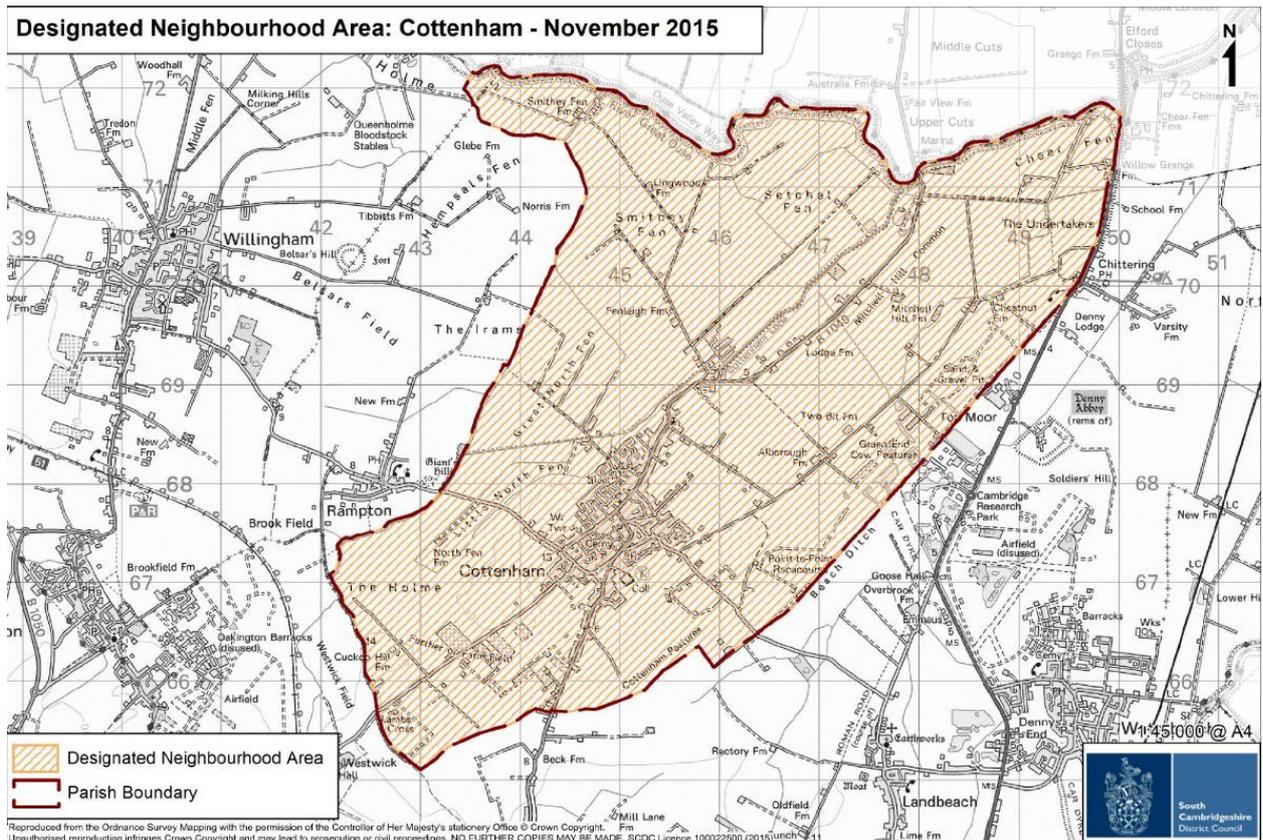


Cottenham Civil Parish

Neighbourhood Development Plan

2017 to 2031



Cottenham Parish Council

Pre-submission Plan

June 2018

In 2031 Cottenham will still be an attractive safe rural village, proud of its character and retaining its sense of community with improved amenities and facilities, reduced impact of traffic, especially in the centre of the village, and having more affordable housing for the next generation of residents.

Foreword

Cottenham has a long, varied history with much of its character deriving from the collection of architecturally-significant homes and buildings along the High Street, five arterial minor roads that link it to neighbouring villages and the wider undeveloped fenland within which it lies.

To be sustainable, a village should provide local homes and employment opportunities for current and future generations, with adequate education, health, leisure and recreation facilities within easy walking distance for most residents and good public transport links.

Cottenham's radial expansion threatens that sustainability. Some residents may be able to walk or cycle into the village centre, but many will be tempted to stay at home or use the car and, once mobile, travel to other villages or cities rather than support Cottenham's amenities.

This Neighbourhood Development Plan includes measures to reverse some of the effects of that unsustainable arterial expansion by adding new homes, employment opportunities and improved facilities and services within easy walking distance of the village centre, while mitigating some of the traffic issues.

Why should Cottenham have a Neighbourhood Development Plan?

Without some development, Cottenham risks becoming an expensive dormitory town for rapidly-growing Cambridge, with through-traffic increasing as commuters move to lower-priced housing elsewhere. Too much, or unsustainable, development could destroy the character of the village forever. A Neighbourhood Development Plan, alongside South Cambridgeshire's Local Plan, can guide where and how much development should be allowed.

What's next?

Your comments and recent planning permissions have led to material changes to the draft plan, requiring this additional consultation. Your comments on this Pre-submission draft Plan will inform the Submission Plan which South Cambridgeshire District Council will offer for comment and independent examination. If successfully examined, the Referendum version of the plan will be prepared and become part of the development plan used for determining planning applications, if a majority vote for it in the subsequent referendum.

Thanks to:

- Working Party
- Neighbourhood Plan Ambassadors who have provided a useful sounding board
- Survey participants who provided much of the evidence base on which the plan is based
- Various advisors and consultants who have assisted in shaping the plan
- Cottenham Parish Council for supporting the project
- Village Design Group, whose Village Design Statement has been a useful resource.



Chair, Cottenham Parish Council

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Important

Please comment using the on-line form at www.cottenhampc.org.uk/neighbourhood-plan or at the end of this plan.

Information you provide will be used by Cottenham Parish Council or South Cambridgeshire District Council and the independent Examiner solely in relation to the Cottenham Neighbourhood Plan. Responses, including names, addresses and full comments will be available for others to view on request. By submitting this response form you are agreeing to these conditions.

Completed forms, each including the paragraph or policy reference, your name and address, including the postcode where you live, can be returned on-line, eMailed to cottenhamnp@gmail.com or posted to:

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

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1 Context

National and local planning policy

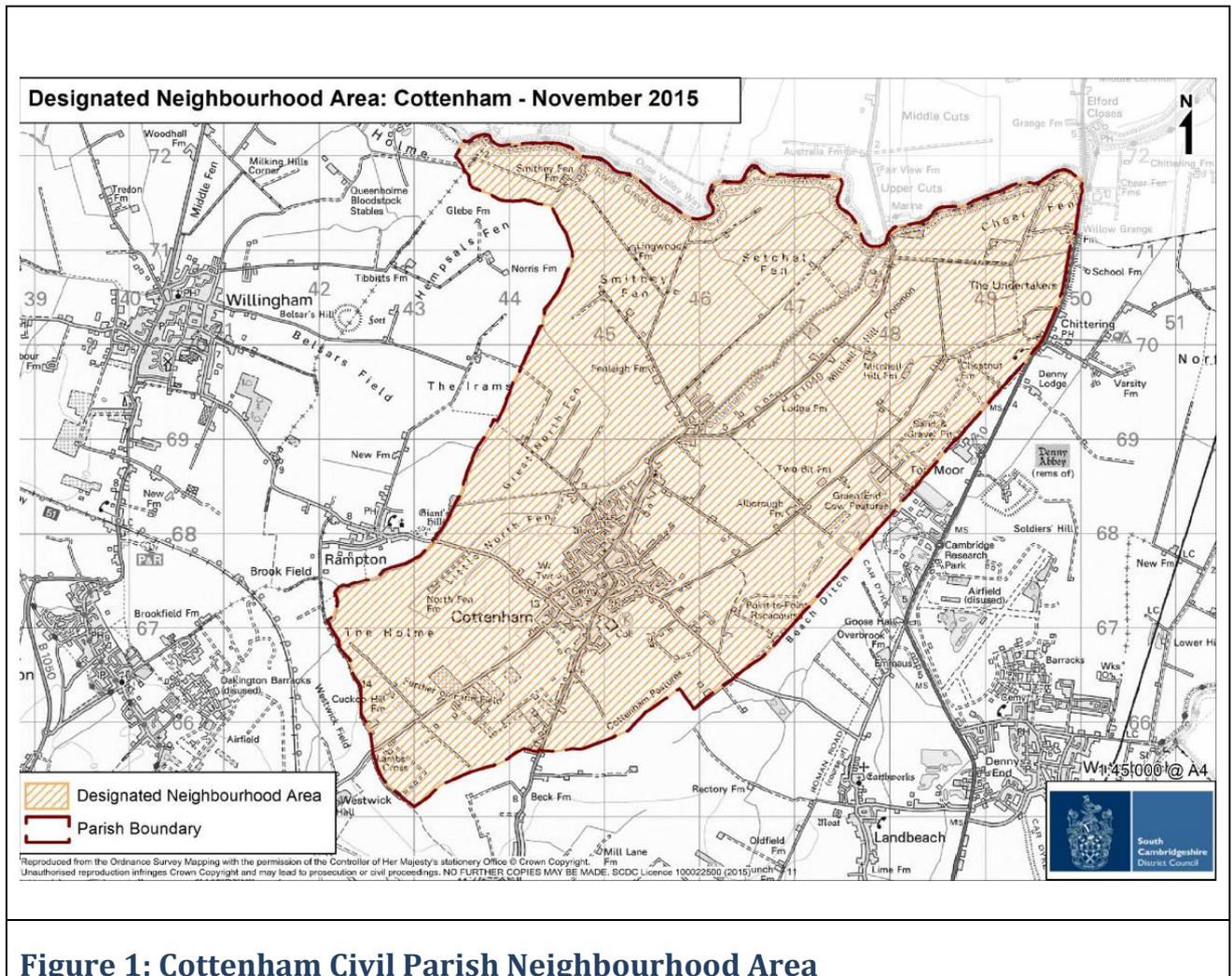
- 1.1 This **Neighbourhood Development Plan**^{G1} for Cottenham sets out a number of parish-specific planning policies to govern land use and development from 2017 to 2031.
- 1.2 It has been written to complement rather than duplicate national and district policies.
- 1.3 The **National Planning Policy Framework**^{B1} sets out national planning policy. The **Planning Practice Guidance**^{B2} provides practical advice on how that policy is to be implemented.
- 1.4 South Cambridgeshire District Council, as the **Local Planning Authority (LPA)**^{G2} is responsible for the production of the emerging **Local Plan**^{B3}, which sets out strategic planning policies in the District up to 2031. In the adopted **Local Development Framework**^{B4}, the **Core Strategy**^{B5} and **Development Control Policies**^{B6} set out the immediate context for the preparation of this plan, notably housing requirements, and policies on issues such as employment, open space and infrastructure.
- 1.5 Cottenham's **Village Design Statement**^{B7}, originally approved as a **Supplementary Planning Document (SPD)**^{G3} in 1994 and updated in 2007, sets out a wide range of advisory material, much of which is now absorbed into local planning criteria. The design principles and some Cottenham-specific policies have been retained or adapted in this plan. It remains a useful reference and is included in the set of **NP Evidence papers** as E12^{B25}

The parish and village

- 1.11 Cottenham, a working fen-edge village with around 6,400 residents in 2017, has developed along what is now the B1049. This road links Wilburton and villages along the A142 and Ely in the north with Histon & Impington, the A14 and Cambridge to the south.
- 1.12 In addition, disruption on the busy A10 route, which runs parallel to the B1049 linking Ely with Cambridge, often increases traffic through the village.
- 1.13 The flat fen-edge landscape creates "big skies", but makes drainage challenging. Much of the parish depends on pumped assistance to drain surface water into the **Great Ouse**^{G4} which forms the northern village boundary. **Cottenham Lode**^{G5} adds water from villages far to the west and south-west. Climate change will increase this drainage challenge.
- 1.14 The High Street and five main access roads have around 500 houses, some dating from 1600; many are immediately adjacent to the road. Many pavements are narrow and uneven making movements particularly difficult for the elderly or less mobile.
- 1.15 The village has three scheduled monuments (part of **Car Dyke**^{G6} between Green End and Top Moor, a Romano-British settlement on **Bullocks Haste Common**^{G7} and **Crowlands Moat**^{G8}). Cottenham has 66 listed buildings, mostly in the **Conservation Area**^{G9}. There are also many mature native trees, although this collection is slowly reducing, mostly as a result of ageing with inadequate replacement. There are no sites of special scientific interest.
- 1.16 Around 500 houses will be added following permissions granted in 2017 and 2018.

Preparation of the plan

1.21 The Plan has been prepared by a **Neighbourhood Plan Working Party** comprising parish councillors and a district councillor, with input from planning consultants, an architect, a Neighbourhood Plan Examiner, the Planning Policy Team at **South Cambridgeshire District Council (SCDC)**^{G10} and many others. The Plan covers the area of **Cottenham Civil Parish**^{G11}, which was approved as a **Neighbourhood Area**^{G12} by **SCDC**^{G10} in November 2015.



- 1.22 The Local Planning Authority (LPA) for Cottenham is **South Cambridgeshire District Council (SCDC)**^{G10}.
- 1.23 The area of the plan was designated by SCDC, following public consultation, on 17th November 2015.
- 1.24 This document has been prepared as the **Pre-Submission draft Plan**^{G13} so residents and others can comment and suggest revisions prior to preparation of the **Submission Plan**^{G14} for further consultation to be arranged by **South Cambridgeshire District Council**^{G10} as the **Local Planning Authority**^{G1}.

1.25 Nine main layers of evidence gathering have been applied:

- a) Initially, over several public events in mid-2015, the Working Party invited residents to rank in order of importance a simple set of nine “development principles”

We thought Cottenham residents need:

DP1 More affordable homes

DP2 More pre-school places

DP3 Better medical and day care facilities

DP4 More local employment

DP5 Improved leisure and recreation facilities

DP6 Easier movement into, out from, and around the village

We also understand that Cottenham residents do not want to:

DP7 Compromise our conservation area and the character of our village core

DP8 Increase noise and pollution from our busiest roads

DP9 Overload our Primary School.

- b) The second stage was a more detailed parish-wide survey based on a 17-question survey distributed to every residential address in the parish and returned either by post or online, by 973 residents. This **survey^{B8}** focused on likes, dislikes, omissions etc. in Cottenham now and in 15 years time.
- c) The third stage analysed recent SCDC Planning Case Officer reports on four speculative planning applications for substantial numbers of residential properties in the parish.
- d) A survey, known as the “Vision Plan Survey” received 217 responses in 2014.
- e) A parish-wide “7 issues” survey in late 2017 obtained 446 responses.
- f) Three studies by independent consultants AECOM covering:
- a. Heritage and character assessment^{B13}
 - b. Site assessment^{B12}
 - c. Housing needs assessment^{B11}
- g) Policies in the Village Design Statement^{B7}
- h) Occasionally, further specific research was conducted. Where the source is not a public document the relevant data or text is included in the text.
- i) Most of the evidence is summarised in the series of “**NP Evidence Papers**”^{B14-29} referenced in the bibliography (Appendix B).

1.26 The Working Party has undertaken a number of consultations, including drop-in events, attendance at both the Fen Edge Family Festival and Cottenham Feast Parade, and other local publicity including on the Parish Council’s website and Facebook page and in the bi-monthly Cottenham Newsletter distributed to every house in the village. The Parish Council is advised of progress every month in the reports pack and at its public meetings.

- 1.27 A group of around **250 Neighbourhood Plan Ambassadors** is advised of progress regularly and, on occasions, asked to comment on specific aspects of the emerging plan. A parish-wide questionnaire-based **Neighbourhood Plan Survey^{B8}** was carried out in winter 2015/6. Several further consultations on some or all of the plan have been carried out on the entire draft or parts of it. These exercises have produced valuable information and insights which have been used in preparing this Plan.
- 1.28 The Working Party has discussed with some local landowners the scope for land to be brought forward for development. A preliminary assessment of site suitability was carried out in January 2017 against a series of criteria. The initial findings were used to inform the formal “call for sites” issued in March / April 2017 and an independent site assessment was conducted by **AECOM^{G15}** in May / July 2017. Permission for several hundred additional houses was granted in 2017.
- 1.29 This draft Plan has evolved from the **version (v 2.1)^{B9}** prepared for **Pre-Submission Consultation^{G5}** and publicity in May 2017. Comments on that version and subsequent planning permissions in late 2017 and early 2018 have necessitated a significant revision also informed by an independent assessment and local review of housing need.
- 1.30 This **version (v 4.2)** has been prepared for **Pre-Submission Consultation^{G16}** and publicity in June / July 2018 and is based principally on the series of evidence papers “CNP Evidence Paper E1 to E18” and, in turn, other sources listed in the bibliography (Appendix B).
- 1.31 Comments received will be detailed in the **Consultation Statement^{G17}**, which will be prepared to summarise all the consultations undertaken in preparing the Plan and explain how they have influenced its development.
- 1.32 This Plan, like all development plans, has been screened before **submission^{G14}**, by the **Local Planning Authority^{G1}** to assess whether or not it needs a **Strategic Environment Assessment^{G18}** in accordance with EU legislation. This assessment is in progress and minor adjustments may be necessary prior to consultation on the **Submission Plan^{G14}**.
- 1.33 If any minor modification to the text are required as a result of the consultation or assessment; these amendments will be highlighted and paragraph numbers will be retained for continuity. More significant modifications may require a new consultation.
- 1.34 The Submission Plan will be subject to formal consultation and examination by a **Neighbourhood Plan Examiner^{G19}** for compliance with basic conditions mainly to ensure that it is compliant with EU law, National Planning Policy and in general conformity with the relevant SCDC Local Plan and that appropriate consultation has been undertaken.
- 1.35 After that a **Referendum Plan^{G20}** will be submitted to a referendum in Cottenham and, if approved by a majority of those voting, become part of local planning framework, alongside **National Planning Policy^{B1}** and the **SCDC Local Plan^{B3}**.

Sustainability

- 1.41 Paragraph 7 of the NPPF defines sustainable development as having three elements: economic, social and environmental.
- 1.42 Economically, this plan supports increased local employment within the regenerated brownfield sites in the village centre, and increased housing stock to service the local economy, and will provide a limited increase in the use of local services and facilities.
- 1.43 Socially, the plan significantly improves a range of amenities and facilities within the village while adding a number of truly affordable homes available to local people in perpetuity through use of a Community Land Trust.
- 1.44 Environmentally, various measures within the plan will reduce dependence on unsustainable forms of transport by increasing the use of village-centre facilities that are within 800-metre walking distance of most residents and providing a community transport scheme to outlying areas of the parish.
- 1.45 In conclusion, the plan will deliver sustainable development.

2 Format of the plan

- 2.1 A map showing the extent of the **Neighbourhood Area**^{G12} is included as figure 1 in section 1. This corresponds to the extent of the **Cottenham Civil Parish**^{G11} and was approved by **SCDC**^{G10} in November 2015.
- 2.2 Several **Key Issues**^{G21} drawn from the findings of the parish-wide **Neighbourhood Plan survey**^{B7} are highlighted in section 3 (figure 2).
- 2.3 Not all of these can be addressed within a **Neighbourhood Development Plan**^{G2} which focuses on where and how land is developed.
- 2.4 A separate **Traffic & Transport Strategy**^{G22} (summarised in Section 8) is being developed to address those concerns with key partners over the coming years.
- 2.5 A short **Vision statement**^{G23} (section 3, figure 3) expresses how Cottenham will appear if the plan's **Policies**^{G24} succeed in dealing with the **Key Issues**^{G21} and related **Objectives**^{G25}.
- 2.6 Five **Objectives**^{G25} (section 3, figure 3) were identified; four of which are within the scope of a **Neighbourhood Development Plan**^{G2}; one has to be mostly addressed by the **Traffic & Transport Strategy**^{G22} (summarised in section 8).
- 2.7 Each of the four **Objectives**^{G25} is separately described with related **Policies**^{G24} in more detail in sections 4 to 7.
- 2.8 The **Policies**^{G24} will, alongside **National Planning Policy Framework**^{B1} and SCDC's emerging **Local Plan**^{B3}, once adopted, guide where and how development should be allowed within the **Neighbourhood Area**^{G12}.
- 2.9 Each **Policy**^{G24} has a number of related actions gathered in an **Action Plan**^{G26} in section 8. These actions are not statutory planning policies.
- 2.10 A series of appendices are included:
 - Appendix A – Glossary of terms used, often with a hyperlink to external documents
 - Appendix B – Bibliography of referenced documents with hyperlinks to sources
 - Appendix C – Drainage & Flooding, a key feature of Cottenham's fen-edge location
 - Appendix D – Cottenham's heritage assets (2017), a defining characteristic of the village

3 Key issues, Vision & Objectives

Key issues

- 3.1 National and local planning policies set sustainable development at the heart of the planning system. Sustainable development has to maintain or improve economic, environmental and social aspects of the community.
- 3.2 A sustainable community provides ample opportunity for sociability, equality, personal development, and community participation – for the needs of the present without compromising the ability of future generations to satisfy their own needs.
- 3.3 That requires a combination of amenities and facilities that are readily accessible to most residents, preferably by being affordable and within easy walking distance.
- 3.4 Surveys and consultations conducted over recent years (see NP Evidence paper E16^{B29}) identified a number of issues (figure 2).

| | |
|---|---|
| Cottenham’s key issues which can be addressed within the Neighbourhood Plan are: | |
| | limitations of our facilities and services for: <ul style="list-style-type: none"> a. education – both early years and primary, and b. employment, and c. medical, and d. welfare and day-care, and e. leisure, and f. recreation |
| | shortages of homes that are truly affordable for local people |
| Other concerns addressed separately as a Traffic & Transport Strategy, include: | |
| | limitations of our local road network, especially if developments do not create local employment or increase local provision of services – increasing noise and pollution as certain junctions become heavily congested |
| In addition, any improvements must respect the village’s character as a rural working village developed around a Conservation Area rich in architectural heritage. | |

Figure 2: Table of key issues

- 3.5 These issues have been used as the basis of both the:
 - a) Vision^{G23}, Objectives^{G24} and Policies^{G25} in the Neighbourhood Development Plan^{G2} (expanded in the following sections), and the
 - b) Traffic & Transport Strategy^{G22} (summarised in Section 8).

