

# Cottenham Neighbourhood Plan - submission consultation

O - 67651 - 28710 - Chapter 5 Providing more housing - None

## 67651 Object

Chapter 5 Providing more housing

Chapter 5 Providing more housing

**Respondent:** Southern & Regional Developments (Mr Andrew Dutton) [28710]

**Agent:** Claremont Planning Consultancy (Katherine Else) [28712]

### Full Text:

### Summary:

Housing sites being proposed by landowner for inclusion in the neighbourhood plan in the Broad Lane area.

1. Land north of Kingfisher Way
2. Land off Kingfisher Way
3. Land west of Broad Lane

Concern that the plan is not meeting housing need for Cottenham. Sites were assessed for housing by AECOM during plan making.

### Attachments:

Representation

Map 3

Map 2

Map 1



# CLAREMONT

PLANNING CONSULTANCY

Neighbourhood Plan  
c/o Cottenham Parish Council  
Cottenham Community Centre  
250a High Street  
Cottenham  
Cambridge  
CB24 8RZ



25 March 2019

Dear Sir/Madam

## **SOUTHERN & REGIONAL DEVELOPMENTS – PROMOTION OF LAND AT BROAD LANE, COTTENHAM**

On behalf of Southern & Regional Developments Ltd, Claremont Planning would like to advise the Parish Council of their identification as Promotor of two adjacent sites to the east of Broad Lane, Cottenham. Southern & Regional Developments specialise in the promotion and delivery of strategic sites through the plan making process and the securing of planning permissions for development. Claremont Planning have been instructed by Southern and Regional Developments to make representations to the emerging Cottenham Neighbourhood Plan and to make clear the availability and appropriateness of their sites for inclusion within the emerging Neighbourhood Plan as a location of growth at Cottenham.

### **The Cottenham Neighbourhood Plan**

The Neighbourhood Plan (NP) area centres on the village of Cottenham, a large village 8km (5 miles) to the north of Cambridge and thus is a suitable and sustainable location for long term growth. Whilst located away from the urban/rural fringe of Cambridge, the village is nevertheless located within a wider area that is undergoing rapid economic expansion, with this growth especially focussed towards Cambridge City. However, this growth has inevitably led to a substantial increase in pressure on South Cambridgeshire and Cambridge City to deliver the housing to support this ongoing growth in and around the city. As a result, the Cottenham Neighbourhood Plan (NP) places particular emphasis on protecting the village's character and to ensure that unrestricted growth at the settlement does not cause detrimental harm to its highly valued way of life and setting. Furthermore, this has subsequently resulted in South Cambridgeshire preparing a new joint Plan with Cambridge City, to be known as the "Greater Cambridge Local Plan." This demonstrates the cross-boundary pressures currently being experienced within the sub-region, cascading out of Cambridge City where there is a clear need that cannot be met within the limits of the City Council. As such, there will be a need that will be required to be met within South Cambridgeshire's administrative boundary. The strategic joint Local Plan between the authorities will provide an over-arching approach that will be able to more robustly engage with these cross-boundary issues. The emerging Cottenham Neighbourhood Plan, whilst related directly to the newly adopted South

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Cambridgeshire Plan, will need to take into account this new strategic approach being taken by the Local Planning Authority and ensure that it looks beyond its current Plan period in a way that can incorporate changes in the locality and respond to the emerging Development Plan requirements.

The Cottenham Neighbourhood Plan area was originally proposed in 2015 following South Cambridgeshire District's agreement to create a new Neighbourhood Plan Area covering the Parish. The early stages of the Plan's preparation began with an initial scoping consultation by way of a village survey, with 1,500 questionnaires sent to households in December 2015 within Cottenham village and the surrounding Parish area. The results of this initial scoping consultation led to the preparation of the Plan, which underwent a formal consultation on the pre-submission draft in June 2017. A focussed consultation labelled a "Mini Consultation," by the Parish Council was held in October 2017 and focussed on 7 key issues which arose from the pre-submission consultation stage. The Regulation 14 consultation was held over the summer of 2018 at which time Claremont Planning made representations on behalf of Southern and Regional Developments demonstrating the suitability of the site at Broad Lane and that it should be duly considered in the context of the issues of, and approaches take by, the Neighbourhood Plan. Subsequent to this, the Neighbourhood Plan is now at submission stage for examination and as such, Claremont Planning maintain the suitability of the site at Broad Lane and therefore will continue making representations to the emerging Neighbourhood Plan.

The emerging Neighbourhood Plan seeks to cover the Plan Period from 2017 to 2031. The Plan attributes particular weight towards the preservation of the setting of the village with its location as a fen-edge settlement informing greatly the surrounding landscape typology within the village as well as its highly valued Conservation Area, covering the village's core. Additionally, the Neighbourhood Plan focuses on the delivery of housing within the village to meet identified needs and also to ensure that local infrastructure is appropriately supported and expanded where required.

### **Housing Delivery and the South Cambridgeshire Local Plan**

**Part 5** of the emerging Neighbourhood Plan makes provision for the delivery of housing in the village over the Plan Period. The emerging Local Plan does not currently make any allocations or attribute any numbers for delivery at the settlement, rather the emerging Neighbourhood Plan, to deliver such allocations, commissioned a housing needs assessment. This assessment took into account varying sources of evidence and identified that 400 dwellings were required over the NP plan-period, as quoted in **paragraph 5.9** of the emerging Neighbourhood Plan. This is despite the AECOM Housing Need Assessment for Cottenham identifying an unconstrained housing requirement for 568 additional homes before any economic uplift is applied, which increases the requirement to 670 dwellings. The demand for housing is further exacerbated by the need for affordable homes, with a need for 261 affordable homes identified by the AECOM report over the plan period. This is fairly proportionate to the generated need figure of 670 dwellings, with 40% of that level of provision satisfying the affordable home requirements. Therefore, Claremont Planning fails to understand how the NP under provision housing figure of 400 dwellings has been justified, particularly in respect of the evidence base of housing need provided to inform the NP.

Paragraph 31 of the Revised NPPF advises that all development plan documents must be underpinned by an up-to-date evidence base and there is no demonstration that the proposed 400 dwelling level of delivery set out in the NP has been based upon the available evidence.

Actions appear to have been taken to overly constrain the level of housing to be delivered at Cottenham, contrary to the documented local housing need, the Local Plan's aspirations for the settlement to accommodate development and the NPPF's maintained guidance that housing delivery and level of provision should be boosted through planning policy and decision making. As the emerging NP fails to present a deliverable housing target that is based upon recognised evidence and has not waited for a scale of development from the Greater Cambridge Local Plan; it fails to deliver sustainable development and meet the basic conditions.

