



Key:			
	Application Site Boundary		Interface with Built-up Edge
	Approved New Built Residential Development (Site LPPS 2013)		Main Road Corridor
	Key Vegetation Structure and Woodland Blocks		Additional Planting Required to Create a Robust Green Edge
	Important Boundary Vegetation to Be Retained and Infilled Where Required		Cambridge Green Belt
			Cottenham Conservation Area
			Existing Built-up Edge
			Water Course
			Potential Location of Foul Water Pumping Station - TBC
			Proposed Vehicular Access
			Proposed Pedestrian Access Required
			Key View

The site and its surroundings have been assessed to identify their key landscape characteristics and how they relate to the wider context. This information has been used to inform the layout and associated Public Open Space.

The site is located next to an existing new development recently completed by David Wilson Homes (to the north west). A small road called Long Drive separates our site from the adjoining development. The site is comprised of a number of typical field hedge boundaries and a denser landscaped boundary to Beach Road.

There is an opportunity to create a new pedestrian link within our site, away from Beach Road through potential Public Open Space. The proposed landscape treatment will seek to strengthen existing boundary vegetation to filter views and soften the development from the open countryside. A new linear Local Equipped Area of Play (LEAP) is proposed along one of the linear POS boundaries.



# 3. SITE APPRAISAL

## BEACH ROAD, COTTENHAM - RESIDENTIAL DEVELOPMENT