

South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

Our Ref: 25-03099 / Prospects Royston  
Your Ref: HELAA ID 40511  
Date: 29<sup>th</sup> January 2026

Sent via email: localplan@greatercambridgeplanning.org

Dear Sir/Madam,

## Re: PROSPECTS ROYSTON - DRAFT GREATER CAMBRIDGE LOCAL PLAN CONSULTATION

Rapleys LLP is instructed by Wilson Bowden Developments Limited (WBD) to submit representations to the draft Greater Cambridge Local Plan, together with an update to previous Call for Sites submissions in respect of land known as **Prospects Royston**, located on Land to east of Royston and A505 and south of A10, SG8 6DA, and referred to previously as Three Prospects Farm (the site is outlined in **Figure 1** below).

WBD has a long-term option on the land. There is one landowner, which is a company: Three Prospects Farm Limited (Co. Regn. No. 03199614) whose registered office is at Brick House Farm, Ongar Road, Margaret Roding CM6 1QR.

Prospects Royston is a 174 hectare site which was previously assessed in both the 2021 and 2025 HELAAs (site ref 40511, Three Prospects Farm, Land to east of A505 and south of A10, Melbourn).

The illustrative masterplan for **Prospects Royston** has been updated to reflect current needs in the local area, to benefit from its unique position in Greater Cambridge and at the edge of North Hertfordshire district. Development here would be sustainable and would play an important role in ensuring that Greater Cambridge's housing and employment needs are met in full. It would also provide significant benefits for Royston and surrounding villages, both in South Cambridgeshire and North Hertfordshire.

### The following documents are submitted to support our representations and Call for Sites submission:

1. This Covering Letter;
2. Prospects Royston Location Plan;
3. Prospects Royston Illustrative Masterplan;
4. Prospects Royston Vision Statement;
5. A copy of the Call for Sites online submission form (being submitted as an update to previous Call for Sites submissions in respect of this land); and,
6. Representations to the Regulation 18 Draft Local Plan, with the following appendices:
  - Appendix 1: Prospects Royston **Vision Statement**, prepared by Bradley Murphy Design (landscape architects, urban designers and ecologists);

**Rapleys – York House, York Street, Manchester, M2 3BB**

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- Appendix 2: **Illustrative Masterplan**, prepared by Bradley Murphy Design;
- Appendix 3: **Landscape, Visual and Ecology Technical Note**, prepared by Bradley Murphy Design; and,
- Appendix 4: **Transport Connectivity Statement**, prepared by EAS Transport Consultants.

Figure 1: The site known as Prospects Royston is outlined in red (shown on a Google Maps aerial image)



Rapleys and WBD have had initial discussions with North Hertfordshire Council planning officers, local councillors and other relevant local parties and would welcome the opportunity to discuss this site further with Greater Cambridge officers and to arrange a site visit. Please note that public access to the site is restricted, so please contact me directly to coordinate access or if you have any further queries (contact details below).

Yours faithfully,

**Tim Coleby**  
BA (Hons) MRTPI  
Associate Partner