

# PROSPECTS ROYSTON

Vision Statement

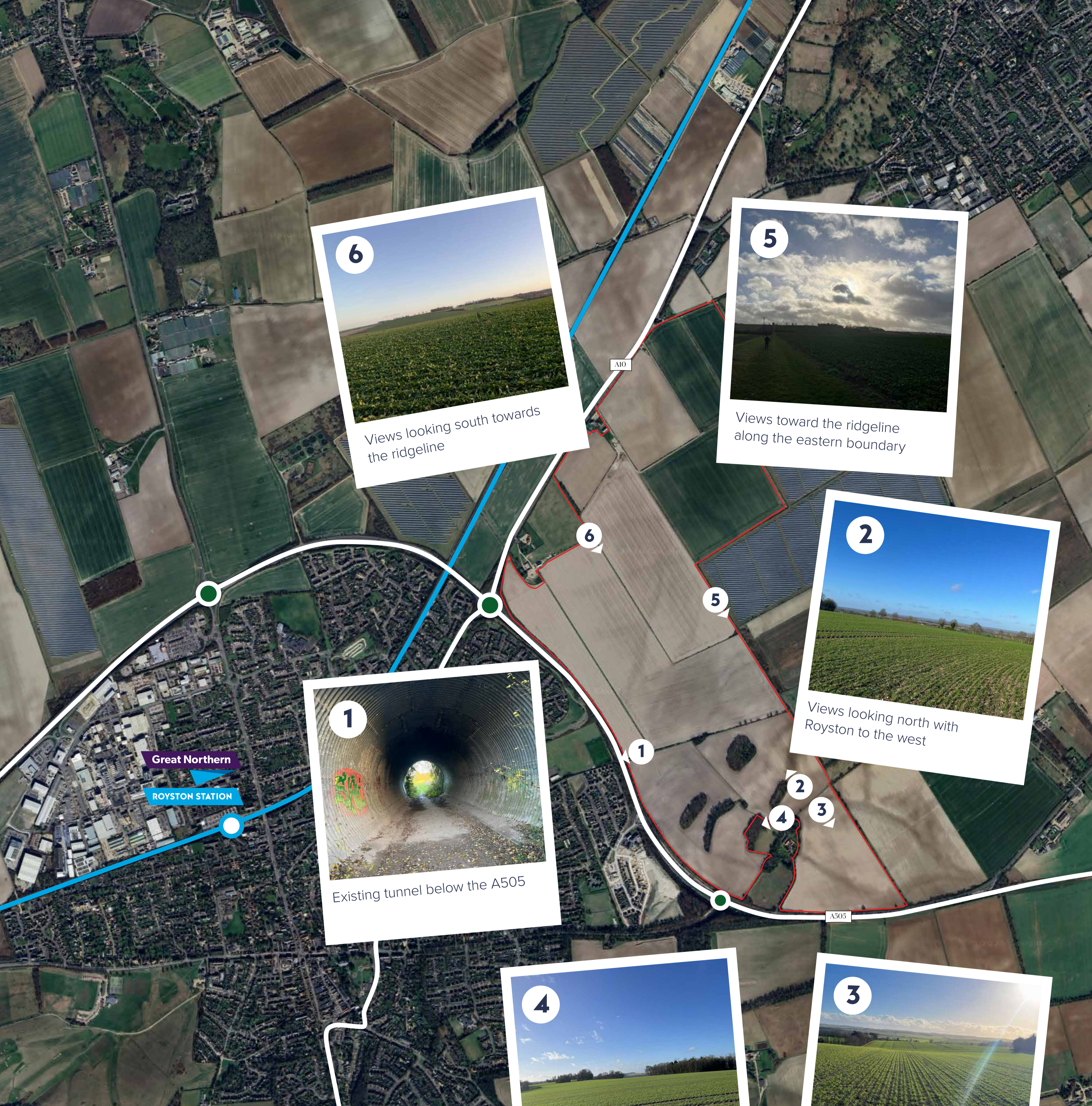
*January 2026*

**OUR VISION IS TO CREATE A SUSTAINABLE, WELL-CONNECTED EXTENSION TO ROYSTON THAT RESPONDS DIRECTLY TO CLIMATE CHANGE, DELIVERS A MEASURABLE NET GAIN FOR NATURE AND GROWS THE TOWN IN A WAY THAT FEELS DISTINCTIVE AND CONNECTED TO ITS LANDSCAPE, PROVIDING A HIGH-QUALITY PLACE FOR PEOPLE TO LIVE, WORK, PLAY AND ENJOY.**

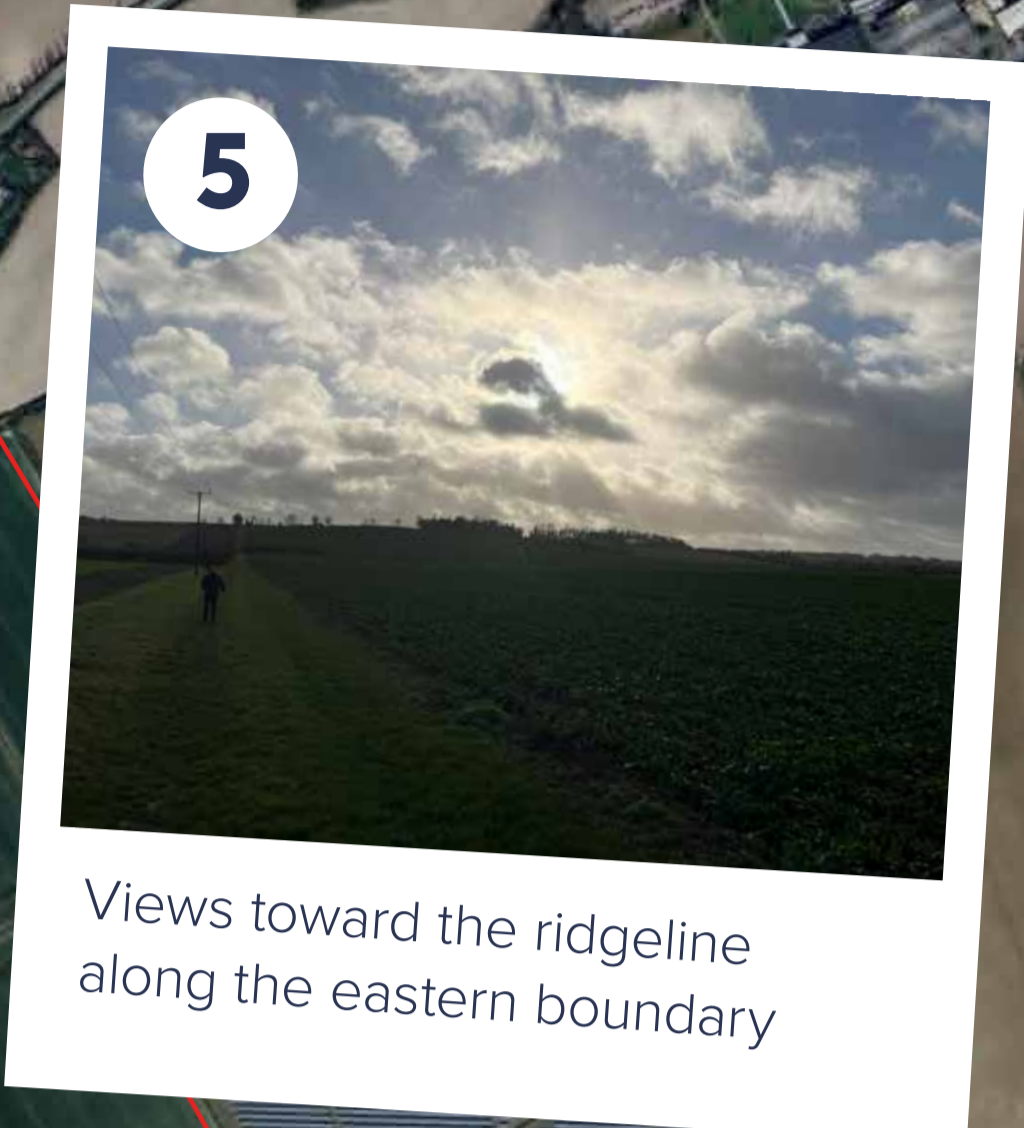
The Site is being promoted by WBD, the commercial development division of Barratt Redrow Group PLC. WBD already has an impressive track record and pipeline of successful residential and industrial sites and applications, focusing on the northern Home Counties and the Midlands. As part of one of the largest UK house builders, we are confident that the Site is able to contribute to the long-term sustainable future of Royston bringing with it necessary supporting green, social and physical infrastructure.

