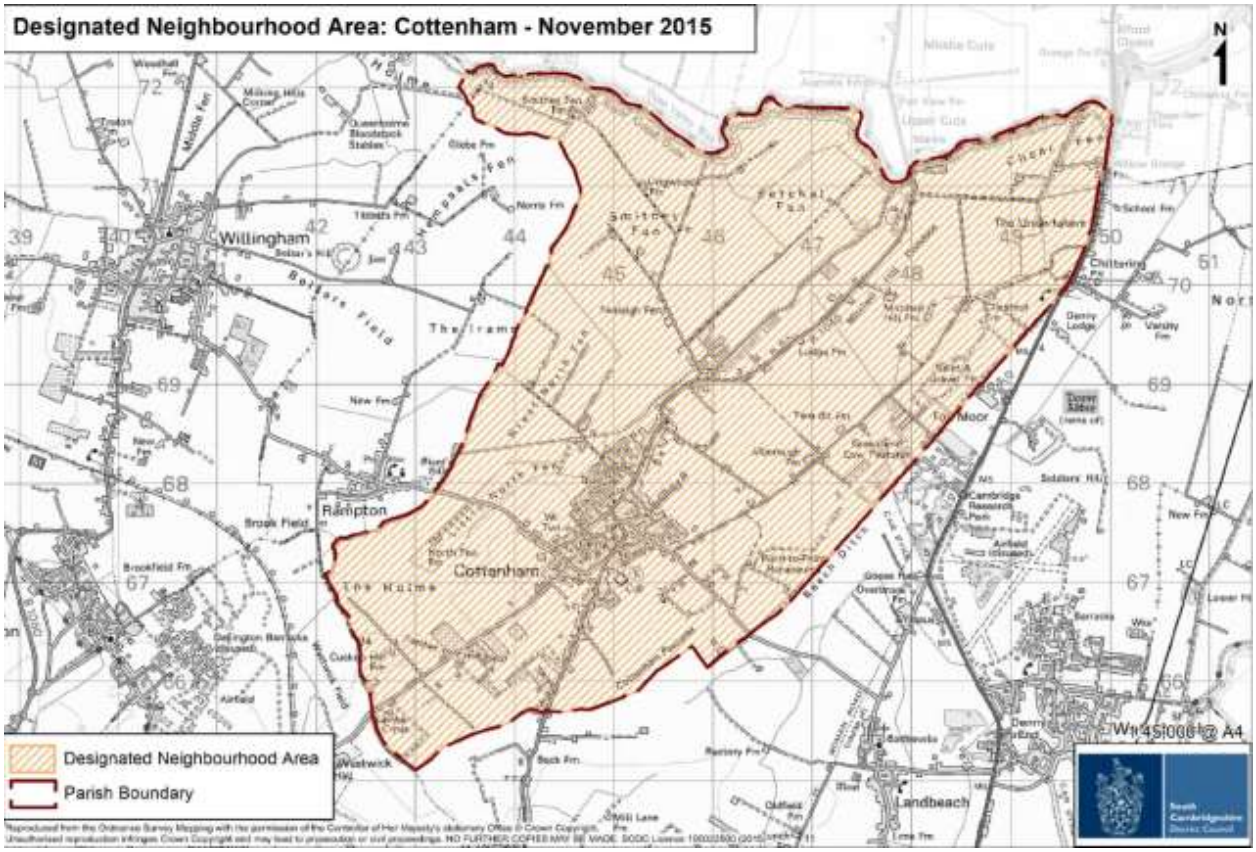
Cottenham Civil Parish

Neighbourhood Development Plan

2017 to 2031



Cottenham Parish Council

Neighbourhood Development Plan

Referendum Version

February 2020

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.

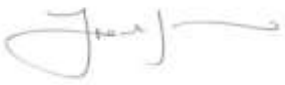
Your comments and recent planning permissions have informed the draft plans, especially the Pre-Submission Plan[G13] offered for local consultation earlier in 2018. That Pre-Submission Plan was revised to produce the Submission Plan which South Cambridgeshire District Council offered for comment and independent examination in 2019.

What's next?

This "Referendum" version (also known as a "post-examination draft Neighbourhood Development Plan") complies with the Examiner's recommendations and, subject to obtaining a majority at the referendum, will become part of the development plan used for determining planning applications in Cottenham.

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.



Frank Morris: Chair, Cottenham Parish Council

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1 Context

National and local planning policy

1.1 This Neighbourhood Development Plan 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 sets out national planning policy. The Planning Practice Guidance provides practical advice on how that policy is to be implemented.

1.4 South Cambridgeshire District Council, as the Local Planning Authority (LPA)[G1] is responsible for the production of the Local Plan[B30], which sets out strategic planning policies in the District up to 2031 and 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[B18], originally approved as Supplementary Planning Guidance in 1994 and updated to become a Supplementary Planning Document (SPD)[G3] 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 retained as NP Evidence Paper E12[B18].

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 parish 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 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.

