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Date: 25/03/2019

Call for Sites Consultation
Planning Policy Team
South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Dear Sir/Madam

LAND OFF STATION ROAD, HARSTON

GREATER CAMBRIDGE LOCAL PLAN CALL FOR SITES SUBMISSION

I write on behalf of our client, Jesus College, to submit 'Land off Station Road, Harston' (hereafter referred to as 'the site') for consideration via the Greater Cambridge Local Plan Call for Sites consultation. The remainder of this letter provides a site description, sets out the context and background of the site, describes the potential development proposals that the site could accommodate and lists the benefits that the development could deliver. I enclose the following as part of the submission:

- Site proforma; and
- Site Location Plan.

Site Description & Deliverability

The site is located in the centre of Harston, outside the village framework within South Cambridgeshire District. The site measures 1.271 hectares and is currently used as a horse paddock.

The site is relatively flat, comprising an open field with trees and hedges along its boundaries and paddock fencing. It is bound to the east by residential properties and an associated paddock, hedgerow along Station Street to the north-east, Baggot Hall (Listed building) and agricultural buildings to the south-east and to south-west by agricultural fields used for grazing. There are several mature trees and hedgerows located along but outside of the site's north-eastern, south-eastern and south-western boundaries.

The boundary with Station Road is noted as important countryside frontage in the adopted Local Plan, although there is a two metre tall evergreen hedge along its length that prevents visual access to the countryside.

Baggot Hall is a listed building. The impact of the Proposed Development will be mitigated through sensitive design to protect the significance of the asset and its setting.

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The site is within the Green Belt, within a rural part of Cambridgeshire characterised by agricultural buildings and fields and small villages. Within the Green Belt the NPPF recognises some development is not deemed inappropriate including limited infilling of villages and provision of limited affordable housing for local community needs in situations when the infilling does not have a greater impact on the openness of the Green Belt than the existing development. The adopted Local Plan includes for a policy to allow for infilling in the Green Belt.

The Proposed Development is infill development and would extend only as far the existing development line of its neighbouring residential and agricultural properties, and as such respects the immediate character and would retain the openness of the Green Belt and purpose of the land to the same extent as existing neighbouring development. The development would sit within the built-form and appear as part of the existing urban ribbon of development along Station Road.

It is within the A10 strategic transport corridor where numerous transport improvements are planned to deliver a high quality public transport corridor, including:

- Improved transport hub at Foxton train station (3km from the site)
- Foxton is identified as a potential location on the Oxford to Cambridge Varsity Line, which would deliver faster and improved frequency of trains.
- Proposed improved transport interchange at Trumpington A10/M11 junction (3.2 km from the site)
- Park and ride site at Hauxton
- Off road cycle links along the A10
- Walking and cycling links to Melbourn and Bassingbourn village colleges

These enhancements will benefit connectivity to Harston by sustainable and active modes of transport.

The majority of the site is within an area of low flood risk (Flood Zone 1) and is therefore in a low risk flood area. There are no other significant physical constraints or designations on the site.

Relevant Planning History

The site was part of a much larger site for which an application was made in 1987 for residential development. This was refused (S/0445/87/O, Baggot Hall, Harston).

The site has not previously been submitted as part of the Council's previous Call for Sites processes.

Harston

Harston is a Group Village in the settlement hierarchy within the adopted Local Plan. The A10 runs through the village, which is part of the strategic cycle network between Royston and Cambridge. There are bus services which connect Harston to Royston, Melbourn, Shepreth, Foxton, Hauxton, Trumpington park and ride site and Cambridge, as well as national express coach services to Heathrow airport.

Harston is located in the A10 corridor which is well served by trains and buses. The site is 3km from Foxton train station offering services to Cambridge (and beyond) and London. The proximity of this transport interchange makes it readily accessible by active modes of travel, particularly cycling. As such, the Site is well located to reduce the need to travel by car, and can promote sustainable travel.

Development Proposals

The site could accommodate a landscape design-led residential development of up to 22 residential units. This would include 40% affordable housing, landscaping, vehicular access and formal and informal open space. Although the site is currently subject to development restrictions related to infill

development, the central location of the site and its excellent public transport connections and opportunities for active travel suggest the site could support a higher density of development based on 30 dwellings per hectare, assuming 40% of the site is reserved for landscaping to mitigate impacts on the green belt.

The site is well located to be within walking distance of the services and facilities in the village and there is currently sufficient capacity at the primary school to accommodate the number of children a development of this scale is likely to generate.

Benefits

It is considered that the development proposals could deliver numerous social, economic and environmental benefits to the local area, including:

- The opportunity to deliver affordable housing to help meet the needs of Harston and the local area;
- Supporting Harston's economy and community, including local shops and services at a time when villages are seeing a reduction in services and facilities;
- Supporting the village primary school's viability
- Housing development in a sustainable travel location: high (and improving) public transport accessibility; cycling accessibility to transport interchanges and Cambridge
- Development that brings health and wellbeing benefits to its residents and the wider community through:
 - high quality housing design,
 - additional public open space which offers mental and physical wellbeing benefits,
 - opportunity to travel sustainably helping to tackle air pollution as well as bring physical benefits.
 - walkability to primary school
- Helping to maximise the benefits arising from major investment in the A10 corridor associated with sustainable transport and active travel
- A landowner who wishes to work the community in order to shape a proposal which meets the needs of and can provide wider benefits to the village;
- Preservation of the countryside frontage by retaining the current hedge or replacing with native species (while allowing for access) stepping development back from the road and enabling vistas of the open countryside beyond.

Summary

Jesus College are seeking an allocation for residential development on a land parcel that is well-related to the village form and to deliver development on the site in a manner that will bring the greatest benefits to the community, and to establish how best to accomplish this through engagement with the community.

The land identified is available, achievable and deliverable and it is hoped for it to be recognised as beneficial for the community by providing housing and public open space. The intention is to provide planned and coordinated development in a manner to benefit the whole village.

Should you have any queries then please do not hesitate to contact me and we would be most happy to meet with officers to explain the proposal in more detail and agree any consultation strategy.

Yours faithfully



Guy Kaddish BSc (Hons) DipTP MRTPI
Partner, Planning

Enclosures **Site Location Plan**
 Site proforma