would be accompanied by a Surface Water Drainage Strategy which would outline how surface and foul water would be managed.

Heritage

The site is bordered by the Ickleton Conservation Areas on three of its boundaries but is wholly outside of that designated area (NB: the access way does lie within the Conservation Area). It should be noted that approximately 80% of the existing village is designated as Conservation Area and some new development has successfully been integrated into the area in recent years, including for example, No. 22 Brookhampton Street. We do not consider that the existence of the adjacent Conservation Area restricts the principle of development on this site but will influence the detailed design in respect of the form of housing, density, architectural detailing and materials palette for new buildings.

Landscape impact

The site is well-defined on its north west, west and south eastern boundaries by existing mature hedgerows with trees. It is also defined by existing residential curtilages which, in combination, provide a strong sense of enclosure.

The extent of the mature hedgerow boundaries is such that the site is highly contained, and it is therefore possible to integrate new development into this site without adverse impacts on the wider landscape or on adjacent residential areas. It is clearly already well 'contained' on three sides.

It is only the eastern aspect which is slightly more open but, beyond the site boundary, that aspect is also contained by the railway line and its associated structures.

Services and utilities

The site is located adjacent to the existing road serving Ickleton and it is considered that connections can be made to existing services – including electricity, gas, telecommunications and water.

Public rights of way

There are no public rights of way at or close to the site which could be affected by its development.

Topography

The site is generally flat with no significant changes in levels. It slopes marginally down from west towards the east. This means that development would not be prevented in whole or part.

Section H: Availability

The site is within the ownership of [REDACTED] who is actively promoting it, on behalf of all the owners, for residential development use. Therefore, it is available for development now.

We consider that Ickleton is an attractive housing market location with strong demand and one which has accommodated little new development in recent years. As such, we consider that there would be healthy occupier demand for new dwellings at this site.

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We are not aware of any legal constraints which could delay or prohibit development.

Section I: Deliverability

The site is within the ownership of the promoter (& two sisters) and it is considered that development at the site could easily be delivered within five years. The site is greenfield land and there are no constraints at the site which could prohibit delivery within this time period.

Section J: Viability

Given the character and nature of the site, we do not consider that there would be any issues associated with viability or deliverability of the site. The owners are fully aware of the requirements for affordable housing on residential sites such as this.

Section K: Supporting evidence

We have attached a Site Location Plan to this representation which we trust will inform the assessment of the site's suitability for development.

Conclusion

We consider that the site is highly suitable for a modest residential development, possibly including a element of retirement housing, that can be delivered promptly and is well related to the built fabric of the existing village. The site is a logical extension to the existing village and is a largely unconstrained site. We therefore commend this representation to the Council.

Please do not hesitate to contact us if you have any questions or would like to discuss this representation further.

Yours faithfully

[Redacted signature]

Ian Smith
Director of Planning

[Redacted contact information]

Enc.

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