Vision

In 2031 Cottenham will still be an attractive safe rural village, proud of its character and retaining its sense of community with improved amenities and facilities, reduced impact of traffic, especially in the centre of the village, and having more affordable housing for the next generation of residents.

| Objectives | Policies | Site-specific Policies | Evidence paper | Site | Page |
|---|--|--|----------------|----------------|------|
| Conserving the character of the village as an attractive, safe community | C/1 Landscape character | | E8 | | 15 |
| | C/2 Heritage assets | | E8 | | 18 |
| | C/3 Development framework | | E3 | | 23 |
| | C/4 Village character – alterations | | E12 | | 25 |
| | C/5 Village character – new build | | E12 | | 27 |
| | C/6 Local Green Space | | E18 | | 31 |
| | C/7 Protected Village Amenity Areas | | E18 | | 35 |
| Making housing more affordable for the next generation of residents | H/1 Large site design | | E12 | A,D | 38 |
| | H/2 Brownfield sites | BF/2 Durman Stearn BF/3 Watson's Yard BF/4 Co-op site | E2 E2 E2 | X4 X5 X6 | 40 |
| | H/3 Greenfield sites and CLT | | E3 | | 42 |
| Improving amenities and facilities | AF/1 Medical Centre | BF/2 Durman Stearn BF/4 Co-op site | E7 | X4 X5 | 44 |
| | AF/2 Multi-purpose Village Hall | BF/1 King George Field | E5 | X2 | 49 |
| | AF/3 Nursery | BF/1 King George Field | E6 | X2 | 55 |
| | AF/4 Primary School extension | | E17 | | 58 |
| | AF/5 Sports facilities | | E4 | | 59 |
| | AF/6 Supermarket | BF/3 Watson's Yard | E2 | X5 | 60 |
| | AF/7 Burial grounds | | E10 | X8 | 65 |
| Encouraging employment opportunities | E/1 Village employment | BF/1 King George Field BF/2 Durman Stearn BF/3 Watson's Yard | E2 E2 E2 | X2 X4 X5 | 66 |
| | E/2 Rural employment | | | | 68 |
| | E/3 New Durman Stearn site | BF/6 Hay Lane | E2 | X11 | 69 |
| Reducing the impact of traffic, especially in the core of the village | See Community Action Plan in section 8 | | | | 71 |

Figure 3: The NP Golden Thread: Vision > Objectives > Policies

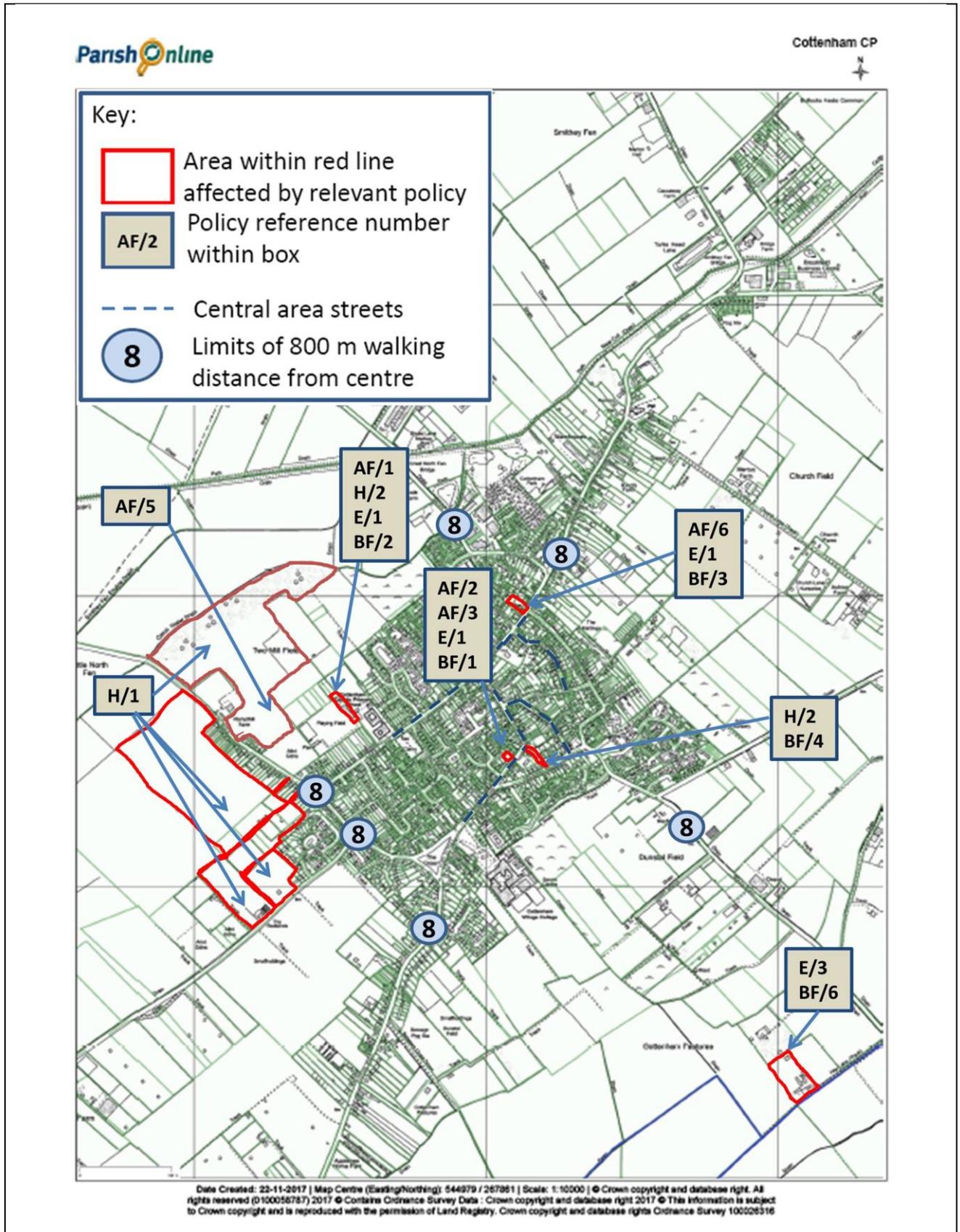


Figure 4: Site-specific Policies map

4 Conserving the village character

Why? Cottenham's surrounding landscape may be relatively featureless, creating the "big sky" effect of the fen-edge and fenland. However the character of the landscape can easily be destroyed by relatively modest features in the foreground of such a vista.

Policy C/1: Landscape character

Developments are required, wherever practicable, to conserve the landscape character of Cottenham by protecting vistas that contribute to the character and attractiveness of Cottenham, especially those viewable from publicly-accessible land; notably:

- a) All Saints' church from:
 - a. stretches of Cottenham Lode (1L in figure 6), and
 - b. parts of Beach Road and Long Drove (1R in figure 6), and
 - c. part of Rampton Road and Recreation ground (2 in figure 6), and
- b) the village edge when viewed from:
 - a. Oakington Road north-eastward from edge of development framework (3 in figure 6), and
 - b. parts of Cottenham Lode (4 in figure 6), and
 - c. parts of Long Drove (5 in figure 6), and
 - d. Short Drove across Green Belt (6 in figure 6)
- c) outward north-westward views across open "big sky / open space" fen-edge landscape :
 - a. from King George V Field (7 in figure 6), and
 - b. towards Haddenham and the Old West River from Cottenham Lode (8 in figure 6)

Where development is permitted:

- a) non-continuous screens of hedges and native tree species should be deployed to create wildlife corridors and protect the external view of the village, and
- b) lighting at the village edge should be subdued, and
- d) man-made features in the foreground of outward views should be avoided wherever possible and visually screened where unavoidable due to their disproportionate visual impact.

C/1.1 Cottenham village and the land to the east, south and west lie on Bedfordshire and Essex Claylands (see figure 5), while to the north are the Fens.

C/1.2 Cottenham residents enjoy the surrounding fen-edge countryside with its relatively featureless fen-edge setting of considerable scale and natural beauty punctuated by a distant view of a Church or Water Tower. Even modest scale infrastructure can have a disproportionate effect in this landscape.

C/1.3 This character has not been protected well by recent developments, whose continuous tree screens may hide back gardens of new developments but prevent their residents from enjoying the outward views. It is important to minimise the impact of development in and around the village on the surrounding landscape by appropriate wildlife-friendly “gapped” hedge and tree screens with minimal lighting.

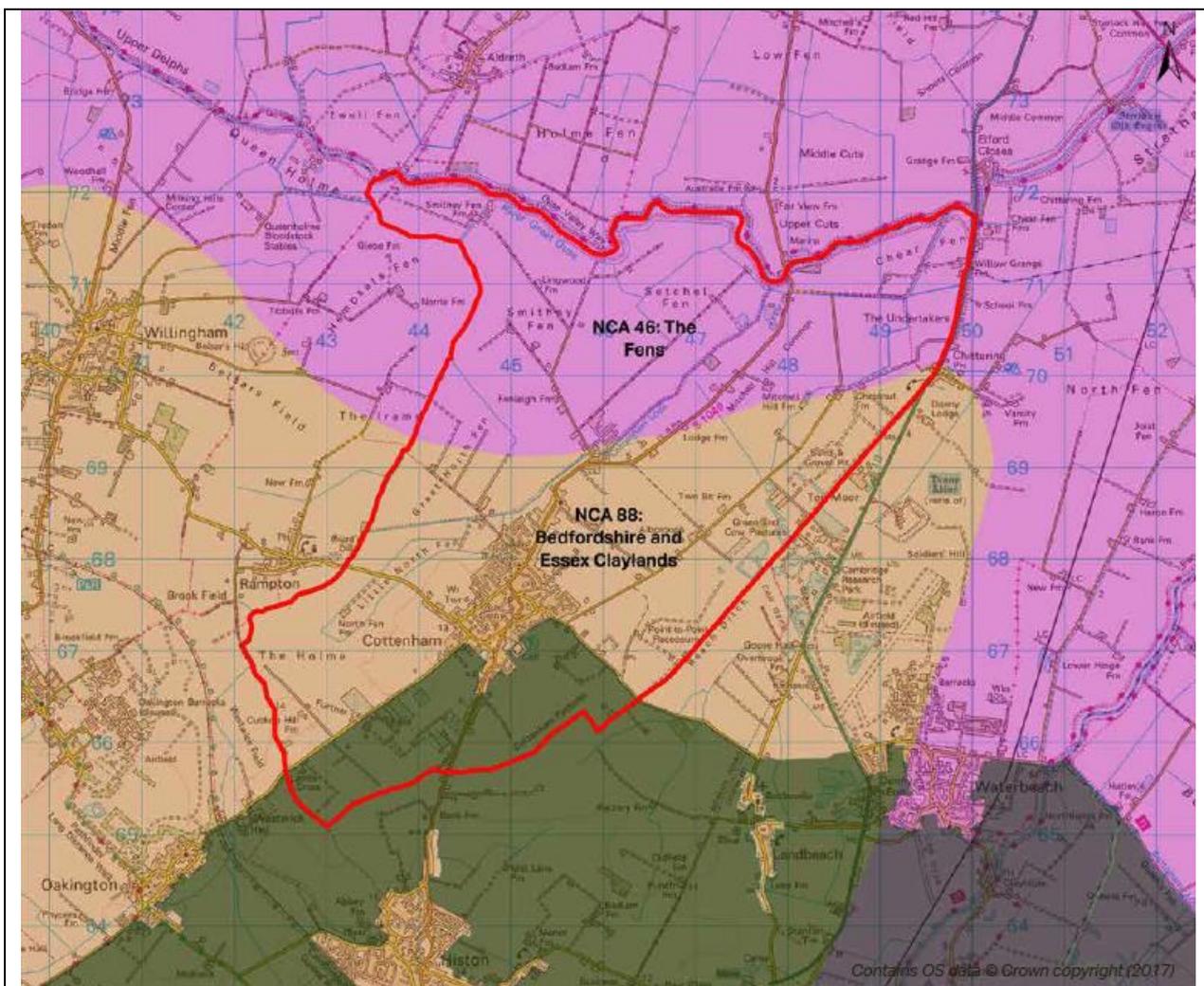


Figure 5: National character areas and Green Belt

C/1.4 **Village Design Statement^{B7}** policy advised “protect vistas that contribute to the character and attractiveness of Cottenham.”

C/1.5 Certain vistas of Cottenham (figure 6), visible from publicly-accessible land are particularly valued and should be retained unobstructed.



All Saints' Church from Cottenham Lode (1L) and Long Drove (1R)



3 Cottenham from Oakington Road



7 Sunset from King George V Field



8 Haddenham from Cottenham Lode

Figure 6: Map and Key vistas of and around Cottenham

Why? Cottenham's heritage embraces Scheduled monuments, Listed Buildings, an extensive Conservation Area^{G9} and a number of non-designated heritage assets demonstrate Cottenham's historic evolution and enhance local distinctiveness.

Policy C/2: Heritage Assets

Planning applications that would result in harm to any designated heritage asset, including Scheduled Monuments, the Listed Buildings, or the wider Conservation Area or their respective setting, will be not normally be approved. Specifically:

- a) applications to demolish pre-1945 building in the Conservation Area will only be allowed as a last resort and only after a structural engineer's report concluding that the building is beyond reasonable repair and plans provide for the subsequent reclamation and reuse of materials in the replacement building where appropriate, and**
- b) alterations or extensions to any heritage asset should, as far as appropriate, follow the principles applying to Listed Buildings.**

Planning applications affecting the non-designated heritage assets will be considered having regard to the scale of any harm or loss and the significance of that heritage asset. The following non-designated heritage assets are explicitly recognised by this plan:

- i. 354 High Street**
- ii. Cottenham Methodist Church**
- iii. 250 High Street**
- iv. The former Baptist chapel**
- v. Manor Farmhouse**
- vi. The Hop Bind**
- vii. The Cottenham Club**
- viii. The Salvation Army Community Church**
- ix. 327 High Street**

- C/2.1 The physical character of Cottenham is defined by the **Conservation Area**^{G9} (see figure 7) and the central “Lanes” that form the heart around which linear expansion has occurred along the arterial roads within the rural parish. Typical features (see figure 8) include:
- mid-Victorian Cottenham villas, built from buff bricks under a slate roof. Houses are often aligned directly on the pavement edge with no front border or garden, with five large windows arranged symmetrically around an imposing front door and a gated side entrance through to a yard and cascade of outbuildings and, near the village edges, on to open farmland behind.
 - smaller, simpler terraced or semi-detached houses of similar date and materials.
 - a substantial number of bespoke properties of various styles and vintage, usually aligned directly on the edge of a pavement which is often narrow.
- C/2.2 A full list of Cottenham’s designated and non-designated heritage assets is included as Appendix D.
- C/2.3 **Car Dyke**^{G6} (between Green End and Top Moor), the Romano-British settlement at **Bullocks Haste Common**^{G7} and **Crowlands Moat**^{G8} (off Broad Lane) are **Scheduled Monuments**^{G33}.
- C/2.4 Cottenham’s All Saints’ Church is a **Grade I Listed Building**^{G32}
- C/2.5 **66 Grade II Listed Buildings**^{G32} are mostly located on the High Street and, apart from **Tower Mill**^{G34} and the **Moreton 1853 Almshouses**^{G35}, inside the **Conservation Area**^{G9}.

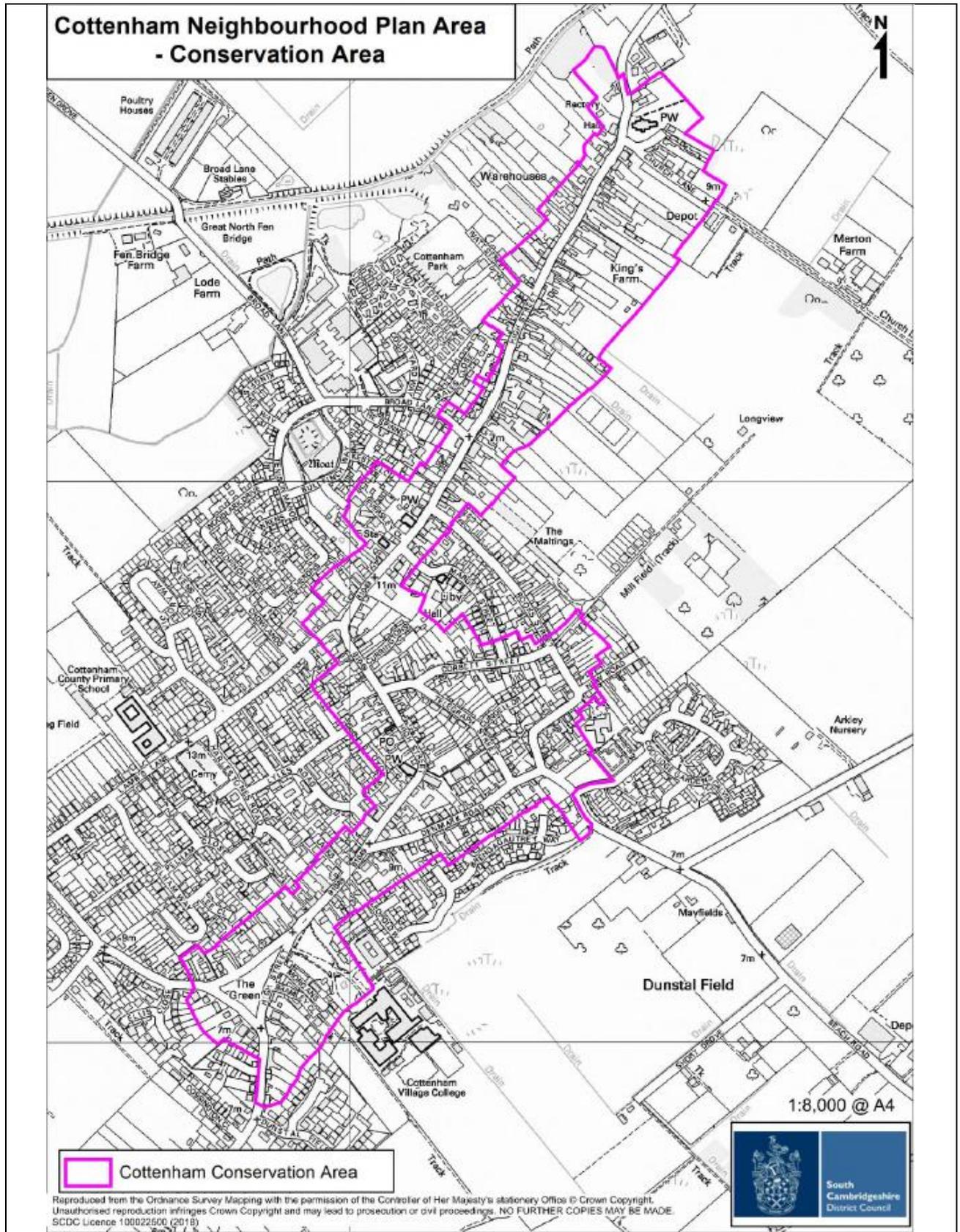


Figure 7: Cottenham's Conservation area

| | | |
|---|--|---|
|  |  |  |
| Cottenham Club | War Memorial | Moreton 1853 Almshouses |
|  |  |  |
| Community Centre | Denmark Road | |
|  |  |  |
| | Tower Mill | |
|  |  |  |
| | | All Saints' Church |

Figure 8: Some of Cottenham's designated heritage assets



| | | |
|---------------------------|-------------------------------------|-----------------|
| | | |
| 354 High Street | Cottenham Methodist Church | 250 High Street |
| | | |
| The former Baptist chapel | Manor Farmhouse | The Hop Bind |
| | | |
| The Cottenham Club | The Salvation Army Community Church | 327 High Street |

Figure 9: Cottenham’s non-designated heritage assets

Why? The current framework is out of date. The framework should now include all permitted developments and the sites of Community Facilities like the Nursery and Village Hall

Policy C/3: Development framework

The development framework for Cottenham is as shown in figure 10. Land outside of this boundary will be considered as countryside and planning applications will be subject to countryside policies unless specific policies apply as set out in this plan or the Local Plan.

