

**South Cambridgeshire Strategic Housing Land Availability  
Assessment (SHLAA) Report  
August 2013**

**Appendix 7i: Assessment of 2011 'Call for Sites' SHLAA sites**

**Index of Dry Drayton Site Assessment Proforma**

<b>Site Number</b>	<b>Site Address</b>	<b>Site Capacity</b>	<b>Page</b>
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Site 081	Warrington Farm, Dry Drayton	36 dwellings	1539
Site 096	Cottons Field, Dry Drayton	41 dwellings	1546

**South Cambridgeshire Local Development Framework  
Strategic Housing Land Availability Assessment (SHLAA)  
Site Assessment Proforma**

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Dry Drayton
<b>Site name / address</b>	Rear of Searles Meadow, Dry Drayton
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	16-20 dwellings
<b>Site area (hectares)</b>	1.06 ha.
<b>Site Number</b>	070
<b>Site description &amp; context</b>	The site is located to the west of Searles Meadow, on the western edge of Dry Drayton. It adjoins residential properties to the north and east, and a further area of low density housing in large grounds is located to the south. To the west is very open agricultural land. The site comprises two large paddocks, separated by a track, with some old semi-derelict farm buildings. The site is bound by hedges including large trees on all sides, although the western boundary is patchy in places. It is an exposed site with wide views into the site from the wider landscape.
<b>Current or last use of the site</b>	Paddock - agriculture ceased 1979 and buildings used for storage.
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	LDF Objection Site 19.  LP2004 Inspector - I accept that the land is clearly separated from the open countryside to the west. However, I have generally supported the Council's tight definition of village framework boundaries as a positive means of limiting the potential for residential development in

	<p>the smaller, less sustainable villages. I do not find any District-wide need for further green field allocations in villages of this type and do not consider there to be any compelling reason to replace the nearby deleted allocation at Pettits Lane.</p> <p>LP1993 Inspector - The open land at Proctor's Farm is not of great visual importance, but does form part of the general area of open land surrounding the village. The existence of the visual boundary formed by the drain and trees is not in my opinion sufficient to make it a part of the village, and the development of the open land would effectively extend the village out into the countryside. There is no special reason to allocate further land in the village for residential development, and the allocation of this site would be unrelated to the fundamental strategy of the Local Plan.</p> <p>There have been several unsuccessful attempts to gain planning permission for different scales of residential development (C/0803/70/O, S/0062/76/O, S/1457/84/O, S/1190/83/O and S/1864/77/O); the larger proposals were refused as the development, if permitted, would be too large an extension to the village and would adversely change its character.</p> <p>An appeal Inspector (S/1864/77/O) considered one proposal would form an undesirable urban intrusion into this agricultural land to the detriment of the open and essentially rural character of the immediate area and therefore I conclude that the Village Plan merits support in this instance.</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No
<b>Tier 1 conclusion:</b>	This site is a paddock located to the west of Searles Meadow, on the western edge of Dry Drayton with no strategic constraints identified that would prevent the site from being developed.
<b>Does the site warrant further assessment?</b>	Yes

## Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Listed Buildings – Grade II Listed 2 Old Rectory Drive approximately 75m to the south, an Ice House on Rectory Drive approximately 145m to the south, numbers 26 &amp; 28 High Street and a water pump approximately 85m to the east, and other properties along Pettit’s Lane to the east.</li> <li>• Non-statutory archaeological site - The site is located to the north of the historic village core, in an area likely to have been developed from the post medieval period. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>The site forms part of the setting of several Grade II Listed Buildings but with careful design it should be possible to mitigate any impact on the wider historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – the site is adjacent to several groups of protected trees to the south.</li> <li>• Public Rights of Way – a network of footpaths lie approximately 90m to the east.</li> <li>• Biodiversity features - Clayland landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog’s-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment</p>

<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Land contamination - Agricultural / farm buildings. A Contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Noise issues - Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Dry Drayton as located along a ridge and along a minor road with a linear form. The linear form is retained despite some development in depth in the form of housing estates. There are a number of important open frontages onto village streets, and the open countryside comes into the heart of the village from the north. Within the settlement some of the properties are set in large gardens, especially along Scotland Road and in the mature woodland setting of Rectory Drive.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Dry Drayton. Development of this site would result in the loss of established trees and the site would be exposed to the wider countryside. It would also expand the built up area of the village to the west and is not appropriate, as the planning history section demonstrates.</p>
<b>Can any issues be mitigated?</b>	No. Significant townscape and landscape impacts. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise.

