RAPLEYS

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Our Ref: 25-03099 / Prospects Royston
Your Ref: HELAA ID 40511
Date: 25th September 2026

Sent via email: localplan@greatercambridgeplanning.org

Dear Sir/Madam,

Re: PROSPECTS ROYSTON - DRAFT GREATER CAMBRIDGE LOCAL PLAN CONSULTATION: SITE ALLOCATIONS POLICIES - PROSPECTS ROYSTON RESERVE SITE

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.

In addition, the draft Duty to Corporate Statement of Common Ground [SoCG], especially the Supplementary SoCG 'Meeting sports needs around Royston' [page 54 of the overall report], confirms that the parties (Cambridge CC, South Cambridgeshire DC and North Herts DC) in respect of Royston's outdoor sport's needs "*...agree that there are multiple shortfalls in sports provision in the Royston area*" and "*are committed to collaborating through future plan processes to explore how both short- and longer-term needs for outdoor sports facilities in the Royston area should be met.*" [page 3 of the Supplementary SoCG]

Given these identified sports needs Prospects Royston has the potential to help meet some or all this need. Appended to these representations is our illustrative masterplan for the site which identifies a sports hub of 12.47 ha. This would be part of the first phase of development to come forward with enabling residential development. Page 9 of the Vision Statement at Appendix 1 of our Representations sets out an indicative sports hub layout. At this stage this is a flexible area and has not been designed in any detail but comprises provision of multiple pitches, MUGAs and

Rapleys LLP is registered as a limited liability partnership in England and Wales. Registration No: OC308311
Registered Office: Unit 3a The Incubator The Boulevard, Enterprise Campus, Alconbury Weald, Huntingdon. PE28 4XA Regulated by RICS

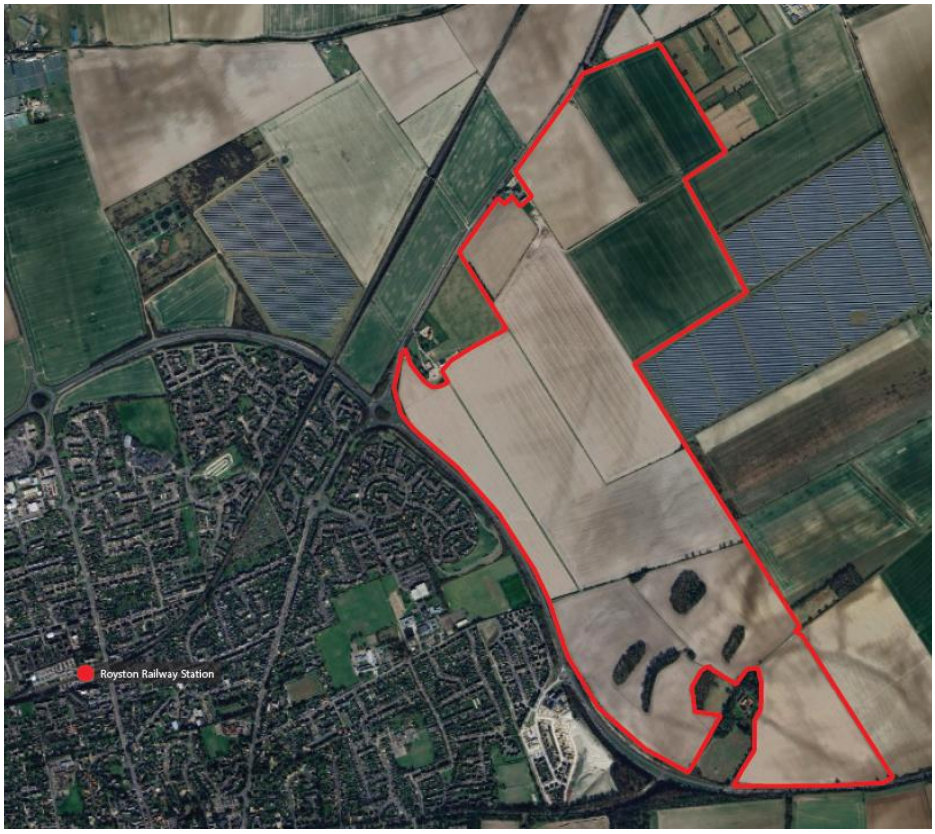
other facilities supporting a wider range of different sports, in response to the deficiencies described in the draft SoCG.

The Prospects Royston site is in single ownership, has no significant infrastructure impediment to prevent development coming forward within the period of the Plan' is not dependent on major strategic infrastructure interventions and thus the site is immediately deliverable.

The following documents are submitted to support our Regulation 19 representations:

1. This Covering Letter
2. The online submission form
3. Our Representations to Regulation 19 Draft Local Plan for Wilson Bowden Developments Limited
4. 6 Appendices also accompany our representations as follows:
    - Appendix 1: Prospects Royston Vision Statement, prepared by Bradley Murphy Design (landscape architects, urban designers and ecologists);
    - Appendix 2: Illustrative Masterplan, prepared by Bradley Murphy Design;
    - Appendix 3: Landscape, Visual and Ecology Technical Note, prepared by Bradley Murphy Design;
    - Appendix 4: Transport Connectivity Statement, prepared by EAS Transport Consultants.
    - Appendix 5: Stantec Table and Plan, prepared by Stantec
    - Appendix 6: NHDC Officer Letter, prepared by North Hertfordshire Council

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,



Kieran Rushe
BA (Hons) MRTPI Dip TP
Partner, Planning
[redacted]