Greater Cambridge Local Plan

Proposed Submission (Regulation 19) Consultation - Response Form

Please submit your comments (known as representations) by **5pm** on **Friday 25 September 2026**.

Data Protection and Freedom of Information

We will treat your data in accordance with our Privacy Notice. All personal information that you provide will be used solely in relation to the Greater Cambridge Local Plan.

Please note that each representation and the name of the person or organisation who made the representation, and the name and organisation of the agent (where used), will be published on our website - representations cannot be treated as confidential.

Additionally, respondent details and representation(s) will be made available to the Planning Inspectorate and to the Inspector appointed by the Secretary of State to conduct the examination.

By submitting this response form you are agreeing to these conditions.

About this Response Form

This response form has two parts:

- Part A – Your details. We cannot formally register your comments without your details.
- Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make. If you need more space to provide your answers, please expand the boxes or continue on an attached separate sheet.

We strongly encourage the submission of representations via our consultation platform at https://consultations.greatercambridgeplanning.org/proposed-submission-greater-cambridge-local-plan If you are unable to submit your representation using our online system, this response form is available to downloaded to complete electronically from www.greatercambridgeplanning.org/local-plan.

Your completed response form should be:

- emailed to localplan@greatercambridgeplanning.org, or
- posted to: Greater Cambridge Shared Planning Policy Team, South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

If you are having difficulty submitting your comments, please contact localplan@greatercambridgeplanning.org or call 01954 713694.

Part A: Your Details

Information required	**Personal details ***	**Agent's details (if applicable)**
Name	Holly Gardiner	Matt Clarke
Organisation (where relevant)	Wates Developments	Boyer
Job Title (where relevant)		Director, Head of Boyer East
Address, including Post Code	c/o Agent	15 De Grey Square De Grey Road Colchester Essex CO4 5YQ
Telephone		01206 584750
Email address		mattclarke@boyerplanning.co.uk

* If you have appointed an agent to represent you, you only need to complete the Name and Organisation (if applicable) under Personal Details, but you do need to complete the full details of the agent. All correspondence will be sent to the agent.

Part B: Your Representation

Please fill in a separate sheet for each representation.

Section 1: Which document, and section of that document, does your representation relate to?

Document	**Policy / Paragraph / Site / Map** (please identify)
Proposed Submission Greater Cambridge Local Plan	**Land East of Cambridge Road, Melbourn Omission Site**
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

Section 2: Do you consider that the Greater Cambridge Local Plan is sound and legally compliant?

Test	**Yes / No**
Legally compliant	Yes
Sound	No

Section 3: Your representation

Please set out and explain your comments. Please be as precise as possible, and please do not just refer to an attached supporting document(s). For your representation (comments) to be considered, your representation must be set out here. Wherever possible, set out precisely any changes you think should be made to the plan and its policies.

Land to the east side of Cambridge Road, Melbourn

Introduction
Wates Developments Ltd. are actively promoting Land East of Cambridge Road, Melbourn. This site was submitted to the Greater Cambridge Shared Planning Service (GCSP) in the context of their Housing and Economic Land Availability Assessment in February 2020.

Greater Cambridge assessed the Site as having an overall red rating in respect of site access, and landscape and townscape and therefore concluded that the site was not suitable for accommodating development.

We fundamentally object to this red rating and, as shown in previously submitted representations, consider that assessment of the Site should more accurately result in an overall amber rating.

Site Description
The greenfield Site lies on the edge of Melbourn, to the east of Cambridge Road and is approximately 18.43ha in size and is bounded to the north by the Cambridge Road, to the west and south by agricultural land and to the east by Kingsway Golf Centre and RSPB Fowlmere. A Site Location Plan is included at **Appendix One** (see statement).

Sustainable Location
Land East of Cambridge Road, Melbourn lies along an A10 cycle route and is within walking distance of local amenities including jobs, services and facilities within Melbourn's centre.

Melbourn also lies in proximity to Meldreth train station, which provides frequent services between the settlement and Cambridge City.