This is particularly detrimental given the current vibrancy of Cambridge's economy, which in turn has resulted in a cascade effect upon South Cambridgeshire, and as such, increased the attraction of the area and housing requirements as a whole. From this effect it can be presumed that people growing up in an areas such as Cottenham will be more likely to want to stay and live there with job opportunities and facilities improving in the Cambridge area. The NP's curtailment of the documented housing need through an under-provision of housing will curtail the ability of the village to accommodate residents in the future or address the substantiated affordable housing needs. This will stifle the economic vibrancy of Cottenham and will fail to meet the future needs of its community.

Claremont Planning are however of the opinion that where the emerging NP states in **paragraph 5.3** that Cottenham is a 'less' sustainable settlement to justify the lack of allocations at the village through the emerging Local Plan, this is incorrect in its presumption. The South Cambridgeshire Local Plan Policy S/8 recognises Cottenham as a *Rural Centre* which are established as; "**the largest, most sustainable villages of the district.**" This is in direct contravention with the Neighbourhood Plan at paragraph 5.3 where it states that due to the 'less' sustainable position of the village the Local Plan has made no allocations at the settlement. It is advanced that it is the responsibility of the NP to make residential allocations, particularly as it is progressing ahead of the Greater Cambridge Local Plan and should be in line with the context of the emerging policy which recognises Cottenham as a sustainable settlement. Indeed, the settlement hierarchy and sustainability assessment of the village through the emerging Local Plan does provide a basis for development at the village reflecting Cottenham's position as a higher order, rural settlement.

Housing delivery at the village should be of a scale that fully addresses its own needs as well as the wider boost in housing delivery across Cambridgeshire, which is a requirement of the Local Plan and therefore should be reflected in the NP through sufficient housing provision and site allocations. Housing allocations directly adjacent to the development framework of the settlement should be viewed as a sustainable approach, especially where a proposal can demonstrate a cohesive and logical relationship to existing built form. Currently the NP fails to make sufficient housing allocations, relying upon windfall consented schemes and manipulating its housing requirement to reflect the scale of development already consented and so avoid the need for further allocations. This is fundamentally flawed and contradicts the plan-led approach that Neighbourhood Plans provide for local communities, failing those that have identified needs for affordable homes or different types of housing and restricting development unnecessarily at Cottenham over the whole of the plan period.

It must be recognised that the emerging NP deems that the housing requirement of the village is satisfied through the consent of up to 530 dwellings across four separate sites. However, it is advanced that the weight that the Neighbourhood Plan attributes to these consents is misplaced given the reliance of 66% of the total dwellings consented upon Outline

permissions, (the Gladman site has up to 200 dwellings and the Cambridgeshire County Council site has up to 154 dwellings). Whilst it is acknowledged that the precedent of development has been set through the issue of outline consent, it does not however provide a firm timeline for the delivery of these dwellings, assure their viability or provide definitive layouts of their housing capacity. Delivery of the approved housing numbers therefore cannot be assured at present and the NP should take this into account in terms of their identified numbers and how this could fail to meet the identified needs. The masterplans advanced as part of these Outline consents are only indicative as to what can be delivered on site, and commonly reflect inappropriate densities that impact on the net number of dwellings that are realistically deliverable.

Given that the NP deems the extant permissions will meet the recognised need, the emerging policy focuses upon how it is able to manage this development moving forward. Claremont Planning agree, to an extent, with the requirements of **Policy C0H/2-2 Large Site Design** where it states that accessibility and drainage are key concerns for any large site coming forward. This policy seeks to influence the outline permissions which have design and layout as reserved matters for later agreement. It is exhorted to the Parish that whilst this policy will be able to influence the developments and so suit the village in a more cohesive way, it will also constrain these sites coming forward if these requirements are excessively applied to any design proposal. This is particularly important given the poor housing land supply that the District Council can demonstrate and the substantial development pressures arising within this sub-region of Cambridgeshire, with the particular local pressure from Cambridge and the city's rapid economic growth.

The deletion of **Policy H/3 Use of greenfield sites for housing** is inappropriate, given the limited quantum of brownfield land in the village. It is an inevitability that future growth at Cottenham will need to be realised at the fringes of the settlement and as such development will need to be implemented on greenfield sites. With the removal of this policy from the Neighbourhood Plan, it establishes an unjustified approach that attributes inappropriate weight to the delivery of brownfield land which is not an asset which is strongly characterised within Cottenham. With the loss of this policy, the Plan will be unable to fully control as to how development can be implemented on greenfield land that will be delivered on the basis of the Neighbourhood Plan's aspirations. The NPPF and Local Plan Policies currently allow affordable housing to be delivered in open countryside or Green Belt that is beyond existing settlements, however no such proposals have to date been delivered at Cottenham and over reliance upon grant funded Community Land Trusts to deliver affordable housing at Cottenham is misplaced. The proposals to deliver 30 affordable homes by Cottenham Land Trust does not provide an adequate form of delivery in comparison to the 270 dwelling under provision of the NP and does not adequately provide affordable housing to address the 101 affordable homes shortfall of the NP. Furthermore, the Cottenham Land Trust is reliant upon land owners favourably providing their sites

The identified Broad Lane sites at Cottenham fall outside, but immediately adjacent to, the settlement edge and so is able to provide a proportion of affordable dwellings to contribute towards the identified need of 90 affordable homes in Cottenham. Claremont Planning believes this policy is over-relied upon to deliver the affordable housing requirements for the village but stress the importance of viability of such schemes on greenfield sites and delivery constraints.

## **Preservation of the Village Setting**

A key theme of the emerging Neighbourhood Plan is the conservation of the fen-edge setting of Cottenham. This is a landscape which is sensitive to development given its flat topography, which can be particularly impacted on by visual intrusion into “big sky” views, through the large and far reaching views the landscape affords. **Policy C0H/1-1 Landscape character** promotes the preservation of the character of Cottenham by protecting vistas and views from various locations within the village and on its settlement edge. Claremont Planning appreciates the motive of this policy to ensure that the fen-edge, rural setting of the village is not detrimentally altered by development, however it is advanced that this policy, where applied in various circumstances, may attribute inappropriate weight in protecting this landscape character. This was demonstrated in the allowed appeal at Cambridge County Council’s site off Rampton Road, where the Inspector found that the impact on the local landscape, as a main reason for the application’s refusal, was accredited undue weight in the planning balance. Therefore, it was deemed that the impact of development was less than substantial and therefore acceptable within the context of the proposed scheme (Appeal reference 3187048). This landscape analysis should be taken into account in the emerging Neighbourhood Plan, with greater emphasis applied to proposals at the settlement edge to include landscape buffers to allow for appropriate landscape impact mitigation.

