

Case study: rural affordable housing development in Fen Drayton



Summary

Teal Close offers high-quality, energy-efficient homes that meet the needs of the local community in the attractive village of Fen Drayton, South Cambridgeshire.

The development provides 14 affordable homes through a rural exception site model. Designed to blend into the village setting and meet high sustainability standards, the homes offer a vital lifeline to residents with strong local connections who were previously priced out of the local housing market. The site includes green infrastructure such as community orchards and wildflower-rich grassland to enhance biodiversity and provide open space for all.

A Housing Needs Survey facilitated by Cambridgeshire ACRE in 2017 identified demand for up to 18 affordable homes in Fen Drayton. The survey received a 26% response rate and revealed that 70% of respondents supported a small development of affordable homes for local people. Concerns about affordability, particularly for younger residents and those on modest incomes, drove strong community backing for this initiative.

This positive local mandate enabled bpha, working closely with the Parish Council, South Cambridgeshire District Council and other partners, to progress the scheme.

Project information

No of properties:	14 homes for affordable rent and shared ownership
Property types:	2 x 1-bed maisonettes 4 x 2-bed houses 8 x 3-bed houses
Housing needs survey completed:	September 2017
Planning permission granted	2021
Started on site:	2022
Completed:	January 2025



The community

Fen Drayton is a South Cambridgeshire village with around 900 residents. While it retains a primary school, church and pub, access to other essential services like GP surgeries and shops requires travel. The village has experienced significant affordability challenges, with open market prices far out of reach for many local people, particularly younger households and families.

The Teal Close scheme has allowed individuals and families with strong ties to the village to remain part of their community, supporting local services and helping maintain the social fabric of the parish.

Partners

bpha; Fen Drayton Parish Council; South Cambridgeshire District Council; Homes England; Excelsior Land Ltd; Cambridgeshire ACRE.

Contact us

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