C/3.1 The development framework has been extended to include:

- a) the recently completed development at Racecourse View (C in figure 10), and
- b) sites approved for development (A in figure 10), and
- c) planned community facilities – the new Village Hall (AF/1) and Early Years Nursery (AF/3) - within the Recreation Ground at the edge of the existing development framework. (B in figure 10)

C/3.2 The development framework will be reviewed to account for changes in housing need and supply five years after this plan is made.

C/3.3 SCDC's planning policies will continue to apply according to whether a proposal is inside or outside the framework.

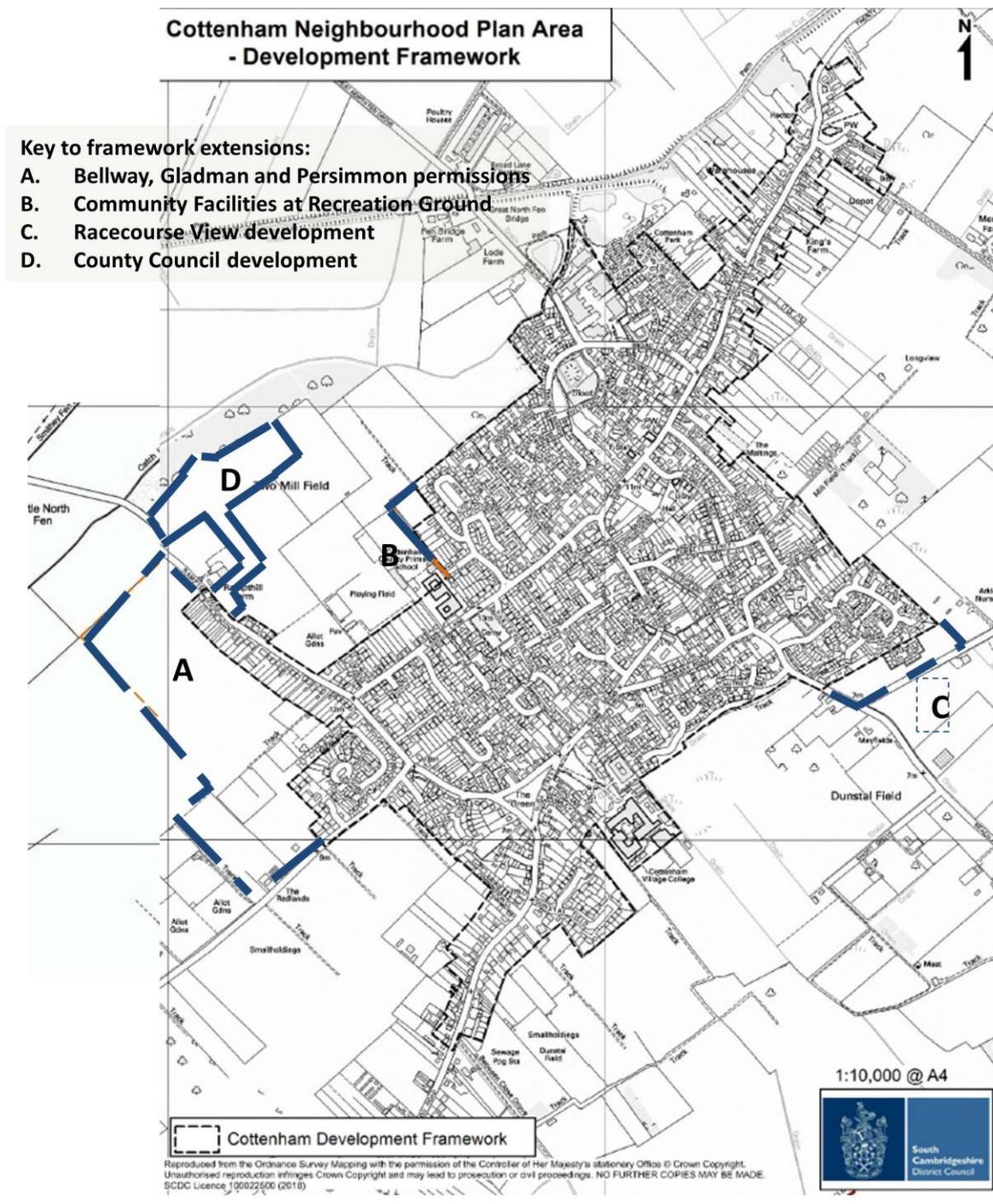


Figure 10: Cottenham’s Development Framework

Why? Cottenham has evolved by a combination of new build - mostly ribbon development along the five arterial links with neighbouring villages - in-fill and backland development with an occasional larger cluster, combined with alterations and extensions to existing homes. This rich architectural heritage, expressed in the Village Design Statement can be compromised by over-extension or poorly-designed alterations.

Policy C/4: Village character – alterations and extensions

Planning applications for alterations or extension to existing buildings will be approved, provided they enrich the character of the settlement by, wherever practicable:

- a) being responsive to village characteristics, in particular plot proportions, building lines and positions within plots, roof lines, height, scale, massing, boundary treatments, attention to detailing and architectural individuality, and**
- b) retaining character similarity – buff bricks, dark roofs, muted colours, and**
- c) reducing the need for road-side parking, and**
- d) maintaining or creating views between properties to the open countryside from the public realm, and**
- e) retaining trees within gardens**

- C/4.1 Cottenham, although no longer dependent on agriculture, remains a working village with many High Street properties retaining side access to a deep plot and views to the open countryside. Loss of any remaining views through to the open countryside from within the Conservation Area should be resisted and creation of new vistas encouraged.
- C/4.2 **Village Design Statement^{B7}** advised “infill developments or lateral extensions to existing buildings should maintain gaps where these provide views out of the village to countryside”



Figure 11: Cottenham's variety of architecture

Why? Cottenham has evolved from its Saxon roots mostly through ribbon development along the five arterial links with neighbouring villages followed by in-fill and backland development with an occasional larger cluster.

Policy C/5: Village character – new build

Planning applications for new residential units will be required to enrich the character of the settlement by, wherever practicable:

- a) including measures to conserve the “fen-edge” landscape character of Cottenham, and
- b) avoiding groups of more than 3 near-identical houses, and
- c) being responsive to village characteristics, in particular plot widths and proportions, building lines and positions within plots, roof lines, height, scale, massing, boundary treatments, attention to detailing, and
- d) retaining character similarity – buff bricks, dark roofs, muted colours, and
- e) using subtle variations to minimise repetitious designs in form or proportion, architectural detail and finishes, and
- f) keeping car parking areas to the sides rather than fronts, and
- g) maintaining or creating views between properties to the open countryside from the public realm, and
- h) incorporating trees within gardens, and
- i) maintaining or creating wildlife corridors around and through the village, and
- j) providing up-to-date communications systems to facilitate home working and reduce car dependency, and
- k) being within easy walking distance of the village centre to encourage economic and social development while minimising environmental impacts, or
- l) where beyond easy walking distance of the centre, making provisions to:
 - a. enhance public transport connections with the centre, neighbouring villages and transport hubs, and
 - b. reduce dependence on cars through segregated cycle-ways and footpaths and accessibility improvements within the village centre such as secure cycle parking, improved pavements and safer crossings.

- C/5.1 Cottenham, although no longer dependent on agriculture, remains a working village with many High Street properties retaining side access to a deep plot and views to the open countryside. Loss of any remaining views through to the open countryside from within the Conservation Area should be resisted and creation of new vistas encouraged.
- C/5.2 **Village Design Statement**^{B7} advised “infill developments or lateral extensions to existing buildings should maintain gaps where these provide views out of the village to countryside”
- C/5.3 Cottenham’s development from the original settlement has generally been along the arterial roads linking Cottenham with neighbouring villages where development has been individual houses along the road-side or occasional larger groups of houses provided by the Local Authority
- C/5.4 More recent developments have been:
- infill between individual properties within the settlement
 - backfill where large garden have been divided up to provide individual or small groups of houses
 - occasional larger clusters wrapped around the existing settlement but retaining relatively short pedestrian routes into the village centre.
- C/5.5 Further development, while inevitable, must respect the evolving character of the village.
- C/5.6 The sustainability of a village centre is linked to its distance from the residential areas. Cottenham’s expansion radially has accompanied a gradual denudation of central facilities as parking difficulties added to the loss of facilities, make it progressively more convenient for many outlying residents to drive and park elsewhere for most purposes.
- Residents living within 800 metres easy walking distance of the amenities in the village centre might still be persuaded to walk much of the time, or cycle if there are more secure storage places within the central area. Improving the pedestrian experience with better pavements and safer crossing places might extend their stay and help restore facilities.
 - Residents beyond 800 metres from the centre will, as distance increases, travel elsewhere, usually by car, for most facilities unless there is adequate parking provision sufficiently near the village centre or suitable public transport.
- C/5.7 In Cottenham there are two considerations for the village centre:
- The “**village core**”^{G19} is regarded as the 800 metre long section of the High Street (red line in figure 12) including the most popular destinations for business, leisure and recreation. This area is bounded by the Post Office in the north, the Cottenham Club at the northern dog-leg, the Community Centre on the southern dog-leg, and the Chequers and War Memorial in the south (see figure 12). While impractical to pedestrianise, reducing the speed limit in the core to 20mph is an objective.
 - The “**village centre**”^{G19} may logically be regarded as the core supplemented by the spurs along Lambs Lane to the Primary School and the High Street to the Village

C/5.12 The remainder were assessed by AECOM in their Site Assessment.

C/5.13 Depending on the potential use, additional criteria may be relevant.

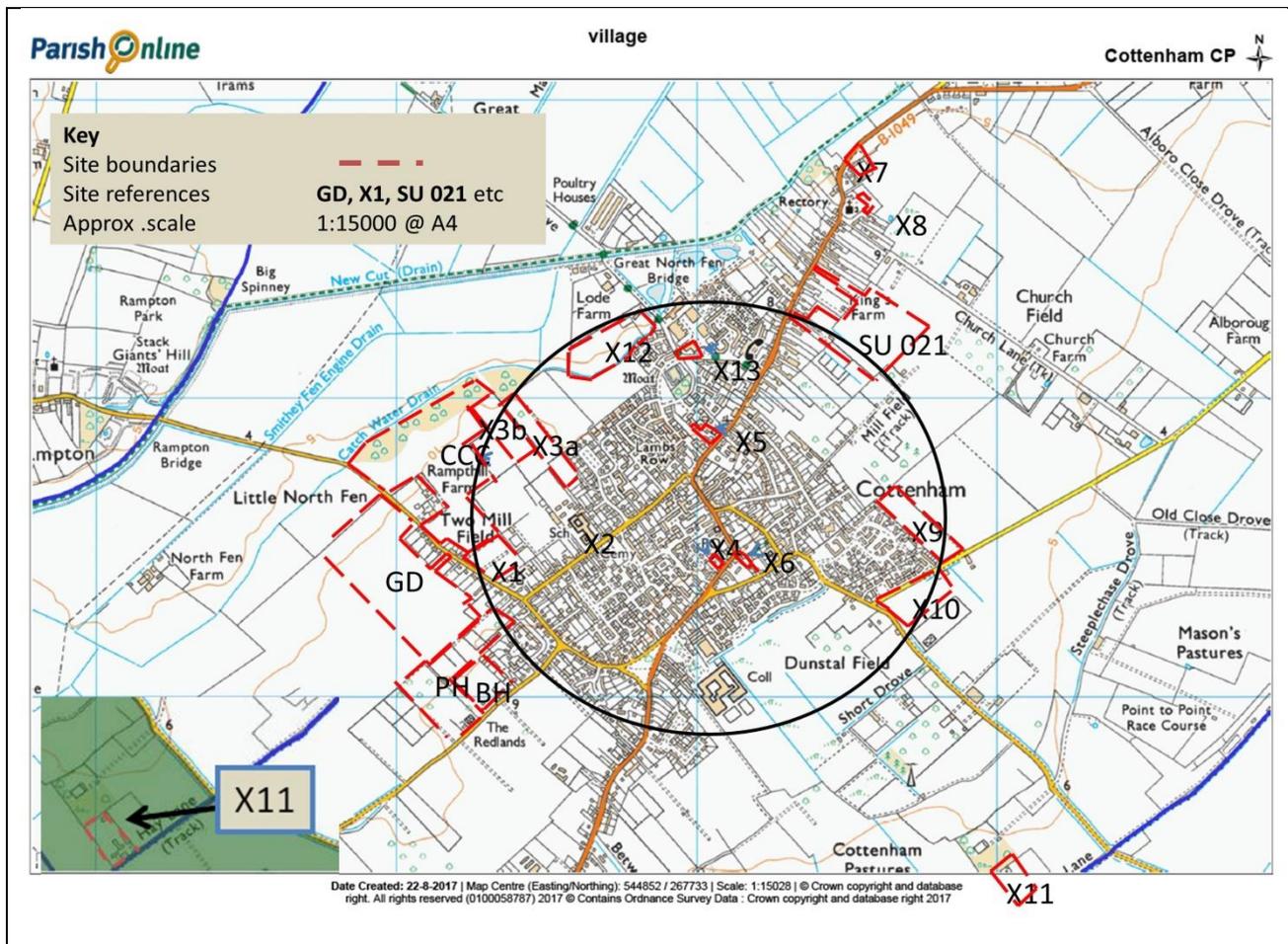


Figure 13: Cottenham’s possible development sites

C/5.14 Developments need to be sensitive to the village character as outlined in the [Village Design Statement^{B7}](#), updated in 2007 from the first edition in 1995. It supplemented [SCDC’s Development Control Policies^{B6}](#), and has been used as a reference for some policies herein.

C/5.15 When ranking sites for future housing development, shorter distances from the village core/centre are a positive contributor to economic, social and environmental sustainability.

C/5.16 [CIL^{G31}](#) or [s.106^{G30}](#) developer contributions will be sought from all developments in line with prevailing SCDC policies.

C/5.17 In addition, [CIL^{G31}](#) or [s.106^{G30}](#) developer contributions will be sought from all developments to help compensate for the additional measures, including community bus services, necessary to encourage integration and to discourage use of unsustainable forms of transport.

Why? Cottenham has a substantial amount of public open space yet is losing its tree population, partly through ecology and partly due to development.

Policy C/6: Local Green Space

The following sites, as shown on Figure 14, are designated as Local Green Space where development will not be allowed except in very special circumstances:

- All Saints Church precinct
- Broad Lane “Pond”
- Broad Lane Amenity Area
- Old Recreation Ground
- Recreation Ground, including King George V Playing Field
- Village Green
- Les King Wood

C/6.1 The rural parish provides a fen-edge setting of considerable scale and natural beauty.

C/6.2 Cottenham has a generous amount of open space (see figure 12) accessible to the public, although more use could be made of each, by encouraging greenway inter-connections, especially alongside footpaths, to extend the habitat opportunities for wildlife and create off-road links within the village and to the outlying rural spaces.

C/6.3 Wherever possible, Cottenham’s larger public open spaces will be maintained as **Local Green Space^{G65}** or **Protected Village Amenity Areas^{G66}** to encourage public use while nurturing Cottenham’s collection of trees.

C/6.4 Designated **Local Green Spaces^{G65}** in the emerging Local Plan are:

| | | | |
|--------------------------------|----------|------------------|-------------|
| 1) All Saints Church precincts | (0.83 ha | – ref. NH/12-39 | :LGS in LP) |
| 2) Broad Lane “Pond” | (0.05 ha | – ref. NH/12-40 | :LGS in LP) |
| 3) Broad Lane Amenity Area | (0.85 ha | – ref. NH/12-48b | :LGS in LP) |
| 4) Old Recreation Ground | (1.77 ha | – ref. NH/12-48a | :LGS in LP) |
| 5) Recreation Ground | (8.34 ha | – ref. NH/12-49a | :LGS in LP) |
| 6) Village Green | (0.59 ha | – ref. NH/12-53 | ;LGS in LP) |

C/6.5 Les King Wood (3.76 ha - ref. NH/12/52 in LP) is also designated as **Local Green Space^{G65}** under this plan due to its increasing local significance, following adjacent planning permissions. It is demonstrable special to the local community and of particular local significance, and therefore suitable for designation as LGS.

- i. The site is **not extensive and is local in character**: Following development, the site is now more closely connected to the village:
 - a. at SW end connected to nearly 300 new houses and running
 - b. adjacent to the Recreation ground, and
 - c. at NE end connected to a new bridleway and N parts of the village
- ii. The site **is in close proximity to the community it serves**: It is now part of a green link between two large housing clusters in SW and N of village.

- iii. The site has **historical significance**: the wood is named 'Les King Wood' in memory of Les King, a much respected forestry contractor who lived in the village of Cottenham and planted many woodlands and hedges in Cambridgeshire.
- iv. The site has **increased recreational value**, especially for woodland walking along footpaths and bridleways from Broad Lane Amenity Area via Rampton Road to the new developments south-west of Rampton Road.

C/6.6 Designated **Protected Village Amenity Areas**^{G66} in the SCDC Local Plan are

- | | | | |
|------------------------------|----------|-----------------|---------------|
| a) The Dissenters' Cemetery, | (0.51 ha | - ref. NH/12-42 | :PVAA in LP) |
| b) Brenda Gautrey Way | (0.65 ha | - ref. NH/12-45 | :PVAA in LP), |
| c) Coolidge Gardens | (0.27 ha | - ref. NH/12-44 | :PVAA in LP), |
| d) Dunstal Field | (0.17 ha | - ref. NH/12-46 | :PVAA in LP), |
| e) Orchard Close | (0.07 ha | - ref. NH/12-43 | :PVAA in LP), |
| f) Sovereign Way | (0.1 ha | - ref. NH/12-47 | :PVAA in LP), |
| g) Victory Way | (0.24 ha | - ref. NH/12-41 | :PVAA in LP) |

C/6.7 In addition, the following small amenity areas inside the village development framework are also designated **Protected Village Amenity Areas**^{G66} in this plan:

- a) Crowlands Moat (1.25 ha)
- b) The Dunnocks (0.17 ha)

C/6.8 Trees form an important part of Cottenham's heritage. Particular protection should be afforded to:

- a) Horse Chestnut and Lime trees on the Village Green
- b) Monkey Puzzle trees within the Dissenters' cemetery

C/6.8 Additional planting of native tree species around **public open spaces**^{G36} will be encouraged to replace the gradual loss over time.

C/6.9 **Village Design Statement**^{B7} advised "Landowners, community groups and individuals should be encouraged to plant native tree species to retain landscape character and to benefit wildlife within the village."

C/6.10 Cottenham's open space (see figure 14) accessible to the public comprises:

- a) The **Village Green** (0.59ha) will be conserved as a central feature of the village to:
 - i. encourage a variety of shared activities for the benefit of all age groups
 - ii. maintain a central green space planted with protected mature indigenous trees
- b) The **Recreation Ground**, including the **King George V Playing Field** (total 8.34 ha) will be conserved as the village's principal hub for formal sports and informal play, recreation and community activity. The aim of the plan is to:
 - i. broaden the range of sports activities supported
 - ii. interconnect the grounds with other village green spaces using off-road pathways wherever possible
 - iii. nurture the benefits of proximity to the primary school by supporting provision of nursery and out-of-school care
- c) The **Broad Lane Recreation Ground** (1.77 ha) and neighbouring **Amenity Area** (0.85 ha) will be developed to:
 - i. Increase the stock of native English trees
 - ii. provide a mix of recreational opportunities including play areas and informal recreation space
 - iii. interconnect the grounds with other village green spaces using off-road pathways wherever possible
 - iv. create safe dog-walking opportunities
- d) The **Broad Land "Pond"** (0.05 ha) will be conserved as a small green wooded area.
- e) The **Crowlands Moat** (1.25 ha) will be conserved as an ancient monument and habitat for the established population of Great Crested Newt
 - iv. maintain the space, its ditches and trees in accordance with the agreed plan
 - v. provide informal dog-walking area and informal recreation facilities
- f) Trustees of Cottenham's three **Cemeteries**^{G37} will be encouraged to develop them as peaceful open spaces with new plantings of indigenous trees supplementing the established trees.
- g) **Fen Reeves, Les King Wood and the Tenison Manor** tree belts will be conserved and made more accessible to residents.
- h) The **WARG field** (0.33 ha) will be conserved as an open space in the south end of the village with appropriate tree plantings over time
- i) The **Landing Stage**, and the **Town Ground** will continue to be leased to local businesses.
- j) Smaller open spaces in residential areas – **Brenda Gautrey Way, Coolidge Gardens, Dunstal Field, Orchard Close, Tenison Manor, Victory Way.**

Why? Cottenham has a substantial amount of public open space yet is losing its tree population, partly through ecology and partly due to development.