WBD is primarily a developer of large scale commercial and mixed use sites.

Our aim is to create great places by building long term relationships to deliver high quality developments where people aspire to work and live, and which are a pleasure to live in and will enhance communities for years to come.



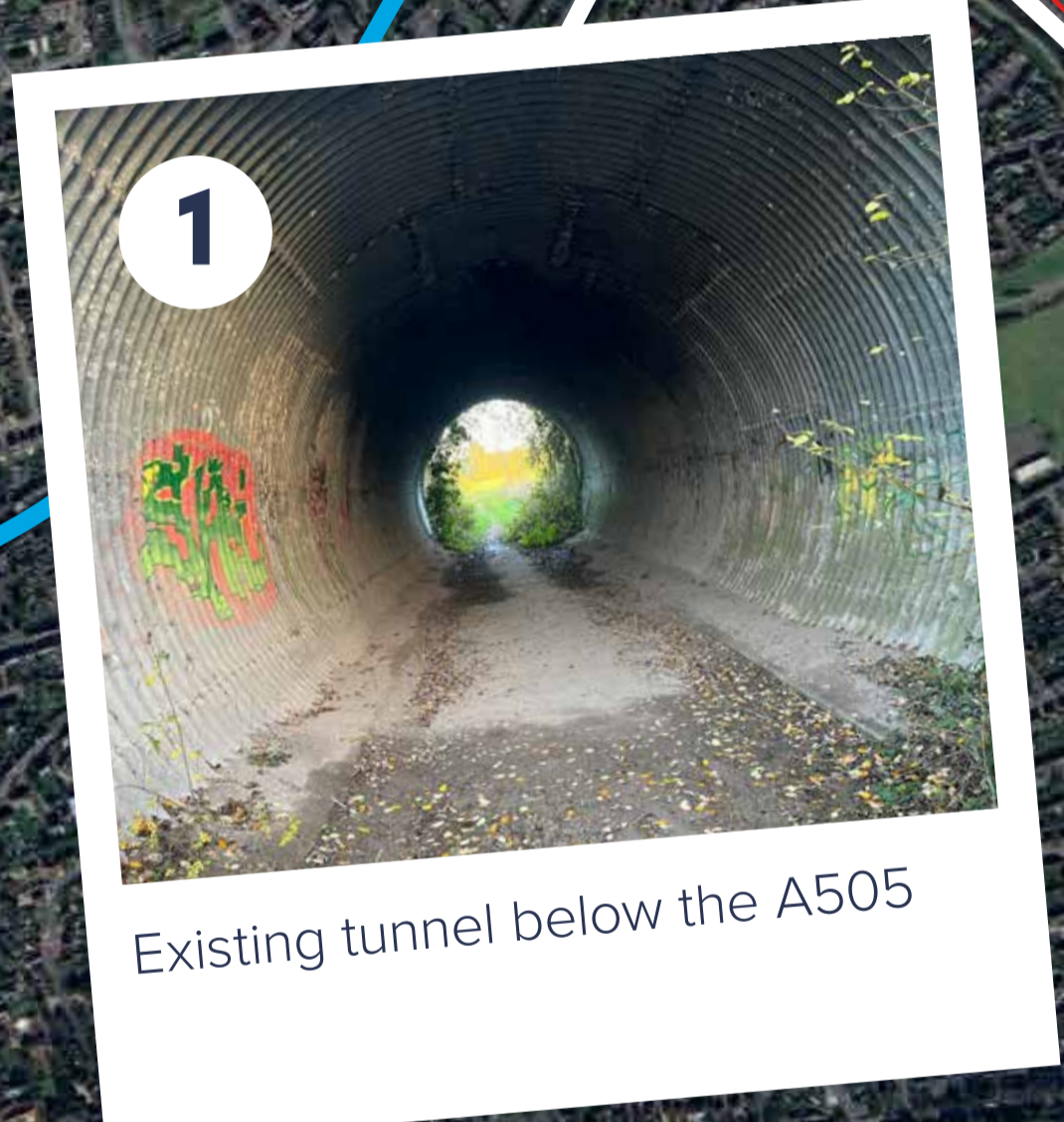
6 Views looking south towards the ridgeline



