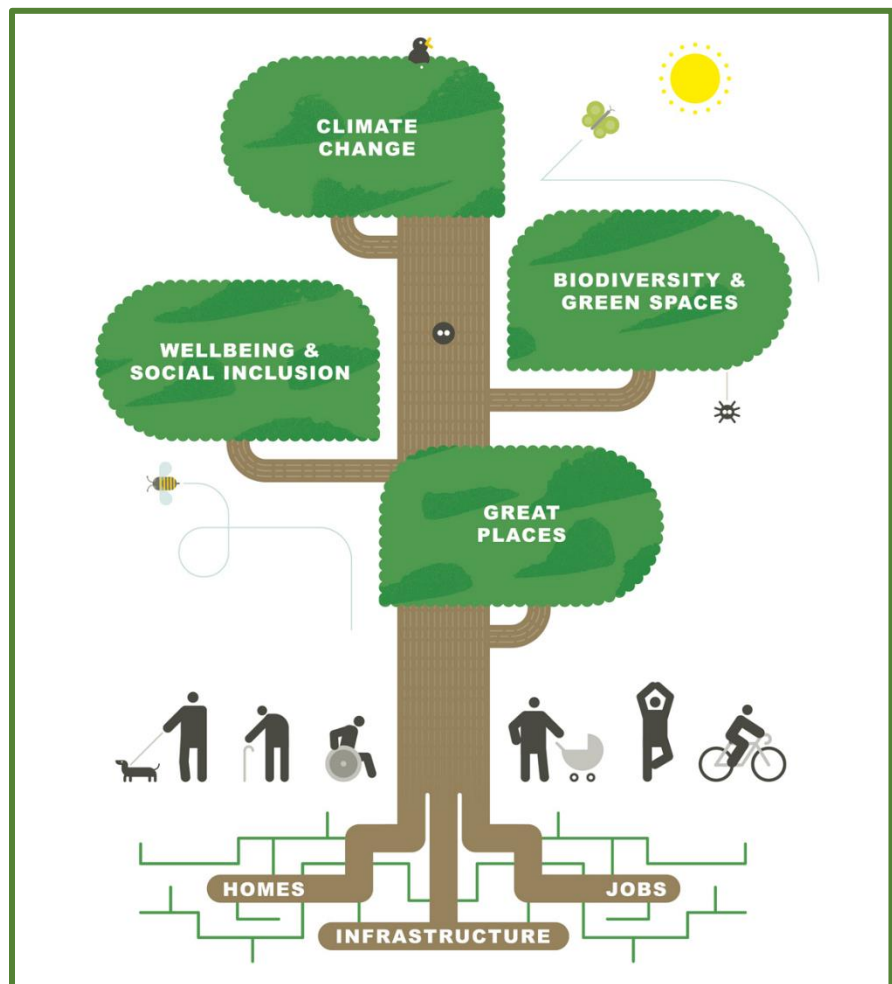


LAND WEST OF SEARLES MEADOW, DRY DRAYTON

'The First Conversation' Greater Cambridge Local
Plan Consultation



1. Introduction

- 1.1. Optimis Consulting has prepared this supporting evidence on behalf of our clients who own the land west of Searles Meadow, Dry Drayton. This supporting evidence responds to the Greater Cambridgeshire 'First Conversation' – Issues and Options Consultation and the submission of land west of Searles Meadow, Dry Drayton under the Call for Sites Exercise.
- 1.2. The supporting evidence is accompanied with the following appendices:
 - Appendix 1 P771 Site Location Plan
 - Appendix 2 List of Adopted Highways in Dry Drayton
- 1.3. The site is approximately 1ha in size and could deliver between 10-20 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.

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.