Policy C/7: Protected Village Amenity Areas

Development proposals affecting Protected Village Amenity Areas, as shown in Figure 14 will only be supported if the proposed development improves the existing use and community value of the space. The Protected Village Amenity Areas are:

- a) The Dissenters' Cemetery,**
- b) Crowlands Moat,**
- c) Brenda Gautrey Way,**
- d) Coolidge Gardens,**
- e) Dunstal Field,**
- f) Orchard Close,**
- g) Sovereign Way,**
- h) Victory Way, and**
- i) WARG Field**

- C/7.1 Addition of play areas or individual items of fitness equipment are appropriate if of a suitable size not to dominate the space
- C/7.2 Carefully-sited plantings of native tree species can enhance the landscape but village edge placements need particular care to balance the need for screening of the development when looking inwards against creation and retention of vistas when looking outward.

5 Providing more housing

Quantifying the need

- 5.1 Truly sustainable development and growth enhances the self-reliance of a local community and economy. A sustainable community involves human diversity and variety but high housing costs effectively exclude people of different income levels.
- 5.2 More sustainable communities encourage a mix of housing types and incomes by preferring housing provision by non-profit means such as **Community Land Trusts**^{G46}. The **NP survey**^{B8} identified providing affordable homes in Cottenham as important.
- 5.3 SCDC's emerging Local Plan includes an objectively assessed need for 19,500 homes which are mostly allocated to Cambridge city edge and strategic sites like Northstowe, with none allocated to the less sustainable Cottenham.
- 5.4 The **Housing Needs Assessment**^{B11} commissioned from AECOM for this plan in 2017 assessed unconstrained housing need for Cottenham using a number of methods as required by NPPF.
- 5.5 The evidence is presented in full in the **AECOM Housing Needs Assessment paper**^{B11} and summarised and updated for local conditions in **CNP Evidence Paper E1**^{B11}.
- 5.6 AECOM's assessment of unconstrained housing need attributed zero weight to SCDC's emerging Local Plan and MHCLG's standard methodology for assessing housing need, then applied equal weight to the remaining three factors:
- 1/3 weight to the SHMA,
 - 1/3 weight to the MHCLG household formations assessment,
 - 1/3 weight to housing completions.
- 5.7 We believe that a more realistic "constrained" number should include local constraints recognised in the emerging Local Plan, take some account of the incoming standard method and less on the housing completions data, leading to a more robust analysis:
- 1/2 weight to the emerging SCDC Local Plan which is nearing adoption,
 - 1/6 weight to the SHMA,
 - 1/6 weight to the MHCLG household formations assessment,
 - 1/6 weight to the new Standard Method for Housing Need Assessment,
 - 0 weight to the housing completions data as this is a measure of past failure.
- 5.7 The resultant base need is for 339 new houses in Cottenham over the plan period.
- 5.8 Given the vibrancy of the Cambridge economy, **market signals**^{G72} indicate that this assessment should be uplifted by 18% to 400 as the "locally assessed objective need".
- 5.9 The AECOM study also reported that there were at least 91 households which, although not in urgent need and therefore not qualifying for subsidised accommodation, could not afford the current prices of "affordable" homes in the Neighbourhood Plan Area.
- 5.10 There could thus be a need for around **91** "locally-affordable" homes in Cottenham over and above those already identified or permitted.

Meeting the need

- 5.11 SCDC has approved applications in 2017 and 2018 for some 530 homes to be built in Cottenham on four sites (all within areas A and D of figure 10) over the next few years. **This exceeds the locally assessed objective need by more than 100.**
- 5.12 Actual recent performance indicates that there will also be windfall development of 48 homes over the plan period so the **assessed need will be exceeded by at least 150.**
- 5.13 The plan includes provision for **around additional 15 homes** to be developed within the regeneration of three brownfield sites in the village centre; these homes could be much-needed 1 to 2 bedroom flats (see [NP Evidence Paper E2^{B15}](#)).
- 5.14 By policy, the 530 permissions include 212 affordable homes. However, the SCDC allocation policy allocates only the first 8 and 50% of the remainder on a site to people with a local connection, indicating that 90 (63 rented and 27 shared ownership) affordable homes could be made available to local people under this policy.
- 5.15 Affordable homes costing around 80% of market rates are not “locally-affordable”, being beyond the financial reach of many households with average local incomes.
- 5.16 SCDC estimates around 91 local households have incomes that are above the level at which the Local Authority has to intervene yet are inadequate to secure a home.
- 5.17 There is thus a need for around 91 “locally-affordable” homes.
- 5.18 [Cottenham Community Land Trust^{G67}](#), aims to provide some of these homes at prices and rents within reach of local household incomes by developing brownfield sites or Rural Exception Sites to deliver homes (see [NP Evidence Paper E3^{B16}](#)).
- 5.19 For true sustainability, affordable homes are ideally located within easy walking distance of the village centre and less than 400 metres of a well-served* (bi-directional service to Cambridge) bus stop to discourage car usage and reduce costs.

Evidence of community consultation and support

- 5.20 Some findings from the [October 2017 “7 issues” survey^{G68}](#)
- 39% of the respondents felt that several developments totalling 75 houses would be acceptable.
 - 39% of the respondents felt that a small (30) cluster off Beach Road would be acceptable.
 - 37% of the respondents felt that a small (30) cluster off Broad Lane would be acceptable.
 - 31% of the respondents felt that a small (30) cluster off Rampton Road would be acceptable.
 - Only 8% felt it would be acceptable to leave the decision to developers and SCDC.

Development in progress

Why? Given extant outline planning permissions that exceed the assessed need for new homes, the focus in the NP is to ensure the designs of these homes and their settings remain consistent, as far as possible, with the principles set out in the Village Design Statement.

Policy H/1: Large site design

Require that, wherever practicable, each housing development of more than 50 houses on a site facilitates integration into the village by:

- a) providing safe off-road pedestrian, cyclist and mobility scooter or Community Transport access to key village facilities, including the High Street, Primary School and Village College, Recreation Ground and Broad Lane Amenity Area and
- b) applying landscape design criteria in the layout, form and urban design qualities of each site, and
- c) incorporating appropriate areas for play (LEAP) unless the site is within 450 metres of alternative provision, and
- d) applying imaginative and original designs to extend and renew the distinctive character and traditions of Cottenham's built environment, especially for designs of affordable homes including homes which should be pepper-potted throughout the site, and
- e) requiring that the design of each development respects the fragile nature of Cottenham's drainage network and minimises flood risk by reducing all surface water run-off rates to within local Drainage Board limits, using an adequately-sized and controlled sustainable drainage systems, and
- f) requiring that all hard surfaced areas are permeable, and
- g) including legal agreements on provision of long-term maintenance of drainage systems.

H/1.1 Cottenham has outline planning permissions for over 500 homes in 2018.

H/1.2 The permissions generally only cover the development principle and details of site access.

H/1.3 This plan seeks to influence the way these sites are developed in terms of site layout, house designs etc. based, in part on relevant policies within the adopted **Village Design Statement**^{B7} supplemented by findings of local consultations during development of the plan.

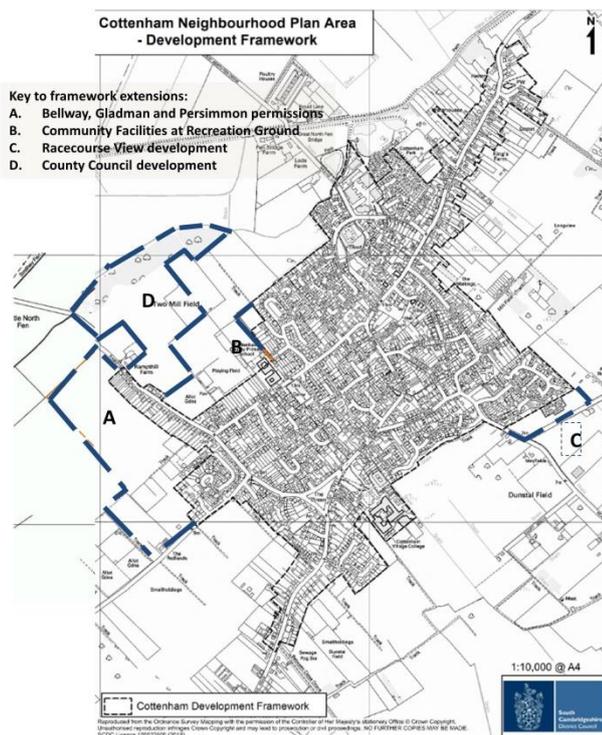


Figure 15: Locations (A and D) of 2017 and 2018 Planning Permissions

- H/1.4 In the **Neighbourhood Plan survey**^{B8} residents agreed with the need for affordable homes in Cottenham but expressed a strong dislike of larger developments, favouring mixed developments in smaller clusters, each of up to 50 homes, at the village edge.
- H/1.5 Development in Cottenham has generally followed a simple sequence, avoiding large, disconnected developments:
- a) ribbon development along five arterial roads towards adjacent villages
 - a. Twentypence Road
 - b. Beach Road
 - c. Histon Road
 - d. Oakington Road
 - e. Rampton Road
 - b) in-fill and back-fill within the expanding residential framework
 - c) occasional larger “wrap-around” developments close to the village centre
 - a. Brenda Gautrey Way
 - b. Tenison Manor
- H/1.6 The developments in area A and D of figure 15 present particular challenges.
- H/1.7 Concerns about traffic generation from developments lead to the need for clusters to be located within easy walking distance of the village centre and well-served* (bi-directional service to Cambridge) bus stops while fibre-optic broadband also helps minimise traffic by facilitating home-working.

Brownfield sites

Why? Development of brownfield sites in or near the village centre is the preferred way to meet the housing need.

Policy H/2: Use of brownfield sites for housing

Planning permission will be granted for the development of around 15 no. 1-2 bedroom flats on three brownfield sites:

- Durman Stearn – site X4 as shown in figure 13 (and see policy BF/2),
- Watson’s Yard – site X5 as shown in figure 13 (and see policy BF/3), and
- Co-op – site X6 as shown in figure 13 (and see policy BF/4)

within the village centre over the 15-year plan period, provided that:

- **sufficient business and retail space is retained in any overall scheme so as to maintain or increase employment potential**

H/2.1 Several brownfield sites may become available. This section outlines how their possible re-use will help meet the plan’s housing priorities. [NP Evidence Paper E2^{B15}](#) provides detail.

H/2.2 Six brownfield sites were reviewed by AECOM; three sites (sites X4, X5 and X6 as shown in figure 13 and highlighted in green in the table below) were prioritised from the six candidate sites due to their central location.

| Fig 13 Reference | Plan reference | Description | Size (ha) | Possible uses | AECOM view | Housing potential |
|------------------|----------------|------------------------------|-----------|----------------------------------|---|-------------------|
| X4 | BF/2 | Durman Stearn | 0.15 | Med Centre, Retail, Residential | Suitable with minor constraints | 5-10 |
| X5 | BF/3 | Watson’s Yard / Fire Station | 0.6 | S’maret, Fire Stn, | Suitable with minor constraints | 0 |
| X6 | BF/4 | Co-op | 0.15 | Med Centre, Retail, Residential | Suitable with minor constraints | 9 |
| X7 | BF/7 | Voland | 5 | Office HQ, vehicle mtce, storage | Suitable | 0 |
| X11 | BF/6 | Hay Lane | 1.5 | Office HQ, vehicle mtce, storage | Suitable with minor constraints | 0 |
| X13 | BF/5 | Broad Lane Industrial | 0.31 | Mixed housing | Aspirational due to availability conditions | 9 |

H/2.3 Policies for sites also allocated for use to provide amenities and facilities or additional employment have been included in the relevant section.

ParishOnline

Brownfield sites 1:2500 @A4

Cottenham CP



Figure 16: Reasonable alternative locations for brownfield housing sites

Greenfield sites

Why? Development of brownfield sites in or near the village centre is the preferred way to meet the housing need but it unlikely to deliver the necessary number of truly affordable homes for local Cottenham people. Research suggest that at least three sites have the potential to deliver the required number of locally-affordable homes to be made available in perpetuity to local people.

Policy H/3: Use of greenfield sites for housing

Planning permission will be granted for the development of around 90 locally affordable homes on greenfield Rural Exception Sites near the village centre over the 15-year plan period, provided that:

- a) the homes are located on sites near or immediately adjacent to Cottenham's development framework boundary, and
- b) the homes are within easy walking distance of the village centre or a well-served (bi-directional service to Cambridge) bus stop, and
- c) the homes remain available in perpetuity to residents with a local connection, and
- d) the sites are partially screened to soften the built edge with suitable trees to avoid either completely closing off views outwards from the village or creating an unbroken tree screen when looking inwards to the village, and
- e) appropriate footways or carriageways are incorporated through the site to improve interconnectivity with the village centre, existing footways or community facilities.

- H/3.1 Cottenham will have a shortfall of around 90 locally affordable homes for local people by 2031.
- H/3.2 Current SCDC policy requires 40% of homes within larger new developments to be classified as "affordable" (by households with lower than local median incomes) but only around 24 per 100 are prioritised for local people. Around 225 additional homes would be needed to eliminate demand fully within mixed developments of market-priced and affordable homes and these would not be held for local people in perpetuity.
- H/3.3 A **Community Land Trust**^{G62} has more than usual flexibility on land which it could develop as Rural Exception Sites and, more importantly by reducing the profit available to landowner and developer, can guarantee lower priced homes available only to people with local connections (as defined by the CLT) "in perpetuity".
- H/3.4 **Village Design Statement**^{G7} policy advised that "high-quality contemporary architecture is encouraged. Imaginative and original design can extend and renew the distinctive character and traditions of Cottenham's built environment, especially for designs of affordable homes".

6 Improving Amenities & Facilities

- 6.1 The NP survey^{B13} conducted in 2016/2017 highlighted the need for improvements to amenities and facilities in Cottenham. The “wish list” included a number of capital facilities, not all of which have been assessed as sustainable for a village of Cottenham’s size. The principal challenge has been a Swimming Pool which, while desired by many, has high capital cost with no realistic possibility of recovering its capital or operating costs.
- 6.2 Additional Community Facilities are required and, to encourage walking between them, will be located within the village centre^{G29} a “low-density cluster” connected by safe pedestrian and cycle paths which, where feasible, are segregated from arterial roads carrying heavy traffic.
- 6.3 To meet the needs, a number of planning policies have been identified:

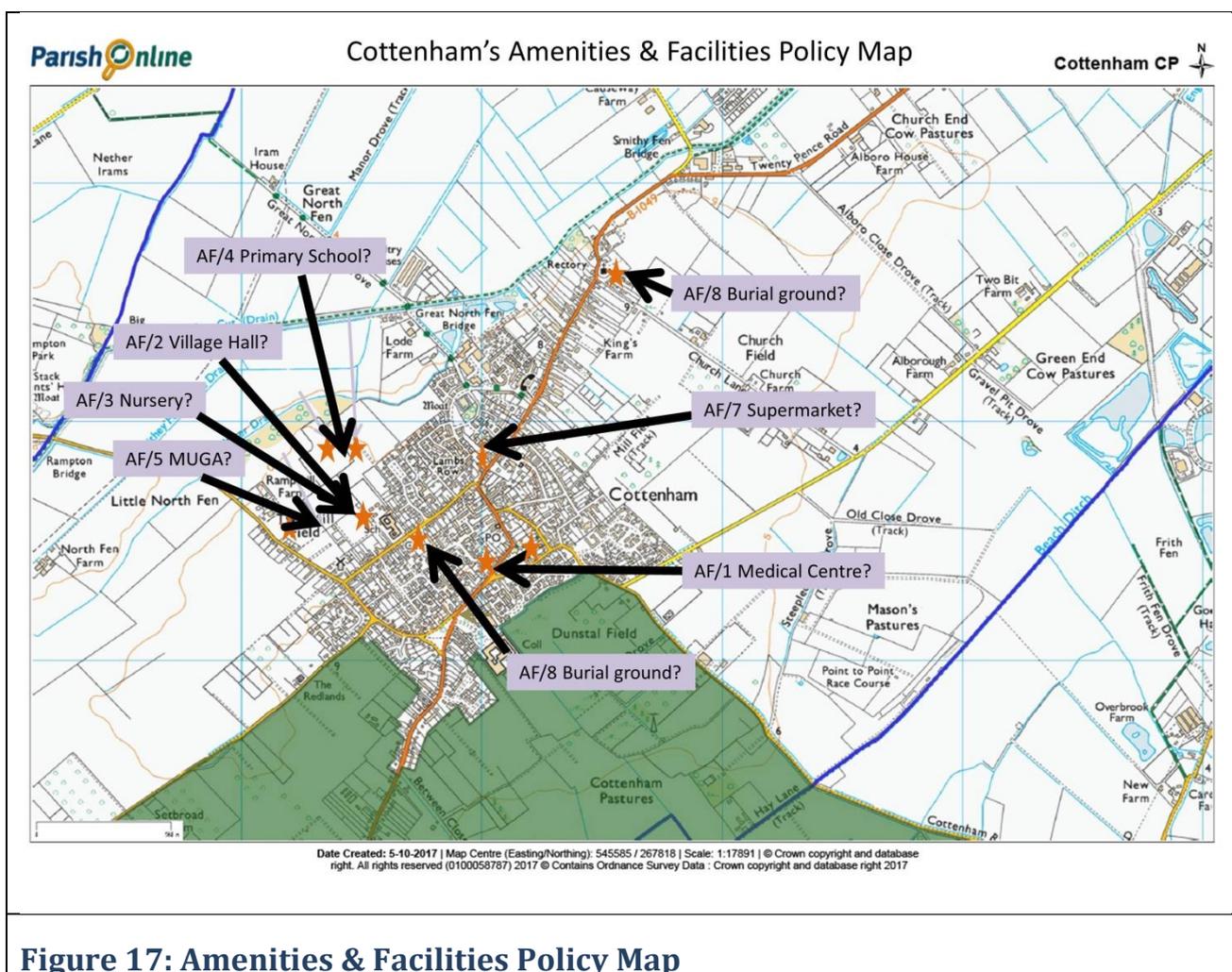


Figure 17: Amenities & Facilities Policy Map

Why? More people in the village will increase demand for medical services at a time when the current facilities are already regarded as inadequate by most residents.

Policy AF/1: Medical & Drop-in & Chat Centre

Planning permission will be approved for the development, off one of the central streets (see figure 12), of:

- A. a Medical Centre (see AF/1.4 below) and, if feasible,**
- B. an associated “Drop-in & Chat” Centre (see AF/1.5 below) to help combat loneliness for elderly and less mobile residents:**

These facilities must:

- i. be imaginative and original in design, to extend and renew the distinctive character and traditions of Cottenham’s built environment, and**
- ii. contribute to safer traffic movements by inclusion of appropriate on-site parking and delivery facilities.**

Background

AF/1.1 Both Cottenham’s existing GP practices have insufficient capacity to accommodate the current “before development” demand.

AF/1.2 Cottenham has grown substantially over recent years and demand for healthcare is likely to increase progressively over the next five years as houses are built out in accordance with the recently-granted planning permissions for up to 530 homes, which are expected to bring around 2,000 additional residents by 2031, increasing demand upon existing constrained services.

AF/1.3 Thus, under policy SC/7 4c of the emerging Local Plan, taking account of capacity at existing facilities, there is an imminent need for a substantial increase in healthcare facilities.

Objectives

AF/1.4 The Medical Centre objective is to provide a building large enough to cater for an expanded population of 8,500 based on both existing GP practices. The practices and local Clinical Commissioning Group^{G41} have expressed interest, especially if various ancillary services, such as minor operations, X-Ray, social services etc. are co-located.

AF/1.5 The Drop-in & Chat Centre objective is to provide a central, fully-accessible drop-in meeting place / waiting area for elderly and less mobile residents as a tool to help combat loneliness.

Criteria

AF/1.6 The new facility must meet a number of functional criteria:

| | Requirement |
|------------------------|---|
| Size | NHS standards determine number and size of interview and treatment rooms |
| Accessibility | Disability-friendly |
| Drop-in meeting spaces | Drop-in & Chat community group meeting spaces available throughout the day and evening to help combat loneliness among the elderly and less-mobile. |
| Car-parking | Adequate not to exclude residents from within parish but outside village |
| Cycle storage | Adequate to encourage use by all village residents |
| Centrality | Within village central area to maximise walking |
| Control | Parish Council financed; NHS operated |

AF/1.7 There are also a number of location criteria to consider:

- A. A central village site will encourage walking by able-bodied residents living in or near the village centre.
- B. Provision of secure cycle parking and nearby community bus stop should help discourage car use by those living further afield in the village and beyond.
- C. Several sites (figure 19) have been considered, including:
 - a) Co-op site (site X6 in figure 19) is a brownfield site located in the Conservation Area close to neighbouring residences. It is privately operated and has some scope for new build but has vehicles access issues.
 - b) Durman Stearn (site X4 in figure 19) is a brownfield site located in the Conservation Area close to neighbouring residences. It is privately operated and has some scope for new build but has some vehicles access issues.
 - c) Watson's Yard (site X5 in figure 19) is a brownfield site located in the Conservation Area close to neighbouring residences. The site is in multiple ownership and has some scope for new build but has vehicle access issues, especially conflict with Fire & Rescue usage.
 - d) Lewis House, (site "d" in figure 19) an existing GP practice and smallest of the sites, is too small for development
 - e) The Firs surgery, (site "e" in figure 19) an existing GP practice, and second smallest of the sites, has some parking and access issues

Preferred site

AF/1.8 In the "7 issues" survey, 27% of the 466 responses favoured the Durman Stearn site ("b" in figure 16) as the location for a new Medical & Day Centre.