5 Views toward the ridgeline along the eastern boundary



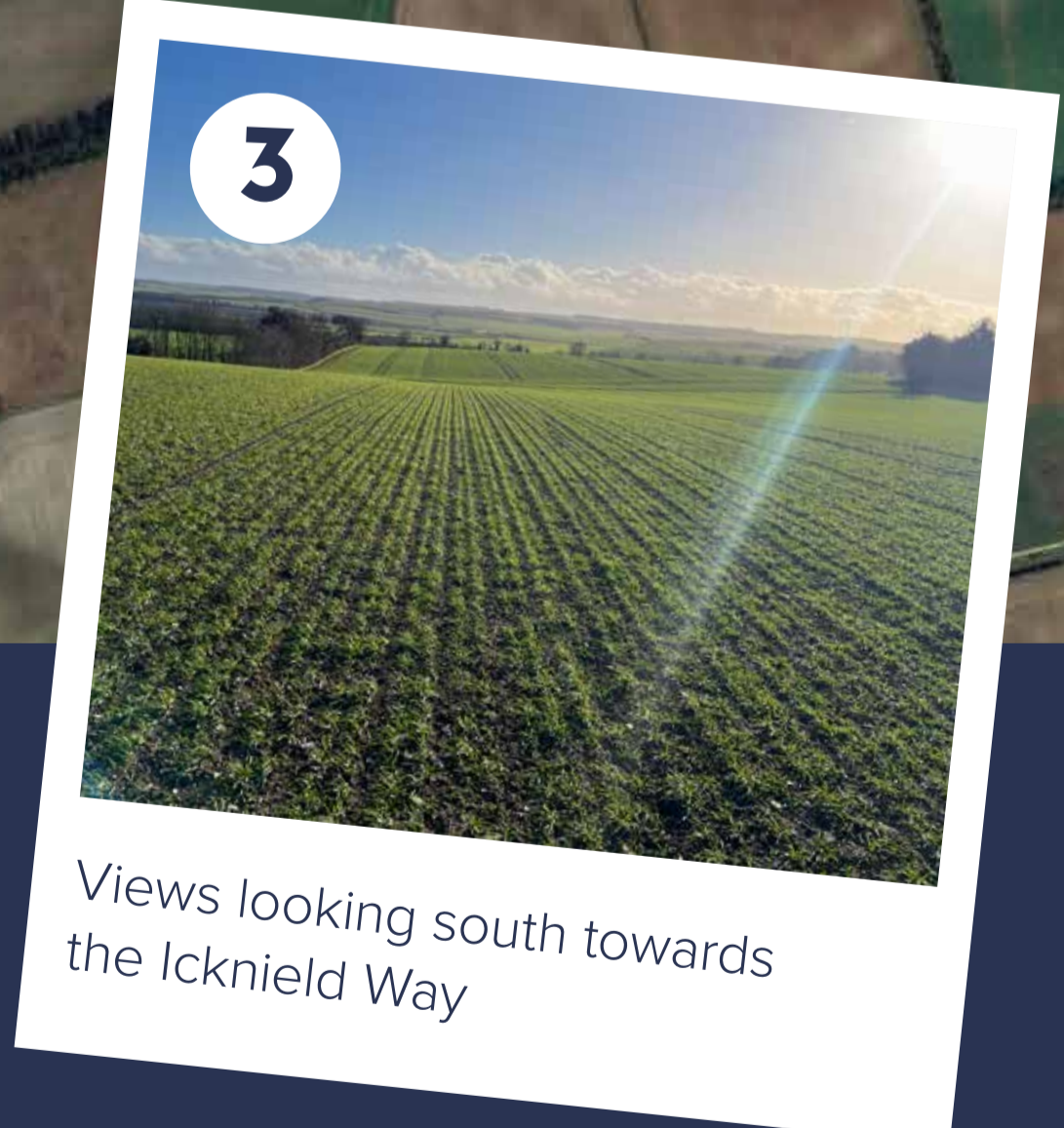
2 Views looking north with Royston to the west