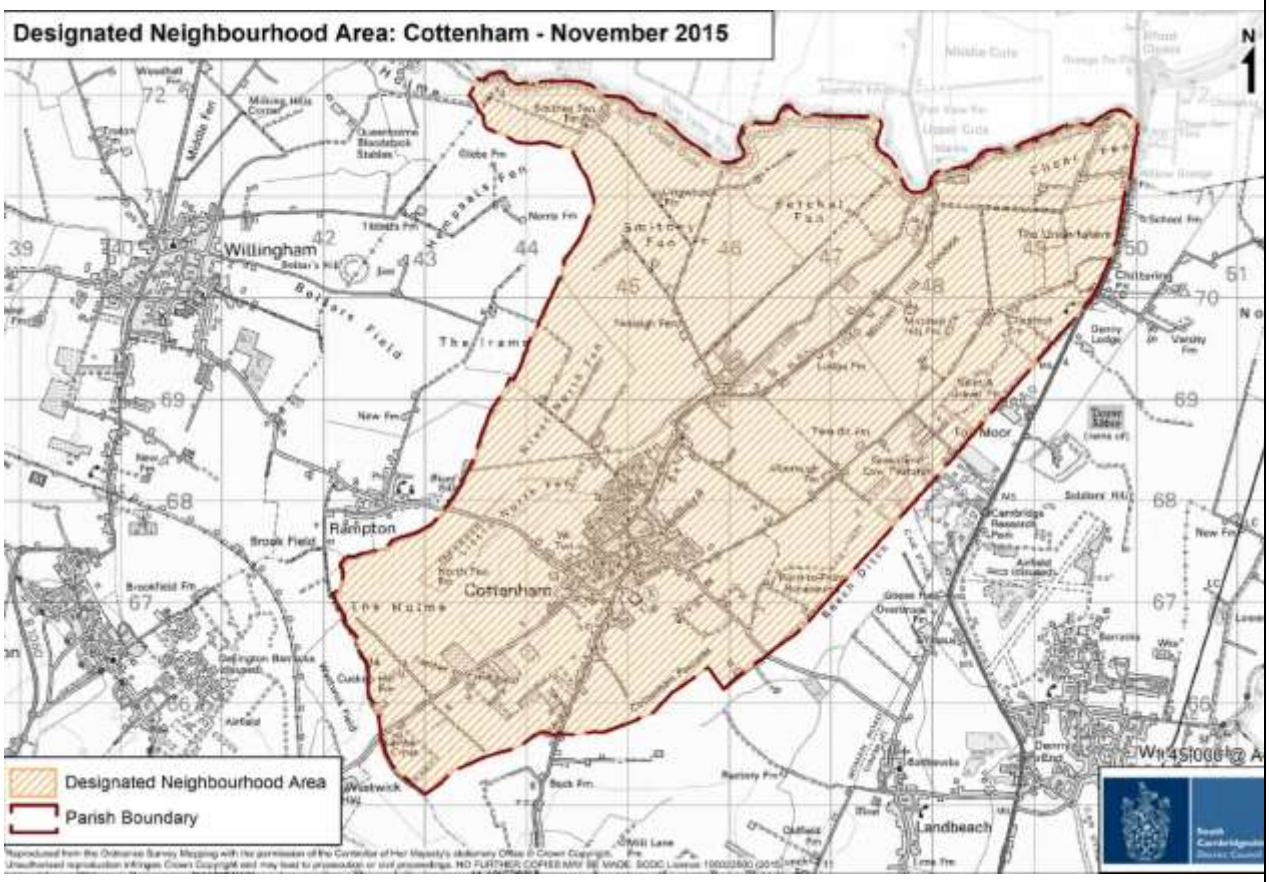


Figure 1: Cottenham Civil Parish Neighbourhood Area

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 Referendum version of the Neighbourhood Development Plan[B31] following consultation and independent examination. The Examiner recommended that, subject to certain amendments, which have now been made, the plan should be put to a referendum within the Neighbourhood Area. The referendum will 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) A survey, known as the "Vision Plan Survey" received 217 responses in 2014.

b) Subsequently, 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.

c) 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[B1] focused on likes, dislikes, omissions etc. in Cottenham now and in 15 years time.

d) The third stage analysed recent SCDC Planning Case Officer reports on four speculative planning applications for substantial numbers of residential properties in the parish.

e) A parish-wide "7 issues" survey in late 2017 obtained 446 responses.

f) Three studies by independent consultants AECOM[G15] covering:

a. Heritage and Character Assessment[B6]

b. Site Assessment[B5]

c. Housing Needs Assessment[B4]

g) Policies in the Village Design Statement[B18]

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 sixteen "NP Evidence Papers" [B7-22] 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[B1] was carried out in winter 2015/6. Several further consultations on some or all of the plan have been carried out on entire drafts or parts of them. 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 and 2018.

1.29 The first pre-submission version (v 2.1)[B2] was prepared for Pre-Submission Consultation[G16] and publicity in May 2017. Comments on that version and subsequent planning permissions in late 2017 and early 2018 necessitated a significant revision also informed by an independent assessment and local review of housing need.