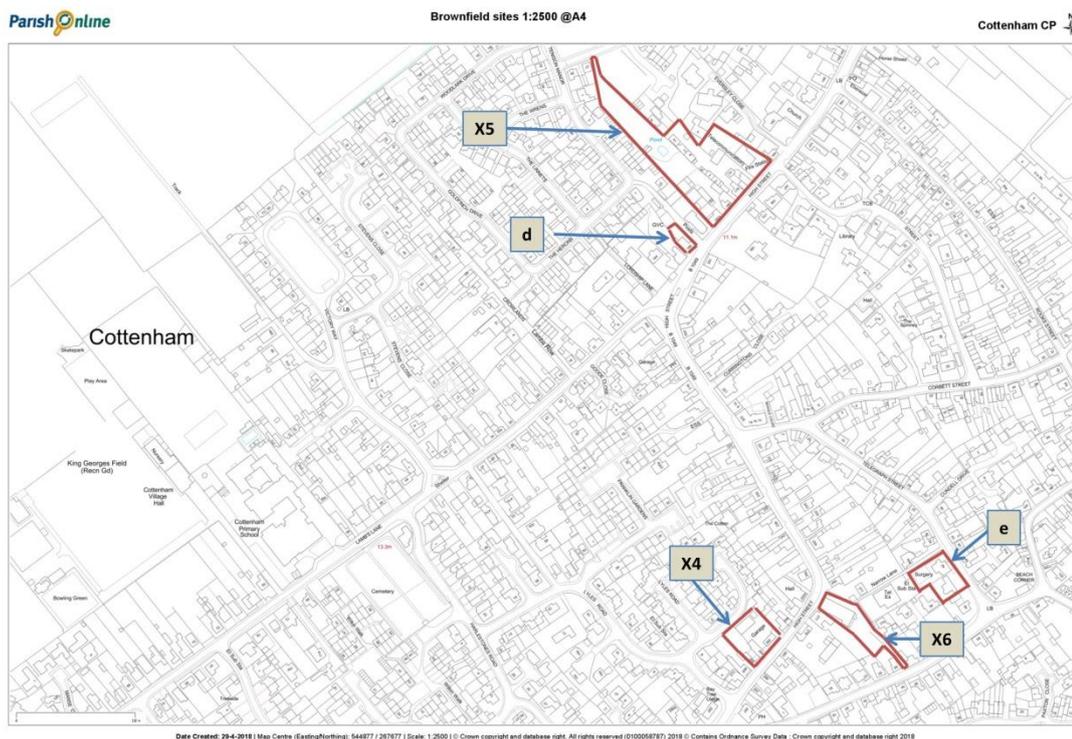


Figure 18: Potential locations for Medical & Day Centre

Evidence of community consultation and support

AF/1.9 In addition to many informal consultations by email, social media or face-to-face, there have been four principal sources to the NP:

- i. **Vision Plan** – this parish-wide survey in 2014, with 217 responses, focused on improvements to facilities:
 - a. 42% of respondents thought we needed a new health or medical centre
- ii. **NP survey** – this parish-wide survey in the winter of 2016, with 973 responses, tested residents' views on a wide range of issues:
 - a. Two findings relate to an improved or new Medical Centre
 - i. 75% thought development would pressurise our medical facilities
 - ii. 38% thought development would pressurise facilities for the elderly
 - iii. 68% thought we should improve leisure and recreation facilities
- iii. **7 issues** – this parish-wide survey in late 2017, with 466 responses, tested residents' views on the best location for a Medical Centre:
 - i. 27% favoured the Durman Stearn site
 - ii. 21% favoured the Co-op site
 - iii. 16% favoured the Watson's Yard site

Policy BF/2: Durman Stearn site (site X4 as shown in Figure 13)

Planning permission will be approved for the redevelopment of the 0.15 ha High Street Durman Stearn site to provide:

A: if not developed elsewhere in Cottenham, a modern Medical Centre (including consulting rooms and facilities for minor medical procedures, such as X-Ray and phlebotomy) plus parking, or residential accommodation, or

B: at least 5 No. small retail or office units within refurbished buildings fronting the High Street, and

C: at least 5 No. 1- or 2-bed apartments on upper floors across the site, provided the design:

- a) applies imaginative and original designs to extend and renew the distinctive character and traditions of Cottenham's built environment and especially the buildings already on-site
- b) includes infrastructure for modern technology to facilitate "drop-in" working within walking distance of home
- c) contributes to safer pedestrian, cycle and vehicular access by inclusion of appropriate on-site parking and delivery facilities

Policy BF/4: Co-op site (site X6 as shown in Figure 13)

Planning permission will be approved for the redevelopment of the 0.15 ha High Street Co-op site to provide:

A: if not permitted elsewhere within 5 years of this plan being made, a modern Medical Centre (including consulting rooms and facilities for minor medical procedures) plus parking, otherwise

B: at least 5 No. 1 or 2-bed affordable apartments on upper floors, and

C: at least 2 No. small retail or office units, provided the design:

- a) applies imaginative and original designs to extend and renew the distinctive character and traditions of Cottenham's built environment and especially the buildings already on-site**
- b) includes infrastructure for modern technology to facilitate "drop-in" working within walking distance of home**

Any development must, where appropriate, contribute to safer pedestrian, cycle and vehicular access by inclusion of appropriate on-site parking and delivery facilities with 1-way vehicular entrance via Denmark road and exit into the High Street.

Further information

Evidence paper E7

Why? More people in the village will increase the pressure on our tired Village Hall but bring developer contributions to help offset the replacement cost. The Parish Council is working with the County Council to satisfy concerns about safety on the access road which should open the way to a planning application for a new Hall and Nursery, re-using the studies conducted as part of an earlier refused application.

Policy AF/2: Multi-purpose Village Hall

Planning permission will be approved for a modern multi-purpose Village Hall adjacent to the Primary School on the Recreation Ground within the development framework boundary to provide more appropriate community facilities, including out-of-school child-care, an informal day centre for the elderly, and drop-in meeting facilities for small businesses and community groups provided the design:

- a) does not lead to loss of any sports pitches, and
- b) is imaginative and original so as to extend and renew the distinctive character and traditions of Cottenham's built environment, and
- c) includes Wi-Fi and printing technology to facilitate small business or community group drop-in working in a central village location, and
- d) encourages pedestrian access, and contributes to safer traffic movements by inclusion of appropriate on-site parking and site access improvements

Key services

- AF/2.1 Indoor community meeting places appropriate to a Minor Rural Centre with 8,500 residents
- AF/2.2 Out-of-school child-care – pre-school and post-school care for primary years children during term-time; all-day in vacations
- AF/2/3 Informal day centre for the elderly – provision of a hot meal for the elderly and less mobile
- AF/2.4 Drop-in meeting facilities for small business and community groups – “ad-hoc” rental of space within a shared room with business support facilities such as Wi-Fi, printing etc.

Background

- AF/2.5 Design limitations restrict the current hall to one use at a time. It is structurally unsound, energy-inefficient and not compliant with the Disability Discrimination Act; yet serves as:
- a) a meeting place for community clubs and societies
 - b) an informal Day Centre for elderly residents to meet socially over a hot meal
 - c) an out-of-school club for primary school children before and after school
 - d) democratic services, including Council meetings and elections
 - e) a Sports & Social Club, as resident licensee and security services provider

- f) exercise classes and indoor sport facility
- g) a range of casual activities

Objectives

AF/2.6 The design aim is an overall size of 650 m², incorporating a 250m² dividable Main Hall with 60m² of separate securable user storage spaces to cater for a range of indoor meeting, performance, recreation and sport activities, 100 m² for small meeting rooms, 50 m² for a sport-related social club, 25 m² for a Parish Council office and 10 m² for a Manager's office with 25m² informal and semi-professional catering and kitchen spaces and fully-accessible toilets.

Criteria

AF/2.7 The new facility must meet a number of design and location criteria:

| | Requirement | Approach | Nearest comparator |
|------------------------|---|---|----------------------------------|
| Size | Concurrent safe use of separate spaces from 30m ² to 200m ² | Flexible spaces capable of being used separately for a variety of purposes | Community Centre |
| Accessibility | Disability-friendly | Disabled toilets for each main space with additional "changing place" for future-proof accessibility | Community Centre |
| Noise | Neighbour- friendly | Separation from neighbours to minimise noise disturbance | Village Hall |
| Drop-in meeting spaces | Community group and small-business friendly - allowing drop-in WiFi-enabled meeting or work spaces throughout the day and evening | Drop-in business /community group meeting spaces available throughout the day and evening | Community Centre |
| Safeguarding | Protecting vulnerable elderly and young | Spaces capable of being "locked-down" when occupied by vulnerable groups | None |
| Car-parking | Adequate not to exclude residents from within parish but outside village | Adequate parking space with restricted access during school drop-off and pick-up times to deter additional traffic. | Village Hall |
| Cycle storage | Adequate to encourage use by all village residents | Per SCDC policy | Village Hall |
| Centrality | Within village central area to maximise walking | Site is within 800 metre walking distance of the village centre | Community Centre |
| Control | Building under Community or Parish Council control | Parish Council favoured | Community Centre or Village Hall |
| Location | Proximity to Ladybird pre-school and Cottenham Primary School to provide safe "one-stop" drop-off and pick-up | Site adjacent to existing village development framework and within Recreation Ground | Village Hall |
| Height | Below that of the immediate environment | Key likely to be the Primary School | Village Hall or Primary School |
| Style | Imaginative and original so as to extend and renew the distinctive character and traditions of Cottenham's built environment | Two-storey pavilion-style within slightly extended village development framework | Village Hall or Primary School |

AF/2.8 Six central sites (see Figure 18) were considered for extension, new build or refurbishment:

- a) Cottenham Club
- b) Community Centre
- c) Cottenham Salvation Army Hall
- d) Co-op site
- e) Durman Stearn site
- f) Watson's Yard

AF/2.9 None of the above sites is within Parish Council control, creating additional complexity for a community facility investment.

AF/2.10 Four sites on or near the Recreation ground were also considered; all of which offer improved safety for children attending both the out-of-school club and Primary School, especially if siblings attend the adjacent Ladybird pre-school:

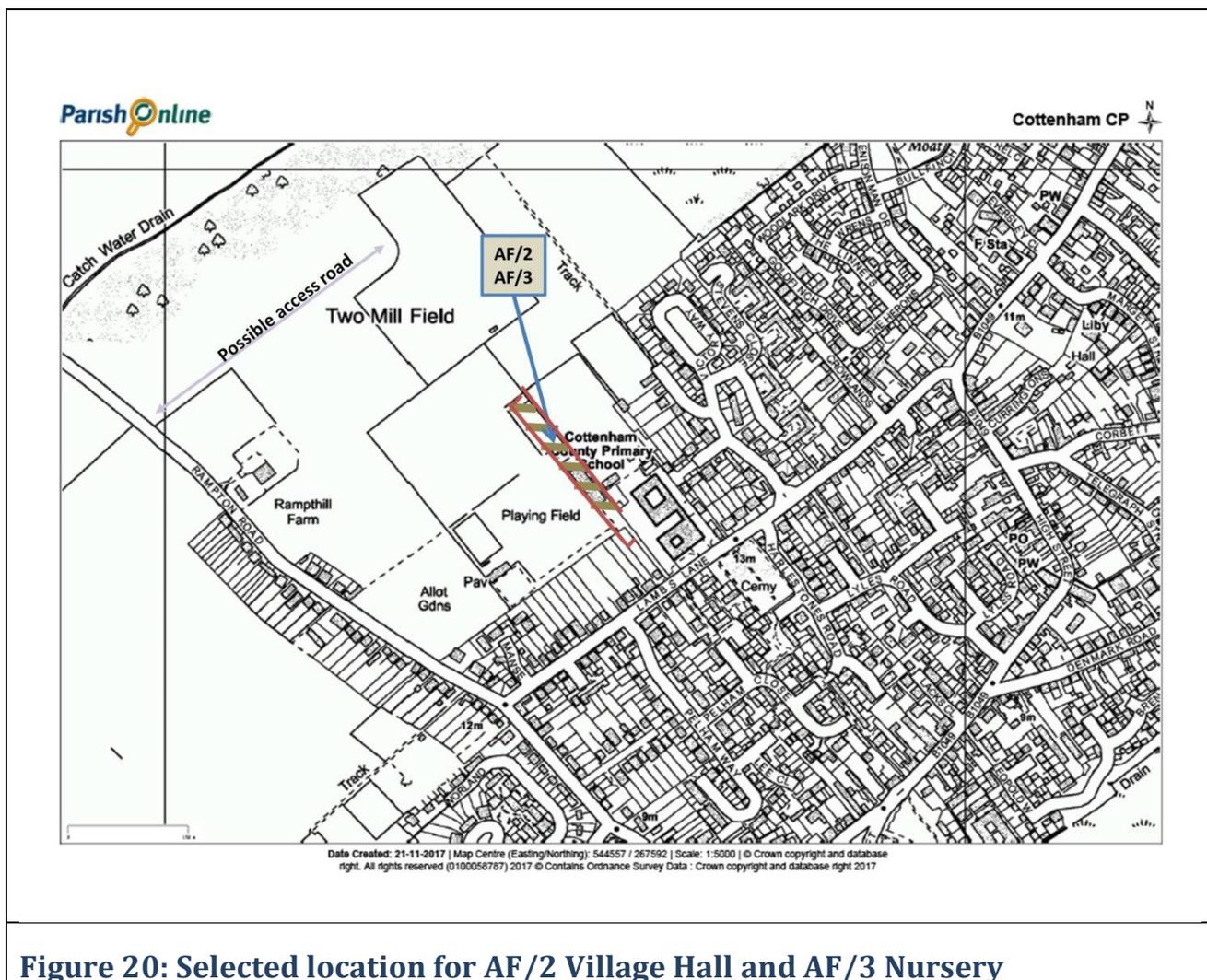
- g) Land between Rampthill Farm and the Cottenham United Charities Allotments – land owned by Cambridgeshire County Council with strong aspirations to develop as housing.
- h) Part of the Cottenham United Charities Allotments – the Trust and allotment holders are reluctant to move from this location which would, in any case, be close to neighbouring residences.
- i) Adjacent to the recently-built Sports Pavilion – land outside the village development framework and dedicated as King George V Playing Field and would need substitution and, in any case, is close to neighbouring residences.
- j) On or near the site of the existing Village Hall – although the land is just outside the village development framework, it is adjacent to the expanding Primary School and inside the framework proposed in the emerging Neighbourhood Plan.

AF/2.11 The existing Village Hall site is considered suitable in the AECOM site assessment³.

Preferred site

AF/2.12 The existing Village Hall site was considered suitable for community facilities in the AECOM site assessment³.

AF/2.13 The Parish Council study concluded that no other sites in the village can provide a “safe cluster” to safeguard children and minimise traffic. The “safe cluster” of Primary School, Ladybird Pre-School and the planned new Nursery permit minimum-distance safe off-road transfers between the facilities when children transfer between Primary School and out-of-school club or parents are dropping off or collecting children from any of these facilities.



Evidence of community consultation and support

AF/2.14 In addition to many informal consultations by email, social media or face-to-face, there have been four principal sources to the NP:

- i. **Vision Plan** – this parish-wide survey in 2014, with 217 responses, focused on improvements to facilities:
 - a) 46% of respondents thought we needed a new or refurbished Village Hall
 - b) 23% wanted additional facilities for small and start-up businesses
- ii. **NP survey** – this parish-wide survey in the winter of 2016, with 973 responses, tested residents' views on a wide range of issues:
 - a) Two findings relate to an improved or new Village Hall
 - i. 79% thought we should improve welfare and day care facilities for the elderly and less-mobile
 - ii. 68% thought we should improve leisure and recreation facilities
 - b) One relates to provision of a Nursery
 - i. 44% thought we should Improve number and availability of pre-school places
- iii. **Ballot** – this parish-wide ballot in late 2016, with 453 responses, tested residents' views on whether or not “a new Village Hall and Nursery is worth £1/week on each home's Council Tax”?
 - a) 60.5% were in favour; some raising clarification questions or urging progress.
 - b) 39.5% were against; many thinking the use of Council Tax was unfair or the Tax was too high
- iv. **7 issues** – this parish-wide survey in late 2017, with 466 responses, tested residents' views on:
 - a) separating the Village Hall and Nursery to improve the probability of obtaining planning permission
 - 68% were in favour and a further 19% had no preference
 - b) Proximity of the Nursery to the Primary School
 - 71% were in favour and a further 17% had no preference

Further information

Evidence paper E5

Why? With 400+ new houses will come around 120 additional primary age children of primary and 120 of early years age; enough eventually to trigger a need for more Primary School places. Ahead of primary school expansion comes the need for early years provision, either co-located with or in close proximity to the primary school.

Policy AF/3: Nursery

Planning permission will be approved for a **Nursery^{G54} on the Recreation Ground** to provide facilities for early years education and child-care, provided the design:

- a) does not lead to loss of any sports pitches, and
- b) is imaginative and original to extend and renew the distinctive character and traditions of Cottenham's built environment, and
- c) is supported by an **event management plan^{G69}** to co-ordinate people and vehicle movements on-site, and
- d) encourages pedestrian access, and
- e) contributes to safer traffic movements by inclusion of appropriate on-site parking and site access improvements

Background

AF/3.1 In August 2015, Cottenham had around 258 children aged between 0 and 4 with:

- 37 aged between 0 and 1
- 106 between 1 and 2
- 115 between 3 and 4

AF/3.2 This implies that around 100 children are eligible for funded childcare places and, of course, many more who self-fund additional care.

AF/3.3 On the supply side:

- Ladybird pre-school has 80 children registered for 65 sessional places, of which 9 are for 2 y.o. and 56 for 3-4 y.o. children
- Little People has 2 children registered for 10 childminder places, of which 2 are for 2 y.o. and 8 for 3-4 y.o. children
- Lucy Mutter has 80 children registered for 3 childminder places, of which 1 is for 2 y.o. and 2 for 3-4 y.o. children

AF/3.4 Thus there is a current shortfall in supply of childcare places relative to demand.

Complications

AF/3.5 Cottenham has grown substantially over recent years and demand for childcare is likely to increase progressively over the next five years as houses are built out in accordance with the recently-granted planning permissions for up to 376 homes, which are expected to bring around 60 additional 0 to 4 year old children eligible for funded childcare places. This has led to successful s.106 claims for early years contributions from these developments.

AF/3.6 Free 30 hours per week care for qualifying parents is increasing demand.

AF/3.7 In addition, many parents self-fund additional hours, mostly outside Cottenham due to the limited number of places available within the village.

Objectives

AF/3.8 Cottenham has an estimated need for a 50+-place **Nursery**^{G54} to meet the need for all-day all-year-round pre-school care for 0 to 5 year old children, arising from:

- a) a shortfall in pre-school space for early years (0-5) education at the statutory level of provision with limited supply of all-day care within the village resulting in avoidable traffic delivering children to carers in neighbouring villages.
- b) Increased demand arising from housing development adding over 100 children to the early years contingent
- c) increasing demand for all-day pre-school places as a result of the proposed change to 30-hour free state provision.

AF/3.9 Six central sites (see Figure 18) were considered for extension, new build or refurbishment:

- a) Cottenham Club
- b) Community Centre
- c) Cottenham Salvation Army Hall
- d) Co-op site
- e) Durman Stearn site
- f) Watson's Yard

AF/3.10 None of the above sites is within Parish Council control, creating additional complexity for a community facility investment.

AF/3.11 Four sites on or near the Recreation ground were also considered; all of which offer improved safety for children attending both the out-of-school club and Primary School, especially if siblings attend the adjacent Ladybird pre-school:

- g) Land between Rampthill Farm and Cottenham United Charities Allotments – land owned by Cambridgeshire County Council with aspirations to develop as housing.
- h) Part of the Cottenham United Charities Allotments – the Trust and allotment holders are reluctant to move from this location which would, in any case, be close to neighbouring residences.
- i) Adjacent to the recently-built Sports Pavilion – land outside the village development framework and dedicated as King George V Playing Field and would need substitution and, in any case, is close to neighbouring residences.
- j) On or near the site of the existing Village Hall – although the land is just outside the village development framework, it is adjacent to the expanding Primary School and inside the framework proposed in the emerging Neighbourhood Plan.

