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07 March 2025

RE: Greater Cambridge Call for Sites – March 2025
Land Adjacent to the A10 and Royston Road, Melbourn – HELAA Reference 40262

1. INTRODUCTION & BACKGROUND

- 1.1 This supporting statement has been prepared by Strutt & Parker on behalf of Endurance Estates to support the promotion of Land adjacent to the A10 and Royston Road, Melbourn (herein after referred to as “the site”) to the Greater Cambridge Call for Sites update process which is running until the 7th of March 2025.
- 1.2 The site is promoted for an employment-led mixed-use development to deliver against the identified employment floorspace need in the emerging local plan and has been submitted to previous rounds of the plan preparation.
- 1.3 The site itself extends to approximately 18.29ha and is currently in agricultural use. The masterplan submitted to previous rounds of consultation, includes a Care Home, Roadside Service Station, Offices and Light Industrial units. There is also a potential for battery storage if required. This would be delivered alongside improvements to the existing junction on the A10. Endurance Estates can be flexible on the uses brought forward for the site, subject to ongoing discussions with Greater Cambridge and other key stakeholders.
- 1.4 In line with the guidance published by Greater Cambridge Planning, this note is submitted in order to provide updated information on the opportunities and constraints of the site.
- 1.5 To support future representations and potential planning applications, technical investigations are ongoing, however these are not available at the time of this consultation.

2. SITE ASSESSMENT

- 2.1 The site has been previously submitted and assessed in the 2021 HELAA document under Site Reference 40262. Note the site boundaries have not changed since this submission. The assessment concluded the following:

Criteria	Outcome of HELAA
Suitable	Red

Available	Green
Achievable	Green

- 2.2 Since this assessment was made, there have been material changes in the circumstances which improve the suitability, availability and achievability of the site for residential development. These representations aim to outline these material changes in circumstance and demonstrate that the site represents a sustainable location for employment development.
- 2.3 The location is strategically accessible, with direct access to the A10 and a short distance from the A505, which provides onward connectivity to the M11 at Junction 10 approximately 9.8km to the east. From Meldreth Railway Station, which is easily reachable within an 8-minute cycle (1.9km) of the promotion site, Royston can be accessed in a further 7 minutes, or Cambridge in under 20. In addition, from early 2026, the site will be accessible directly to the Cambridge Biomedical Campus and Addenbrookes Hospital. The location benefits from virtually unparalleled accessibility.

Suitable

- 2.4 In terms of Suitability, the 2021 HELAA gave the site a 'Red' rating. This rating was largely as a result of perceived Landscape and Townscape impacts.
- 2.5 At this stage, technical works are ongoing to determine the constraints of the site. A brief response to the key points raised in the Suitability assessment are below:
- The site is not at risk of flooding and is suitably large to accommodate mitigations for surface water flooding if required.
 - Any application will be accompanied by a detailed Landscape and Visual Impact Assessment, and is likely to include significant mitigations for any landscape impact. Endurance Estates envisage a comprehensive landscaping scheme to enhance the boundaries of the site to both mitigate any potential impact and to provide biodiversity enhancement and biodiversity net gain. The detailed design of the scheme will include landscape buffers along many of the boundaries of the site, alongside planting to reduce views into the site from key viewpoints.
 - The closest SSSI to the site is at Holland Hall (Melbourn) Railway Cutting, approximately 600m south-east of the site at the closest point. Any impact upon this SSSI will be fully assessed and mitigations proposed if appropriate. Any application would be accompanied by a full suite of ecology and biodiversity technical reports. At this stage, and subject to further technical inputs, it is envisaged that the site will be capable of meeting the emerging biodiversity net gain requirement of 20%, alongside suitable mitigations.
 - Any future application would include a Heritage Impact Assessment and Ground Investigations Survey which would indicate the likelihood of any archaeological remains within the site boundary. In the event that there are suspected deposits, trenching can be secured by condition.
 - The HELAA comment confirms that the site is "Adequately accessible to key local services, transport and employment" and goes on to confirm the "proposed development would not require delivery of accompanying key services". The site is therefore deemed accessible to key services – aided by the Greenway enhancements in the local area.
 - The HELAA comment confirms that "the proposed site access is acceptable in principle subject to detailed design" and states "there are potential access constraints, but these could be overcome through development".
 - In terms of highways impact the HELAA confirms "any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated". In addition, any required pedestrian or cycle enhancements would be brought forward through an application in due course.
 - In terms of Noise/Vibration/Light Pollution, the HELAA confirms that the development "is acceptable in

principle subject to appropriate detailed design considerations and mitigation". Endurance Estates are in agreement with this conclusion.

- Finally, in terms of Contamination, the HELAA states that the site has potential for historic contamination. Any required mitigations could be secured by condition attached to any permission.

2.6 As outlined above, none of the key concerns raised in the HELAA 2021 are considered to be sufficiently significant as to preclude development of the site in its entirety. Any future application would be accompanied by a full suite of technical information as required by South Cambridgeshire's Validation List, and Endurance Estates would be willing to accept conditions for matters such as archaeology or contamination, should the need arise.

2.7 Accordingly, the site is considered to be **Suitable** for the employment-led development proposed.

Available

2.8 As confirmed in previous representations, the site is in agricultural use, and Endurance Estates (a site promoter) control the site for the purposes of the proposed development. There are no known legal or ownership impediments to the development of the site.

2.9 There are no planning permissions relevant to the site which would preclude the development, or which would cast doubt upon the intentions of the landowner or promoter.

2.10 The site is available to commence development immediately upon of the grant of detailed permission, i.e., within years 0-5 of the plan period.

2.11 Endurance Estates may pursue a speculative application ahead of, or in tandem with the later stages of, the Local Plan process. As such, the site could begin delivery of dwellings within the first years of the plan period, helping to ensure the trajectory of employment land is robust.

2.12 The site is therefore **Available** for development.

Achievable

2.13 The details previously submitted still stand. The site is in agricultural use and accordingly has a low existing use value. At present, there are no known viability constraints which would preclude development in line with both adopted and emerging planning policies.

2.14 The site is therefore **Achievable**.

3. CONCLUSION

3.1 Land adjacent to the A10 and Royston Road, Melbourn, is promoted for an employment-led, mixed-use development with associated infrastructure.

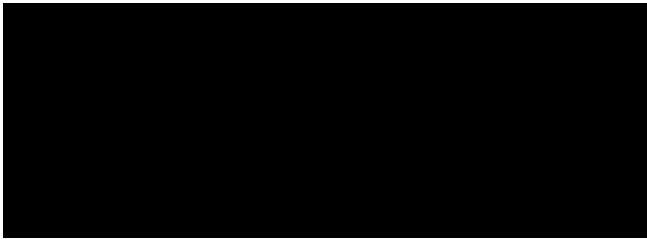
3.2 The site remains **Available** and **Achievable** as outlined in previous representations and confirmed in the HELAA 2021 document. In addition, the responses to the HELAA items outlined in this letter, in addition to an evolving context demonstrates that the site can be considered **Suitable**.

3.3 It is anticipated that the site will be available for development in the first five years of the new local plan period,

delivering against the pressing need for employment floorspace in the earliest part of the new plan. There are no known constraints which could conceivably preclude the development of the site.

- 3.4 Endurance Estates therefore hope that the site will be given further consideration as part of the updated HELAA. The Site could help meet unmet Employment Needs over the Plan period and we hope will be considered for an employment allocation in the new Local plan.

Yours sincerely



Appendix 1 – Indicative Extract from Masterplan