The promotion sites at Broad Lane are within the control of Southern and Regional. These sites fall outside the development framework of the village and towards the Cottenham Lode, however their development can provide for a new landscaped northern boundary to the village. By taking advantage of the presence of the Lode to the north and the comprehensive open space/woodland buffer associated with the County Council development site to the south and west, delivery of the promotion sites will be established using existing field boundaries as identifiable and defensible limits to the settlement. This will ensure the long-term preservation of far reaching views towards the north in the direction of the Great North Fen, but also soften the impact of any development in the north of the village through a landscaped edge.

## **The Adopted South Cambridgeshire Local Plan and emerging Greater Cambridge Plan**

It is recognised that subsequent to the last Neighbourhood Plan exercise in the summer of 2018, the South Cambridgeshire Local Plan has been adopted and forms part of the statutory development framework of the District. As such, given the time past for the Plan’s examination and in light of the rapid growth of Cambridge city, both the City council and South Cambridgeshire District council are preparing a joint Local Plan for “Greater Cambridge.” This Plan will engage with the prospects of growth for Cambridge city and will meet the unmet requirements arising from the city, given the constraining element of the Green Belt around Cambridge. Therefore, the Plan will be required to address new strategies and directions of growth for the city, such as considerations of the new development opportunities within settlements around Cambridge and in South Cambridgeshire that will complement the strategic locations for growth already identified.

Whilst the preparation of Greater Cambridge Plan is in its embryonic stages, the Parish Council should be aware that Southern and Regional Developments have continued to make their land interests available for development through the current Call for Sites exercise that is open to inform the emerging Greater Cambridge Plan. Furthermore, it is understandable that given the early stages of the Plan’s preparation, it is impossible for the Neighbourhood

Plan to make due consideration of the impacts of the new Plan will have on it. But, nonetheless, the Neighbourhood Plan should at the very least acknowledge that the Greater Cambridge Plan is in the process of preparation and that the Neighbourhood Plan group and the Parish Council should monitor this emerging Plan and engage with it to ensure that any requisite review should be initiated in line with any new, emerging planning policy.

Claremont Planning advise that the emerging Neighbourhood Development Plan takes into account the emerging Greater Cambridge Plan and that it either makes provision for long term growth prospects at Cottenham over the plan period, particularly given the possible increase in the housing requirement and cross-boundary need arising from Cambridge. The mechanism for this housing delivery is further instilled through the Greater Cambridge City Deal, which seeks to allow both authorities to ensure satisfactory delivery for both respective areas and it is foreseen that the strategic Greater Cambridge Plan will implement this deal in a fashion that crosses LPA boundaries. If the NP does not incorporate this into policy, it will be vulnerable to undermining the overall Development Plan strategy and result in localised housing shortfalls which could again lead to speculative windfall applications being successful. Or alternatively in future, the emerging Greater Cambridge Plan will be required to be review available site locations and possibly seek new allocations at sustainable villages in the District, such as Cottenham, which would be beyond the control of the NP. It is urged that the NP take the opportunity now to properly account for the documented and expected housing needs arising over the whole plan period instead of an arbitrary figure that has no basis and relies on consented schemes which has led to no planning for the settlement's growth through positive allocations

### **The Promotion Site Focussed Around Broad Lane**

The Broad Lane sites promoted on behalf of Southern and Regional Developments occupy a total of 7.1ha of land to the north of Cottenham, which is currently laid to pasture in use by Lodge Farm (Lode Farm), with its farm buildings in the north eastern corner of the site. A plan demonstrating the originally promoted land can be found at Appendix A. Southern and Regional also controls an additional area of land to the south and west of the originally promoted area of land that provides an expanded area for development and this demonstrated at Appendix B. This would tie in with the existing northern fringe of the settlement and contribute towards a new and reinforced development framework (settlement boundary).

The promoted land includes two sites which are immediately adjacent but form two distinct plots of land, forming an area in the north and in the south. It is advanced that the sites could be delivered as a whole, or in a combination of the two depending on layout and site capacity. The additional area of land should also be taken into account, with the development of the entire area delivered in phases or in part. The sites are bound in the east by Broad Lane, Fen Bridge farm to the north, is open to fields in the west and with its southern boundary formed by a narrow drain course and the rear gardens of properties on Kingfisher Way.

The sites are similarly constrained by flooding as other areas around the village, with the entirety of the sites falling into Protected Flood Zone 3 but benefitting from flood defences formed by the New Cut Drain/Cottenham Lode. These flood defences consist of man-made raised flood-bank on the southern bank – this is currently designed so that any possible over-topping of lower raised defences would flood the lands to the north of Cottenham and away from the built-up area of the village. Otherwise, the sites are unconstrained by any other environmental or statutory heritage designation.

Access to the sites would be directly from an upgraded Broad Lane, an access road allowing through access to flood defence at Cottenham Lode and towards a poultry farm on Great North Fen Drove and Iram House on Great North Fen. Broad Lane along the eastern boundary of the site is national speed limit and only becomes a 30mph limit as it enters the village further south of the sites, adjacent to the entrance of Cottenham Industrial Estate. The industrial Estate was assessed as a suitable and aspirational location for housing through the NP Site Assessment report.

The emerging local plan states that Cottenham is a sustainable “Rural Centre,” with an established service base that meets local need and the surrounding smaller hamlets. Cottenham benefits from both a primary school and a village academy, a secondary school and also has a wide range of pubs, shops, a retirement home and a small industrial estate within close proximity to the appraisal sites. The village centre is an 8-minute walk from the appraisal site, 0.4 miles and Cambridge city centre can be reached in 20-30 minutes by car (7.6 miles) and 45mins by bus from the village centre to Jesus College with services (Citi 8) departing every 15 minutes during the day, demonstrating that the village is sustainably accessible to Cambridge.

The Broad Lane Recreation Ground is to the north east of the site and adjoins built form directly to the south and would benefit from being enclosed into the settlement. It is advanced that the promotion site, alongside the approved development to come forward on the County Council owned land, labelled ‘D’ in the NP at page 39, and will form a new northern extension to the village. This will enclose and logically wrap around the proposed sports and amenity space which forms part of the outline application site.

The previously promoted land, with the expanded area under control by Southern and Regional Developments is adjacent to the County Council land holdings, which will be able to allow for new linkages to this land and its associated amenity spaces and the designated recreation ground at Broad Lane. This will ensure pedestrian connectivity between the sites but also act as a wildlife corridor and landscape buffer, which will soften the extended built up area to form a new, defensible boundary. Furthermore, the site should be deemed as preferable, given that it does not fall within the Green Belt or a designated landscape zone, which constrains the growth of the village to the south. The site is also within walking distance of the village centre and its services and will be accessible from Broad Lane.

