



Greater Cambridgeshire Shared Planning Authority
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

27th January 2026

RE: Call for sites submission for Land east of Meldreth Road, Whaddon, Cambridgeshire. Title Number CB321868.

This letter accompanies the Call for Sites submission for land east of Meldreth Road, Whaddon, Cambridgeshire, submitted for consideration as part of the emerging Greater Cambridge Local Plan.

1. Site Description and Context

The site comprises approximately 1.1 hectares of land on the east side of Meldreth Road, Whaddon, with direct road frontage. It comprises of agricultural use, predominantly modified grassland, and is classified as grade 3 agricultural land.

The site is generally flat and includes a small unused agricultural building toward its southern edge. The surrounding area comprises a mix of open agricultural land and residential development, with residential properties located to the south, west, southeast and east.

2. Accessibility, Connectivity and Services

The site benefits from immediate access to an existing public footpath from Meldreth Road, providing direct pedestrian connectivity to the village. A bus stop on Bridge Street is located approximately a 10 to 15 minute walk from the site and provides public transport connections to surrounding settlements.

Meldreth, around five minutes by car or bus, provides local shops, a primary school, healthcare facilities and a railway station on the Cambridge to London King's Cross line. Royston, approximately ten minutes away by vehicle or bus, offers secondary education, healthcare, retail and employment opportunities, with additional services available in nearby Bassingbourn. Whaddon itself also includes local community facilities, including a childcare school. The site therefore benefits from access to services within Whaddon and nearby settlements by a range of transport modes.

In this context, development at Whaddon would support sustainable patterns of growth, with residents able to access services within Whaddon and higher order services through a combination of walking, public transport and travel to nearby service centers.

3. Development Potential and Settlement Role

The site is considered suitable for small scale, residential led development, subject to assessment through the Local Plan and planning application processes. Its size, flat topography and relationship with existing development indicate that it could accommodate a modest and proportionate level of growth, consistent with the village's role within the settlement hierarchy and the Council's spatial strategy.





The attached plan highlights an indicative area of approximately 0.45 hectares that could accommodate a linear form of development of around 10–13 dwellings, reflecting the established pattern of development along Meldreth Road. This area is illustrative only and demonstrates potential capacity. Should the Council consider that a smaller allocation area would be more appropriate, early engagement to refine the developable extent would be welcomed.

Development could comprise a mix of self-build or custom build plots and/or open market housing, with affordable housing delivered in accordance with policy.

4. Constraints and Deliverability

The site is not subject to Green Belt, flood risk or statutory ecological designations, and there are no known contamination or topographical constraints that would prevent development. The land lies within the East Anglian Chalk landscape character area, which can be appropriately addressed through landscape led design.

Listed buildings are located in the surrounding area, although none are within or adjacent to the site. Any future proposals would ensure that the setting of these heritage assets is preserved through appropriate layout, scale and design. With direct road frontage, a generally flat form and no overriding constraints, the site is considered capable of being delivered within the plan period, subject to allocation and planning permission.

5. Availability and Flexibility

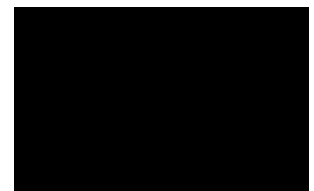
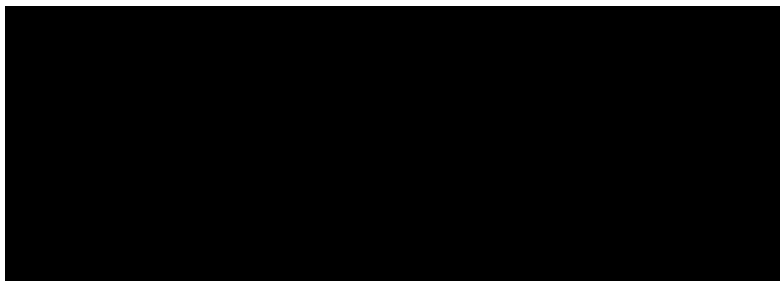
The site is available and capable of being brought forward during the plan period. Its scale and configuration provide flexibility, allowing the site to be refined through the Local Plan process should the Council consider that an alternative layout, extent or quantum of development would better align with its spatial strategy. Early engagement would be welcomed to ensure the site is appropriately configured and assessed.

6. Summary

Land east of Meldreth Road, Whaddon represents a suitable and deliverable opportunity for small scale residential led development. The site benefits from direct road frontage, immediate pedestrian access into the village, access to bus services within walking distance, and proximity to nearby settlements offering a wider range of services.

The site is relatively unconstrained and capable of being sensitively designed to respond to its rural and heritage context. It is therefore respectfully requested that the site is assessed through the Call for Sites and emerging Local Plan review.

Yours faithfully,





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Site Name:
**LAND EAST OF MELDRETH
ROAD, WHADDON,
CAMBRIDGESHIRE**

Drawing Title:
Site Location Plan

Drawn by: **J. Bartlett**

Checked by: **B. Aslam**

Date: **28-Jan-26**

Scale **n/a**

Plan No.
CB321868