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PLANNING CONSULTANCY

SUBMISSION OF CALL FOR SITES UPDATE LAND AT DRY DRAYTON ROAD, OAKINGTON (reference 51617)

A Call for Sites submission was made under the name of European Property Ventures (Cambridgeshire) during the Consultation process in February 2020 relating to their land interest at Oakington. The Greater Cambridge Local Plan is currently undergoing a period of review and as part of this process a Housing and Economic Land Availability Assessment (HELAA) 2021 has been prepared. Within the HELAA the site at Oakington was given the reference number 51617. Set out below is a summary of the findings of the review of the site as provided within the HELAA along with an update from the site promoter.

Site Suitability

The site at Dry Drayton Road, Oakington scored 'red' overall being found to be unsuitable for development.

In terms of the adopted Development Plan policies – the site scored amber due to its location outside of the Development Framework and it being wholly within the Cambridge Green Belt.

Regarding flood risk, the site was scored red the assessment identifies that 93% of the site is located partly within Flood Zone 2 with a further 25% of the site located partly within Flood Zone 3. A proportion (16%) of the site is located within 1 in 30-year event, 42% lies in a 1 in 100-year event area for surface water flood risk whilst 74% lies in a 1 in 1000 event.

In respect of Landscape and Townscape, the assessment scored red. It identified that this 'L' shaped site is located to the south-west of the village of Oakington outside the settlement framework. It is a rural location with access via Dry Drayton Road located to the north-west of the site's boundary. The site is a grass field bordered by native hedgerows. Development upon this site would have an adverse impact to the landscape character. It would be an encroachment into the countryside and an urbanisation of the rural landscape. Even with a reduction in residential units the harm would still be incongruous and harmful and appear detached from the settlement framework.

In terms of Biodiversity and Geodiversity, the assessment scored green. This found that the site was unlikely to impact on designated sites. Wooded boundaries and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed but may be of relatively low ecological importance. All schemes need to achieve 10% biodiversity net gain. Development of the site would not have a detrimental impact on any designated site or those with a regional or local protection.

The Open Space/Green Infrastructure assessment scored Green, the site was found not to be within a protected open space designation and any impact of the proposed development could be reasonably mitigated or compensated.

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The Historic Environment assessment also scored green. This found that the development of the site would not have a detrimental impact on any designated or non-designated heritage asset.

The Archaeology assessment scored amber, the site was found to be in an area where cropmarks of probable late prehistoric or Roman date are recorded in the vicinity.

The Accessibility to Services and Facilities scored amber, the site was found to benefit from adequate accessibility to key local services, transport and employment opportunities with the proposed development of the site not requiring the delivery of accompanying key services.

The assessment of Site Access scored amber, the site access found the access to be acceptable in principle subject to detailed design with potential access constraints able to be overcome through development.

The Transport and Road assessment scored amber, this found that it was potentially part of a cluster and therefore may require cumulative assessment. Any potential impact on the functioning of trunk roads, and or local roads could be reasonably mitigated.

The Noise, Vibration, Odour and Light Pollution assessment scored amber. This found that the site will be capable of being developed to provide healthy internal and external environments after careful site layout, design and mitigation.

The Air Quality Assessment scored green. This found that the site is does not lie within an AQMA and there would be minimal traffic on AQMA.

The Contamination and Ground Stability Assessment scored amber. This notes that there is potential for historic contamination on site and advised that conditions are required.

Further Constraints were identified as Agricultural Land Classification 2, within Highways England Zone 2 – A14 which has limited capacity for growth.

Availability

The site scored green and the assessment recognises that the land has been promoted by the landowner who has confirmed that the site is available for development. The site has no relevant recent planning history and is considered to be available for development in the next 0-5 years.

Achievability

The site scored green and confirmed that land has been promoted by the landowner/developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	25
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Updated Commentary from Site Promoter

European Property Ventures (Cambridgeshire) would like to make the following observations in respect of the suitability of the site for development.

It is recognised that the site is currently located outside the Development Framework however representations to the Local Plan have identified the site's suitability as a potential residential allocation and it could therefore be included within an amended development framework boundary as part of the Local Plan review. The site is adjacent to the existing settlement and provides a logical direction of growth. The site is not highly functioning against the strategic purpose of the Green Belt it has defensible boundaries and abuts the Oakington Garden Centre to the south and Fare Acres Farm to the north. The site's immediate context is informed by built development.

Given the urbanising influence of the buildings in the vicinity of the site, the promotion site should be considered as located at the edge of the built-up area of the village. This diminishes any landscape concerns that would arise. This urbanising influence also reduces the function of the Green Belt at this location.

The site is laid to grassland but is actively managed and therefore has limited biodiversity ecological value. It benefits from existing hedgerow and planting that can be actively managed and improved therefore providing biodiversity net gain improvements in accordance with policy.

The site is influenced by flooding across its frontage, reflecting the drainage characteristics along the length of Dry Drayton Road. Development of the site will include a set back from the road frontage to avoid this flood area whilst also mitigating noise impacts from traffic, and therefore it can be demonstrated that the site is developable. A well-designed layout can be implemented, including provision of a sustainable drainage strategy which will be informed by a comprehensive flood risk assessment.

The site is not within a protected open space designation, it has not been found to have a detrimental impact on any heritage assets. The site has access to local services and facilities and is capable of providing a safe and convenient sites access. There is the opportunity to deliver enhanced pedestrian and cycle linkages to the settlement centre.

Noise, Vibration, Odour and Light Pollution can be mitigated for through appropriate design and layout and no concerns have been raised in respect of these technical matters. Air Quality and Ground Contamination and stability are all matters that can be mitigated and safeguarded through condition.

The site offers a logical location for additional small-scale development to assist in meeting market and affordable housing provision at the settlement of Oakington.