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>The promoter states there is right of way onto Searles Meadow (land registry papers). This is acceptable in principle, subject to detailed design and appropriate legal documentation in respect to the right of way.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains water - The site falls within the CWC Cambourne Booster Distribution Zone, within which there no spare capacity, as all current spare capacity has been committed to future development in Cambourne. There is no spare capacity within Cambourne Booster Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites</li> </ul>

	<p>within the zone were to be developed. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> <li>• Gas – part of Dry Drayton has mains gas supply.</li> <li>• Mains sewerage – The Uttons Drove WWTW is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Dry Drayton has one Primary School with a PAN of 11 and school capacity of 77, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 24 primary places in Dry Drayton taking account of planned development in Dry Drayton, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 20 dwellings could generate a need for a small number of early years places and a maximum of 7 primary school places and 5 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	There is no surgery in Dry Drayton. The nearest surgeries are in Bar Hill, Comberton, Swavesey, Histon. Only Histon has limited capacity to grow.
<b>Any other issues?</b>	<p>The promoter provides the following supporting information:</p> <p>New family homes might increase numbers at local school.</p>
<b>Can issues be mitigated?</b>	<p>Yes, with upgrades to local infrastructure, including utilities (mains water, gas and sewerage), school capacity and health.</p> <p>However, it is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway.</p>
<b>Does the site warrant further assessment?</b>	No

### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b>	None (0.95 ha if unconstrained)
<b>Site capacity</b>	29 dwellings
<b>Density</b>	30 dph

#### Potential Suitability

<b>Conclusion</b>	The site is not potentially capable of providing residential development taking account of site factors and constraints.
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#### Availability

<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	Site is promoted by two landowners.
<b>Legal constraints?</b>	Right of way onto Searles Meadow (land registry papers).
<b>Is there market interest in the site?</b>	The site has been marketed and there was interest in the site from a developer.
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

#### Achievability

<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2011-16
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.

<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<p>Viability Category 2 Viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have few concerns that that the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this scheme is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

<b>Site Assessment Conclusion</b>
Site with no development potential.

<b>Status of Site in Proposed Submission Local Plan 2013</b>
Not allocated for development; outside Development Framework.

**South Cambridgeshire Local Development Framework  
Strategic Housing Land Availability Assessment (SHLAA)  
Site Assessment Proforma**

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Dry Drayton
<b>Site name / address</b>	Warrington Farm, Dry Drayton
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	40 dwellings
<b>Site area (hectares)</b>	1.78 ha.
<b>Site Number</b>	081
<b>Site description &amp; context</b>	<p>The site is located to the north and west east of Park Street, in the heart of Dry Drayton. It adjoins residential properties and the primary school to the south. Further residential development lies to the east. Paddocks adjoin the site to the west and the north east. To the north lies open agricultural land. The site comprises two paddocks. The western paddock is well screened, enclosed by tall hedges on three sides, with a sparse low lying hedgerow along the boundary with the adjoining paddock. The eastern paddock is less enclosed, open to the road frontage on the eastern edge, where there is a wire fence, and residential properties to the south are visible behind a hedgerow and sparse trees.</p> <p>Note: the site adjoins site 096 to the west.</p>
<b>Current or last use of the site</b>	Paddocks
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No

<b>Planning history</b>	<p>LP2004 Inspector - This site is one of a number of fields on this side of Park Street used for horse grazing. I do not consider that there are any exceptional circumstances warranting the allocation of any part of this Green Belt site for housing development.</p> <p>A planning application for residential development (C/0198/71/O) was refused as the development, if permitted, would be too large an extension to the village and would adversely change its character.</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> <li>• Maintains and enhances the quality of Cambridge's setting</li> <li>• Prevents coalescence between settlements and with Cambridge</li> </ul> <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>• A landscape which retains a strong rural character</li> </ul> <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No

<b>Tier 1 conclusion:</b>	<p>This site is two paddocks located to the north and west east of Park Street, in the heart of Dry Drayton, within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> <li>• Maintains and enhances the quality of Cambridge's setting</li> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages.</li> <li>• A landscape which retains a strong rural character.</li> </ul>
<b>Does the site warrant further assessment?</b>	Yes

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Listed Buildings – Grade II* Listed church of St Peter and St Paul lies 250m to the south. Grade II Listed 65 Park Street lies adjacent to the eastern edge of the site. 35 Park Street (public house) lies approximately 45m to the south west, 33 Oakington Road lies 162m to the north east, 2 properties on Park Lane lie 100m to the south east, The Spinney, and nos 9 &amp; 11 Pettit's Lane lie 125m to the north west.</li> <li>• Non-statutory archaeological site - The site is located in the historic village core. Cropmarks and earthworks to the south are probably related to the shrunken medieval settlement. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>The site forms part of the setting of a Grade II* and several Grade II Listed Buildings which it would not be possible to mitigate.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – groups of protected trees run along the northern, eastern and most of the western edges of the site.</li> <li>• Protected Village Amenity Area – lies approximately 20m to the south.</li> <li>• Public Rights of Way – a footpath cuts diagonally across the site, and another path runs along the northern and western boundaries of the site, part of a network paths.</li> <li>• Biodiversity features - Clayland landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such as knapweeds and crested dog's-tail grasses. Relict</li> </ul>

