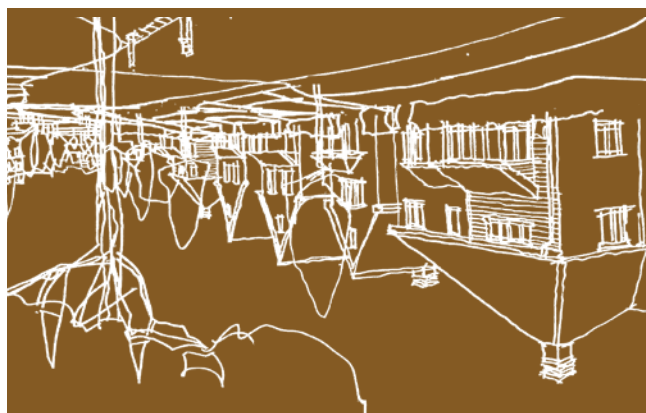


**DISCLAIMER**  
 We have taken all reasonable measures to present this information with due care and it is considered correct at time of printing. However, the information contained within, is subject to change without notice, and Catesby Estates plc and its employees and agents shall have no liability to the users for any loss, damage, cost or expense incurred or arising by reason of any person using or relying on this information.  
 Changes in data protection laws (GDPR) means the rules around how companies process your personal data have changed. It does not restrict individuals sharing their personal information with third parties in a way of their choosing.  
 This is an opportunity for you to help shape our proposals. You are not obligated to comment on the proposals, and you are welcome to submit as much or as little information as you wish using any of the four feedback methods detailed within this literature (freepost, email, online or telephone).  
 All comments received will be reviewed by Catesby Estates. Your feedback will be compiled in Statement of Community Involvement Documents and submitted with our planning application. Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.  
 Your personal data will not be passed to any other parties. For more information on our policies visit [www.catesbyestates.co.uk/catesby-policies](http://www.catesbyestates.co.uk/catesby-policies) or contact us at: 01926 836910 / [info@catesbyestates.co.uk](mailto:info@catesbyestates.co.uk)

**www.catesbyestates.co.uk**  
 part of Urban&Civic  
**Catesby Estates plc**



**About Us**  
 Catesby Estates established in 1996, works closely with housebuilders, Councils, local residents and other stakeholder groups to deliver new high quality homes on developments that are seen as a positive part of the local community.  
 You can find out more about Catesby Estates at: [www.catesbyestates.co.uk](http://www.catesbyestates.co.uk)

**How To Contact Us**  
**PLEASE LET US HAVE YOUR FEEDBACK BY NO LATER THAN WEDNESDAY 27TH JULY 2022**  
**You Can Submit Your Feedback In A Number Of Ways:**

- Online via the website [www.catesby-icknieldfields.co.uk](http://www.catesby-icknieldfields.co.uk) by completing the Have Your Say Form or the Survey Link
- Via email: [info@catesbyestates.co.uk](mailto:info@catesbyestates.co.uk)
- Via telephone: 01926 836910
- Or finally via post (no stamp required) simply using the address freepost: CATESBY ESTATES




**PROPOSED NEW HOMES AND PUBLIC OPEN SPACE**







**ICKNIELD FIELDS**

*between Walden Road and Newmarket Road, Great Chesterford*

**Catesby Estates are preparing proposals for a new housing development on land between Walden Road and Newmarket Road, Great Chesterford**

We are seeking feedback from local residents on our initial proposals which include:

-  Up to 350 new homes with a mix of house sizes and types, ranging from 2 to 5 bed properties to meet local policy requirements and identified need
-  40% affordable housing. Affordable housing is a combination of first homes, affordable rent and shared ownership housing, provided to eligible households whose needs are not met by the market. This will assist those looking for their first home, and lower income individuals and families get on the housing ladder in Great Chesterford
-  For those looking to downsize, the proposals could include a proportion of bungalows if feedback received highlights a local need

-  Reducing carbon emissions in line with the Future Homes Standard, with homes achieving a 31% reduction in carbon emissions
-  Electric car charging points for each new home
-  A new heritage park with opportunities for expanded sports facilities and a children's play area
-  Significant new planting and creation of new habitats to deliver biodiversity net gains
-  Walking and cycling routes connecting to the wider area
-  Off-site highway improvements and enhancements to public transport infrastructure

**You can find out more about our proposals at: [www.catesby-icknieldfields.co.uk](http://www.catesby-icknieldfields.co.uk)**

# ICKNIELD FIELDS

*between Walden Road and Newmarket Road, Great Chesterford*

We are currently at an early stage in the process, and are therefore seeking feedback on our initial proposals. We want to work collaboratively and openly with local residents to identify, understand and seek to resolve any concerns associated with our proposals before we submit a planning application.

To assist this process, we have prepared initial plans explaining the constraints of the site and how an appropriate design could respond sensitively to those identified constraints. Plans are available to download and view on the consultation website.

You can find out more about our proposals at:  
**[www.catesby-icknieldfields.co.uk](http://www.catesby-icknieldfields.co.uk)**

## Have Your Say

The website [www.catesby-icknieldfields.co.uk](http://www.catesby-icknieldfields.co.uk) contains a range of videos, plans, images and links to topics hosted on third party websites, which we hope you will find informative.

The website will be updated on a regular basis as our proposals progress.

Your feedback will help shape our proposals before we submit our planning application to Uttlesford District Council.

Comments received will be compiled in Statement of Community Involvement documents and submitted with our planning application.

Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.

## Public Exhibition

Come along and view our proposals and speak to our team:

**Tuesday 19th July | 4pm – 8pm**

At The Hall, Community Centre,  
Newmarket Road, Great Chesterford,  
Saffron Walden, Essex, CB10 1NS.

If you are unable to attend, you can find out more, submit your feedback and track progress via the consultation website.

**[www.catesby-icknieldfields.co.uk](http://www.catesby-icknieldfields.co.uk)**

