

Greater Cambridge Shared Planning

localplan@greatercambridgeplanning.org

Ref: JMF /

Number: [REDACTED]

Email: [REDACTED]

Date: 7th March 2025

Dear Sir / Madam

Land to the Rear of 67-69 High Street, Meldreth, Royston, SG8 6LB

On behalf of our client, Seax Development, Ceres Property hereby submit representations to the Greater Cambridge Shared Planning Call for Sites Update 2025.

Representations were previously submitted on the site in response to the South Cambridgeshire District Council's Call for Sites in 2019. These are listed under reference URN 061 and JDI number 40070.

This current representation relates to the site immediately to the rear of 67-69 High Street, Meldreth and which extends just over 1ha. A Site Location Plan is enclosed.

The site represents a suitable site for allocation for housing development. Paragraph 73 of the NPPF confirms that ***"small and medium sized sites can make an important contribution to meeting the housing requirement of an area"*** and thus recognises the significance of such sites coming forward for housing.

Meldreth is identified as a Group Village whereby the South Cambridgeshire Local Plan identifies that all Group Villages have at least a primary school and that limited development will help maintain remaining services and facilities and provide for affordable housing to meet local needs. Additional housing in this area will thus assist in meeting housing numbers whilst also supporting the village in terms of providing demand for existing and new services and facilities.

Meldreth is a sustainable location for new development, offering a number of facilities and services including a village hall, community facilities including Melbourn Taekwon-Do School and Meldreth recreation ground, Meldreth Primary School, local convenience store including post office and a public house. The site is also less than one mile from Meldreth railway station which provides frequent services to Cambridge and London with bus services to Royston provided from bus stops along the High Street.

The site adjoins the existing settlement boundary of Meldreth and is well related to the established built up area. On the basis of the development to the north at Marvell Green, development of this site would logically extend

development between this site and built development to the south at Gables Close. The surrounding development is predominantly residential and therefore development of this site for housing would be in keeping with the surrounding area.

Access to the site can be achieved to the east through no. 67 High Street as confirmed through our technical work and agreement provided in the enclosed letter from the landowner.

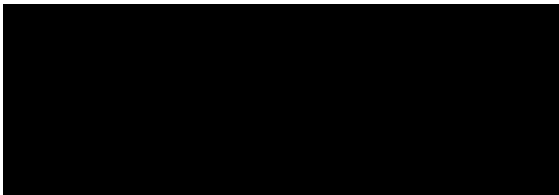
Part of the site, in the north west corner, is within flood zone 3, however the site can be developed to ensure that no residential development is located in this area such to ensure only land within flood zone 1 is developed. Similarly, the site can be developed with consideration of the adjacent Meldreth Conservation Area and Grade II listed buildings along the High Street.

As per the previous representations, the site offers the opportunity for development of circa 20-25 dwellings, including affordable housing, within a highly sustainable location. This would ensure that development is provided at a density appropriate to the surrounding character of the area.

The site is available to be developed now and is therefore deliverable, with a realistic prospect that the housing can be delivered within five years. The site represents a logical site for development bearing in mind it is enclosed to the north, south and east by existing residential development and is within a sustainable location.

Please do not hesitate to get in contact should any further information be of assistance.