	<p>parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Noise issues - Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Dry Drayton as located along a ridge and along a minor road with a linear form. The linear form is retained despite some development in depth in the form of housing estates. There are a number of important open frontages onto village streets, and the open countryside comes into the heart of the village from the north. Within the settlement some of the properties are set in large gardens, especially along Scotland Road and in the mature woodland setting of Rectory Drive.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Dry Drayton. The site lies in the heart of the village, in an area where several public rights of way provide access into the countryside. Development of this site would have a detrimental impact on the setting of the Listed Building adjoining the site and on an important area of open space and alter the character of this rural aspect to the village.</p>
<b>Can any issues be mitigated?</b>	<p>No. Significant historic environment, townscape and landscape impacts. Site forms part of the setting of a Grade II* and several Grade II Listed Buildings. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>A junction located on Oakington Road would be acceptable to the</p>

	Highway Authority. The proposed site is acceptable in principle subject to detailed design.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains water - The site falls within the CWC Cambourne Booster Distribution Zone, within which there no spare capacity, as all current spare capacity has been committed to future development in Cambourne. There is no spare capacity within Cambourne Booster Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – part of Dry Drayton has mains gas supply.</li> <li>• Mains sewerage – The Uttons Drove WWTW is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Dry Drayton has one Primary School with a PAN of 11 and school capacity of 77, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 24 primary places in Dry Drayton taking account of planned development in Dry Drayton, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 40 dwellings could generate a need for a small number of early years places and a maximum of 14 primary school places and 10 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p> <p>Site is adjacent to school and potential exists for development to add to school capacity either directly or by provision of playing fields, play space.</p>
<b>Health facilities capacity?</b>	There is no surgery in Dry Drayton. The nearest surgeries are in Bar Hill, Comberton, Swavesey, Histon. Only Histon has limited capacity to grow.

<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water, gas and sewerage), school capacity and health.

<b>Does the site warrant further assessment?</b>	No
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**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (1.20 ha. if unconstrained)
<b>Site capacity</b>	36 dwellings
<b>Density</b>	30 dph

<b>Potential Suitability</b>	
<b>Conclusion</b>	The site is not potentially capable of providing residential development taking account of site factors and constraints.

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Site is promoted by a single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed but there is interest in the site from a developer.
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2016-21.

<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<p>Viability Category 3 Less viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have some concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site viability. The Council should be mindful that the aspirations of the existing landowner, and ability to be flexible with some planning policy requirements would allow development during the plan period.</p>

<b>Site Assessment Conclusion</b>
Site with no development potential.

<b>Status of Site in Proposed Submission Local Plan 2013</b>
Not allocated for development; outside Development Framework; Green Belt.

**South Cambridgeshire Local Development Framework  
Strategic Housing Land Availability Assessment (SHLAA)  
Site Assessment Proforma**

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Dry Drayton
<b>Site name / address</b>	Cottons Field, Dry Drayton
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	15 dwellings
<b>Site area (hectares)</b>	1.51 ha.
<b>Site Number</b>	096
<b>Site description &amp; context</b>	<p>The site is located to the west east of High Street and north of Park street, in the heart of Dry Drayton. It adjoins residential properties to the south, west, and south east, in part. The Primary School also lies along the eastern boundary, with a paddock to the north east. To the north is a belt of trees, beyond which lies agricultural land. The site comprises a large paddock enclosed by hedges on all sides, although the western residential boundaries are less dense, and a pond in the south western corner.</p> <p>Note: the site adjoins site 081 to the east.</p>
<b>Current or last use of the site</b>	Paddock
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	LP2004 Inspector - This site mainly comprises an attractive tree-fringed arable field. The previous Inspector found no exceptional reason to justify making any allocation on this Green Belt site and in my view the case is no stronger today. Although there has been little development on the Pettit's Lane site sustainability considerations

