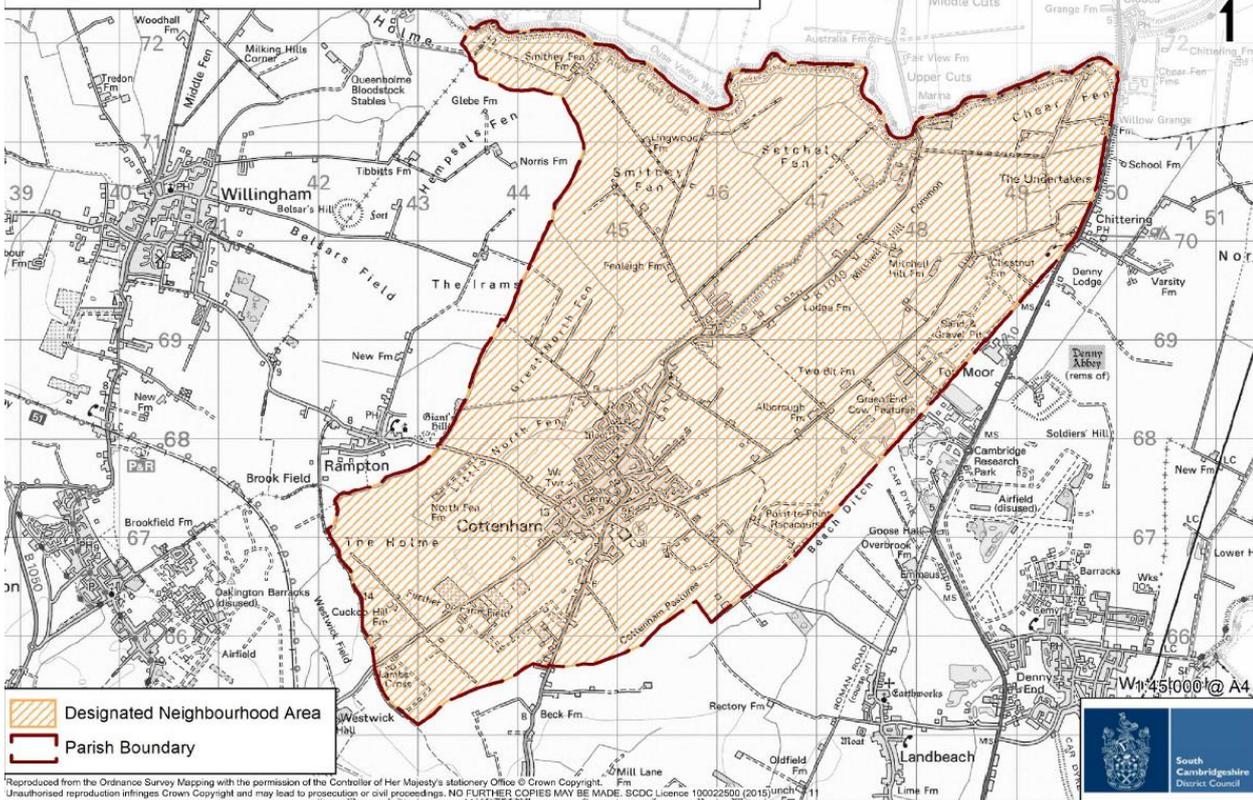


Cottenham Civil Parish

Neighbourhood Development Plan

2017 to 2031

Designated Neighbourhood Area: Cottenham - November 2015



Cottenham Parish Council

NP Evidence E16 - Open Space

December 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.

1 Summary

- 1.1 Cottenham has substantial open space in and around the village.
- 1.2 Figure 1 shows the approximate location of village spaces, many of which are not suitable for formal outdoor sport.
- 1.3 The main concentration of outdoor sport facilities is currently at the Recreation Ground where a modern Sports Pavilion was constructed in 2015.
- 1.4 Population expansion in recent decades has driven provision well below the 1.6hA per 1,000 standard recommended in SCDC Local Plan.
- 1.5 There is insufficient land available at the Recreation Ground to allow contiguous expansion to the 12 hectares indicated by the SCDC policy
- 1.6 A combination of three factors is proposed:
 - a) Increasing the amount of sports land contiguous with the Sports Pavilion
 - b) Intensifying its usability using all-weather techniques, including discrete floodlighting.
 - c) Provision of an additional sport space elsewhere in Cottenham.



