



Wicks
Developments

Proposed New Homes

Land between 5-7 Rose Lane, Melbourn

A carefully considered proposal for three detached family homes within the established village setting.



Artist's impression.
Frontage to Rose Lane.

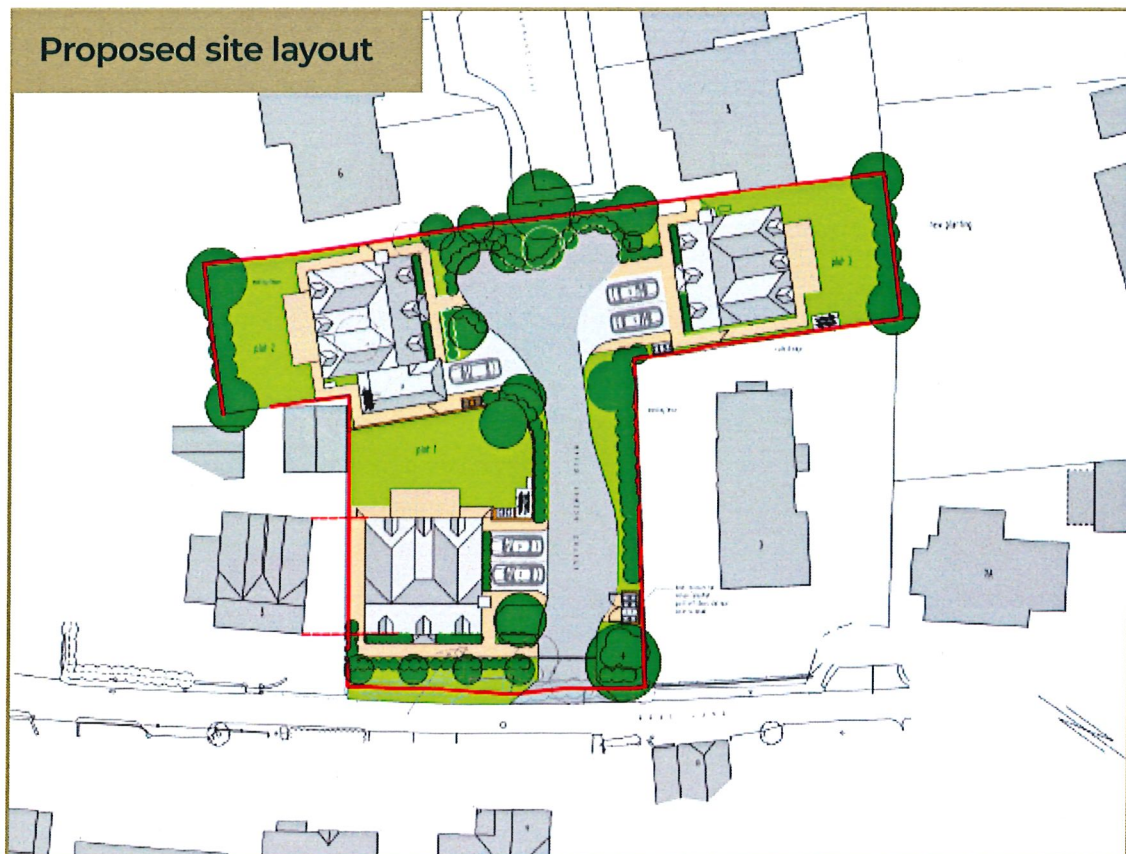
WE WELCOME YOUR FEEDBACK.
STEPHEN@WICKSDEVELOPMENTS.COM

Existing site view

Rose Lane, Melbourn

Following detailed pre-application discussions with the Local Planning Authority and Highways Authority, Wicks Developments is bringing forward proposals for three detached family homes designed to complement the character of Rose Lane and the surrounding conservation setting.

The homes would feature traditional proportions and carefully selected materials including soft red/orange stock brickwork, handmade clay detailing and grey slate roof tiles.





Wicks Developments Limited

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12 May 2026

SW/50

Dear Ms Williams,

Re: Land between 5-7 Rose Lane, Melbourn

Wicks Developments is a family-run housebuilding company specialising in small bespoke residential developments in attractive locations, such as Melbourn.

The land between number 5 and 6 Rose Lane has been vacant for many years and sits within the established settlement boundary of Melbourn Village.

Before making the decision to purchase the site, extensive pre-application discussions took place with both the planning authority and the highways department. Our proposed development of three detached houses reflects those discussions. The principle of development on this land is in line with local and national planning policy and good highway safety.

The proposed new access point would be by way of a simple dropped kerb crossover as opposed to kerb radii and white lines, thereby preserving the quiet rural character of Rose Lane.

The scheme provides:

- **A safe and functional access arrangement that meets highway standards for safety.**

Wicks Developments Limited
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- On site car parking provisions for each dwelling that complies with Local Planning Authority parking standards.
- Cycle parking facilities for each dwelling.
- Adequate turning space for private cars and delivery vehicles.
- The proposed crossover access will allow two cars to pass safely and will be an improvement on the existing arrangements.

The development would comprise of three, two-storey dwellings with traditional proportions constructed from soft red/orange stock brick-work, with grey slate roof tiles and handmade clay tiles.

We believe our development of only three family homes has been well considered and will preserve and enhance the character of Rose Lane.

We would introduce a comprehensive planting scheme to the development frontage, which would create a green setting in the vicinity of the listed buildings and the conservation area.

The proposed site layout is shown within the enclosed leaflet, as is an artist's impression of the "street scene" showing the view of the frontage.

We do hope you will be able to support our proposals for this sympathetic development of this sensitive site.

Should you have any comments or queries please do not hesitate to contact us.

You should in any event be receiving formal notification of our planning application from the Local Authority in due course.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'S.W.' with a large, stylized flourish that loops back over the initials.

Stephen Wicks
Managing Director

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www.wicksdevelopments.com