

Draft until signed
Minutes of Dry Drayton Parish Council (DDPC) Extraordinary Meeting
Tuesday 23rd February 2021 at 7.30pm, via virtual Zoom meeting online

Present: S Lander (SL) (Chair), E Pyle (EP) (Councillor), T Houlihane (TSH) (Councillor), K Cullen (KC) (Councillor), S Aldersley (SA) (Councillor), E Wickham (EW) (Councillor)

Attending: S Etherington-Meech (SEM) (Clerk/RFO), Cllr T Bygott (TB) (District Councillor), 16 members of the public

1. To Accept Apologies for Absence

No apologies received.

2. To Accept Parish Councillors Declarations of Interest for Matters on the Agenda

No declarations of interest were declared.

3. To discuss and agree a response to the Greater Cambridge Local Plan – Call for site’s information gathering survey – deadline for comments 1st March 2021

SL invited the public to speak and the following items were raised by the public:

- Dry Drayton (DD) remains a rural area with a rural feel for residents and visitors and their health and well-being.
- Decision makers show respect for the green belt that was created to ensure urban encroachment does not happen and parishes are not amalgamated such as DD with Bar Hill.
- The importance of Greater Cambridge Planning (GCP) incorporating into their plan a variety of settings for houses to be built within rural, urban, and mixed areas.
- Housing development should be incremental in relation to the current size of the village, respecting its current scale and the existing settlement.
- GCP must consider climate change as priority within their plan, measuring success through health and sustainability of the community and not in economic terms solely.

TSH shared his screen to show a map of the sites submitted.

See Appendix 1 for the agreement of comments for each individual site submitted.

At the end of the discussion on comments for the sites, SA commented that he supported all the points raised during the discussions but raised concern that DDPC could be seen as exhibiting NIMBYism with some comments as development within the medium to long term is regrettably inevitable. If this happens, DDPC should consider as previously mentioned incremental development in the parish, considering smaller proposed sites such as the Pegasus development. SA explained that everyone accepts that some development is regrettably inevitable but DDPC should make sure they try to keep development to a minimum by considering infill if this is available at all. SL advised that he did not disagree with SA and that nobody particularly wants to be a NIMBY, but SL believes that every one of the sites put forward could have a catastrophic impact on the village. SL agreed some development is needed but it has to be asked where the infill opportunities are and as there are not particular any available any proposal is likely to be controversial. SL also highlighted that in order to attract young people, develop the village and stay healthy as a community a play area is the key thing needed for the parish and therefore, in the future DDPC cannot say no to every site that comes up. However, currently there are no compelling reasons for any of the sites proposed to be attractive to the village, SA agreed but stated that he feels in the next few years one of the sites may have to be accepted as a contender.

SL invited TB to speak and he explained in relation to NIMBYism that every parish is going through the same Call for Sites process at the moment and even though parishes do not necessarily want to push their problems onto other people, once one parish becomes a NIMBY by trying to push sites away then other parishes are pushed to be equally active and to push with equal force. SA explained that he understood and although he felt that some development in the future is inevitable, 8,000 houses on the edge of the village would be much less desirable than smaller sites such as the Pegasus development which DD may well have to contend with. TB advised considering ranking development in order of acceptability starting with a gradient of what is completely unacceptable such as merging of settlements e.g., connecting DD with Bar Hill. TB explained that as the metro is likely to go at the other end of the village it may be difficult to stop a development at this part of the parish, although Hardwick would be affected more than DD if this happened.

SL allowed a member of the public to speak. A member of the public highlighted that other than Searles Meadow there are no infill sites available that are not in the green belt and therefore, the only way to infill would result in going into the green belt.

It was RESOLVED by a unanimous decision for the comments in Appendix 1 to be submitted to GCP.
Action – SEM to submit objections for sites as per Appendix 1 before 5pm on Monday 1st March

4. Date and time of next meeting – Tuesday 2nd March 2021 at 7.30pm

Meeting closed at 9.44 pm

Signed.....Chairman

Dated.....

Appendix 1

DDPC Ref.	URN	Site name/description	Comments
1	236	Land at Slate Hall Farm, Bar Hill, CB23 8HB	2, 3, 9 - Concerns DD will be used as a cut through for access to the A428
2	624	Land north of Dry Drayton, CB23 8AU (South of Oakington Road)	1, 2, 3, 8, 11
3	307	Land to the east of Oakington Road, Dry Drayton CB23 8DE (South of Oakington Road/Fruit Farm)	1, 2, 3, 8, 9
4	306	Land to the west of Oakington Road, Dry Drayton CB23 8DE (North of Oakington Road)	1, 2, 3, 4, 6, 7, 12
5	116	Land south of Crafts Way, Bar Hill CB23 8TP (The Plantation, Bar Hill)	1, 2, 3, 4, 6, 7, 12
6	571	Land to the north of High Street, Dry Drayton CB23 8EG (Paddock end of High Street)	1, 4, 13 - Protected species known to be at this site
7	588	Land to the west of Searles Meadow, Dry Drayton CB23 8BW (West of Searles Meadow)	1, 2, 4, 13
8	374	Land off Cottons Field, Dry Drayton CB23 8DG (Paddock Cottons Fields)	1, 4, 13, 14
9	247	Land at Park Street, Dry Drayton CB23 8DB (Field next to Methodist Church)	1, 2, 4, 6
10	222	Land at Duck End Farm, Park Lane, Dry Drayton CB23 8DB (Duck End Farm)	No comments - withdrawn
11	515	Land at Park Lane, Dry Drayton CB23 8DB (Park Lane Paddock)	1, 2, 3, 4, 5, 6, 13 - Protected species known to be at this site
12	305	Land to the east of Scotland Road, Dry Drayton CB23 8BN (Callow Brook Field)	1, 2, 3, 4, 5, 8, 14, 15 - loss of habitat (Callow Brook)
13	622	Scotland Farm, Dry Drayton CB23 8AU (Beyond Scotland Farm Industrial Estate)	1, 2, 3, 4, 5, 9, 10, 16
14	623	Scotland Farm, Dry Drayton CB23 8AU (Scotland Farm)	2, 3
15	304	Land to the west of Scotland Road, Dry Drayton CB23 8AR (West of Scotland Road)	2, 3, 4, 7, 14, 15, 17
16	534	Land between A428 and St Neots Road, Hardwick CB23 8AY (Old A428 end)	2, 4, 17, 18
17	213	Land to the north of St Neots Road, Hardwick CB23 8AY (Old A428/Highfields)	2, 4, 17, 18
18		DB Group - Hardwick	No comments
19		Bourn Airfield Gateway	No comments
20		South of St Neots Road	No comments
21		227 St Neots Road	No comments
]]	683	Land on the north side of Madingley Road, Dry Drayton CB22 8DB	1, 2, 4, 15, 17 no justification for site and it does not form a natural extension to the village
			1. Loss of green belt
			2. Lack of transport links to serve the site
			3. Overdevelopment/Site to excessive for infrastructure of the village
			4. Damage/loss of habitat for wildlife
			5. Loss of rural amenity, e.g. footpath, bridleway
			6. Close proximity to listed building(s)
			7. Loss of parish identities by joining of parishes
			8. Extending the parish boundary
			9. Very low unemployment in the local economy and a lack of affordable housing
			10. Petrol station facilities already exist nearby
			11. No housing or care needs identified in the area
			12. Close proximity to a nature reserve
			13. Lack of safe access to site
			14. Public footpath/National trail go through site
			15. Power lines through site - health hazard
			16. Unwanted amenity
			17. Flood risk area
			18. Visual impairment for nearby homes