Cottenham Neighbourhood Development Plan
Submission Plan – NP Evidence Paper E16



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2 Situation

- 2.1 The rural parish provides a fen-edge setting of considerable scale and natural beauty.
- 2.2 Cottenham has a generous amount of open space (see figure 1) 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.
- 2.3 More could also be done to reverse the attrition of mature trees under pressure of developments.
- 2.3 Wherever possible, Cottenham’s larger public open spaces will be maintained as Local Green Space or Protected Village Amenity Areas to encourage public use while nurturing Cottenham’s collection of trees.

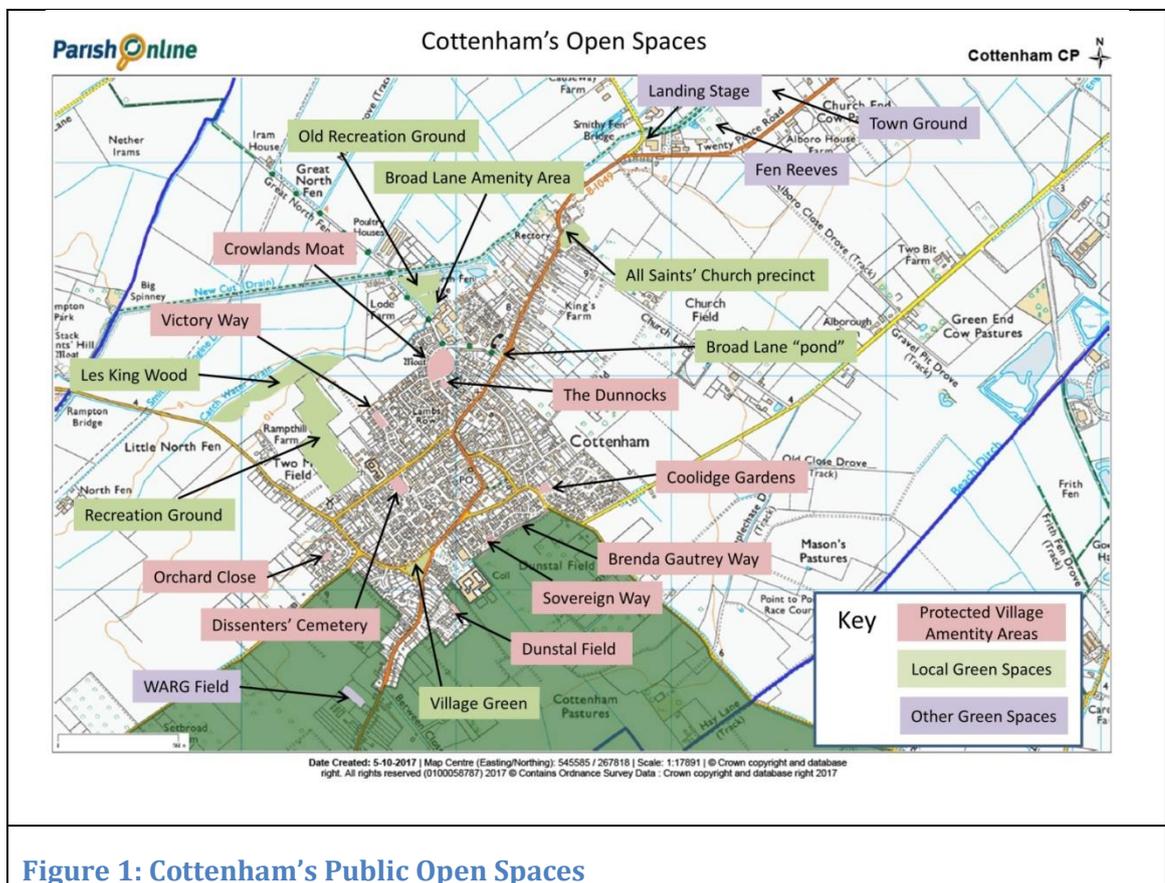


Figure 1: Cottenham's Public Open Spaces

3 Complications

- 3.1 Some of the areas regarded as important open space, especially those around the Recreation Ground and Les King Wood were threatened by development during 2015 to 2017.
- a) County Council aspirations to build a large number of houses and a Primary School extension on the Ramphill Farm site, Les King Wood and a Recreation Ground extension leased to the Parish Council;
 - b) Parish Council aspirations to encroach marginally further into Recreation Ground space to extend the Car Park and build a new Village Hall using more or less the same footprint as the earlier outdated building; and
 - c) Parish Council aspirations to build a small early years Nursery ear the Play area on the existing Recreation Ground site.
- 3.2 The SCDC Local Plan was adopted and planning applications permitted despite these planning applications being in conflict with Local Green Space designations.
- 3.3 Discussions with the developers suggest a compromise is possible in which the Local Green Space boundaries are moved to provide a larger Local Green Space replacing part of the leased land with unencumbered land (part of Two Mill Field between Ramphill Farm and the Allotments).

4 The Need – and Plan

4.1 Designated Local Green Spaces in the emerging Local Plan are:

a) All Saints Church precincts	(0.83 ha	– ref. NH/12-39	:LGS in LP)
b) Broad Lane “Pond”	(0.05 ha	– ref. NH/12-40	:LGS in LP)
c) Broad Lane Amenity Area	(0.85 ha	– ref. NH/12-48b	:LGS in LP)
d) Old Recreation Ground	(1.77 ha	– ref. NH/12-48a	:LGS in LP)
e) Recreation Ground	(8.34 ha	– ref. NH/12-49a	:LGS in LP)
f) Village Green	(0.59 ha	– ref. NH/12-53	:LGS in LP)