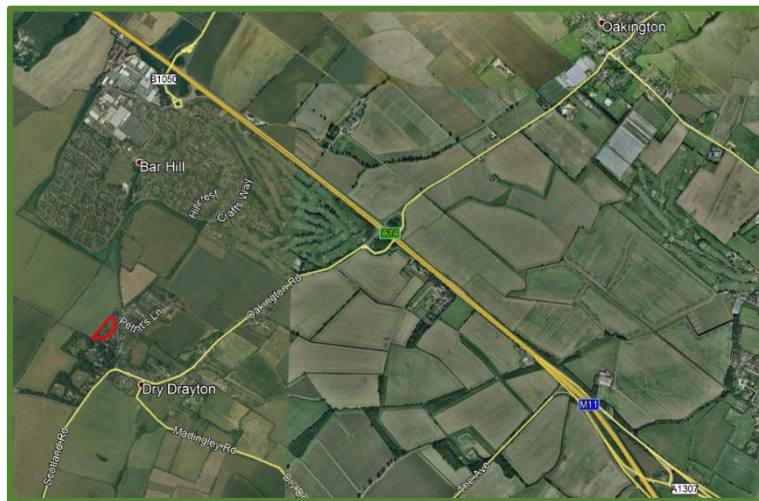


Figure 1: Settlement Location

2.2. Dry Drayton is considered a sustainable settlement for its size with a range of facilities and benefits from its close proximity to facilities in the neighbouring settlement of Bar Hill.

Local Facilities

Pre-School	Primary School	Public House	Village Hall	Library	Church
Yes	Yes	Yes	Yes	Yes - Mobile twice monthly	Yes
600m	600m	600m	80m	450m	600m

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 300m away from the site.

- 2.5. Bar Hill, previously classified as a Minor Rural Centre, is situated 1.5km 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 300m from the proposed site (Figure 2).

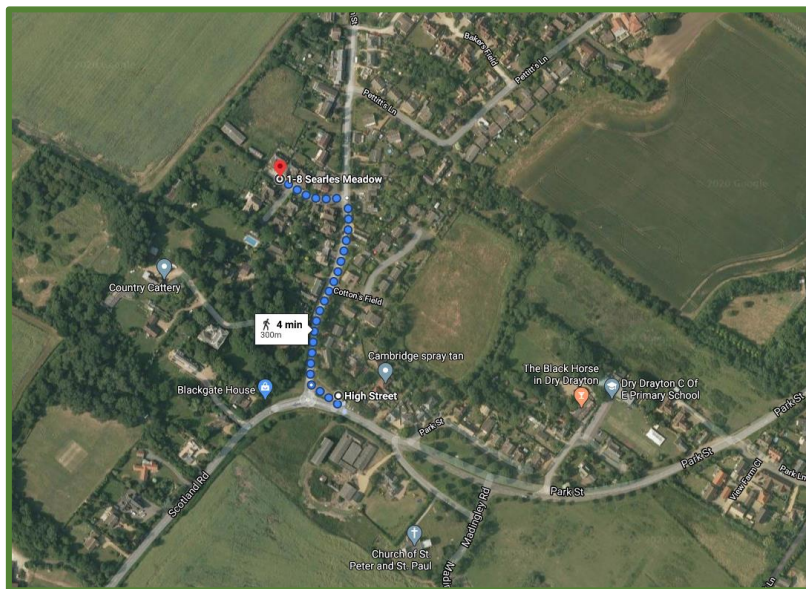
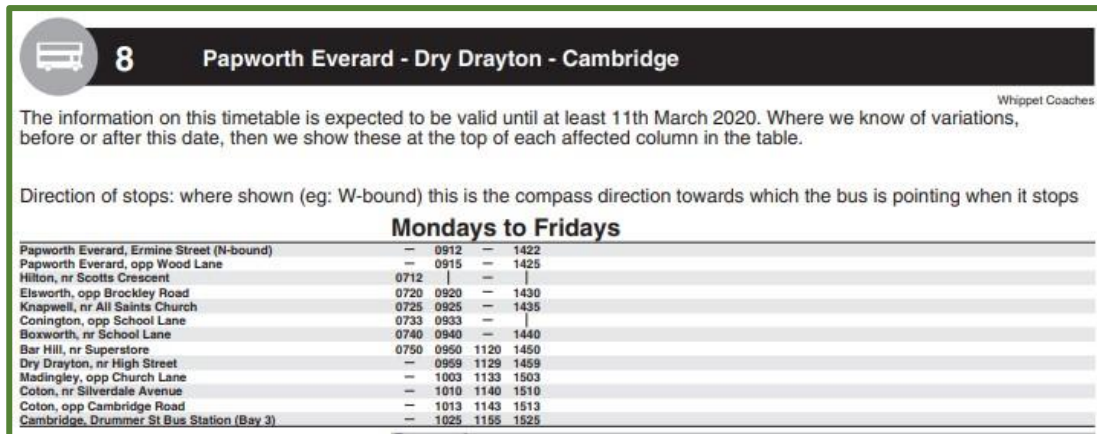


