



**Murray Planning  
Associates**

PLANNING FOR THE FUTURE

**Murray Planning Associates**

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South Cambridgeshire District Council  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge, CB23 6EA

**LAND SOUTH OF VERMUYDEN WAY, FEN DRAYTON, CB24 4SG**

With regard to the current 'call for sites' through the Greater Cambridge Local Plan, the letter below provides further information relating to a site that is considered suitable for residential development, located on the edge of the village of Fen Drayton. An e-form providing further details on the site has been submitted. A site location plan accompanies this letter to confirm the land in question and the landowner has also provided confirmation of his agreement to submit the site to the Council.

The site is broadly square in shape, measuring approximately 1.1 hectares and lies to the south of Vermuyden Way, immediately outside of the settlement boundary of Fen Drayton. The site is considered capable of accommodating around 40 dwellings.

Land to the immediate east of the site has already been promoted as a residential site (site id 48055), and it is anticipated that both sites could join together to provide a new housing development on the southern edge of Fen Drayton. Access would be

provided either from the High Street to the east, or from the existing spur off the roundabout on Vermuyden Way (both access points would be through the neighbouring promoted site).

The site adjoins residential development to the north, and a residential development to the east (The Rosary) has extended the settlement boundary of Fen Drayton to the southern boundary of the site.

The site adjoins open countryside to the south however the southern boundary of the site is defined by a mixture of tree planting and hedgerow which visually contains the site and restricts any medium/long distance views from either Huntingdon Road (A14) or Cambridge Road to the south/south east.

In terms of constraints, the site is within the countryside (immediately outside the settlement boundary of Fen Drayton), but is otherwise unconstrained. The land is of low agricultural quality and is outside the boundary of the Fen Drayton Conservation Area. In addition, the site is not:

- In the Green Belt
- Within a Protected Landscape
- At risk of flooding
- Not known to be ecologically sensitive
- Located in close proximity to any heritage assets

For a more rural settlement, Fen Drayton offers a number of sustainable credentials. There is a regular bus service<sup>1</sup> linking Fen Drayton with St Ives and Bar Hill. The site is approximately 1.5km from the nearest stop on the Cambridgeshire Guided Busway route. The village also benefits from a primary school and public house, and there are also recreational facilities.

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<sup>1</sup> <https://bustimes.org/services/5a-longstanton-swavsey?date=2025-03-07>

In summary, the site is considered to be suitable, available, and deliverable so far as boosting housing supply in the Greater Cambridge Local Plan area. The land is well related to the existing urban environment, and is largely unconstrained. Together with the land to the east (that is being separately promoted), it is considered that both sites can provide a meaningful input to housing supply in the local area, without having a detrimental impact on the local area.

Yours Faithfully

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**On Behalf of Murray Planning Associates**