### **Delivering a new Settlement Boundary**

As has been made clear, the promotion sites will be able to contribute towards the provision of a new settlement boundary to the north, by making use of the site coming forward to the west and the provision of new public open space and landscape buffers associated with this site and the site in question being promoted. It is exhorted that **Figure 15** of the emerging Neighbourhood Development Plan is inaccurate in demonstrating the extent of the sites with outline consent and therefore does not establish a clear representation as to how the promotion site can link in coherently with these new development sites.

The relationship between the site coming forward on the County Council land and the residential schemes to the west of the village will be able to form a coherent and new edge to the village. In particular, the land associated with the County Council consented development will provide new sports and amenity spaces, as well as land safeguarded for the extension of the primary school. This land, along with the promotion sites, will enclose the amenity area within the village, contributing positively to the local community, as use for the existing, and

future, residents of Cottenham. A landscape buffer, connecting the promotion sites and the County Council site will provide an established and defensible edge to the northern boundary of the extended village and ensure that views from and towards the new developments are maintained as far as possible. As such, Claremont Planning exhort the below Plan as a suggested new development framework for the village which takes into account the site at Broad Lane, as well as the County Council site and the site to the south west of the village which has outline consent:



The Plan can be seen in greater detail at Appendix C. The plan above suggests a revised settlement boundary for Cottenham, taking into account the new sites at the County Council and the housebuilder sites to the south west. The boundary will encapsulate the promotion site as well as the Broad Lane recreation ground, which rounds-off the settlement well where Broad Lane meets the Cottenham Lode. This forms a new limit, where the settlement's growth will be prevented from extending any further north than this point. The new boundary in the north would be set back from the Lode and with it characterised by comprehensive, but sensitive, landscaping, the extended village will not cause any detriment to the fenland landscape.

By making use of the open space within the County Council outline site and its relationship with the promotion site at Broad Lane, the landscape buffer will form a new settlement

boundary to the north, protecting the vistas towards the Great North Fen and the Cottenham Lode. It is recognised that this area of land has been allocated as Local Green Space which will reinforce this buffer and is an approach which is supported by Claremont Planning. This will prevent the possibility of the village spreading north, over the Lode and intruding into fenland.

The Broad Lane sites were assessed through the NP Site Assessment Report produced by AECOM as Site X12 – Land off Broad Lane behind Kingfisher Way and a number of issues were identified in respect of the delivery of the sites for residential development. These issues are typical to rural locations and edge of settlement development opportunities:

- Upgrade of Broad Lane and delivery of access point is achievable with Highway Authority land, including relocation of national speed limit and improved pedestrian pavement. These works will help to slow traffic entering the village along this route and provide improved accessibility to the recreation area opposite.
- The defended nature of the flood risk on the development site as well as potential for safe escape routes and improved defences along the western boundary would not increase the risk of flooding to the village or endanger future residents.
- Any impact on landscape setting could be mitigated through a western landscaped buffer and open space provision. This issue has been overcome on the other site allocations on the northern and western boundaries of the village.
- As the planning history of the site identified through the assessment report demonstrates, the site has been used as a riding school and the grazing of horses so does not contribute to agricultural food production.
- There are no heritage restrictions to the delivery of this site.
- The site is well located to facilities, with improved linkages feasible to the new facilities to be provided on the County site 'A'
- The power lines and telephone lines that traverse the site are not constraints and will be either redirected along approved routes or buried within the site.

Through the report's assessment of the site it was deemed to be appropriate for allocation but that constraints meant it was less desirable. It can be demonstrated that of the constraints identified, flood risk is the only aspect that would normally require reconsideration. The revised NPPF advises that development sites in areas with increased prospects of flooding should be made safe and ensure that they do not increase flood risk elsewhere. Currently the land off Broad Lane is shown as being as defended from existing flood defences and being of low risk of flooding in the event of a breach of defences through the Strategic Flood Risk Assessment. As such it is maintained that the site is able to suitably accommodate development without an unacceptable risk of flooding.

In addition, the redevelopment of the Broad Lane Industrial Estate was deemed to be suitable for residential development in the future if employment uses relocated. Through this assessment of the employment site, this direction of residential growth was considered to be an aspiration as residential development in this area was considered to be acceptable. This demonstrates the suitability of the Broad Lane Sites for residential development.

## **Conclusion**

These representations have established the suitability and availability of Southern and Regional Developments land interest at Broad Lane, Cottenham. The sites, whilst at present falling outside the development boundary of the village, present an opportunity to round off

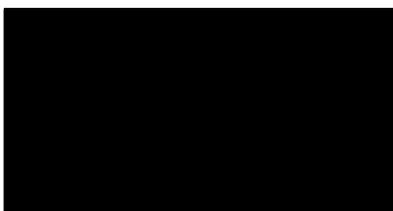
the village and its edge alongside the development coming forward on the land under control by the County Council. This new northern boundary will present a new defensible line that will demarcate the extension of the village towards the fen-edge at Cottenham Lode.

It is advanced to the Parish Council that given the lack of long term directions of growth included within the emerging Plan, it does not provide a sustainable strategic approach to the areas development and its identified current and future needs. As the NP does not provide sufficient housing and allocations to account for the evidenced housing demand, the NP is ineffective and contrary to the National Planning Policy Framework. It leaves the Parish open to greater attribution of development and higher numbers at Cottenham through forthcoming Local Plan reviews and also speculative development proposals. Given the uplift in demand from Greater Cambridge and the poor supply and delivery of residential development by South Cambridgeshire District, there is significant pressure on the authority to seek deliverable sites for the medium/long term and to ensure a healthy housing trajectory. Thus, if the NP is to guarantee its soundness and effectiveness in representing the requirements of the Parish, the Neighbourhood Plan should make provision for its long-term growth, with the sites at Broad Lane presenting an excellent opportunity for future development.

- The level of housing provision should be increased to at least 670 dwellings;
- Reliance upon unallocated sites to meet affordable housing delivery should be deleted;
- Further site allocations should be made to address the identified housing needs;
- Land promoted off Broad Lane should be allocated as a residential site;

Claremont Planning, on behalf of Southern and Regional Developments Ltd, thank the Parish Council for this opportunity to make observations and comments on the emerging Neighbourhood Plan and will be pleased to work with the Parish Council and the NP in future.

