

Policy S/SB Settlement Boundary (P51)

We acknowledge a requirement to identify existing settlements and their boundaries. It should be acknowledged however that this reflects a snapshot in time. A blanket ban on development outside of a settlement boundary should not be adopted as is in effect currently proposed. Rather policy should allow for the consideration of all future proposals on their respective merits in line with the NPPF.

Land off Beach Road, Cottenham is closer to many existing facilities and services than existing built-up areas of the settlement. As has been determined on previous applications approved in Cottenham the location of a site outside the settlement boundary does not necessarily prejudice its accessibility nor the ability for development to integrate with and complement existing development.

Recommendation: Policy should not put a blanket ban on development outside of the settlement boundary, in effect pre-judging any such proposal, rather it should set out a series of criteria allowing development proposals to be assessed on its respective merits.