Criteria

AF/3.12 The new facility must meet a number of design and location criteria:

| | Requirement | Approach |
|---------------|--|---|
| Size | County Council standards-compliance for approximately 45 youngsters | CCC-compliant spaces for 11 babies, 10 toddlers and 24 pre-school children |
| Accessibility | Disability-friendly | Accessible toilets for adults; changing facilities in baby and toddler areas |
| Noise | Neighbour- friendly | Separation from neighbours to minimise noise disturbance |
| Safeguarding | Protecting vulnerable elderly and young | Standalone building facilitates “lock-down” when occupied. |
| Car-parking | Adequate not to exclude residents from within parish but outside village | Adequate parking space with restricted access during school drop-off and pick-up times to deter additional traffic. |
| Cycle storage | Adequate to encourage use by all village residents | Per SCDC policy |
| Buggy parking | Adequate | |
| Centrality | Within village central area to maximise walking | Site is within 800 metre walking distance of the village centre |
| Control | Building under Charity or Parish Council control | Parish Council ownership; charity operation |

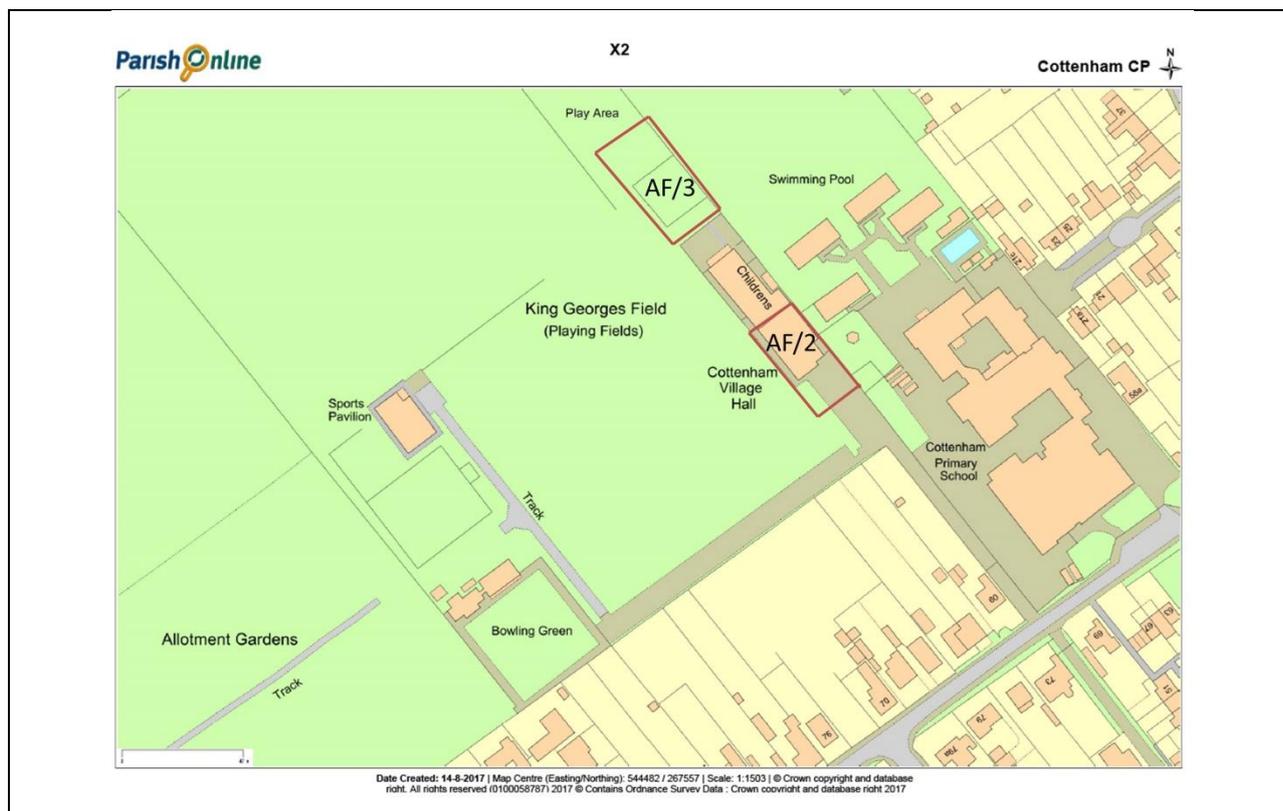


Figure 21: Site locations for AF/2 Village Hall and AF/3 Nursery

Preferred site

AF/3.12 In the “7 issues” survey, 71% of the 466 respondents to the October 2017 “7 issues” survey favoured siting the nursery very close to the Primary School.

Evidence of community consultation and support

AF/3.13 In addition to many informal consultations by email, social media or face-to-face, there have been four principal sources to the NP:

- i. **Vision Plan** – this parish-wide survey in 2014, with 217 responses, focused on improvements to facilities:
 - a) 46% of respondents thought we needed a new or refurbished Village Hall
- ii. **NP survey** – this parish-wide survey in the winter of 2016, with 973 responses, tested residents’ views on a wide range of issues:
 - a) One finding relates to provision of a Nursery
 - 44% thought we should Improve number and availability of pre-school places
- iii. **Ballot** – this parish-wide ballot in late 2016, with 453 responses, tested residents’ views on whether or not “a new Village Hall and Nursery is worth £1/week on each home’s Council Tax”?
 - a) 60.5% were in favour; some raising clarification questions or urging progress.
 - b) 39.5% were against; many thinking the use of Council Tax was unfair or the Tax was too high
- iv. **7 issues** – this parish-wide survey in late 2017, with 466 responses, tested residents’ views on:
 - a) separating the Village Hall and Nursery to improve the probability of obtaining planning permission
 - 68% were in favour and a further 19% had no preference
 - b) Proximity of the Nursery to the Primary School
 - 71% were in favour and a further 17% had no preference

Further information

Evidence paper E6

Why? With 400+ new houses will come a lot of children; enough eventually to trigger a need for more Primary School places. One solution is to build an extension on part of our leased "3rd Field" at the Recreation Ground, exchanging that land for some of the field between the Allotments and Ramphill Farm. This could be quite disruptive to both the school and our provision of sports pitches requiring close co-operation between the school, CCC and CPC.

Policy AF/4: Primary School

Support development of a school extension near the Recreation Ground and Cottenham Primary School, provided the design:

- a) does not reduce the number of available outdoor sports pitches, and
- b) retains sufficient expansion space to allow the Recreation Ground to extend over 12 ha on contiguous good quality land, and
- c) includes a secondary road access independent of Lambs Lane, and
- d) is imaginative and original to extend and renew the distinctive character and traditions of Cottenham's built environment, and
- e) encourages pedestrian access, and
- f) contributes to safer traffic movements by inclusion of appropriate on-site parking and site access and co-ordination improvements

- AF/4.1 The anticipated developments will create a need for approximately 120 additional primary school places which cannot be accommodated in the existing school buildings.
- AF/4.2 The 12 ha requirement is based on SCDC Local Plan policy SC/8 derived from 1.6 ha per 1,000 population, anticipating Cottenham's population to reach 8,000 during the plan period (see [NP Evidence Paper E4](#)).
- AF/4.3 There are sites (see [NP Evidence Paper E17](#)) that lie outside but adjacent to the existing development framework and Cottenham Primary School and mostly within easy walking distance of Cottenham's core.

Evidence of community consultation and support

- AF/4.10 71% of the respondents to the October 2017 "7 issues" survey favoured siting the nursery very close to the Primary School.

Why? Although the Colts have a girl's football team, most of the sport supported by the Parish Council is for boys and younger men. CPC will receive developer funds to build an all-weather multi-use games area (MUGA) supporting basketball, football, netball and tennis – but will need to find space for the courts and changing facilities and expand the total available space.

Policy AF/5: Sports facilities

Support "sport for all" by allocation of land and development of additional sports facilities at, and adjacent to, the Recreation Ground, provided these create safer traffic movements by including appropriate on-site parking facilities. The land would:

- a) be contiguous with the existing Recreation Ground, especially near the Sports Pavilion, and
- b) provide a 1-2 ha "catch-up" provision to meet the current 11 ha target
- c) provide a further 1 to 2 ha extension to provide for planned population expansion during the plan period, and
- d) include provision for all-weather and / or floodlit outdoor sports facilities, and
- e) provide a road route through the site to Rampton Road

Background

AF/5.1 Cottenham has grown over recent years and needs improved and extended outdoor community facilities within easy reach of the village centre yet with adequate car parking to avoid excluding residents who live further afield in the wider parish, or are less mobile.

AF/5.2 The current 2 ha shortfall is set to increase following the granting of planning permissions in 2017 which are likely to increase Cottenham's population to around 8,000, implying a short-term need for nearly 12 ha of land for outdoor sport – around a 5 ha shortfall (see [NP Evidence Paper E4^{B17}](#)).

Objectives

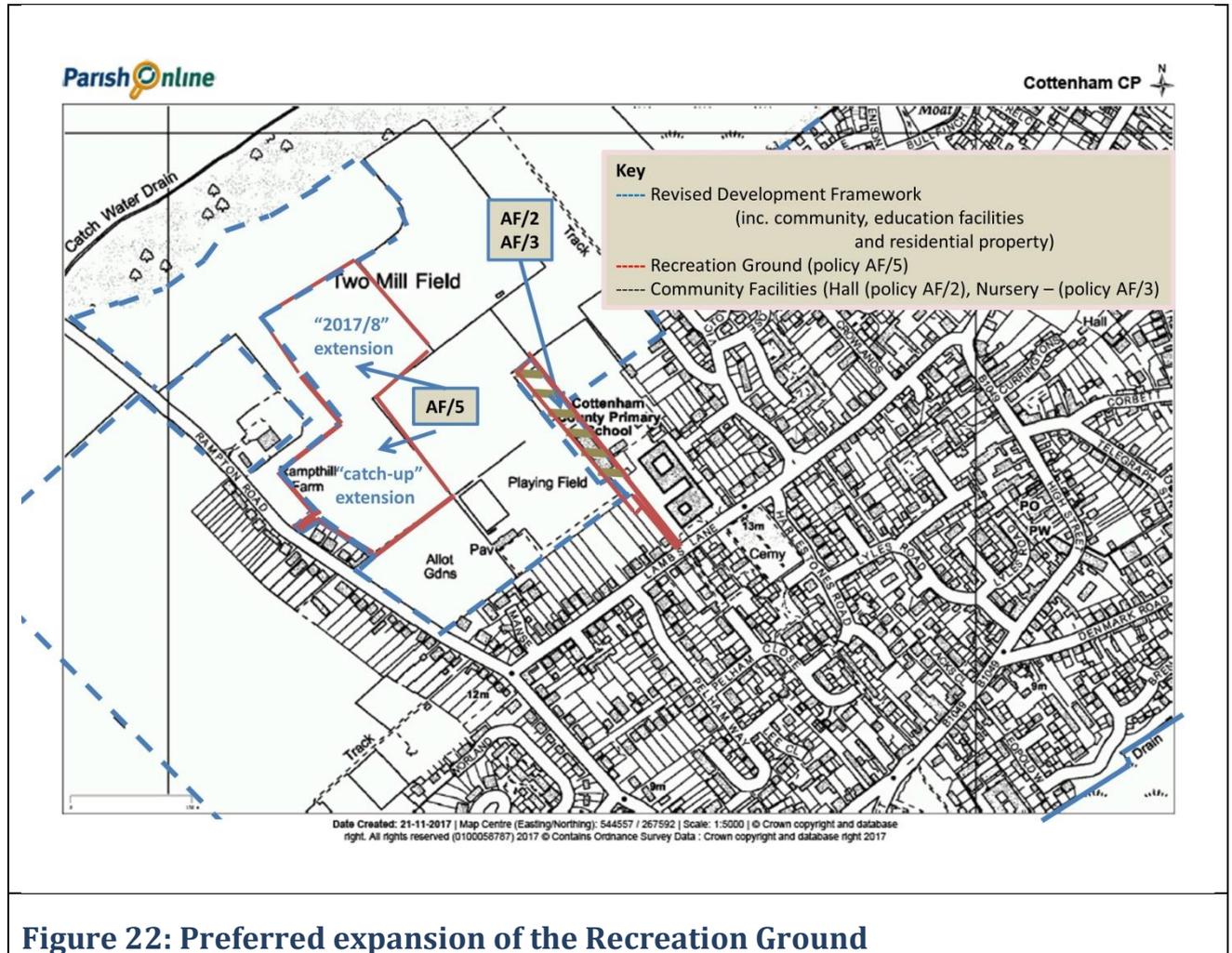
AF/5.3 Buy or lease a quantum of land adjacent to the recently-built Sports Pavilion from a neighbouring landowner.

AF/5.4 Development of all-weather floodlit facilities allows less land to achieve a higher (X2) level of utilisation than implied by the 1.6 hectare per 1,000 benchmark set in the SCDC Local Plan (see [NP Evidence Paper E4^{B17}](#)).

AF/5.5 All-weather facilities include both a 3-court floodlit all-weather MUGA, for a range of outdoor team sports, and a full-size 3G football pitch.

Criteria

AF/5.6 To be most effective socially, economically and environmentally, any land extension should be contiguous with the existing "second field" allowing shared use of the recently-built Sports Pavilion and planned Village Hall.



AF/5.8 Expansion is ideally focused on the two areas “catch-up extension” and “2017-8 extension” in figure 22 due to proximity to:

- a) sports pavilion opened in 2015
- b) new Village Hall which is under development and includes facilities for indoor sport
- c) new access road from Rampton Road

AF/5.9 The site lies outside but close to the existing residential framework, is mostly within easy walking distance of Cottenham’s core, and adjacent to the Recreation Ground.

AF/5.10 The adjacent land is owned by a single public-sector landowner with evidence that it is available for development.

AF/5.11 The site is within walking distance of the village centre via Rampton Road and can readily be integrated with the Recreation ground and connected by foot path to the adjacent Primary School.

AF/5.12 Use of the site complements Cottenham’s limited open space for sport and respects the proposed Local Green Space, although this is not a Strategic Policy in the emerging Local Plan.

Evidence of Community consultation and support

AF/5.13 In addition to many informal consultations by email, social media or face-to-face, there have been four principal sources to the NP:

- a) **Vision Plan** – this parish-wide survey in 2014, with 217 responses, focused on improvements to facilities:
 - 59% wanted a circular walk/nature trail in wood/countryside (2 miles)
 - 57% wanted marked-out walking routes of 1, 3 and 5 miles
 - 46% of respondents thought we needed a new or refurbished Village Hall
 - 41% wanted hard courts for Tennis / Basketball / Netball
 - 40% wanted a trim trail/jogging track (1 – 2 miles)
 - 33% wanted rugby pitches (33%)
 - 29% wanted a grass running track (29%)
 - 23% wanted additional facilities for small and start-up businesses
- b) **NP survey** – this parish-wide survey in the winter of 2016, with 973 responses, tested residents' views on a wide range of issues:
 - Two findings relate to an improved or new Village Hall
 - 79% thought we should improve welfare and day care facilities for the elderly and less-mobile
 - 68% thought we should improve leisure and recreation facilities
 - One relates to provision of a Nursery
 - 44% thought we should Improve number and availability of pre-school places
- c) **Ballot** – this parish-wide ballot in late 2016, with 453 responses, tested residents' views on whether or not “a new Village Hall and Nursery is worth £1/week on each home's Council Tax”?
 - 60.5% were in favour; some raising clarification questions or urging progress.
 - 39.5% were against; many thinking the use of Council Tax was unfair or the Tax was too high
- d) **7 issues** – this parish-wide survey in late 2017, with 466 responses, tested residents' views on:
 - Provision of an all-weather, floodlit Multi-Use Games Area at the Recreation Ground
 - 47% were in favour and a further 41% were more open to timing and location
 - Proximity of the Nursery to the Primary School
 - 71% were in favour and a further 17% had no preference

Further information

Evidence paper E4

Why? The pedestrian entrance to the current supermarket site is located on a dangerous bend, often aggravated by vehicles parked outside rather than using the rear entrance and car park. The car park entrance itself is too narrow for two vehicles to pass and has poor visibility splays.

Policy AF/6: Supermarket

Proposals for a supermarket^{G44} in the village core will be supported, subject to other policies in this plan, provided this:

- a) creates safer traffic movements by including appropriate on-site parking and delivery facilities, and
- b) releases the current site for any of the purposes identified in this plan.

- AF/7.1 The Co-operative supermarket, alongside the two convenience stores, is a vital part of the village's retail facilities and has an aspiration to move to a larger central site within Cottenham.
- AF/7.2 Its current location, on a dangerous bend with limited visibility on the High Street, creates safety issues caused by HGV deliveries and bad parking.
- AF/7.3 Similar size premises within the central area of the village would be ideal but availability of suitable centrally-located alternative sites is limited. Site X5 (as shown in figure 11) is suitable, and will become available within the plan timescale.
- AF/7.4 The policy could enable the Co-op to relocate and free up the existing site for alternate use in support of this plan

Evidence of community consultation and support

68% of the respondents to the October 2017 "7 issues" survey were in favour of the Watson's Yard site ("c" in figure 17) for the supermarket with only 26% against.

Why? Estimates indicate that, even with the existing population, all three burial grounds in Cottenham will fill within ten years.

Policy AF/7: Extension of burial grounds

Planning permission will be approved for extensions of the village's burial grounds^{G45} to meet anticipated local needs, provided these:

- a) are adjacent to, or directly accessible from existing facilities (see sites shown as X2 and X8 in figure 13), and
- b) contribute to the village's accessible open space, and
- c) are enclosed by a suitable robust fence and/or hedge to blend with the immediate surroundings, and
- d) include footway extensions from the existing burials provision, and
- e) include planting of several native tree species with the burial ground, and
- f) create safer traffic movements by including appropriate on-site parking and access facilities

- AF/8.1 Cemeteries are an important part of the village's facilities. Residents have a right to buried in the parish where they die.
- AF/8.2 Expansion of the population, despite the trend towards cremation, will increase demand for space in Cottenham's burial grounds, all of which are nearing their capacity.
- AF/8.3 Whether by re-engineering, extension or provision of new space, additional capacity is needed to meet the anticipated demand for about 30 new interments per annum over the plan period – 450 in total.
- AF/8.4 Cottenham's graveyards date back, at least in part, more than 100 years so various solutions might be considered for limited re-engineering to extend their life:
- a. All Saints' Churchyard pre-dates the ½ acre extension added in 1911, so much of it could be re-engineered if appropriate, or another extension considered.
 - b. The Dissenters' cemetery originated from 1845 and extended in 1913, so some could be re-engineered. Land purchased in the 1970s could be brought into use with suitable investment.
 - c. The Public Burial Ground, ½ acre alongside the All Saints' graveyard and funded by public subscription in 1911, could also be re-engineered progressively.
- AF/8.5 At least one suitable plot has been identified (see [NP Evidence Paper E10](#))
- AF/8.6 Approximately 0.5 ha of additional land is required (see NP Evidence Paper E10^{B23}).