Yours Sincerely,



**Katherine Else MRTPI Bsc Hons PG Dip**  
Managing Director



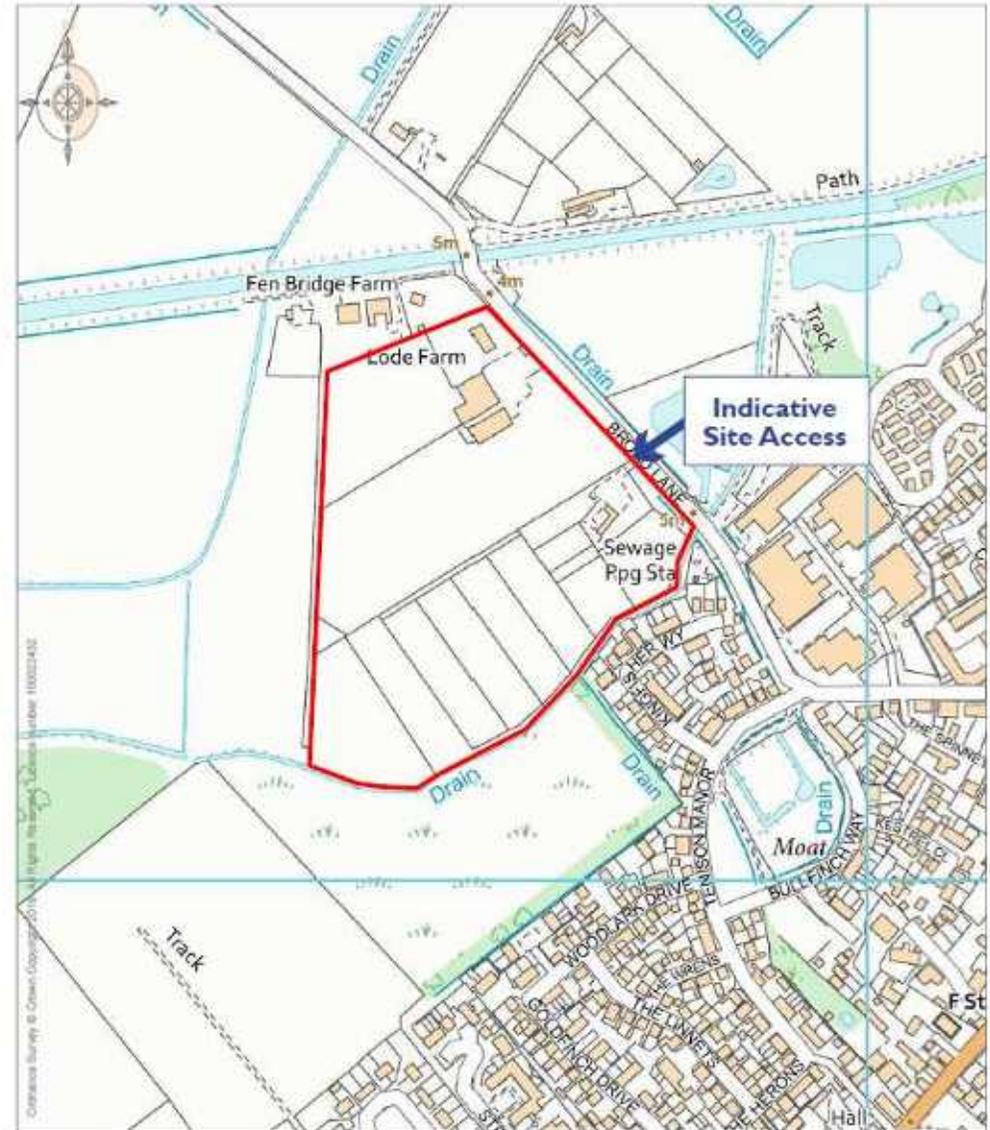
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# Appendix A – Originally Promoted Site



The site in context



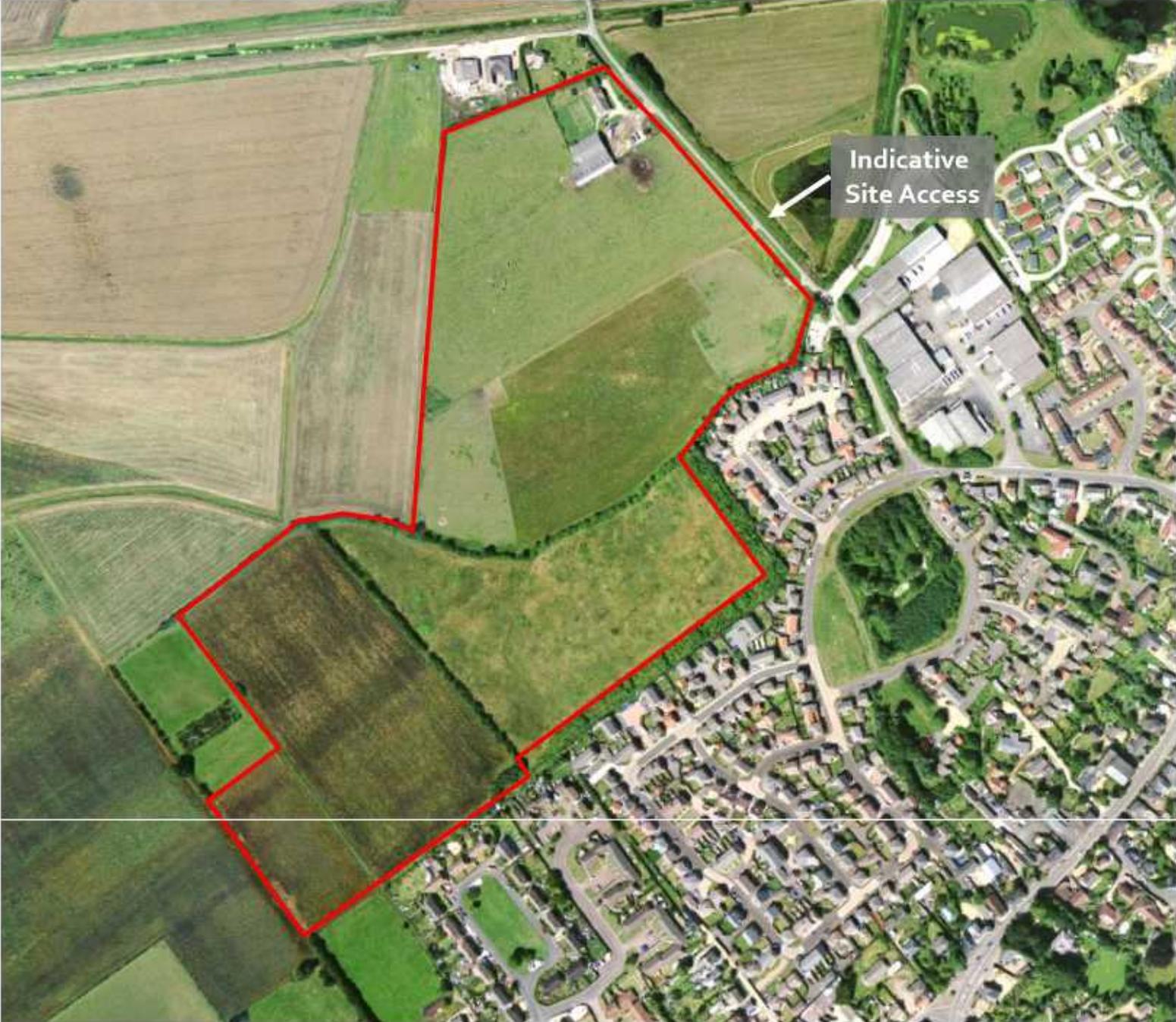
The site in detail

Project Cottenham, Cambridgeshire  
 Title Site Plan  
 Client Southern & Regional Developments

