

Copy of the Online Sites Form - Reg 18 Greater Cambridge Local Plan Consultation

Site: Prospects Royston

Form completed and submitted: 29th January 2026

The online Sites Form questions are copied below, with our completed answers in red.

1. Site Status

Are you submitting a new site or an amendment to an existing submission?

- ~~— I am submitting a new site~~
- I am submitting an amendment to an existing submission

Please provide the HELAA (Housing and Employment Land Availability Assessment) reference number. If you do not know the HELAA reference number please locate the site by using the map provided within the following questions.

HELAA Site ID 40511

The Site is assessed in both the 2021 and 2025 HELAA (site ref 40511, Three Prospects Farm, Land to east of A505 and south of A10, Melbourn).

The Site is now referred to as Prospects Royston.

Please provide a brief summary of the proposed amendments to the site. (Please note, you will have the ability to upload documents at the end of this form)

The masterplan for Prospects Royston has been updated to reflect current needs in the local area, to benefit from its unique position in Greater Cambridgeshire 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.

It is proposed to deliver: circa 1400 new homes (40.8 ha) of a mix of sizes and types at an average density of 35 dph and 40% affordable homes, 12.6 ha employment land (flexible class B2/B8 industrial units), 46.5 ha new Nature Park and Green Corridors, 10.4 ha Sports Hub, Primary School, Local Centre, Care Home, significant improvements to connectivity and sustainable travel, Mobility Hub as a multi-modal transport interchange, and 'Incidental' Park And Ride.

2. Contact Information

What is your name? **Tim Coleby**

What is your organisation (if applicable)? **Rapleys LLP**

What is your address? **York House, York Street, Manchester, M2 3BB**

What is your phone number? **[REDACTED]**

What is your email address? **[REDACTED]**

3. Promoter Information

Please indicate your status

- ~~Landowner~~
- ~~Developer~~
- ~~Land Agent~~
- ~~Registered Provider~~
- Planning Consultant**
- ~~Other (please specify)~~

Is there more than one landowner?

- ~~Yes (please attach landowner details in the Additional Information section at the end of this form)~~
- No**

Have all landowners been informed of this submission?

- Yes**
- ~~No~~

Are there any issues that would prevent council officers to undertake a site visit?

- Yes**
- ~~No~~

Please provide details of issues preventing council officer visits

We welcome an officer site visit, but existing public access is restricted, so any site visit would need to be arranged via Rapleys.