7 Encouraging Employment

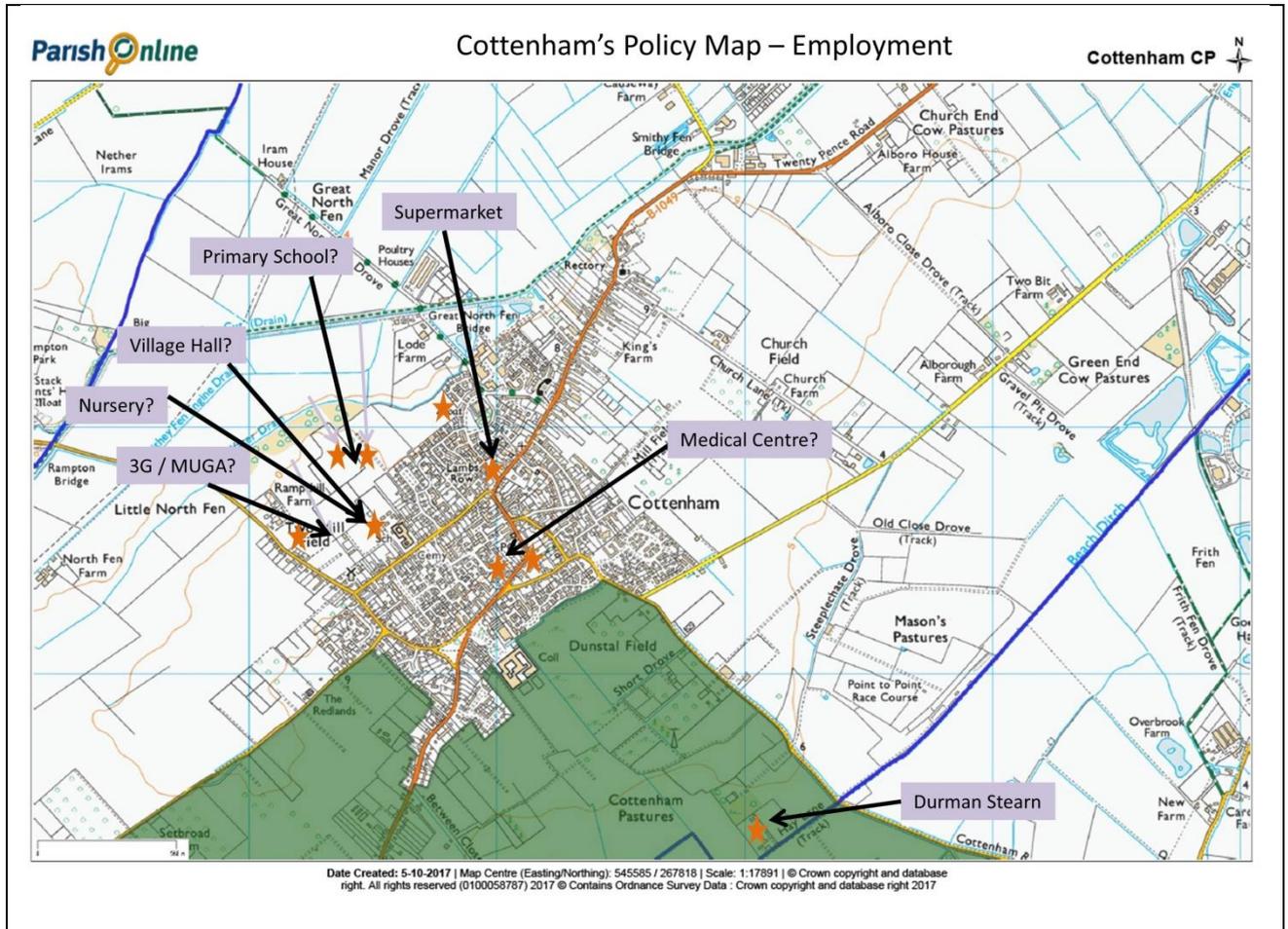


Figure 24: Key Sites that may increase employment

Why? Increasing employment opportunities within the parish and especially the village are important but may increase traffic and parking issues.

Policy E/1: Village employment

Planning permission will be approved for development of a wider range of small scale retail and commercial facilities within the village centre that, where practicable, provide or increase readily-accessible on-site parking spaces and secure cycle stands to reduce the need for street-side parking.

- E/1.1 Within the **village development framework**⁶⁷⁰, increased employment will arise from re-development of brown field sites (see section 6) to improve amenities and facilities such as the Medical Centre (AF/1)
- E/1.2 Developments within the village centre and within 400 metres of a well-served* (bi-directional service to Cambridge) (easy walking access to public or community bus stops is favoured as it reduces vehicular traffic movements.
- E/1.3 Developments likely to increase pedestrian or vehicular traffic should include measures to mitigate the effects of these or improve the pedestrian and cycling environment nearby.
- E/1.4 Employment will also increase indirectly as a result of facilitating access to shops and other facilities by:
- improving pavement quality,
 - increasing the number of formal pedestrian crossings, near higher-use amenities
 - providing additional “edge of centre” parking spaces to stimulate trade without increasing demand for street-side parking
 - ensuring there are at least 2 cycle stands and at least 2 short-term parking spaces within 50 metres of each convenience store on the High Street
 - encouraging relocation of businesses requiring heavy vehicle activity away from the core to improve road safety.

Why? Increased employment in the rural parish can reduce traffic elsewhere by reduced commuting and associated parking issues.

Policy E/2: Rural employment

Planning permission will be allowed for development with potential to increase rural employment, particularly by participation in fenland-related eco-tourism outdoor pursuits or create agro-tourism opportunities, provided that it:

- a) minimises the need for additional HGV traffic passing through Cottenham, and**
- b) minimises the impact on the fen-edge landscape, and**
- c) wherever practicable, re-uses redundant or disused buildings to enhance the immediate setting, and**
- d) for ditch, drain or riverside locations, wherever practicable, facilitates public access to water-side footpaths providing views of the open countryside**

- E/2.1 Employment will increase through development of eco-tourism (e.g. fishing, riding, shooting and walking) and agro-tourism (e.g. speciality cheese-making and fruit-growing), related to historic activity and the surrounding waterways.
- E/2.2 Traffic is a major issue for residents of Cottenham and developments in the rural parish almost inevitably increase traffic on the B1049 through the village towards the A14 and/or Cambridge.
- E/2.3 Any rural development should:
- a) demonstrate how any additional traffic can avoid routing through Cottenham or be limited in scale and frequency by contributing financially to Cottenham's Community Bus scheme, and
 - b) re-use and disused buildings to enhance the setting, and
 - c) facilitate public access to countryside and waterside walks wherever possible.
- E/2.4 Increased employment, outside the current village residential framework, will also arise within improved amenities and facilities such as the integrated Village Hall and Nursery (AF/2) which need, for child safety and traffic reduction, to be co-located with Cottenham Primary School or on land at the village edge previously used for these purposes.

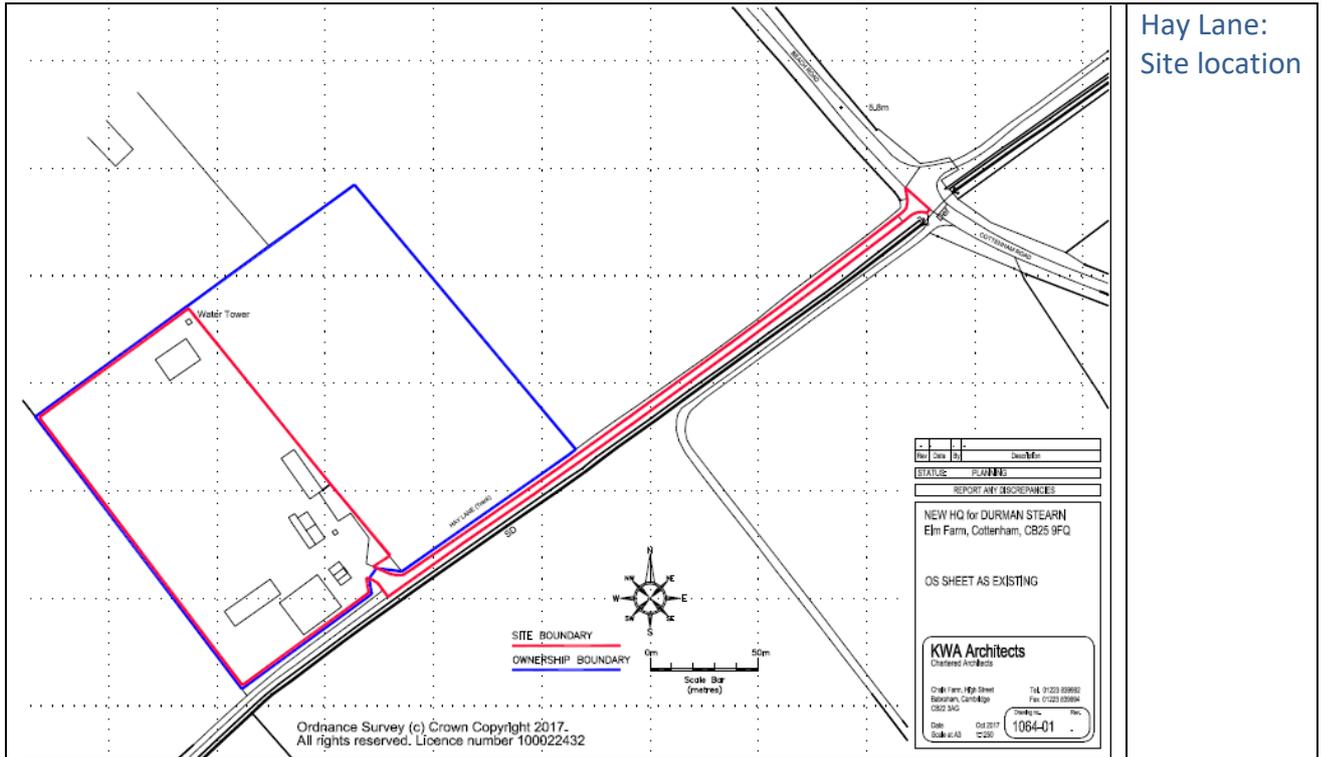
Why? Durman Stearn is an important employer in the village with potential to expand but its business is based on heavy machinery which does not sit well in a central village location. Moving to another location outside the village could bring additional benefits in terms of access to Green Belt countryside.

Policy E/3: new Durman Stearn site

Planning permission will be granted for the development of the Durman Stearn site in Hay Lane to facilitate relocation of their engineering business from the village core and business expansion, provided this:

- a) can be shown to increase local employment, and
- b) reduces HGV traffic within the village core, and
- c) preserves, by sensitive site arrangement, the openness of the Green Belt, and
- d) increases, where practicable, access to the countryside from near Beach Road.

- E/3.1 Durman Stearn is one of the region's largest civil engineering and groundworks contractors.
- E/3.2 Founded nearly 50 years ago in Cottenham, their current High Street premises within the Conservation Area have limited potential for growth leading to consideration of village-edge premises at Hay Lane for secure storage of more heavy machinery and potentially office accommodation for their HQ staff.
- E/3.3 The alternative site on Hay Lane (see figure 26) has established relevant planning B1, B2 and B8 permissions but facility expansion will be required if a transfer and growth are to be achieved.
- E/3.4 Expansion beyond the current building footprint will be supported if:
- provision is made to improve public access to the Green Belt countryside, and
 - retains general site openness with tree screening of larger buildings
- E/3.5 The modest, possibly environmentally enhancing, effect on the Green Belt by expanding a brownfield site that has been used for similar activity, combined with the environmental and social benefits of reduced HGV traffic in the village centre and the economic benefits of increased employment create the very special conditions to permit development in the Green Belt.



Hay Lane:
Site location



Hay Lane:
Site layout –
larger
buildings
but
retaining
site
openness
and
improving
screening

Figure 25: Hay Lane site

8 Community Action Plan (not statutory policies)

These actions identify how the various policies in the plan can be delivered.

| <i>Objectives</i> | <i>Policies</i> | <i>Site-specific Policies</i> | <i>Action</i> |
|---|-------------------------------------|-------------------------------|---|
| Conserving the character of the village as an attractive, safe community | C/1 Landscape character | | Require developers to minimise the visual impact of any development, especially near the village edges. Ensure that adequate planning weight is given to loss of open countryside vistas from the High Street into open countryside. |
| | C/2 Heritage character | | Challenge inappropriate developments affecting any heritage asset or its setting. |
| | C/3 Development framework | | Review the desirability and feasibility of extending the scope of the designated Conservation area to include some or all of Corbett Street, Margett Street and Rooks Street and, possibly, the spur roads only accessible via them plus Tower Mill and the Moreton Almshouses. |
| | C/4 Village character – alterations | | Challenge inappropriate alteration proposals, especially those affecting any heritage asset or its setting. |
| | C/5 Village character – new build | | Require developers to respect the character of Cottenham by ensuring that new developments are consistent with existing styles and layouts, and to minimise the visual impact of any development. |
| | C/6 Local Green Spaces | | Seek an extension of planning policy to require prompt replacement of any trees lost, especially in the Conservation area, by suitable mature native trees. |
| | C/7 Protected Village Amenity Areas | | Identify ways to enhance the amenity of the sites for nearby residents |

| <i>Objectives</i> | <i>Policies</i> | <i>Site-specific Policies</i> | <i>Action</i> |
|--|---------------------------------|---|---|
| Making housing more affordable for the next generation of residents | H/1 Large site design | | <p>Work with developers to ensure principles of Village Design Statement are applied from the Reserved Matters stage of a planning application.</p> <p>Minimise the amount of impermeable surfaces within developments and compensate for unavoidable impermeability with on-site sustainable urban drainage systems verified to achieve run-off rates lower than 1.1 litres / second per hectare of developed land with sufficient margin to ensure long-term performance.</p> <p>Require planning conditions are applied to minimise increases in impermeability over time and assure the performance of drainage systems over the long term.</p> |
| | H/2 Brownfield sites | BF/2 Durman Stearn BF/3 Watson's Yard BF/4 Co-op site | Encourage inclusion of 1-2 bedroom flats within any brownfield development |
| | H/3 Rural exception sites & CLT | | <p>Work with landowners to identify sites for small clusters, each of up to 50 houses, outside the established village development framework but within 800 metres of the village core and preferably within 400 metres of a well-served High Street bus stop.</p> <p>Encourage formation and operation of one or more Community Land Trusts which, if feasible, are the best way to deliver the maximum number of locally-affordable homes per amount of land developed.</p> <p>The actual number of clusters allowed will depend on the success or otherwise of pending planning applications.</p> |

| <i>Objectives</i> | <i>Policies</i> | <i>Site-specific Policies</i> | <i>Action</i> |
|---|---------------------------------|--|---|
| Improving amenities and facilities | AF/1 Medical Centre | BF/2 Durman Stearn BF/3 Watson's Yard | Facilitate development of a purpose-built medical centre within the village centre, bringing together GPs, X-ray, other medical facilities and social services, by facilitating land acquisition, finance and other support. |
| | AF/2 Multi-purpose Village Hall | BF/1 King George Field | Facilitate development of a purpose-built Multi-purpose Village Hall (for Out-of-School Club, Day Centre etc.) on the Recreation Ground so as to be in the vicinity of the Cottenham Primary School to promote child safety and reduce the impact of traffic. |
| | AF/3 Nursery | BF/1 King George Field | Facilitate development of a purpose-built Nursery so as to be in the vicinity of the Cottenham Infant School to promote child safety and reduce the impact of traffic. |
| | AF/4 Primary School extension | | Infants School – co-locate with BOTH Nursery and Primary School but possible sites are in conflict with DP/7. |
| | AF/5 Sports facilities | | Procure additional land to improve road access and for sport, including a floodlit 3-court MUGA, adjacent to the Recreation Ground, provided these create safer traffic movements, especially protecting vulnerable road users such as children walking and cycling, by including appropriate parking facilities for cycles, mobility scooters and cars. |
| | AF/6 Supermarket | BF/3 Watson's Yard | Co-operate with the Co-op to find alternative larger premises in the central area of the village, provided this increases employment and creates safer traffic movements by including appropriate parking and delivery facilities involving fewer HGV movements in the village core and especially if the relocation creates opportunities to redevelop the land for a community-related purpose. |
| | AF/7 Burial grounds | GF/4 Church site | Pursue developer contributions for the extensions. Procure additional land etc. for the extensions. |

| <i>Objectives</i> | <i>Policies</i> | <i>Site-specific Policies</i> | <i>Action</i> |
|---|----------------------------|--|--|
| Encouraging employment opportunities | E/1 Village employment | BF/1 King George Field BF/2 Durman Stearn BF/3 Watson's Yard | Require that all development likely to increase the number of employees or visitors seeks to improve the presence, evenness and width of pavement provision in front of the development and where practicable, provides or increases readily-accessible on-site parking spaces and cycle stands to reduce the need for street-side parking and reduce the impact of traffic. |
| | E/2 Rural employment | | Encourage both expansion of established and creation of new enterprises in the countryside within National Planning Policy provided these seek to minimise traffic impact and deliver social benefits in terms of access to the countryside. |
| | E/3 New Durman Stearn site | BF/6 Hay Lane | Encourage development of a larger Durman Stearn site in the area, provided this can be shown to increase local employment and reduce HGV traffic within the village core and especially if the relocation creates opportunities to redevelop the current village centre site for a community-related purpose. |

| Objectives | Policies | Action |
|--|--|--|
| Reducing the impact of traffic, especially in the core of the village | T/1 Changing the character and speed of traffic throughout the village | Introduce a long-term project to rebuild the underlying structure of arterial village roads within the village centre. |
| | | Encourage safer entry to and departure from the village by introducing calming measures on each arterial approach road. |
| | | Improve the speed resistance of the traffic-calming measures along the arterial roads and the High Street, especially in the village centre with the long-term goal of 20mph limits in the village core. |
| | T/2 Improving pedestrian safety | Introduce a medium-term pavement improvement project throughout the village centre. |
| | | Introduce a long-term pavement improvement project to improve connection with the village core: a) from Brenda Gautrey Way, Coolidge Gardens, Lambs Lane and Stevens Close, and b) within 800 metres of the centre along all five arterial roads |
| | | Introduce additional or improved pedestrian crossings, no further apart than 400 metres, and 200 metres within the village core. |
| | T/3 Improved off-road routes within Cottenham | Supporting development of safe, clearly signposted footway links between key village locations, initially on the route from Broad Lane Amenity Area to the Recreation Ground and Les King Wood and progressively to inter-connect all Local Green Spaces in the village. |
| | T/4 Improved access to countryside | Support proposals that improve access to open countryside, waterside or woodland walks in the rural parish from small parking areas on the arterial roads |
| | T/5 Improving cycle links to neighbouring villages | Introduce a long-term cycleway project to improve connections with neighbouring villages, especially Landbeach, Rampton and Oakington. |
| | T/6 Improving public transport links, especially with Cambridge | Reduce the impact of traffic by seeking developer contributions to extend Cottenham Community Bus routes scaled: <ul style="list-style-type: none"> from £0 per house within 800 metres of the village centre, and rising to £750 per house outside 800 but within 1,200 metres walking distance of the village centre; and rising to £900 per house situated beyond 1,200 metres walking distance from the village centre. |
| Encourage Stagecoach services to avoid unclassified roads in the village and extend the service beyond Lambs Lane northward to a turning circle / small bus hub near Fen Reeves, synchronising with Community bus services | | |

Appendix A: Glossary

| Reference | Term | Explanation |
|-----------|---------------------------------------|--|
| G1 | LPA | Local Planning Authority – South Cambridgeshire District Council here. |
| G2 | NDP or NP | Neighbourhood Development Plans (NDP or NP) become part of the Local Plan and the policies contained within them are then used in the determination of planning applications. |
| G3 | SPD | Supplementary Planning Document – an advisory planning document focused on a particular planning issue or area. |
| G4 | Great Ouse | Also known as the Old West River or Ely Ouse, forms the northern parish boundary as it passes from Bedford to the Wash. |
| G5 | Cottenham Lode | A short, relatively straight, man-made stretch of water, connecting Cottenham to the Great Ouse. |
| G6 | Car Dyke | (between Green End and Top Moor), |
| G7 | Bullocks Haste common | Romano-British settlement |
| G8 | Crowlands Moat | An ancient monument site off Broad Lane |
| G9 | Conservation Area | A central village area warranting additional planning protection (see figure) |
| G10 | SCDC | South Cambridgeshire District Council, the Local Planning Authority |
| G11 | Cottenham Civil Parish | First layer of government as established in the 19 th Century. |
| G12 | Neighbourhood Plan Area | The area covered by the neighbourhood Plan. |
| G13 | Pre-submission Plan | Pre-submission Plan – Regulation 14 of the Neighbourhood Planning Regulations requires a formal local consultation on the “pre-submission plan” plan before it is submitted to the Local Planning Authority. |
| G14 | Submission Plan | Submission Plan – Regulation 16 of the Neighbourhood Planning Regulations requires a formal local consultation on the “submission plan” by the Local Planning Authority. |
| G15 | AECOM | An international consultancy providing strategic planning advice |
| G16 | Pre-submission consultation | A 6-week consultation period for the pre-submission plan. |
| G17 | Consultation Statement | The comments and revisions made as part of the consultation |
| G18 | Strategic Environment Assessment | Strategic Environmental Assessment is a systematic decision support process, aiming to ensure that environmental and possibly other sustainability aspects are considered effectively in policy, plan and programme making. |
| G19 | Neighbourhood Plan Examiner | Neighbourhood Plan Examiners assess whether a plan has met conditions specified in the NP regulations. |
| G20 | Referendum Plan | The version of the NP submitted to referendum |
| G21 | Key issues | Key challenges raised in the Neighbourhood Plan survey conducted in 2015/6 |
| G22 | Traffic & Transport Strategy | An associated document covering traffic and transport issues not addressable within the NP |
| G23 | Vision | An abstract summary set at a future time. |
| G24 | Policies | Evidenced, deliverable and politically acceptable ways by which the plan’s objectives can be met. |
| G25 | Objectives | The objectives set so as to achieve the vision. |
| G26 | Action Plan | Specific actions supporting the plan’s policies |
| G27 | Enventure | A market research consultancy |
| G28 | Village Design Statement (VDS) | Village Design Statement - a Supplementary Planning Document (SPD) providing additional guidance in planning decisions affecting Cottenham. |
| G29 | Village Centre & Core | Central areas of the village defined in the plan. |
| G30 | s.106 | Usually referring to an agreement under Section 106 of the Town & Country Planning Act 1990 that embodies a number of conditions and obligations related to the planning application into a legal agreement. |
| G31 | CIL | Community Infrastructure Levy, introduced by the Planning Act 2008 to replace the Section 106 “payment by category” obligations |