Drawing Number  
 04120-1.2  
 REV  
 01

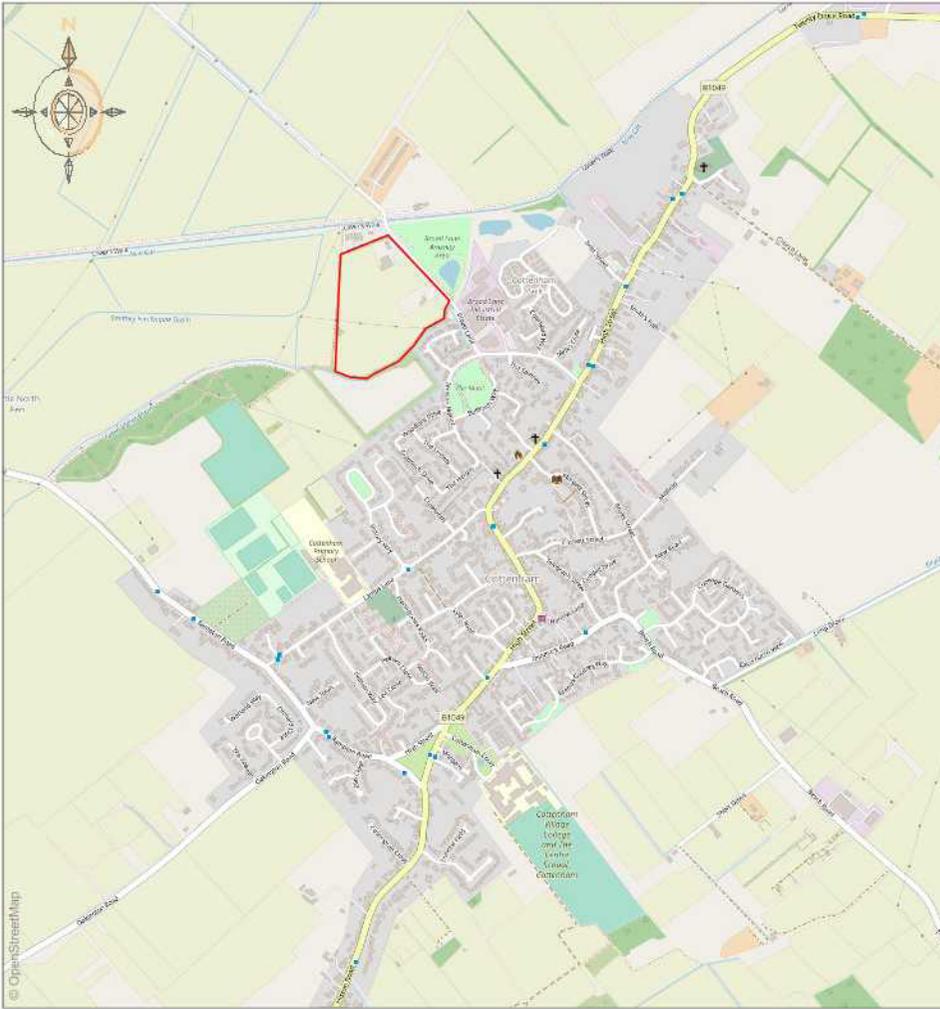
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Job Ref 04120	Scale @ A4 (Detail) 1:5000	Date Created 20/03/2019	