	<p>have stronger weight in present policies and I do not consider it necessary to replace site Dry Drayton 1 with another allocation.</p> <p>LP1993 Inspector - Cotton's Field is an attractive wedge of open land which extends right into the village. It lies in an Area of Best Landscape, and even if it were not in the Green Belt it would not be a good choice for allocation for residential development. Its inclusion within the Green Belt, however, strengthens my view that this land should neither be allocated for development nor included within the Village Framework. Any need for low-cost housing can be met just as well on the site allocated in the Deposit Plan.</p> <p>Planning applications for residential development have been refused (C/0315/64/, C/0094/67/O and S/0557/81/O) as the development, if permitted, would be too large an extension to the village and would adversely change its character to the detriment of the settlement and loss of visual amenity to local residents, and due to a lack of mains drainage, the provision of which would be likely to involve excessive expenditure of public money.</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> <li>• Maintains and enhances the quality of Cambridge's setting</li> <li>• Prevents coalescence between settlements and with Cambridge</li> </ul> <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>• A landscape which retains a strong rural character</li> </ul> <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>

<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No
<b>Tier 1 conclusion:</b>	<p>This site is a paddock located to the west east of High Street and north of Park street, in the heart of Dry Drayton, within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> <li>• Maintains and enhances the quality of Cambridge's setting</li> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages.</li> <li>• A landscape which retains a strong rural character.</li> </ul>
<b>Does the site warrant further assessment?</b>	Yes

### Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Listed Buildings – Grade II* Listed church of St Peter and St Paul lies 148m to the south. Grade II Listed 35 Park Street (public house) lies approximately 108m to the east, The Spinney, and nos 9 &amp; 11 Pettit's Lane 40m to the north west, 26 &amp; 28 High Street 60m to the west.</li> <li>• Non-statutory archaeological site - The site is located in the historic village core. Cropmarks and earthworks to the south are probably related to the shrunken medieval settlement. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>The site forms part of the setting of a Grade II* and several Grade II Listed Buildings which it would not be possible to mitigate.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – a group of protected trees runs along the southern and eastern edges of the site. A further group lies approximately 35m to the north.</li> <li>• Protected Village Amenity Area – lies approximately 40m to the south east.</li> <li>• Public Rights of Way – a footpath cuts across the northern part of the site from east to west, and another path runs along the eastern boundary of the site, part of a network paths.</li> <li>• Biodiversity features - Clayland landscapes support species and</li> </ul>

	<p>habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such as knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Noise issues - Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Dry Drayton as located along a ridge and along a minor road with a linear form. The linear form is retained despite some development in depth in the form of housing estates. There are a number of important open frontages onto village streets, and the open countryside comes into the heart of the village from the north. Within the settlement some of the properties are set in large gardens, especially along Scotland Road and in the mature woodland setting of Rectory Drive.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Dry Drayton. The site lies in the heart of the village, in an area where several public rights of way provide access into the countryside. Development of this site would have a detrimental impact on an important area of open space and alter the character of this rural aspect to the village.</p>
<b>Can any issues be mitigated?</b>	<p>No. Significant historic environment, townscape and landscape impacts. Site forms part of the setting of a Grade II* and several Grade II Listed Buildings. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites)

	<p>the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>A junction located on Cottonsfield would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains water - The site falls within the CWC Cambourne Booster Distribution Zone, within which there no spare capacity, as all current spare capacity has been committed to future development in Cambourne. There is no spare capacity within Cambourne Booster Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – part of Dry Drayton has mains gas supply.</li> <li>• Mains sewerage – The Uttons Drove WWTW is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Dry Drayton has one Primary School with a PAN of 11 and school capacity of 77, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 24 primary places in Dry Drayton taking account of planned development in Dry Drayton, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 15 dwellings could generate a need for a small number of early years places and a maximum of 5 primary school places and 4 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>

	Site is adjacent to school and potential exists for development to add to school capacity either directly or by provision of playing fields, play space.
<b>Health facilities capacity?</b>	There is no surgery in Dry Drayton. The nearest surgeries are in Bar Hill, Comberton, Swavesey, Histon. Only Histon has limited capacity to grow.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water, gas and sewerage), school capacity and health.
<b>Does the site warrant further assessment?</b>	No

### Tier 3: Site Specific Factors

<b>Capacity</b>	
<b>Developable area</b>	None (1.36 ha. if unconstrained)
<b>Site capacity</b>	41 dwellings
<b>Density</b>	30 dph

<b>Potential Suitability</b>	
<b>Conclusion</b>	The site is not potentially capable of providing residential development taking account of site factors and constraints.

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Site is promoted by a single landowner.
<b>Legal constraints?</b>	Land is rented to a farmer.
<b>Is there market interest in the site?</b>	The site has not been marketed but there is interest in the site from a developer.
<b>When would the site be available for development?</b>	The promoter indicates that the site is not available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2011-16
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<p>Viability Category 2    Viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have few concerns that that the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this scheme is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

<b>Site Assessment Conclusion</b>
Site with no development potential.

<b>Status of Site in Proposed Submission Local Plan 2013</b>
Not allocated for development; outside Development Framework; Green Belt.