

Your ref: 40296  
Our ref:  
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E:   
Date: 06/03/2025

Greater Cambridge Shared Planning Service  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
CB23 6EA

Dear Sir/ Madam

**CALL FOR SITES SUBMISSION - LAND TO THE SOUTH OF OAKINGTON ROAD, COTTENHAM  
CB24 8TW**

On behalf of our client, [REDACTED], we have submitted the site at Land to the south of Oakington Road, Cottenham to the Greater Cambridge Call for Sites.

This Site has been submitted under previous Call for Sites published in November 2021. The site reference number is 40296.

The Site has received interest from developers and is available for delivery now.

**Cottenham Neighbourhood Plan**

The Cottenham Neighbourhood Plan now forms part of the development plan for South Cambridgeshire. The Neighbourhood Plan supports development to increase the housing stock which reflect the character and appearance of the village through The location, density and scale of development at this Site proposed will complement the adjacent existing residential settlements.

A Housing Needs Assessment was commissioned from AECOM for this plan in 2017. This assessment showed a need for 339 new houses in Cottenham over the plan period. The site put forward would contribute to delivering this assessed housing need through a mix of housing.

**Flood Risk**

The Environment Agency published new national flood risk information in January 2025. Based on this new information, the Site remains within Flood Zone 1.

**Access**

The Site is in a sustainable location adjacent to the existing development framework. The site presents an opportunity to provide and improve permeability and connectivity links within the village of Cottenham.



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[REDACTED]  
[REDACTED]  
[REDACTED]

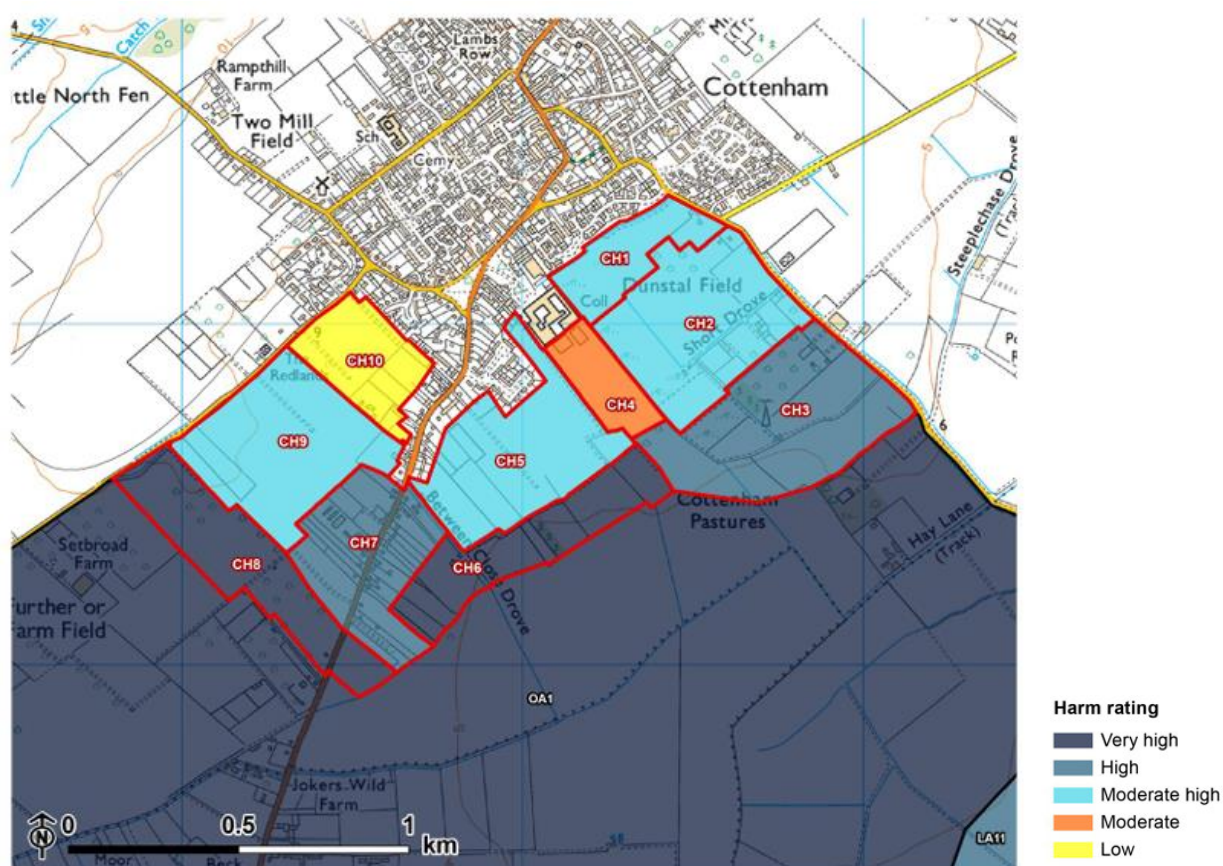
## Green Belt

The Site lies just within the green belt and borders the development framework. The Village Classification Report (2012) identifies Cottenham as one of the best served villages. While this report was written in 2012, the village of Cottenham has grown in its provision of services and now offers more to its community.

The updated National Planning Policy Framework (NPPF) of December 2024 introduced changes to Green Belt policy.

Greater Cambridge's Green Belt Assessment (2021) identifies variations in openness and the extent to which land contributes to the purposes of the Green Belt and uses this information to determine the potential harm to those purposes of releasing green belt land. The Assessment rates sites against the expected harm to the Green Belt, should it be released for development, using a 5-point scale (low, moderate, moderate-high, high and very high harm).

This site was assessed under parcel CH10 and was found to have a relatively limited contribution to preserving Cambridge's character and to maintaining and enhancing the quality of Cambridge's setting. The Site was also found to have a limited contribution to preventing communities from merging with one another. It was concluded that the additional impact on the green belt from the release of the parcel would be negligible and the harm resulting from its release would be low.



| Settlement | Parcel Ref | Release Scenario                             | Area (ha) | P1 Contribution         | P2 Contribution    | P3 Contribution         | Harm          |
|------------|------------|----------------------------------------------|-----------|-------------------------|--------------------|-------------------------|---------------|
| Cottenham  | CH7        | Release of land as an expansion of Cottenham | 15.78     | Limited/No contribution | Relatively limited | Relatively significant  | High          |
| Cottenham  | CH8        | Release of land as an expansion of Cottenham | 15.89     | Limited/No contribution | Moderate           | Significant             | Very High     |
| Cottenham  | CH9        | Release of land as an expansion of Cottenham | 19.93     | Limited/No contribution | Relatively limited | Moderate                | Moderate High |
| Cottenham  | CH10       | Release of land as an expansion of Cottenham | 9.18      | Limited/No contribution | Relatively limited | Limited/No contribution | Low           |

Through the managed release of land in suitable locations, such as this Site in Cottenham, pressures on green space within Villages can be alleviated whilst ensuring there is a minimal impact on the wider Green Belt and its aims.

It is considered that this site would be a logical extension to the existing settlement and could be a well formed site to help Greater Cambridge meet its housing needs for the next Local Plan period at a well served village in a sustainable location.

Given the above, the Site is well suited to be removed from the green belt for development.

Kind regards