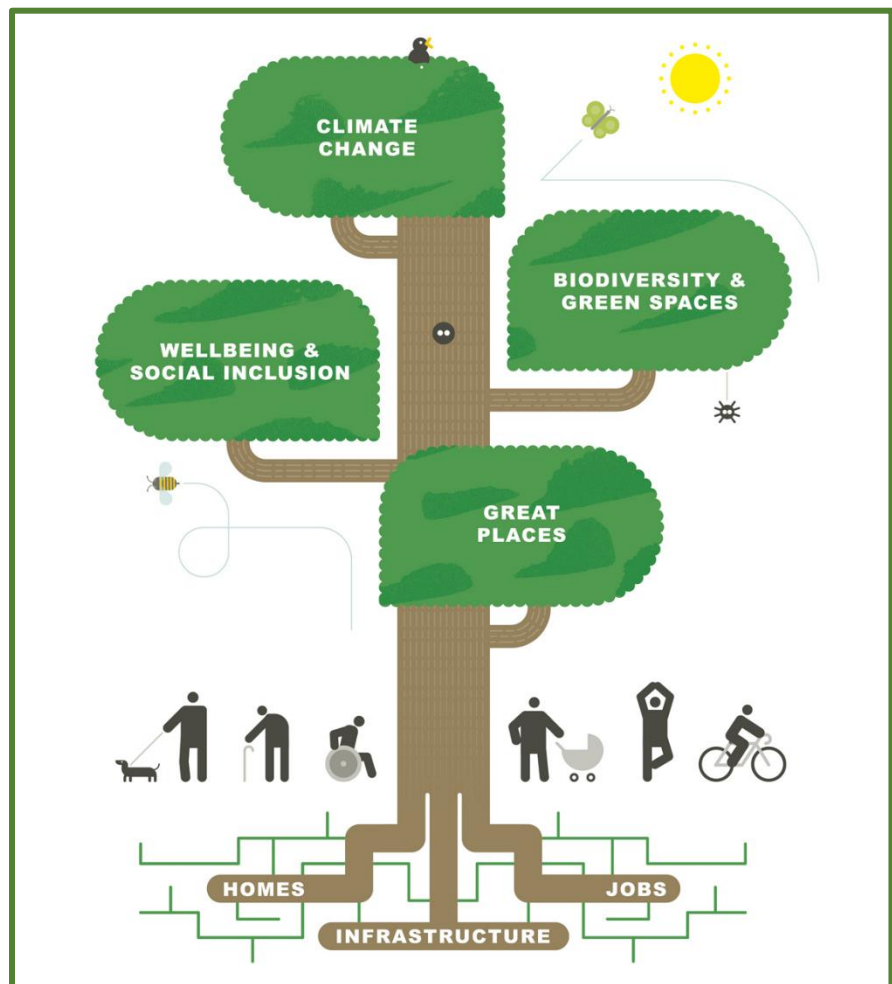


LAND NORTH OF HIGH STREET, DRY DRAYTON

'The First Conversation' Greater Cambridge Local
Plan Consultation



Land north of High Street Dry Drayton



1. Introduction

- 1.1. Optimis Consulting has prepared this supporting evidence on behalf of our clients who own the land north of High Street, Dry Drayton.
- 1.2. This supporting evidence responds to the Greater Cambridgeshire 'First Conversation' – Issues and Options Consultation and the submission of land north of High Street, Dry Drayton under the Call for Sites Exercise.
- 1.3. The site is approximately 3.7ha in size and could deliver up to 40-70 residential dwellings alongside associated benefits. Optimis views it as a suitable, available and achievable site for residential development and advocate that it should be allocated for small scale residential development.

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2. The Surrounding Area

2.1. Dry Drayton is a settlement and civil parish in Cambridgeshire, England, approximately 5 miles northwest of the City of Cambridge (Figure 1). Dry Drayton has a population of 649. The village is situated 500m to the south of Bar Hill.