Appendix B – Additionally controlled land

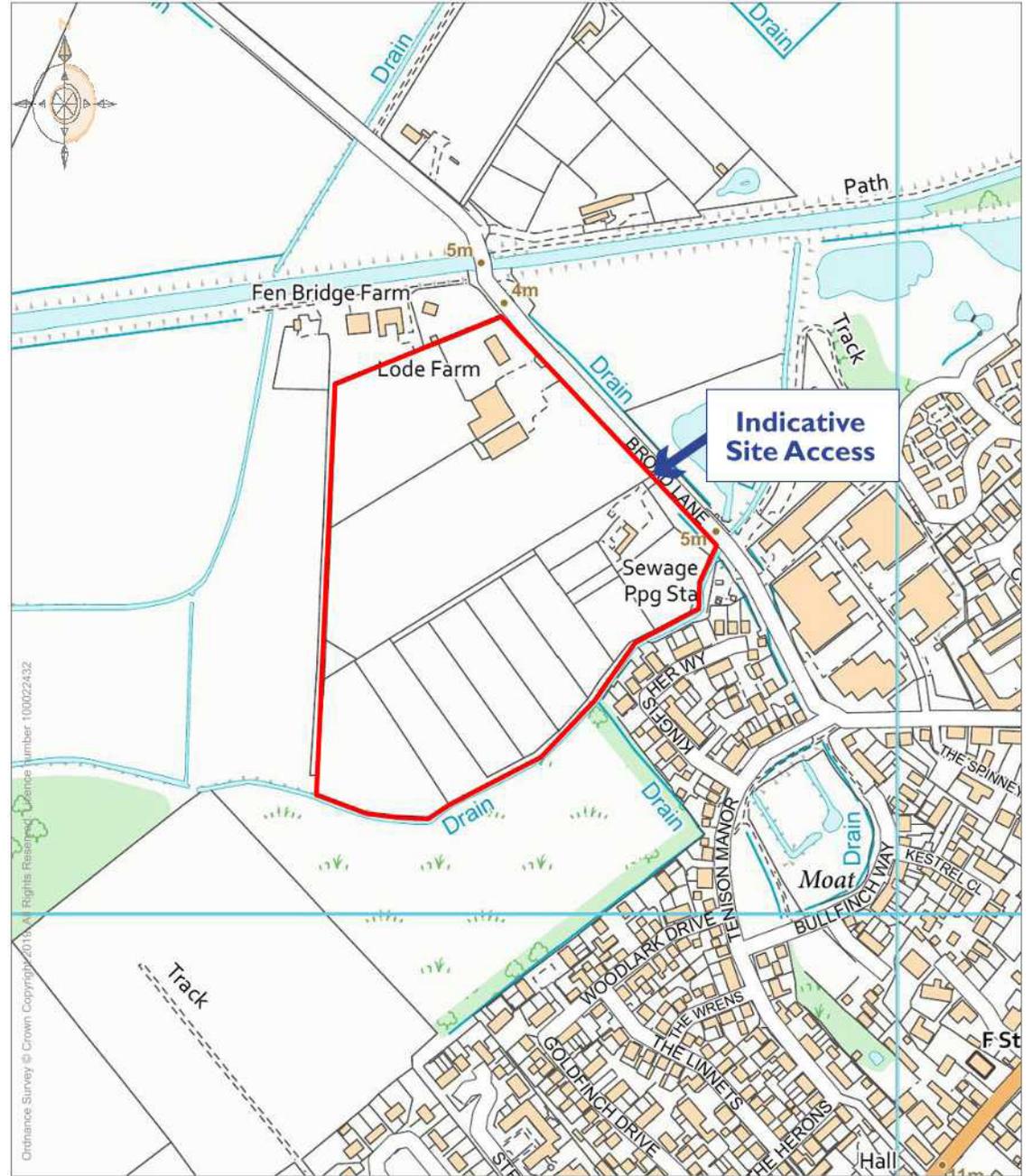


Appendix C – Suggested development framework for Cottenham





The site in context

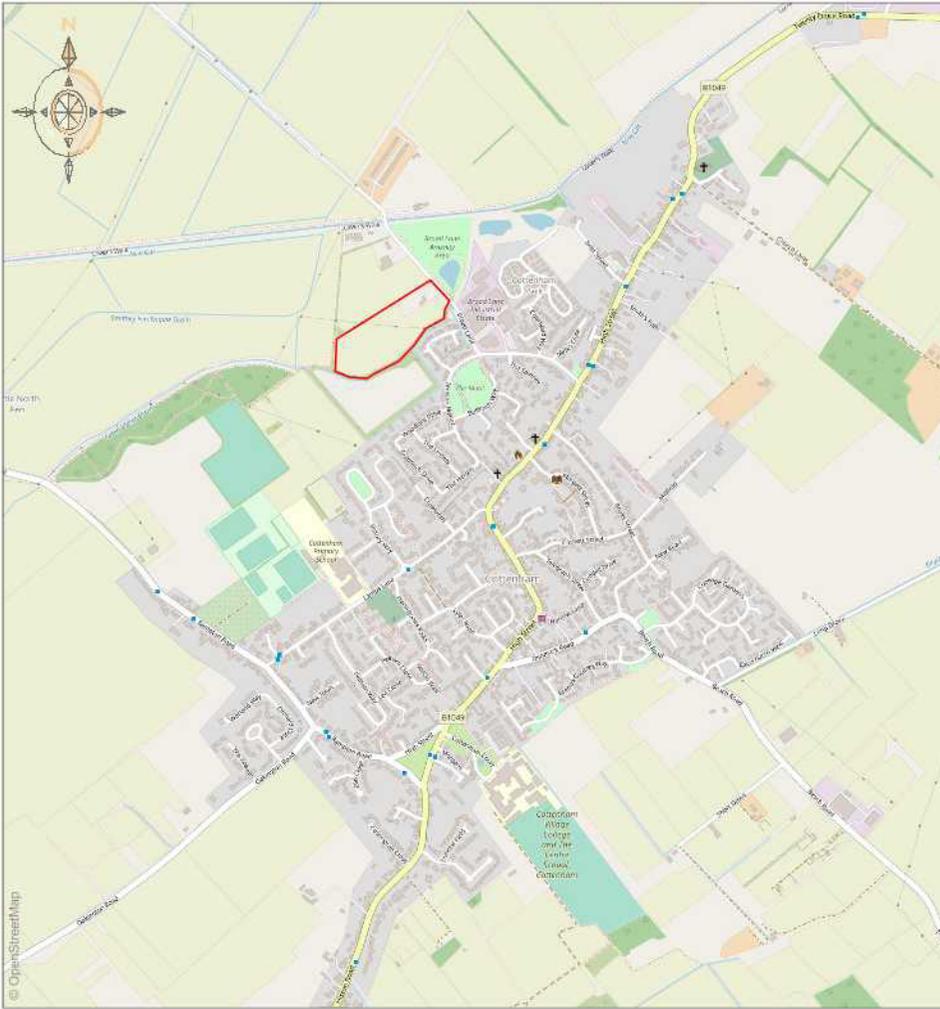


The site in detail

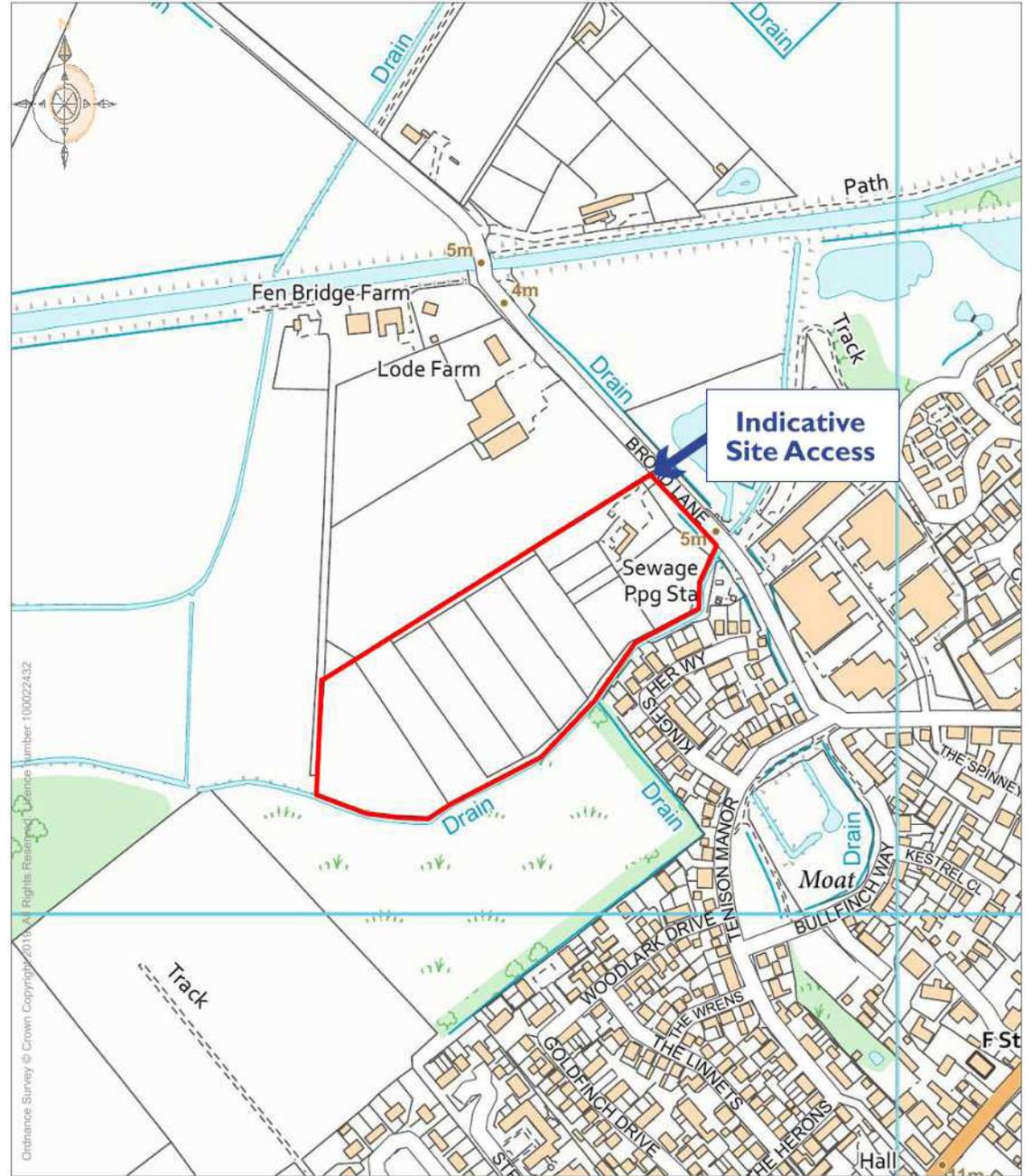
Project Cottenham, Cambridgeshire  
 Title Site Plan  
 Client Southern & Regional Developments