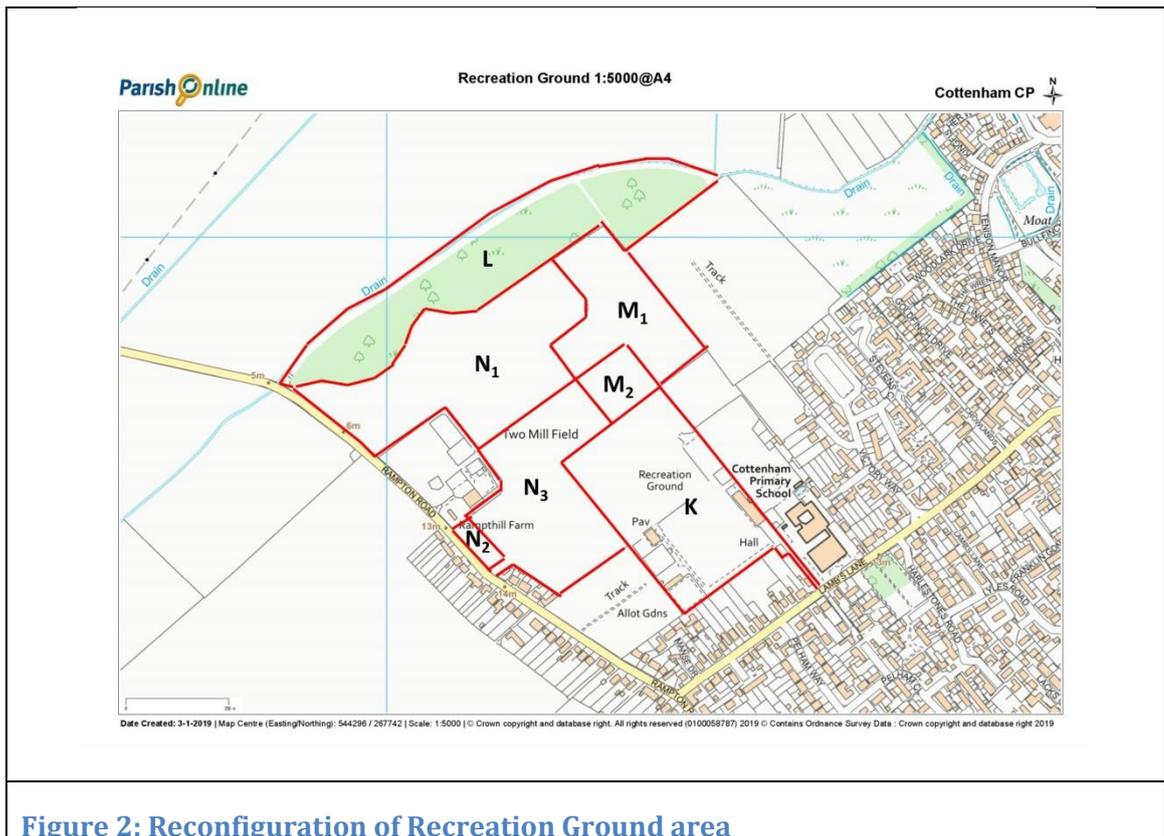


Figure 2: Reconfiguration of Recreation Ground area

4.2 However, the Recreation Ground (“K” and leasehold “M” in figure 2), although designated as Local Green Space in the adopted Local Plan has been compromised by planning permissions:

- The County Council housing permission encroaches into “M₁” and possibly “M₂”;
- The County Council aspiration to extend the Primary School onto “M₁” and possibly “M₂”;
- The Parish Council’s permission to encroach a little into the NR edge of “K”.

By designating “N₃” as Local Green Space in place of “M₁” and “N₃” is sufficiently larger than “M₁” so as to allow a car park adjacent to “N₂” and a modest access road along the site edge from Rampton Road to the Sports Pavilion, LGS will be increased.

4.3 Les King Wood (“L” in figure 2; 3.76 ha - ref. NH/12/52 in LP) is also designated as Local Green Space under the Neighbourhood 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.

- a) The site is **not extensive and is local in character**: Following development, the site is now more closely connected to the village:
 - i. at SW end connected to nearly 300 new houses and running
 - ii. adjacent to the Recreation ground, and
 - iii. at NE end connected to a new bridleway and N parts of the village
- b) 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.
- c) 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.
- d) 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.

4.4 Designated Protected Village Amenity Areas 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)

4.5 In addition, the following small amenity areas inside the village development framework should also be designated Protected Village Amenity Areas in the Neighbourhood Plan:

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

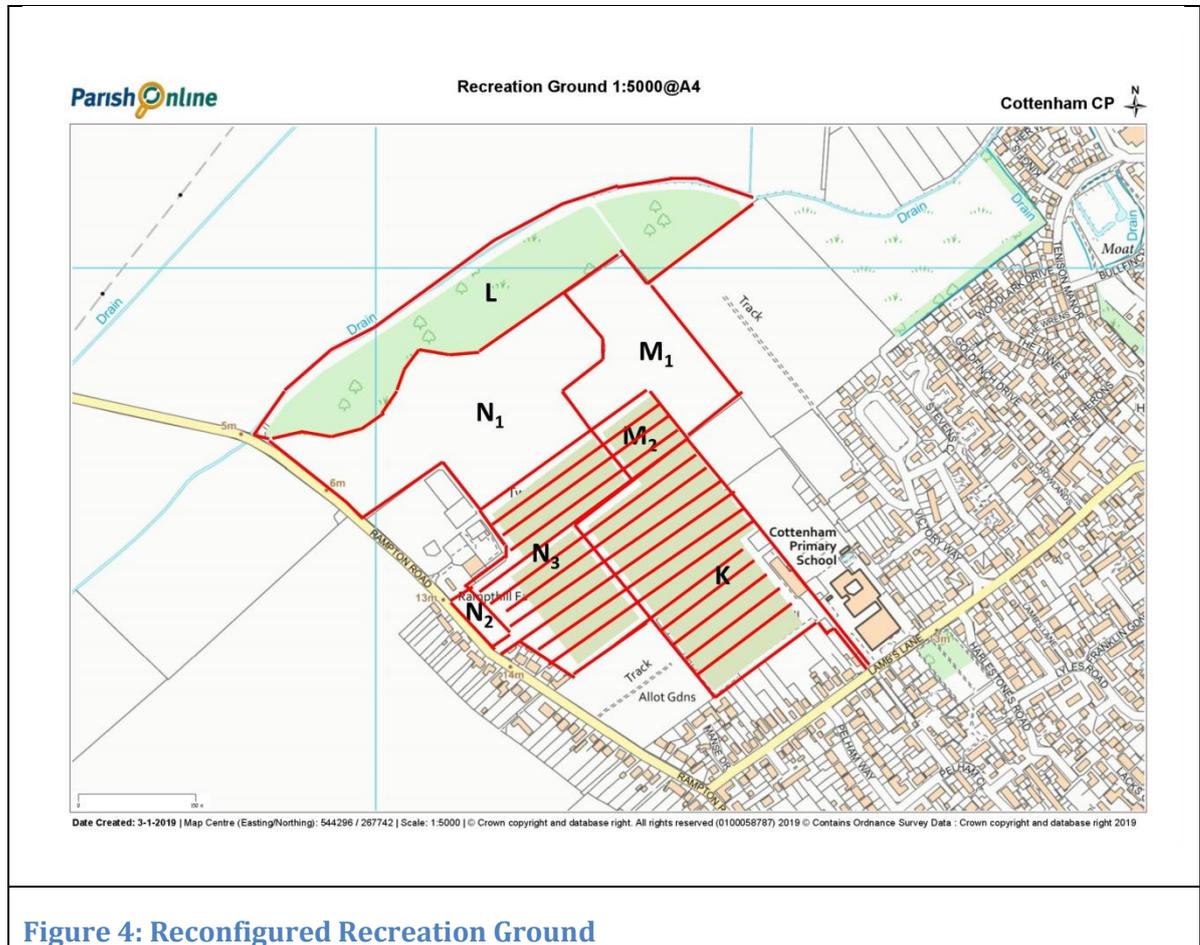


Figure 3: The Dunnocks and Tenison Manor PVAAs

- 4.6 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
- 4.7 Additional planting of native tree species around public open spaces will be encouraged to replace the gradual loss over time.
- 4.8 Village Design Statement 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.”

5 Making the Open Space work for outdoor sport

- 5.1 Subject to area of N3 being significantly larger than M1, a “land swap” may facilitate improved facilities and avoid the delay necessary to bring N3 up to playing condition.



Area	Intended usage	Relative status
K	Core leisure and recreation hub including Early Years Nursery, Sports Pavilion and Village Hall.	Currently permitted activities and projects
L	Les King Wood	Unchanged apart from LGS status
M1	Made available for school expansion and/or housing	
M2	Retained sports provision	Unchanged apart from LGS status
N1	Permitted housing development	
N2	Possible permitted housing development	
N3	Made available for all-weather sports facilities, including 3x MUGA, full-size all-weather football pitch, smaller grass pitches and car park	LGS status

Figure 5: Key to areas and intended usage