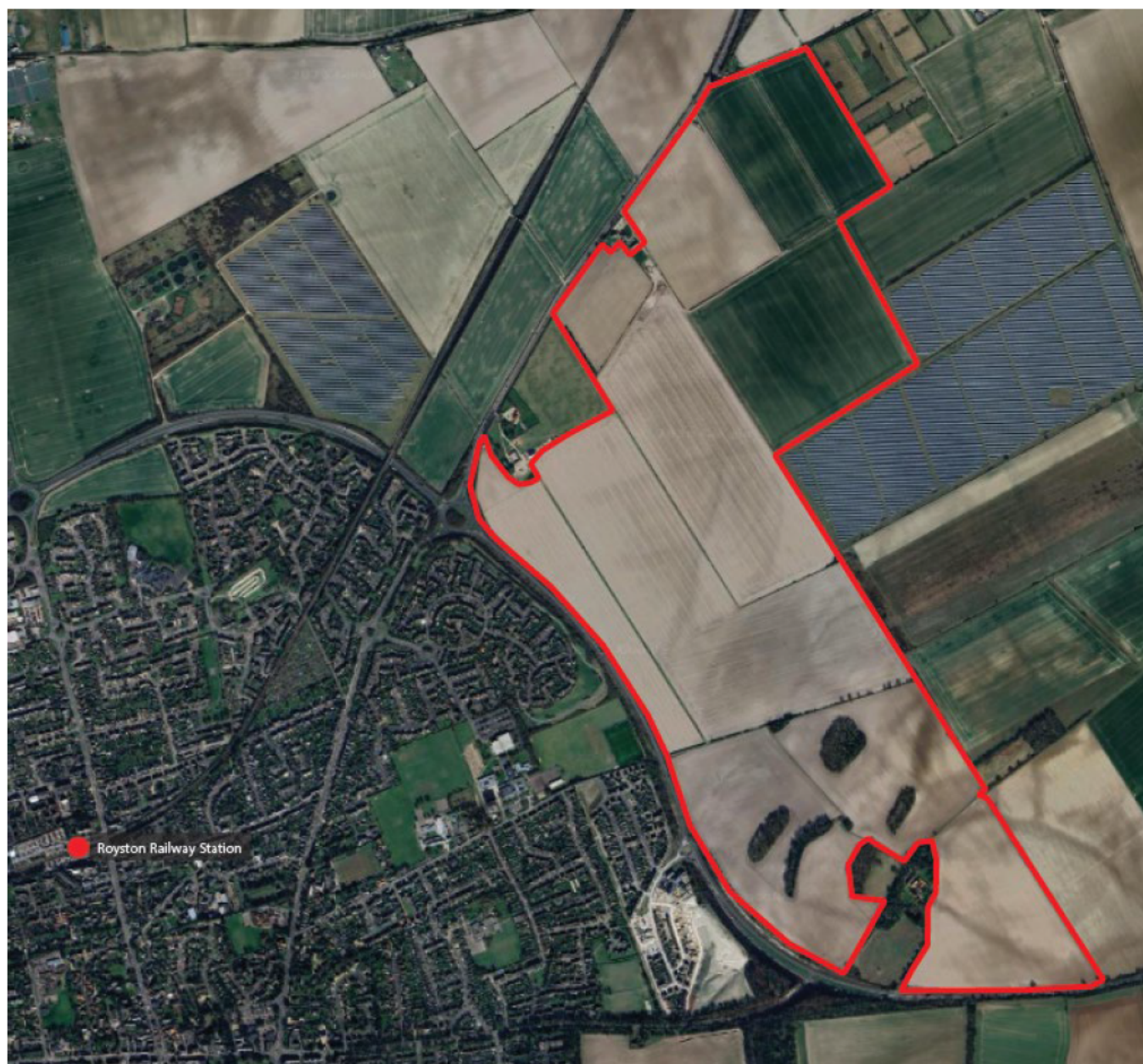
4. Site Details

Please provide the site address and postcode

Prospects Royston, Land to east of Royston and A505 and south of A10, SG8 6DA.

Please select the site by searching or drawing on the map. (Please note, if you are submitting an amendment to a previously submitted site, please select or draw the new site boundary)

Completed on the online form and outlined on the image below in red (shown on a Google Maps aerial image).



Is the site greenfield or previously developed land?

- **Greenfield**
- ~~— Previously developed land~~

What is the current use of the site?

- **Agricultural Land / Building**
- ~~— Car Park~~
- ~~— Commercial / Industrial~~
- ~~— Education / Community~~
- ~~— Infrastructure~~
- ~~— Paddock / Scrub~~
- ~~— Recreation~~
- ~~— Residential~~
- ~~Woodland / Orchard~~

If the site is developed but not currently in use, what was the last use of the site and when did it cease?

n/a

5. Proposed Use

Please provide the suggested use for the site

- ~~— Residential~~
- ~~— Non-residential~~
- **Mixed-use**

Please select all uses that the site is suitable for

- **General industrial uses**
- ~~— Storage and distribution uses~~
- ~~— Office or research and development space~~
- ~~— Specialist or other types of employment space~~

What is the minimum employment floorspace you are looking to provide on the site (in square metres)?

50,000

What is the maximum employment floorspace you are looking to provide on the site (in square metres)?

50,000

Please select all uses that the site is suitable for

- Market and affordable housing
- Key worker housing
- Older persons housing
- Residential care homes
- ~~- Student accommodation~~
- Custom or self-build
- ~~- Gypsy and traveller pitches~~
- ~~- Travelling show pitches~~
- ~~- Other (please specify)~~

What is the minimum number of residential units you would expect to deliver on the site?

1400

What is the maximum number of residential units you would expect to deliver on the site?

1500

Are you looking to provide accompanying uses?

- Yes
- No

Please select all accompanying uses that you are looking to provide on the site

- Schools or educational facilities
- Public open space
- Community facilities
- Recreation and leisure facilities
- ~~- Health facilities~~
- ~~- Hotel~~
- Retail space
- Other (please specify)

Nature Park, Sports Hub, Green Corridors, Local Centre (including local retail space), Mobility Hub, Incidental Park and Ride, 2FE Primary School, and Care Home.

When is the site available for development?

- 0 to 5 years
- ~~- 6 to 10 years~~
- ~~- 11 to 15 years~~
- ~~- 16 years plus~~
- ~~- Unknown~~

Please select the broad type/location of the site from the list below (as many as are applicable)

- ~~— Within the Cambridge Urban Area~~
- ~~— On the edge of Cambridge outside of the Green Belt~~
- ~~— Within the Cambridge Green Belt~~
- ~~— A new settlement of over 4,000 homes~~
- ~~— A new settlement of under 4000 homes~~
- On a high-quality public transport corridor (inc, existing or proposed Guided Busway and/or railway e.g. Cambourne)
- ~~— In the Rural Southern Cluster (south of Cambridge in close proximity to Babraham Research Campus, Wellcome Genome Campus and Granta Park)~~
- ~~— Within or adjacent to a Rural Centre (Cottenham/Great Shelford, Stapleford/Histon and Impington/Sawston)~~
- ~~— Within or adjacent to a Minor Rural Centre (see Local Plan page 34)~~
- ~~— Within or adjacent to a Group Village (see Local Plan page 35)~~
- ~~— Within or adjacent to an Infill Village (see Local Plan page 36)~~
- Elsewhere in the district

6. Site Constraints

Is the site affected by flood risk?

- ~~— Yes~~
- No

Does the site have access to key utilities?

- Yes
- ~~— No~~

Does the site contain or lie adjacent to key infrastructure (such as pipelines, pylons, or electricity sub-stations)

- Yes
- ~~— No~~

7. Additional Information

The following information has been submitted via email:

Ref: Prospects Royston, HELAA ID 40511

1. Covering Letter
2. Prospects Royston Illustrative masterplan
3. Prospects Royston Vision Statement
4. Representations to the Regulation 18 Draft Local Plan, with the following appendices:
 - Appendix 1: 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; and,
 - Appendix 4: Transport and Connectivity Statement, prepared by EAS Transport Consultants.
5. This copy of the Call for Sites online submission form (being submitted as an update to previous Call for Sites submissions in respect of this land).