1 Existing tunnel below the A505



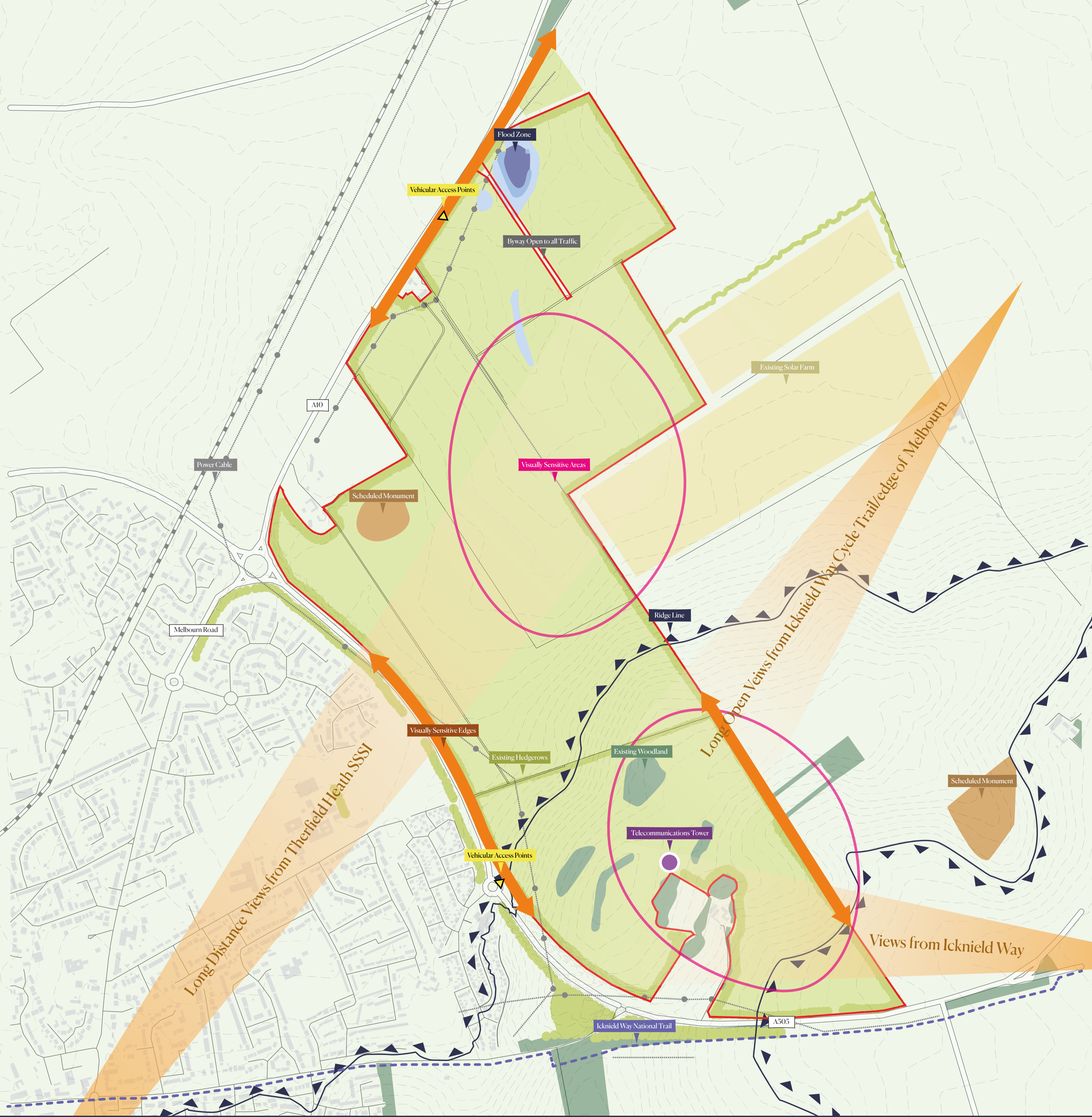
4 Views looking west towards Therfield Heath