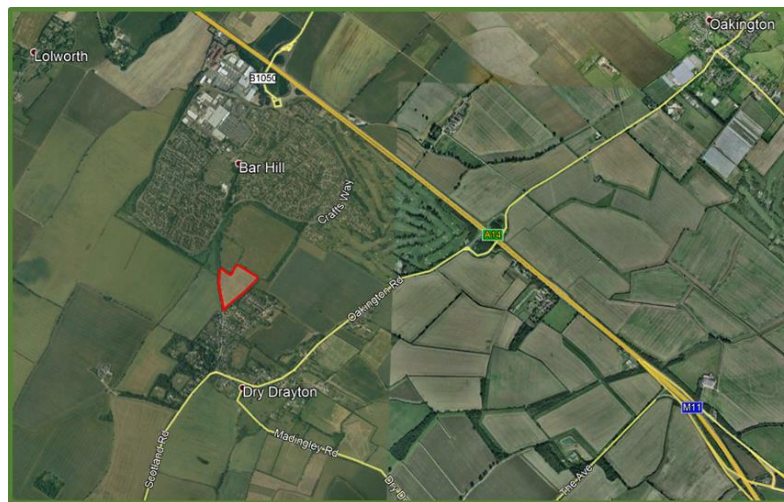


Figure 1: Site Location

2.2. Dry Drayton is considered a sustainable settlement for its size with a range of

Local Facilities

Pre-School	Primary School	Public House	Village Hall	Library	Church
Yes	Yes	Yes	Yes	Yes - Mobile twice monthly	Yes
700m	700m	700m	200m	350m	700m

facilities and benefits from its close proximity to facilities in the neighbouring settlement of Bar Hill.

2.3. The area offers a Primary School, as well as a mobile local library and a public house.

2.4. Dry Drayton is in the catchment of Impington Village College, a secondary school which is 9km away and is accessible via school bus which stops on the High Street 400m away from the site.

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- 2.5. Bar Hill, previously classified as a Minor Rural Centre, is situated 1km from Dry Drayton. The settlements are connected by a shared pedestrian cycleway. Bar Hill offers a doctor's surgery, dentist and Tesco Superstore, as well as a library with a Post Office.
- 2.6. The A1307 connects the settlement directly to Cambridge in the southeast and is being upgraded to provide safer, higher quality pedestrian and cycle routes.
- 2.7. Several bus services connect Dry Drayton to Cambridge, with the nearest bus stop within the settlement 450m from the proposed site (figure 2).

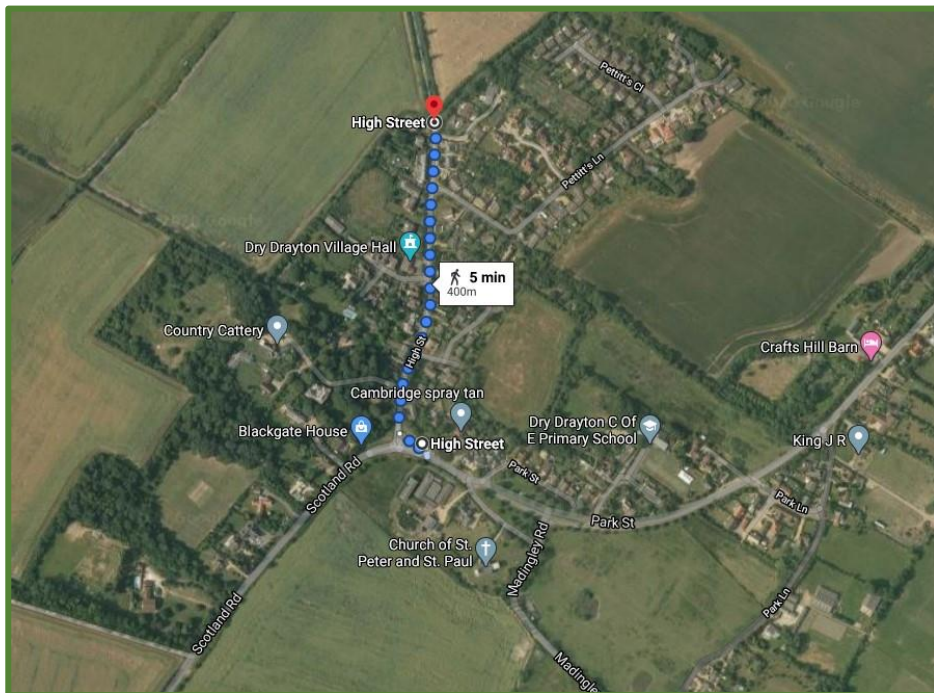
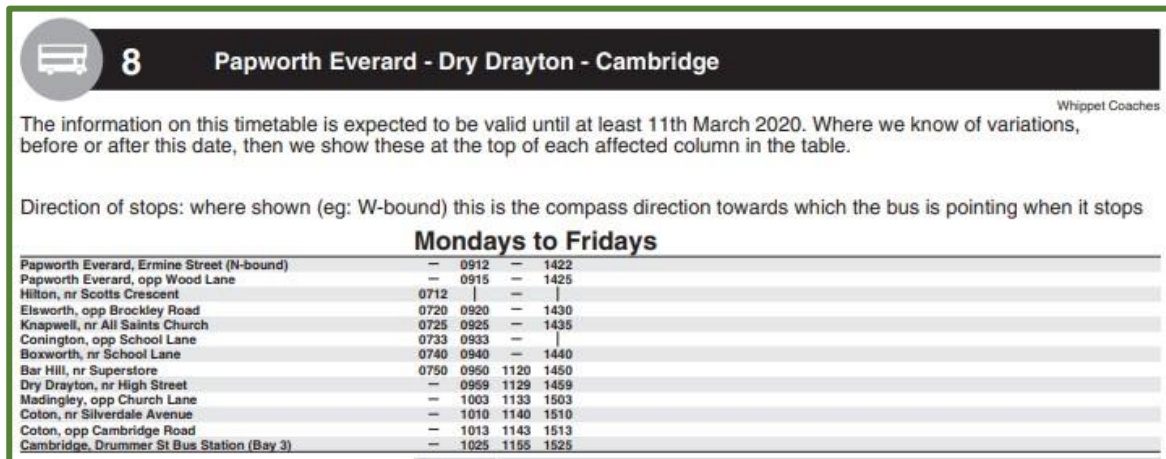


