

# Land East of Cambridge Road, Melbourn

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*Greater Cambridge Draft Local Plan –  
Regulation 18 - Supporting Document*

*January 2026*

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PROJECT TEAM



Masterplanning and graphic design

Boyer

Town planning

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# CONTENTS

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04 SITE LOCATION PLAN

06 FRAMEWORK MASTERPLAN

# SITE LOCATION PLAN

- Site boundary
- Additional land within same land ownership





SITE LOCATION PLAN

# FRAMEWORK MASTERPLAN

*The proposals for the Land East of Cambridge Road support the vision and aims of the emerging Greater Cambridge Local Plan at an unconstrained and sustainable location*

The site is capable of delivering 350 new homes as part of the sustainable growth of Melbourn

- 01 Potential vehicular access point to be explored
- 02 Sustainable Drainage System (SuDS)
- 03 Retained hedgerow planting
- 04 Enhanced hedgerow planting
- 05 Proposed structural tree belt planting
- 06 Existing public right of way set within green corridor
- 07 Existing surface water drainage set within wetland corridor
- 08 Development set back from Cambridge Road
- 09 Proposed footpaths
- 10 Central neighbourhood green with children's play
- 11 Residential development
- 12 Naturalistic ecological parkland providing biodiversity net gain
- 13 Natural play space
- 14 Green corridors
- 15 Opportunity for pedestrian/emergency access point
- 16 Potential for pedestrian connection to existing public right of way network further south
- 17 Track to retained land
- 18 Adjoining land available for further development or biodiversity purposes