3 Views looking south towards the Icknield Way

# SITE LOCATION PLAN

Legend  
Site Boundary



# CONSTRAINTS

Legend

- |   |                         |   |                          |
|---|-------------------------|---|--------------------------|
|  | Site Boundary           |  | Views into the Site      |
|  | Scheduled Monument      |  | Existing Hedgerows       |
|  | Existing Power Cables   |  | Existing Woodland Blocks |
|  | Contours                |  | Flood Zone               |
|  | Existing Solar Farm     |  | Visually Sensitive Areas |
|  | Existing Ridge Line     |  | Visually Sensitive Edges |
|  | Vehicular Access Points |   |                          |





Scale 1:5000 @ A1  
 0 10 20 40 60  
 Metres



# OPPORTUNITIES

## Legend

-  Site Boundary
-  Contours
-  Green Corridors
-  Residential Parcels
-  Views out of the site
-  Existing Hedgerows
-  Existing Woodland Blocks
-  Primary Movement Loop
-  Melbourn Greenway

- 1** New nature park located along the ridgeline with views north, south and across Royston to Therfield Heath.
- 2** Utilisation of existing underpass and new cycle bridge to provide sustainable cycle and pedestrian connection.
- 3** A new community hub including a 2FE primary school, local centre, sports hub, and mobility hub, linked via safe and accessible green corridors.
- 4** Linear parks that respect existing field and hedgerow patterns wherever possible, while providing sustainable footpath connections.
- 5** A new sports hub located on the edge of Royston, with the potential to relocate existing facilities such as RTFC and provide new sports facilities.
- 6** New employment area sustainably located next to a new cycle link between Royston and Melbourn.
- 7** Incorporation of the scheduled monument into the green corridor network.
- 8** Opportunities to enhance existing field and boundary vegetation into the network of green corridors.





## 1. CLIMATE CHANGE

- Sustainable extension to Royston, unlocking an opportunity for 1400+ new homes, community hub, and nature park for current and future residents of Royston and the wider area.
- Creation of a new cycle and footpath through the green corridor, ensuring a well connected internal network of sustainable routes to the sports hub, school, local centre and nature park.
- Incorporation of energy-efficient design, renewable energy, sustainable materials, and water conservation.



## 2. GREAT PLACES

- Unlocking the Chalk Hills landscape character with a new 40ha+ nature park, focusing on retention + enhancement of the woodland blocks and the implementation of new chalk grassland.
- Enhancement of the Royston Greenway along the A505 with new woodland planting.
- Connection to the historic Icknield Way (Chalk Walk) to the south of the nature park
- Integration of the Melbourn Greenway cycle link and bridge.
- Exploration and promotion of archaeological and heritage assets by incorporating them into the strategic green infrastructure network.



