

Planning Department
South Cambridgeshire Council
South Cambridgeshire Hall
Cambourne Business Park Cambourne
Cambridge
CB23 6EA

Our ref: E1089.C1.Let02
05th March 2025

Dear Sir or Madam,

LOCAL PLAN REPRESENTATIONS IN RELATION 5 HONEY HILL, WEST WRATTLING AND LAND TO THE SOUTH AND EAST

We write on behalf of our client [REDACTED] regarding a site of approximately 1.8 hectares in West Wrattling which comprises the existing property 5 Honey Hill and its curtilage and the land to the south and east, to be considered for housing allocation in the current local plan consultation.

5 Honey Hill is an existing residential property set in extensive grounds of approximal 0.8ha. The front section of this property is within the West Wrattling settlement boundary.

The land to the south and east of 5 Honey Hill is approximately 1.0 ha in size which was part of Borehams Yard, a former plant hire, ground work, waste salvage and reclamation yard. The front section of Borehams Yard was granted planning permission for 9 houses in August 2023, this development is currently under construction and is know as Lambs Yard. The land is previously developed and areas of site are contaminated from its former use. Since the site has been disused vegetation has grown around the former yard areas, however it is still littered with abandoned buildings, building materials, and piles of concrete and other remnants of its former use as part of a ground work, waste salvage and reclamation yard.

The majority of the land put forward in these representations is previously developed as it is either an existing residential property, or it is part of a former commercial site. The land is in poor condition and requires remediation. The NPPF states that planning policies should give substantial weight to the value of using suitable brownfield land with settlements for homes, as such the redevelopment of this site for housing should be strongly supported.

Evolution Town Planning Limited

Registered Office:

[REDACTED]
[REDACTED]
[REDACTED]

Registered in England Number
10636748



The land is also very well related to the village of West Wrating. The property 5 Honey Hill is within the existing settlement boundary, while the rest of the site is directly adjacent to the settlement boundary. The land can provide a discreet infill development which is well related to the existing houses which surround it. These representations seek South Cambridgeshire Council's support in an allocation for housing development for either all of the site, or part of the site.

Access to the site can be provided from the existing highway access to 5 Honey Hill. This can provide good visibility in both directions onto a 30mph speed limit road. West Wrating has a strong provision of local services and facilities for residents, especially for an infill village. There is a church, a pub, a village hall and a hair dressers and beautician. There is also a regular bus service to Cambridge, Haverhill and Linton. As such it is a sustainable location for new housing development which will support the local community.

Submitted with these representations is a basic indicative layout which shows 25 houses on the site. This represents a very low density of just under 14 houses per hectare. However, the site could easily accommodate 40 houses and remain at low density of 22 houses per hectare, or allocation of a smaller section of the site would also be accepted.

Dyason Developments, for whom the land is being promoted on behalf of, are the developer currently constructing the Lambs Yard site in the village. They have a good local knowledge and will produce a high-quality scheme which reflects local character. The land is within a single ownership and can be brought forward immediately should it be allocated in the local plan.

This representation comprises the following documents:

- This cover letter
- Online Portal Submission Form
- Site location plan
- Indicative Site Layout Plan

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

