

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Our ref: E1101.C1.Let04
05th March 2025

Dear Sir or Madam,

LOCAL PLAN REPRESENTATION FOR THE RESIDENTIAL ALLOCATION OF THE LAND TO THE REAR OF 145 TO 149 HIGH STREET HARSTON

This local plan representation is submitted regarding the land to the rear of 145 to 149 High Street Harston.

The site is 0.8 hectares of land which is within a well-established residential area. The site is well screened by trees to the south and east and benefits from a good highway access onto Harston High Street, which is a main access road in Cambridge. High Street is a designated cycle route into Cambridge and also has two local bus routes which provide regular services into Cambridge and the neighbouring villages. The village is well served by local amenities including a service station; convenient store and post office; doctor's surgery; public house, village hall; and places of worship as such is a highly sustainable location for housing development.

This representation proposes up to 10 houses on the site as this will be a low-density development of 12.5 houses per hectare which provides space for generous plots and a significant landscape buffer around the houses which would benefit the local character of the area. Harston has extensive development at depth to the south and east of the site off High Street, which shows that this is in keeping with the established development pattern of the village.

The site is partially brownfield as it has a range of buildings on the land including a poly tunnel and other brick storage buildings. National planning policy gives substantial weight to the value of using suitable brownfield land within settlements for homes. The site is not within a conservation zone and none of the nearby buildings are listed. There are no TPO protected trees on the site.

The property is within a single ownership and redevelopment can be undertaken immediately should the site be allocated for development. It is envisioned that up to 10 residential units could be accommodated in a suitably designed scheme on the site.

Evolution Town Planning Limited

[Redacted]
[Redacted]
[Redacted]
[Redacted]
Registered in England Number
10636748



These representations comprises the following documents:

- This cover letter
- Online Portal Submission Form
- Site location plan

We trust you will find this to be sufficient for you to consider this land in the call for site sand we look forward to hearing from you further regarding this.