## 3. BIODIVERSITY & GREEN SPACES

- Creation of a network of green corridors and linear parks, along boundaries.
- Enhancement and re-establishment of existing hedgerows and woodland blocks.
- New tree planting and woodland creation, improving tree canopy cover and tree populations providing valuable new habitats.
- Nature focused corridors strengthening existing habitats to enhance ecological connectivity and biodiversity.



## 4. WELLBEING AND SOCIAL

- Creation of several new facilities and hubs benefiting Royston, including:
- 1ha local centre with a mobility hub.
- 10ha+ sports hub, providing opportunities for expansion and new facilities, including the potential to relocate RTFC to a larger football ground (this reduces pressure on Therfield Heath and could help meet the sports deficiency in the area).
- A 40ha + nature park with footpaths, potentially relieving pressure on Therfield Heath.
- A new 2FE primary school within the heart of the development.



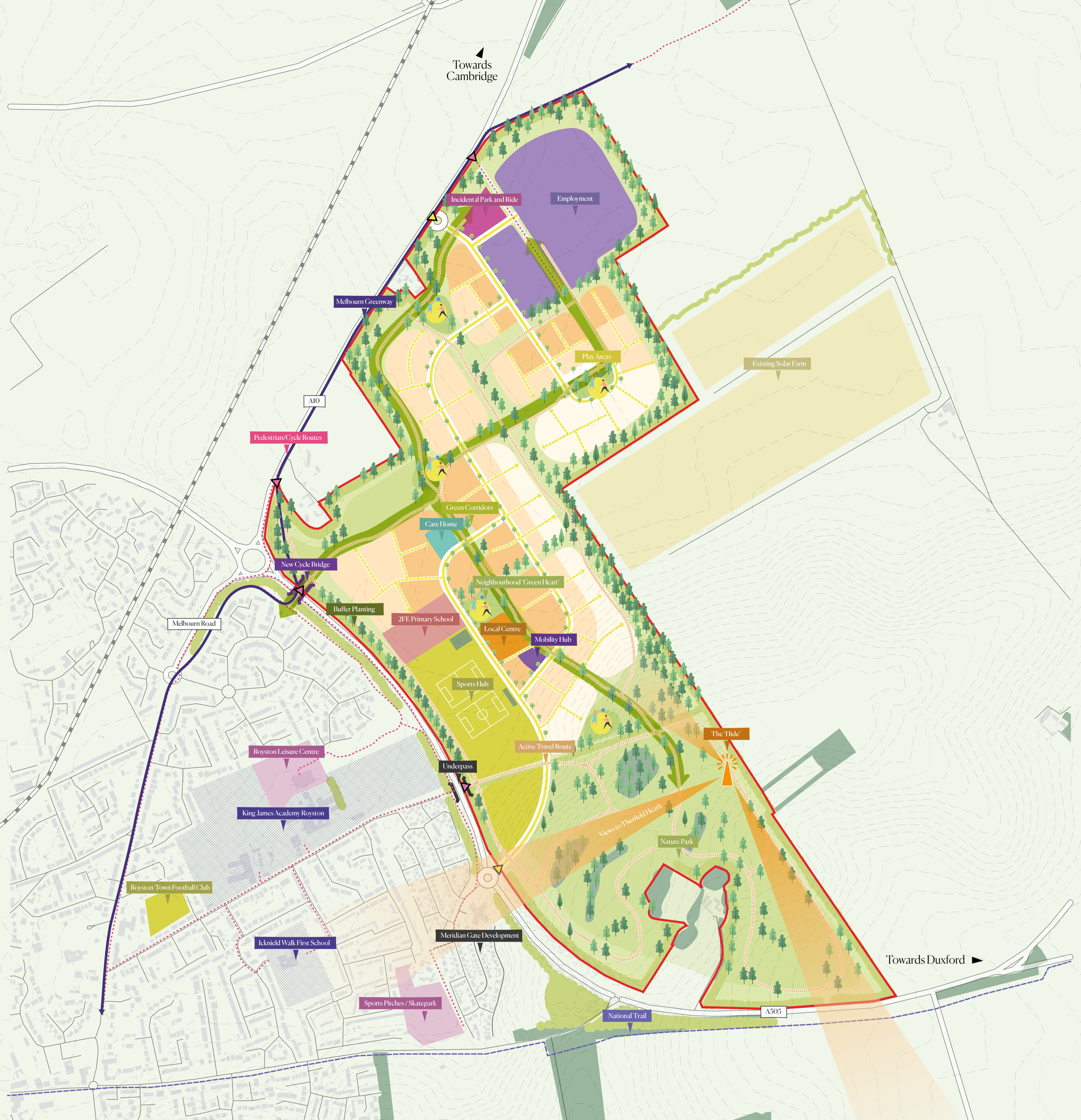
## 5. SUSTAINABLE HOMES

- Potential to deliver over 1400+ new homes and a care home with varying densities and storey heights
- A mix of housing types for families, young people and aging members of the community.
- High-quality housing designed to respond to local context, vernacular and materials.
- Provision of 40% new affordable housing, delivered in a variety of tenures.



