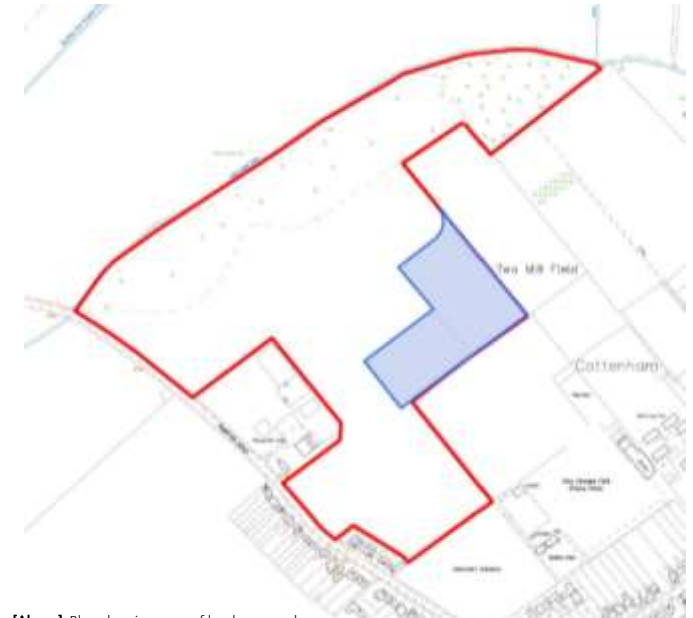


Appendix 2

2.0 Site Analysis

2.4 Site Ownership and Immediate Context

The site has an area of approx. 14.76 ha / 36.5 Acres of predominantly agricultural land to the north-west of the village of Cottenham. Along the north-western boundary of the site, there is the substantial 'Les King Wood', a semi-mature woodland planted in 2001. The wood separates the site from the Catch Water Drain and Little North Fen beyond. The south-western boundary of the site is defined by Rampton Road, Ramphill Farm and residential dwellings at 120 to 132 Rampton Road.



[Above]: Plan showing area of land removed from RMA vs outline consent



Outline Approval Site



Area of land no longer part of development proposals

The reason for the difference in boundary from that given at the time of the outline consent to the reserved matters application is because after the outline consent for 154 units was granted the current land owner, Cambridgeshire County Council (CCC) decided to retain some of the land to be used for the future school extension and also retain land that would be leased to Cottenham Parish Council (CPC). The retained land to be leased to CPC was required due to an existing lease arrangement which meant CCC or successor in title would have to re-provide land to CPC should any of their existing land be allocated for development.

[Main]: Google aerial plan showing site dimensions.