

# Manor Oak Homes welcomes you to Beach Road, Cottenham

This is a **public consultation event** for the residential development of the parcel of land on the corner of Beach Road and Long Drove. The proposals will be an **Outline application** for the erection of a residential development containing up to **63 dwellings** including affordable housing, access, car parking and associated works, open space, landscaping, with all matters reserved except for access. The application will establish the principle of development.

The total site area is **2.05 Hectares** (5 Acres)

**63** proposed residential dwellings

The development will provide the following house types:

Market Dwellings:

2 Bedroom	<b>12</b>
3 Bedroom	<b>12</b>
4 Bedroom	<b>14</b>
<b>Total:</b>	<b>38</b>

Affordable Dwellings:

1 Bedroom	<b>10</b>
2 Bedroom	<b>10</b>
3 Bedroom	<b>5</b>
<b>Total:</b>	<b>25</b>

This is an illustrative mix and is subject to change following further discussions.

**40%** of the proposed dwellings will be affordable housing.

The areas of proposed **Public Open Space** totals **0.46 Hectares** and incorporates on site water attenuation (22% of the total area)

**Traffic calming** may be proposed on site as part of the development via use of subtle changes of surface finish and texture



This consultation has been organised to inform the local community of the emerging proposals and **to give you the opportunity to ask questions and make comments.**

Comment forms are available near the entrance and we would be grateful if you would assist us by completing one. All comments will be logged and given due consideration.

The exhibition boards and comment forms will be available on our website:

[www.manoroakhomes.co.uk/BeachRd-Cottenham](http://www.manoroakhomes.co.uk/BeachRd-Cottenham)

Comments should be sent to:  
[peter.mckeown@carterjonas.co.uk](mailto:peter.mckeown@carterjonas.co.uk)

## 1. INTRODUCTION

BEACH ROAD, COTTENHAM - RESIDENTIAL DEVELOPMENT