Yours sincerely

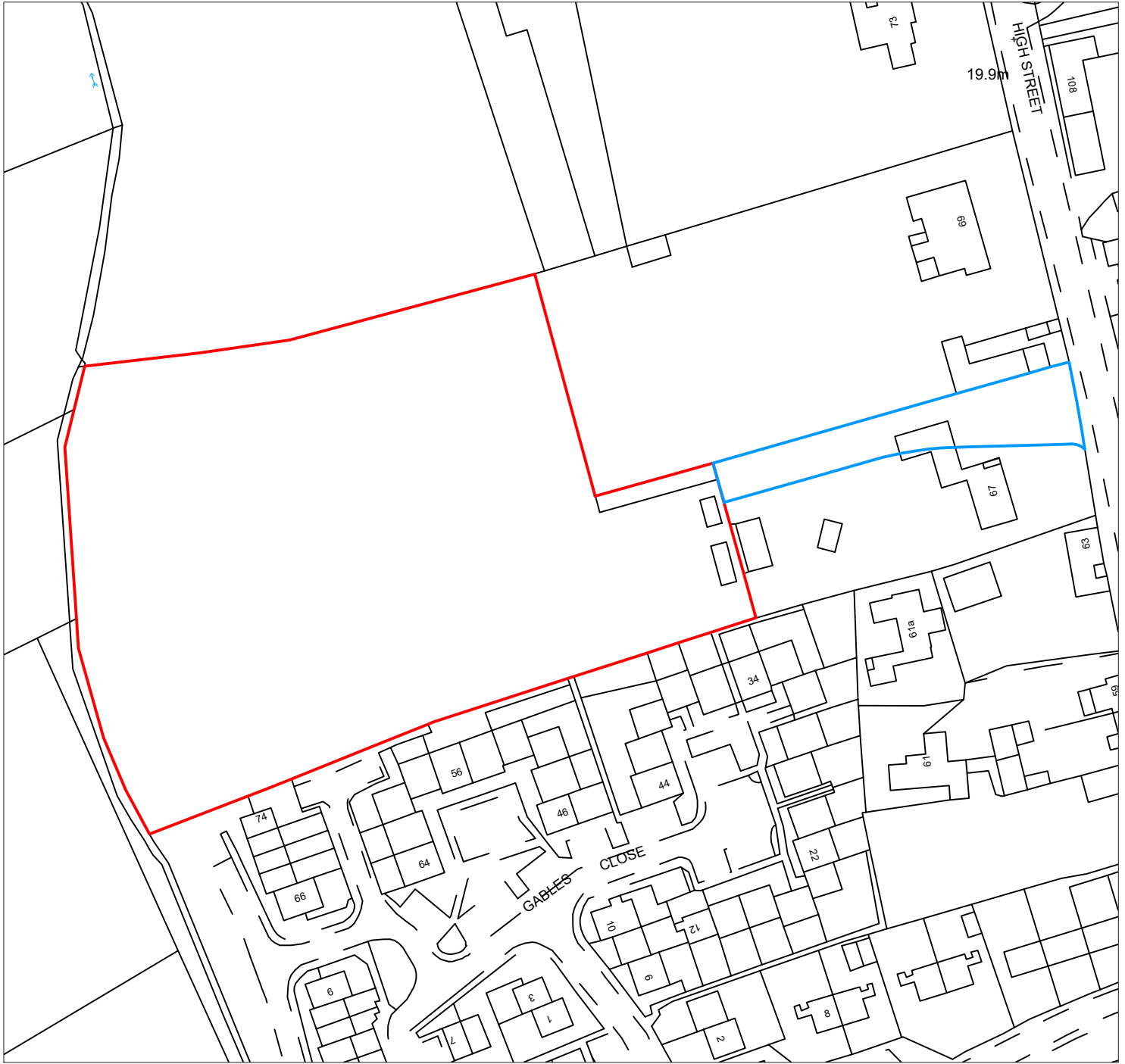


James Firth BA(Hons) MSc MRTPI

Partner

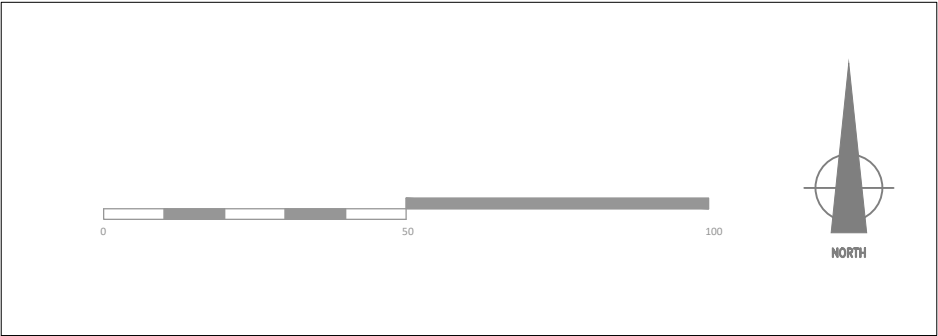
Mobile: 

Enc. Site Location Plan
Letter from no.67 landowner (4th March 2025)



Location Plan

1:1250 @A4



Greater Cambridge Shared Planning Service
Planning Policy & Strategy Team
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

4th March 2025

Dear Sirs,

We the owners of no 67 High Street Meldreth, hereby grant authority to Seax Development to include our land (title numbers CB448795 & CB450209) for the purposes of access within their submission of the land behind 67 & 69 High Street Meldreth (title number CB219719) in the Greater Cambridge Call for Sites

Yours faithfully,

