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Planning Policy and Strategy Team  
Greater Cambridge Shared Planning

6 March 2025

Dear Sir/Madam

**RE: HELAA 47903 – Land south of Cambridge Road, Melbourn**

The details contained within this letter should be read in conjunction with the reports provided on previous consultations for HELAA 47903.

**Change in agent**

Since the previous submissions in November 2021 and July 2022, the agent representing the land owner [REDACTED] has changed. Since March 2025, the agent representing [REDACTED] is Cheffins. These details have been changed within the updated form.

**Constraints**

The site is located outside of the defined envelope for Melbourn, however is immediately adjacent to residential development to the south, Portway. The site is within flood zone 1; classed as being very good agricultural land; East Anglian Chalk with no known archaeology or other heritage assets.

A site has been allocated immediately opposite, reference HELAA 40490. This allocation is proposed to be a mixed development site to provide 2.5ha of employment to extend the existing Melbourn Science Park and 120 dwellings. However, there are no differences to the land designations and the site is equally as accessible as the site being promoted by Cheffins.

We would like to understand the difference between the two sites and why the site being promoted by Cheffins is not also being allocated.

Partners:

W King Ltd, C M B Ashton Ltd, P M Woolner Ltd, J A Stiff Ltd, M B Jones Ltd, R W Freshwater Ltd  
S P C Gooderham Ltd, B Goodsell-King Ltd, S J Bush Ltd, O J Godfrey Ltd, Adam J Tuck Ltd, M E Millard Ltd.

## Population

Melbourn has seen a 9% approximate increase in population from 2011 to 2021, raising to 4895 from 4689. This is a consistent increase over the past 20 years, therefore it should be noted that this is a growing village, where people want to live and can accommodate more than the growth being proposed.

## Melbourn

Melbourn has been ranked as a 'minor rural village' which is considered to be able to accommodate minimal development, up to 30 dwellings. However, as settlement it is significantly well serviced with local amenities;

- Pre school, primary and secondary school;
- Petrol filling station and service centre;
- Lettings office;
- 2 No. Public houses;
- 2 No. Barbers
- 2 No. local convenience stores;
- Church;
- Melbourn Hub which includes a café; library; meeting rooms;
- Care home;
- 2 No. takeaways;
- 2 No. large garden centres;
- Doctors, dentist and pharmacy;
- Veterinary practice.
- Science Park

Melbourn has direct access to the A10 which is route that links London with Kings Lynn. There is pedestrian access to Meldreth Train Station which has regular services to London and Cambridge. There is a regular bus service. It is considered that a village so well connected with a range of village services and amenities, could accommodate more than 'minor development'. In allocating HELAA 40490, it directly contradicts its allocation as a 'minor rural village', whereby up to 30 dwellings can be provided in such a settlement. As such, Melbourn

should be classified as 'Rural Centre' which does not restrict development within the settlement.

With this in mind, it is considered that Melbourn could accommodate both sites being promoted HELAA 40490 and 47903. In developing the sites concurrently it would help improve infrastructure in this area with an opportunity to create a comprehensive and complimentary development on the edge of Melbourn that would integrate into its surroundings. The sites are also directly opposite and would form a natural edge to the village.

### **Affordable housing**

Throughout the documents produced by Greater Cambridgeshire it has identified that many strategic sites have failed to deliver the required affordable housing. This site is available now and could provide 40% affordable housing across the site. In allocating this site, it would provide 100 affordable homes.

The site is available now, it can provide 40% affordable housing in a village that is well served by facilities within the village.

Yours Faithfully

  
Senior Planner

  
For and on behalf of Cheffins Planning