Figure 2: Closest bus stop to proposed site

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- 2.8. The Citi 5 bus departs Dry Drayton at 07:29am and arrives at Emmanuel Street, Cambridge at 08:05am, whilst the Citi 6 bus departs Emmanuel Street, Cambridge at 17:55 and arrives in Dry Drayton at 18:39. Whippet Coaches also run bus service 8 between Dry Drayton and Cambridge, stopping 3 times a day (Figure 3). This allows sustainable transport for commuters.



8 Papworth Everard - Dry Drayton - Cambridge

The information on this timetable is expected to be valid until at least 11th March 2020. Where we know of variations, before or after this date, then we show these at the top of each affected column in the table.

Direction of stops: where shown (eg: W-bound) this is the compass direction towards which the bus is pointing when it stops

Mondays to Fridays

Papworth Everard, Ermine Street (N-bound)	—	0912	—	1422
Papworth Everard, opp Wood Lane	—	0915	—	1425
Hilton, nr Scotts Crescent	0712		—	
Eisworth, opp Brockley Road	0720	0920	—	1430
Knapwell, nr All Saints Church	0725	0925	—	1435
Conington, opp School Lane	0733	0933	—	
Boxworth, nr School Lane	0740	0940	—	1440
Bar Hill, nr Superstore	0750	0950	1120	1450
Dry Drayton, nr High Street	—	0959	1129	1459
Madingley, opp Church Lane	—	1003	1133	1503
Coton, nr Silverdale Avenue	—	1010	1140	1510
Coton, opp Cambridge Road	—	1013	1143	1513
Cambridge, Drummer St Bus Station (Bay 3)	—	1025	1155	1525

Figure 3: No. 8 Whippet Coaches bus timetable

- 2.9. The Madingley Road Park and Ride is 6.5km southeast of Dry Drayton and provides buses to central Cambridge every 10 minutes throughout the day from 07:00 – 20:20.

3. The Site

- 3.1. The site is situated on the north western boundary of the settlement of Dry Drayton. The site measures approximately 3.7ha in size and is located to the north of High Street. The topography of the site falls from 40m in the east to 30m in the west.



Figure 4: Site Location

- 3.2. The site sits well within the context of existing development with residential dwellings from High Street and Pettit's Close abutting the south eastern boundary of the site. The site abuts the settlement boundary along its south eastern edge and the direct link to Bar Hill on its south western edge.
- 3.3. The site is very contained, the boundaries of the site are well landscaped with mature trees and hedge rows, shielding long ranging views out towards Bar Hill in the north and north west, creating a defensible boundary and a soft edge to the settlement which can be enhanced.

Potential Constraints

- Flood Zone 1, low probability of flooding
- Residential and agricultural abutting land uses
- No listed building on or near to the site
- No heritage assets on or near to the site
- Relatively flat topography
- No public rights of way across the site

4. Current Use

4.1. The site is currently is currently under equestrian use and has previously been farmed for agricultural use.

4.2. The following relevant planning history has been found on the site:

- C/0663/70/O – Erection of a house, refused 1970. See figure 5 below for reasons for refusal.

1. The site is outside the development area for the village.
2. The development is unrelated to the basic needs of the rural community.
3. The development, if permitted, would be too large an extension to the village and would adversely change its character.
4. In the County Development Plan the site is included in a rural area in which development is not normally permitted except where it is required in the interests of agriculture.
5. The proposed development would spoil the character of the area.
6. No evidence is submitted in support of the application to indicate a need for further residential land in the area, in excess of that available in existing settlements including the new village of Bar Hill.