## 6. JOBS & INFRASTRUCTURE

- 12.6ha of employment land for new, flexible B2/B8 industrial orientated units, to build on Royston's previous success in securing advanced manufacturing, complementing and not competing with the core Greater Cambridge R&D market. Likely c50,000 sq m floorspace, generating approximately 1,800 jobs.
- A new mobility hub at its heart, which would act as a key interchange for sustainable travel.
- A 1ha incidental park and ride can be accommodated, located along the A10 and connected to wider Cambridgeshire initiatives.



# ILLUSTRATIVE MASTERPLAN

## Land Use:

- Site Boundary - c174ha
- Residential Development c40.8ha @ 35dph / 1428 Units
- Low Density
- Medium Density
- High Density
- 2FE Primary School - c2.1ha
- Local Centre - c1.0ha
- Employment - c12.6ha

## Green Infrastructure:

- Care Home - c0.5ha
- Mobility Hub - c0.3ha
- Incidental Park & Ride - c1.0ha
- Nature Park - c46.5ha
- Sports Hub - c10.4ha
- Green Corridors

## Movement:

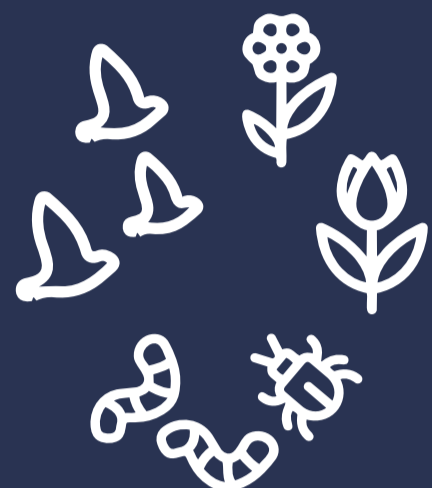
- Primary Vehicular Routes
- Secondary Vehicular Routes
- Vehicular Access
- Pedestrian/Cycle Access
- Pedestrian/Cycle Routes
- Active Travel Routes
- Melbourn Greenway
- The 'Hide' - Views across Royston
- Play Opportunities



# SUMMARY OF BENEFITS



**1400+**  
NEW HOMES



**BIODIVERSITY**  
ENHANCEMENT



**CLIMATE CHANGE**  
RESILIENCE



**OVER 50% GREEN**  
INFRASTRUCTURE

+

+

+



**40% AFFORDABLE**  
HOMES



**ELDERLY CARE**  
HOME



**PEDESTRIAN &**  
CYCLE PATHS



**12HA+**  
EMPLOYMENT

+

+

+



**NEW 40HA**  
NATURE PARK



**1HA**  
LOCAL CENTRE



**10HA+**  
SPORTS HUB



**NEW**  
GREEN CORRIDORS

**BMD**

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