Appendix A: References

Reference	Paper
B1	Cottenham Neighbourhood Plan Survey – Final Report (NPS)
B2	Cottenham draft Pre-submission Neighbourhood Plan v2.1
B3	Cottenham draft Pre-submission Neighbourhood Plan v3.1
B4	AECOM Housing Needs assessment
B5	AECOM Site assessment
B6	AECOM Heritage & Character assessment
B7	Evidence Paper E1 Housing need and supply
B8	Evidence Paper E2 Brownfield sites
B9	Evidence Paper E3 Rural Exception Sites and Community Land Trust
B10	Evidence Paper E4 Recreation Ground
B11	Evidence Paper E5 Village Hall
B12	Evidence Paper E6 Nursery
B13	Evidence Paper E7 Medical and Drop-in & Chat Centre
B14	Evidence Paper E8 Village heritage and character
B15	Evidence Paper E9 NP Golden thread
B16	Evidence Paper E10 Burial ground extensions
B17	Evidence Paper E11 Drainage & Flooding
B18	Evidence Paper E12 Village Design Statement 2007
B19	Evidence Paper E13 Traffic & Transport Strategy
B20	Evidence paper E14: Community Transport
B21	Evidence paper E15: Play
B22	Evidence Paper E16: Open Space
B23	Cottenham draft Pre-submission Neighbourhood Plan v4.2
B24	Strategic Environment Screening Opinion
B25	Consultation statement
B26	Cottenham Submission Neighbourhood Plan v5
B27	Strategic Environment Assessment
B28	Basic Conditions Statement