Land East of Cambridge Road also lies within close proximity to Melbourn Science Park, which includes 9 business units providing employment for a number of companies engaged in pharmaceuticals, biochemistry and mechanical engineering. This highlights the site's accessibility to employment opportunities in key knowledge-intensive industries, and its ability to contribute to South Cambridgeshire's important role in retaining itself as a world leader in research and knowledge-based industry.

Flooding/Drainage
The site lies entirely within Flood Zone 1 and future proposals would be anticipated to include Sustainable Drainage Systems.

These sustainable drainage systems will be multifunctional, providing both biodiversity and amenity benefits as supported by the Draft Local Plan and supporting evidence base.

Highways/Access
The Site benefits from a long frontage onto Cambridge Road and can provide appropriate access points adjoining the Cambridge Road.

The site also benefits from pedestrian linkages to facilities and services within Melbourn. In addition, the site lies in proximity to Meldreth train station, which provides connectivity to Cambridge City to the north (recently improved under the Melbourn Greenway initiative).

The site's position on the edge of Melbourn provides a sustainable location for new development with local public transport connections and pedestrian and cycle links, as well as proximity to nearby local amenities including jobs, services and facilities within the village centre. The Site also lies along the Melbourn Greenway, as noted above, which will continue to provide further enhanced linkages between Melbourn and Cambridge, offering green active travel into and out of the city for walkers, cyclists and horse riders.

Ecology
The site does not contain any Priority Grassland, Wetland or Woodland Habitats although the existence of these habitats is acknowledged in close/medium proximity to the site.

It is acknowledged that the rear of the site is neighboured to the west by the Fowlmere Watercress Beds SSSI.

The proposed development will include large areas of retained open space and landscaping, contributing to an overall net gain in biodiversity and creating a landscaped buffer between Melbourn and the wider countryside. It is considered that any impacts on surrounding designated sites would be suitably mitigated through adopting a sensitive design and layout.

Landscape
The site falls within Landscape Character Area 3C Rhee Tributaries Lowland Farmlands. This landscape is classed as having only moderate strength with few distinguishing features, therefore it is unlikely that development would have a significant adverse impact on the wider and local landscape character.
It is noted that the Councils have incorrectly identified the Site's Landscape Character Area.

Any impacts to the Landscape Character Area would be appropriately mitigated through sensitive design and layout.

Please provide a 100 word summary of your representation.

Land East of Cambridge Road, Melbourn offers an opportunity to accommodate comprehensive development to meet the affordable and market housing demand within Melbourn and is capable of delivering a sensitively designed but comprehensive and well-connected sustainable development that could contribute to the local development needs of Greater Cambridge.

Section 4: Supporting Documents

If you are submitting any supporting documents with your representation, such as maps or further evidence documents, please provide a list.

Please see accompanying statement

Section 5: Proposed Modifications

Please set out the modification(s) you consider necessary to make the Greater Cambridge Local Plan legally compliant and sound.

You will need to say why each modification will make the Greater Cambridge Local Plan legally compliant or sound. Please put forward your suggested revised wording of any policy or paragraph, being as precise as possible.

Allocate Land East of Cambridge Road, Melbourn for residential development.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to justify your representation and any proposed modification(s), as there will not be a subsequent opportunity to make further representations other than at the invitation of the Inspector during the Examination process.

Section 6: Participation at the Examination

If you are proposing a modification to the Greater Cambridge Local Plan, do you consider it necessary to participate at the examination hearings?

Examination	**Yes / No**
Participate at the hearing sessions	Yes

If you wish to participate at the hearing sessions, please outline why you consider this to be necessary.

So that the matters raised within these submissions can be developed through direct discussion in order to assist the Inspector's assessment more efficiently than relying solely on these written representations.

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in Examination hearing sessions. You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Section 7: Being Kept Informed

Would you like to be kept informed of the progress of the Greater Cambridge Local Plan through to adoption?

Notifications	**Yes / No**
Informed of submission of the Local Plan to the Secretary of State for independent Examination	Yes
Informed of the publication of the Inspector's recommendations following the Examination of the Local Plan	Yes
Informed of adoption of the Local Plan	Yes