| | | |
|-----|---------------------------------------|---|
| G32 | Listed Buildings | Designated heritage assets classed as Grades, I, II* or II |
| G33 | Scheduled Monuments | Scheduled heritage assets, usually ancient monuments |
| G34 | Tower Mill | A Grade II Listed Building with significant historical interest in Cottenham |
| G35 | Moreton 1853 Almshouses | A distinctive terrace of terrace of Grade II listed almshouses |
| G36 | Open Spaces | Undeveloped spaces which may include sports pavilions etc. |
| G37 | Cemeteries | Cottenham has three open cemeteries, two in the precincts of All Saints' Church and the separate Dissenters' Cemetery in Lambs Lane |
| G38 | Medical Centre | Health facility incorporating interview and treatment facilities |
| G39 | Day Centre | Wellbeing Centre providing a hot meal and social networking |
| G40 | GP Practices | NHS facilities delivering primary care |
| G41 | Community Bus Service | Locally-operated public transport service incorporating both scheduled and ad-hoc services |
| G42 | Multi-purpose Village Hall | Halls, Meeting Rooms and Social spaces with modern safeguarding |
| G43 | Cottenham United Sports & Social Club | Sport-focused Social Club |
| G44 | Ladybird Pre-school | Pre-school care for 2-4 year-old children |
| G45 | Cambridge Kids Club | Out-of-school club for primary age children |
| G46 | 2011 census | UK National census carried out in 2011 |
| G47 | Cottenham Salvation Army | Cottenham branch of the Salvation army |
| G48 | Community Centre | Former Methodist Church, now operating as a Community Centre |
| G49 | Cottenham Club | Former Conservative Club, now operating as a Social Club |
| G50 | All Saints' Church Hall | Church Hall associated with All Saints' Church |
| G51 | Cottenham Village College | Secondary state education venue |
| G52 | Cottenham Primary School | Primary state education venue |
| G53 | Rural Centre | A relatively-sustainable village within the |
| G54 | Nursery | Generic term for facility offering child-care to pre-school children |
| G55 | MUGA | Multi-Use Games Area – typically an enclosed floodlit hard court marked out for basketball, 5-a-side football, netball and, possibly, tennis |
| G56 | Sports pavilion | Facility with changing rooms, showers and social space |
| G57 | Fields in Trust | Fields in Trust - Successor to the National Playing Fields Association and King George V Fields. |
| G58 | LEAP | Local Equipped Area for Play |
| G59 | NEAP | Neighbourhood Equipped Area for Play |
| G60 | Supermarket | Store selling most household items for weekly shop |
| G61 | Burial Ground | See Cemeteries above (G37) |
| G62 | Community Land Trust | Locally affordable housing trust |
| G63 | CIHT | Chartered Institute of Highways & Transportation – usually as source of 800 metres being within easy walking distance for able-bodied adults. |
| G64 | NP survey | A parish-wide survey of all residences within Cottenham; there were 973 responses. (see B1) |
| G65 | Local Green Space | Areas having similar protection to Green Belt |
| G66 | Protected Village Amenity Areas | Protected amenity areas within the development framework |
| G67 | Cottenham CLT Limited | Charitable Community Land Trust in Cottenham |
| G68 | "7 issues" survey | A parish-wide survey focused on seven NP topics |
| G69 | Event Management Plan | A plan to ensure safe movements of pedestrian and vehicular traffic during events |
| G70 | Village development framework | A notional line around the village, identifying two planning regimes – village framework and open countryside. |
| G71 | Drop in & Chat Centre | Somewhere for the lonely to "drop in and chat" over a cuppa |
| G72 | Market signals | Various factors which increase or decrease local housing demand away from national trend. |

Appendix B: Bibliography

| Reference | |
|-----------|--|
| B1 | National Planning Policy Framework (NPPF) |
| B2 | National Planning Policy Guidance (NPPG) |
| B3 | Emerging SCDC Local Plan (eLP) |
| B4 | Adopted SCDC Local Plan (LDF) |
| B5 | Adopted SCDC Core Strategy |
| B6 | Adopted SCDC Development Control Policies (DCP) |
| B7 | Cottenham Village Design Statement (VDS) |
| B8 | Cottenham Neighbourhood Plan Survey – Final Report (NPS) |
| B9 | Cottenham draft Pre-submission Neighbourhood Plan v2.1 |
| B10 | Cottenham draft Pre-submission Neighbourhood Plan v3.1 |
| B11 | AECOM Housing Needs assessment |
| B12 | AECOM Site assessment |
| B13 | AECOM Heritage & Character assessment |
| B14 | Evidence Paper E1 Housing need and supply |
| B15 | Evidence Paper E2 Brownfield sites |
| B16 | Evidence Paper E3 Rural Exception Sites and Community Land Trust |
| B17 | Evidence Paper E4 Recreation Ground |
| B18 | Evidence Paper E5 Village Hall |
| B19 | Evidence Paper E6 Nursery |
| B20 | Evidence Paper E7 Medical and Drop-in & Chat Centre |
| B21 | Evidence Paper E8 Village heritage and character |
| B22 | Evidence Paper E9 NP Golden thread |
| B23 | Evidence Paper E10 Burial ground extensions |
| B24 | Evidence Paper E11 Drainage & Flooding |
| B25 | Evidence Paper E12 Village Design Statement 2007 |
| B26 | Evidence Paper E13 Traffic & Transport Strategy |
| B27 | Evidence paper E14: Community Transport |
| B28 | Evidence paper E15: Play |
| B29 | Evidence Paper E16: Surveys to Key Issues |
| B30 | Evidence Paper E17: Primary School expansion |
| B31 | Evidence Paper E18: Open Space |
| | Consultation statement |
| | Basic Conditions Statement |
| | Strategic Environment Assessment |

Appendix C: Drainage & Flooding

Cottenham, as can be seen from the topology and hydrology chart in figure C, is prone to flooding. Much of Cottenham parish is less than 5 metres above sea level and below the water level in the two embanked rivers that take surface water away to the sea.

Surface water from most of the village flows into the network of drains in the surrounding countryside which route it northwards to one or other of the pumps managed by the Old West Internal Drainage Board which lift the water into the Great Ouse, a.k.a. the Old West River. Surface water from the higher ground of Tenison Manor and Victory Way flows via open ditches into the Cottenham Lode joining water that has been collected from many villages to the south west, including from Northstowe under emergency conditions.

All development hardens the ground, accelerating run-off downwards throughout the area. It is imperative that new development - from hardening a driveway (urban creep – as much as 0.4 to 1.1 m² per house per annum) to adding a residential neighbourhood - does not overload the network. Use of adequately sized sustainable drainage systems, incorporating measures to retain water on-site and reduce run-off rates back to the pre-development rate after a worst-case sustained storm, with suitable arrangements for their long-term maintenance, is imperative.

The Environment Agency, responsible for the Cottenham Lode and Great Ouse, generally applies a maximum design run-off rate of 2 litres / second / hectare of developed land where the run-off is gravity-assisted. The pumped networks managed by the various Internal Drainage Board require the tighter 1.1 litres / second / hectare design limit of their pumping systems. Cottenham Parish Council, along with Anglian Water, will shortly assume responsibility for the Tenison Manor surface water drainage up to its discharge into Cottenham Lode.

The Tenison Manor development includes surface water run-off by gravity via open ditches which channel water to the retention pond on the Broad Lane Amenity Area. The pond absorbs storm flows and a hydrobrake and flap valve limit release of water into the Catchwater Drain and, via another flap valve, into the Cottenham Lode and hence to the Old West River (a.k.a. Great Ouse). Additional Sustainable Urban Drainage schemes (SUDs) are being introduced on more recent developments in the village.

Development, in Cottenham and upstream, is increasing the amount of surface water that the drains and the Lode are expected to drain away, increasing the consequences of any system failure. The main vulnerabilities are failure of Drainage Board pumps to maintain low surface water levels around Cottenham, inundation from rising sea levels that force the downstream sluices to be closed, a breach of the embanked sections or a breach between the Lode and either of the under-Lode culverts that take water underneath the Lode to the Ouse.

To maintain safety, in the absence of work to increase Lode capacity by dredging or increase bank height, new developments need planning conditions or obligations to ensure:

- 1) adequate surface water is retained on-site so that run-off rates do not exceed 1.1 litres / second / hectare of developed land
- 2) further hardening of the site under future permitted development is either prevented, or allowed for by using a, say, 10% uplift in the assumption of area developed

- 3) the technical design should be approved independently by the Chief Engineer of the Internal Drainage Board before any works start
- 4) an “enduring party” is contracted and funded to maintain the system in perpetuity, before any development starts.

Work is also needed with the Internal Drainage Board to ensure that their pumping capacity remains adequate to cope with changing conditions.

Residents of individual properties should also take steps to protect themselves from the effects of a flood, should it occur.

Whether using extensive soakaways, tree belts or retention ponds with hydrobrakes, these systems must be designed and maintained effectively by “enduring” partners.

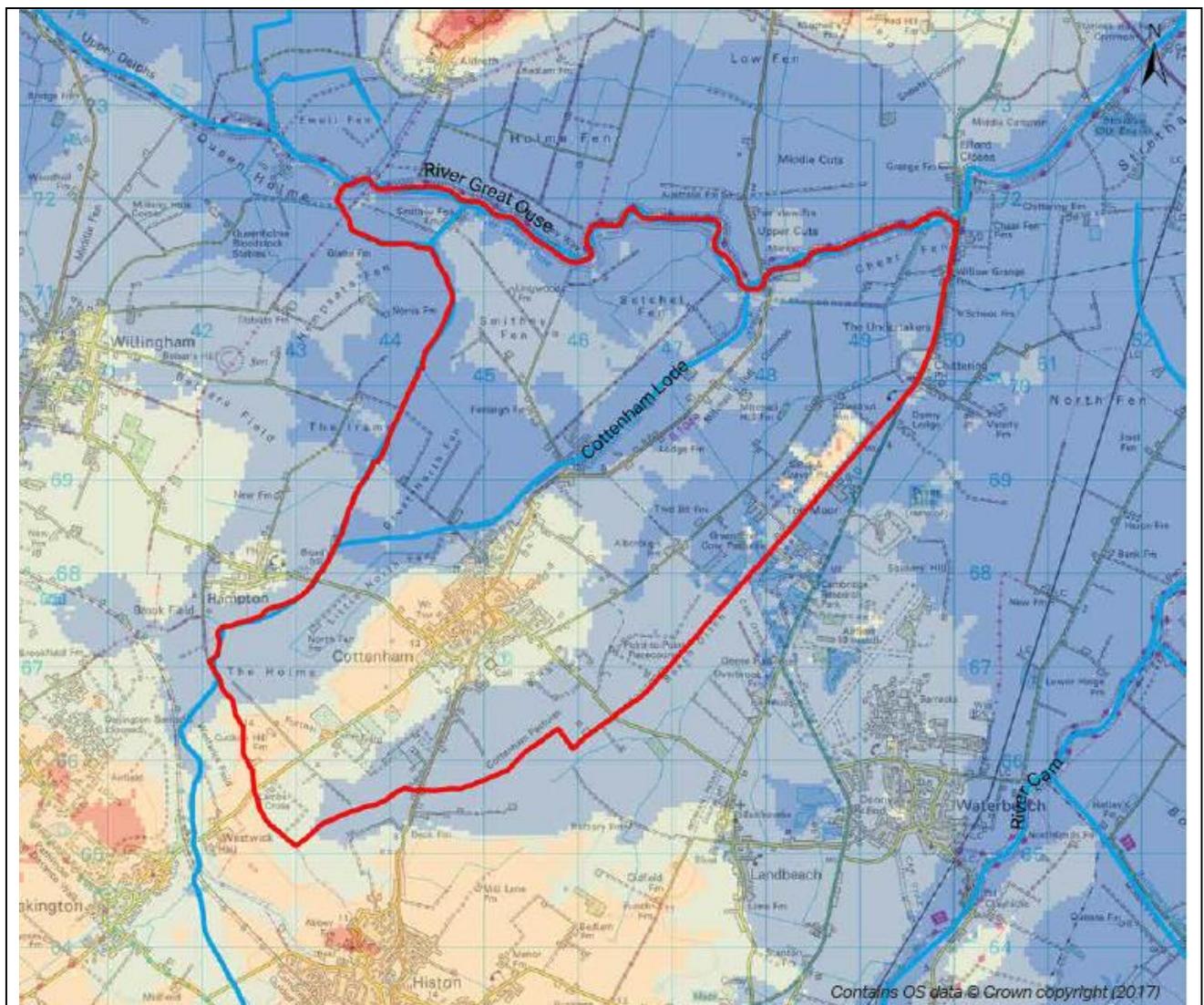
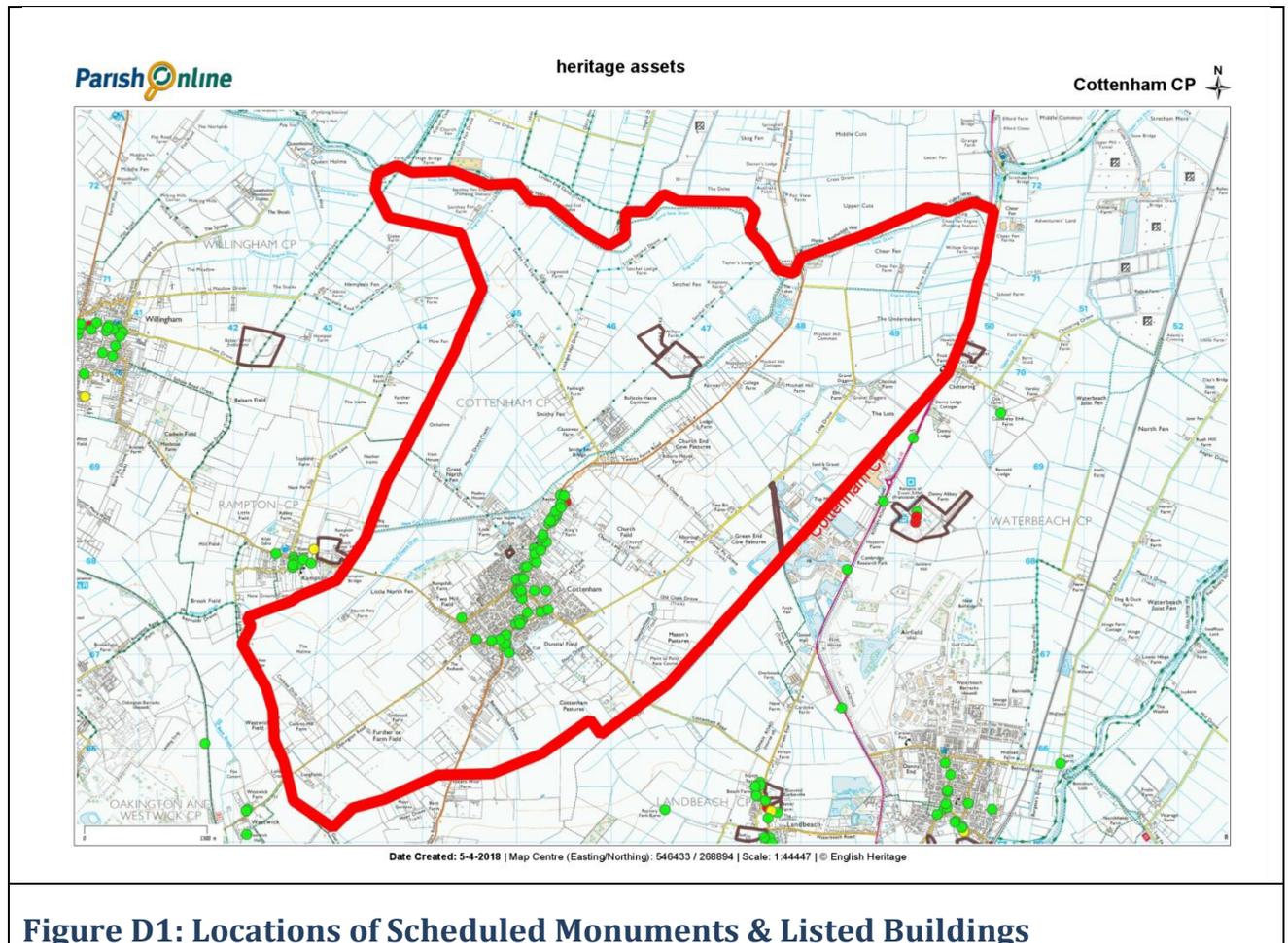


Figure C1: Cottenham’s Topography & Hydrology

Appendix D: Cottenham's heritage assets (2017)

Heritage assets are identified in the AECOM heritage and character assessment^{B13}.



Scheduled Monuments (outlined in brown on figure D1)

44 There are three scheduled monuments within the parish

- Car Dyke segment - in east of parish between Green End and Top Moor
- Crowlands Moat - within village, off Broad Lane.
- Romano-British settlement - adjacent to Cottenham Lode north of the village

Listed Buildings (marked as green disks on Figure D1)

Broad Lane

No. 4, Oaslands

Corbett Street

No. 17, No. 44

Denmark Road

No. 56, No. 60, Olde Thatch No. 41

High Street

No. 1 Church of All Saints (Grade I)

No. 7 No. 11 No. 13 No. 27, Fenway No. 29 No. 35 No. 41

No. 87, Sunnyholme Barn rear of 87

No. 101 No. 109, King Smith Cottage

No. 135, The Three Horseshoes Gig House and Stables

No. 185, Mitchell House Wall, gates and gatepiers to No. 185

Nos. 191 & 193 Nos. 219 & 221

No. 223, Rose Villa (& 223a & 9 & 10 Beagle Court) No. 279

No. 297, The Chequers Public House;

War Memorial

No. 307 No. 309 No. 331

No. 333, The Limes, Curtilage barn rear of No. 333 (now 4 Bramley Close)

No. 337 & 339

Barns rear of No. 343 (1, 2 & 3 Elm Barns)

No. 2, The Old Rectory

No. 10,

No. 28, Mulberry Cottage

No. 30 No. 32 No. 46, The Lindens No. 48, Dorset House No. 52 No. 60

No. 82, White Cottage

No. 86 Office adjoining No. 86

No. 120, Pond Farmhouse

Nos. 156 & 158 Old Meeting Baptist Church

No. 160, No. 188

No. 190, Abletts House

No. 214 No. 216, Pelham House No. 218

No. 220, Gothic House Nos. 226 & 228 No. 284 No. 290 No. 316 No. 318 No. 324

No. 332 Barn rear of No. 344 (3 Manor Farm Court)

Rampton Road

Nos. 25-41 (odds) Moreton's Charity Almshouses,

Tower Mill

Non-designated heritage assets

- a) **354 High Street** is a well preserved house, constructed of gault brick, built before the 1887 Ordnance Survey map. The house has notable architectural features, including overhanging eaves and four tall pairs of chimney stacks. The house faces onto The Green and enhances the visual interest of this key focal area of the village;
- b) **Cottenham Methodist Church** was constructed in 1864 for Wesleyan Methodists. The chapel's Gothic Revival style, constructed of gault brick with red brick dressings, is architecturally distinct from most structures within the neighbourhood plan area and holds a prominent location on a bend of the High Street. The chapel also holds historic value in its representation of non-conformist beliefs in Cottenham from the mid-19th century to the present;
- c) The neighbouring **250 High Street**, was built in 1866 and shares the Gothic Revival style of the historically associated Cottenham Methodist Church. Architectural interest is derived from its style, while the greatest interest is derived from the group value with the church.
- d) The former **Baptist chapel** on Rooks Street was built in 1856, on the site of an earlier chapel. The building is typical of non-conformist chapel architecture, with a parapet gable facing onto Rooks Street but otherwise is modest architecturally. The chapel is of historic interest to the diversity of non-conformist beliefs in the village;
- e) **Manor Farmhouse** (344 High Street) is a red brick house with blue brick and stone dressings constructed in the latter half of the 19th century in a Tudor revival style. The farmhouse faces onto The Green and is distinct;
- f) The **Hop Bind** public house (212 High Street) was constructed in the 19th century, prior to 1887. Although not architecturally distinct from other structures in Cottenham, the public house has historically represented a social amenity to the village, and continues as such;
- g) The **Cottenham Club** built in 1904, is white rendered with a mock timbered second storey gable. Originally the Victoria Institute, a private club which remained until 1911 when finances forced its closure and replacement by a Conservative Club. The building is located on a prominent site at the junction of Lambs Lane and High Street and enhances the sense of diversity in the built environment of Cottenham's historic core. The club is also of value to the village's modern social history;
- h) The **Salvation Army Community Church** on High Street was built in 1937 and is constructed of light red brick with concrete coping and roof tiles. The building is of a modernist inspired style, with reference to non-conformist chapel architecture in its street facing parapet gable.
- i) **327 High Street** is a 19th century house, built before 1887, constructed of gault brick, with stone and timber dressings. Notable features include a projecting eaves cornice and ornate door case. The house marks the northern boundary of The Green area, and the visual interest derived from the building enhances the setting of the key open area.

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