



About the Site:

The site is located on the Eastern edge of Cottenham. The Cambridge Greenbelt lies directly south, on the opposite side of Beach Road. Our proposals must reflect the proximity of this. The site has some existing boundary vegetation that we will seek to retain where possible. No part of the site is liable to flooding and there are no current Tree Preservation Orders (TPO's) in place.

Planning Background:

The Planning Policy context for the proposed development is provided by the National Planning Policy Framework (NPPF) and the adopted South Cambridgeshire Local Development Framework (LDF). The site is an undeveloped parcel of land that is adjacent to the existing boundary of the Development Framework for Cottenham with residential development present on the opposite side of Long Drive. It is easily accessible to the services and facilities provided within the village.

Cottenham is identified as a Minor Rural Centre in the Councils adopted LDF, however within the emerging Local Plan it is to be upgraded to a Rural Centre. It is one of the largest and most sustainable villages in the District and is therefore a suitable location for development. It is considered that the proposed development represents an appropriate scheme for the site, it will provide needed housing, including a mix of both market and affordable. South Cambridgeshire has accepted that there is a shortfall in housing land supply in the District and as a result the principle of providing residential development on the site is acceptable in planning terms. The planning application will endeavour to deliver the associated LDF policy requirements.

2. PLANNING POLICY CONTEXT

BEACH ROAD, COTTENHAM - RESIDENTIAL DEVELOPMENT