Figure 2: Closest bus stop to proposed site

- 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		—	
Elsworth, 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 western boundary of the settlement of Dry Drayton. The site measures approximately 1ha in size and is located to the west of Searles Meadow. The topography of the site is flat.



Figure 4: Site Location

- 3.2. The site sits well within the context of existing development with properties from High Street and Searles Meadow directly adjoining the proposed site on its southern, eastern and northern boundaries, the current access into the site sits within the Settlement Policy Area, this designation abuts the site on three sides.
- 3.3. The boundaries of the site are well landscaped with a mixture of mature trees and hedgerows, providing screening from existing development on High Street and Searles Meadow as well as shielding long ranging views in and out of the settlement to the west. This landscape buffer creates a defensible edge to the settlement.

Potential Constraints

- Flood Zone 1, low probability of flooding
- Residential and agricultural abutting land use
- Sporadic tree coverage
- Grade II listed The Old Rectory is 120m to the South West
- No heritage assets on or near to the site
- Relatively flat topography
- No public rights of way crossing the site

4. Current Use

- 4.1. The site is currently in use as a paddock with three rundown farm buildings located throughout the site outlined in figure 5. The land ceased being used for agricultural purposes in the late 1970s.



Figure 5: Existing buildings on site

4.2. Surrounding planning history

- C/0104/73/O - Residential development of 4 dwellings and 8 bungalows, allowed at appeal 1974
- C/0405/73/O - Residential Development 4 Houses, allowed at appeal 1974
- S/1790/87/F - 5 Chalet Bungalows, approved 1987

5. Existing Access

- 5.1. The existing access is directly from Searles Meadow indicated in Figure 6; the access is over a gravel path between two residential dwellings (figure 7). An adopted highways map illustrates that the road is adopted as shown in figure 8 and the site directly abuts the adopted highways (figure 9). A list of the adopted highways in Dry Drayton is appended (appendix 2) with Searles Meadow highlighted.



Figure 6: Location of access of Searles Meadow



Figure 7: Gated access into the site via Searles Meadow



Figure 8: Adopted Highways mapping from Cambridgeshire County Council showing Searles Meadow as adopted



Figure 9: Land registration

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 1ha and assumed a net developable area of sixty percent, determining an area of 0.6ha. 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 sites is capable of delivering up to 20 dwellings.
- 6.3. At this stage Optimis propose that the site can deliver approximately 10-20 dwellings, in addition to providing additional community facilities.
- 6.4. The site is adjacent to the Settlement Policy Area boundary to the east and north, with the site's access located inside 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.
- 6.5. 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:

- Publicly accessible open space
- Contribution to community facilities
- Provision of play facilities
- Affordable housing
- Provision of Bungalows

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.

10. Conclusion

- 10.1. This site is in a sustainable location with no known constraints and could deliver a residential led development of approximately 10-20 dwellings, alongside numerous benefits to the local community. Optimis believe that this site should be allocated within the emerging Greater Cambridge Local Plan
- 10.2. Residential redevelopment of this site will form a natural and logical centre of settlement expansion to Dry Drayton on a small-scale, commensurate with the existing population.