Drawing Number  
**04120-1.2**  
 REV  
**01**

Status <b>FINAL</b>	Drawn By JC	PM/Checked by TR	Approved Approved
Job Ref 04120	Scale @ A4 (Detail) 1:5000	Date Created 20/03/2019	



The site in context



The site in detail

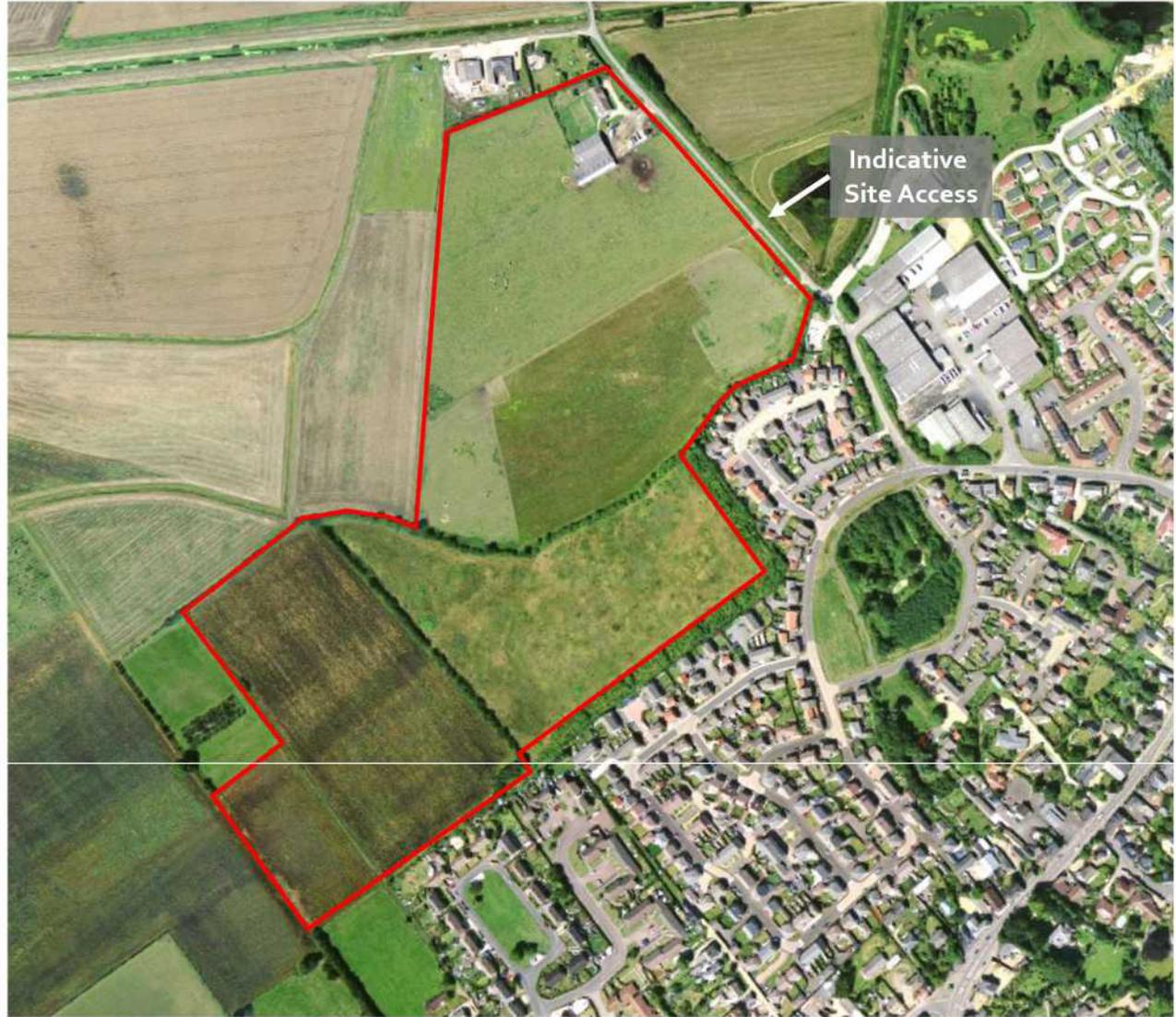
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Drawing Number  
 04120-1.1  
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Status  
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 Job Ref  
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 JC  
 Scale @ A4  
 (Detail) 1:5000  
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 Date Created  
 20/03/2019  
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 Approved



The site in context



The site in detail

Project	Cottenham, Cambridgeshire	 <p><b>Claremont Planning Consultancy</b>          Second Floor, 2 Snow Hill, Snowhill Queensway, Birmingham B4 6GA</p>
Title	Site Plan	
Client	Southern and Regional Developments	