Figure 5: Reasons for refusal on application C/0663/70/O

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5. Existing Access

- 5.1. There is an existing agricultural access into the site from the top of High Street as shown in Figure 6, this directly abuts the highway. Access is currently gained through a gate located to the north of High Street through as shown in Figure 7.

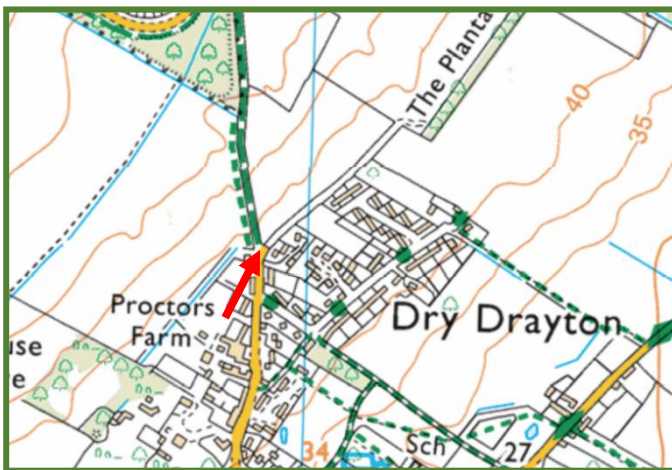


Figure 6: Location of access off High Street



Figure 7: Gated access into site from top of High Street

6. The Proposed Allocation
 - 6.1. Optimis propose that this site is allocated for small scale residential development.
 - 6.2. Optimis have taken the gross area of 3.7ha and assumed a net developable area of sixty percent, determining an area of 2.4ha. An illustrative layout has not yet been drawn up, but in line with previous policy relating to Group Villages, at an approximate density of 30 dwellings per hectare you could assume the site is capable of delivering up to 70 dwellings.
 - 6.3. At this stage Optimis propose that the site can deliver approximately 40-70 dwellings, in addition to a substantial area of publicly accessible open space and additional community facilities, including a community play area.
 - 6.4. The development will form a well-designed sustainable extension to Dry Drayton, integrating well with the existing adjoining land.
 - 6.5. The site is adjacent to the Settlement Policy Area boundary to the south east, with the sites access located to the north of the Settlement Policy Area. The development of the site and its inclusion into the Settlement Policy Area would provide a logical extension off the settlement in geographical terms. A revised settlement boundary would also be robust in physical terms due to the contained nature of the site.
 - 6.6. There has been very little growth in Dry Drayton and a scheme such as this would allow younger and older generations to remain in the village whilst freeing up larger family homes.
 - 6.7. The client is willing to consider a range of house types and designs and has the capacity to consider bungalows if there is a demonstrable demand from the local market. A policy compliant amount of affordable housing will be well integrated within the development.

7. Community Engagement

- 7.1. The landowners are keen to engage with both the Greater Cambridge Planning team, the Neighbourhood Planning Group and Dry Drayton Parish Council to provide a development that is commensurate and meets the needs of the settlement and people of Dry Drayton. This would include engagement with local people and the Parish Council to establish benefits to be brought forward by the scheme and an appropriate design and housing mix.

8. Wellbeing and Social Inclusion

- 8.1. The proposed development would be able to deliver a range of benefits for the local community. These could possibly include:

- Upgrading cycle links
- Highways improvements
- Provision of cycle routes between Dry Drayton and Madingley
- Provision of improved bus facilities
- Publicly accessible open space
- Contribution and provision of community facilities
- Provision of play facilities
- Affordable housing
- Provision of Bungalows
- Patronage of local facilities

9. Availability and Deliverability

- 9.1. The site is considered suitable, deliverable and available and landowners have been approached by developers in the past. It relates well to existing development and is in close proximity to the settlement centre and bus links.
- 9.2. Once allocated within the emerging Local Plan, which is predicted to be adopted in 2023, Optimis envisage that this site will be delivered by 2025-2026. This was calculated by taking a build rate of 50 dwellings per annum and completing up to 80 dwellings.

10. Conclusion

- 10.1. This site is in a sustainable location with no known constraints and could deliver a residential led development of approximately 40-70 dwellings, alongside numerous benefits to the local community. Optimis believe that this site should be allocated within the emerging Greater Cambridge Local Plan and removed from the Green Belt.
- 10.2. Residential redevelopment of this site will form a natural and logical edge of settlement expansion to Dry Drayton on a small-scale, commensurate with the existing population.