1.30 Another version (v 4.2)[B23] was prepared for Pre-Submission Consultation[G16] and publicity in June / July 2018 and was based principally on the series of evidence papers "CNP Evidence Paper E1 to E16" and, in turn, sources listed in the bibliography (Appendix B).

1.31 Comments received were included in the Consultation Statement[B25], which summarises all the consultations undertaken in preparing the Submission Plan and explain how they have influenced its development.

1.32 That Plan was screened before submission[G14], by the Local Planning Authority[G1] to assess whether or not it needs a Strategic Environmental Assessment[G18] in accordance with EU legislation. An Environmental Impact report [B27] was prepared by AECOM[G15] in October 2018. No formal comments were received from any of the three statutory consultees – Environment Agency, Historic England and Natural England.

1.33 No modifications to the text were required as a result of the assessment.

1.34 The Submission Plan was independently examined by a Neighbourhood Plan Examiner[G19] and, subject to certain amendments, found to be in compliance with basic conditions mainly to ensure that it is compliant with EU law, National Planning Policy Framework (2012) and in general conformity with the adopted SCDC Local Plan and that appropriate consultation has been undertaken.

1.35 This Referendum Version [G20] of the Neighbourhood Development Plan[G2] will be submitted to a referendum in Cottenham and, if approved by a majority of those voting, will become part of the development plan, alongside the SCDC Local Plan.

Sustainability

1.41 Paragraph 7 of the NPPF (2012) 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.

Deliverability

1.51 Several policies are criteria-based. The intention is that development proposals meet every criterion insofar as they apply to its scale and location.

1.52 However, recognising that it may not always be possible to meet every aspect of the policy, the term “wherever practicable” is included in some policies.

1.53 In such cases the applicant will be expected to demonstrate the way in which other material planning considerations should allow the District Council to grant planning permission where certain elements of the policy cannot be met by the development concerned.

Monitoring & Review

1.61 The Parish Council acknowledge that circumstances may change within the Plan period. In addition, some policies will work better than others. On this basis the Parish Council will review the effectiveness of the Plan’s policies on an annual basis.

1.62 Where appropriate the Parish Council will consider either a full or a partial review of the Plan. This will be based around the monitoring information gathered, any revisions which may arise with the Local Plan and any broader changed circumstances which may arise.

1.63 In particular the Parish Council will assess the effectiveness of Policy COH/4-1 and its associated delivery policies given their significance to the wider Plan.

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[B1] 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[G25] succeed in dealing with the Key Issues[G21] and related Objectives[G25].

2.6 Five Objectives[G24] (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[G24] is separately described with related Policies[G25] in more detail in Sections 4 to 7.

2.8 The Policies[G25] will, alongside National Planning Policy Framework and SCDC's adopted Local Plan, guide where and how development should be allowed within the Neighbourhood Area[G12].

2.9 Each Policy[G25] 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

Appendix E – Cottenham's Open Spaces

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: 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	Page	Site	Site-specific Policies	Page	Evidence Paper
Conserving the character of the village as an attractive, safe community	COH/1-1 Landscape character	16				E8, E12
	COH/1-2 Heritage assets	18				E8, E12
	COH/1-3 Non-designated heritage assets	22				E8
	COH/1-4 Village character – alterations	24				E8, E12
	COH/1-5 Village character – new build	26				E8, E12
	COH/1-6 The village core or centre	28				E8
	COH/1-7 Local Green Space	31				E8, E16
	COH/1-8 Protected Village Amenity Areas	33				E8, E16
Making housing more affordable for the next generation of residents	COH/2-1Development framework	39				E3
	COH/2-2 Large site design	41	A,D			E8, E11, E12
	COH/2-3 Brownfield sites	44	X4 X5 X6	COH/3-1.1 Durman Stearn COH/3-2.1 Watson's Yard COH/3-1.2 Co-op site	50 55 52	E1, E2 E1, E2 E1, E2
Improving amenities and facilities	COH/3-1 Medical Centre	49	X4 X6	COH/3-1.1 Durman Stearn COH/3-1.2 Co-op site	50 52	E2, E7 E2, E7
	COH/3-2 Supermarket	54	X5	COH/3-2.1 Watson's Yard	55	E2
	COH/4-2 Multi-purpose Village Hall	59		COH/4-1 Recreation & Sports	57	E2, E4, E5
	COH/4-3 Nursery	61		COH/4-1 Recreation & Sports	57	E4, E6
	COH/4-4 Sport for all	63		COH/4-1 Recreation & Sports	57	E4
	COH/4-5 Extension of burial grounds	65				E10
Encouraging employment opportunities	COH/5-1 Village employment	67	X2 X4	COH/3-1.1 Durman Stearn COH/3-2.1 Watson's Yard COH/4-1 Recreation & Sports	50 55 57	E2 E2 E2
	COH/5-2 Rural employment	68				E2, E8, E12
Reducing the impact of traffic, especially in the core of the village	See Community Action Plan in Section 8	73				E13, E14

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

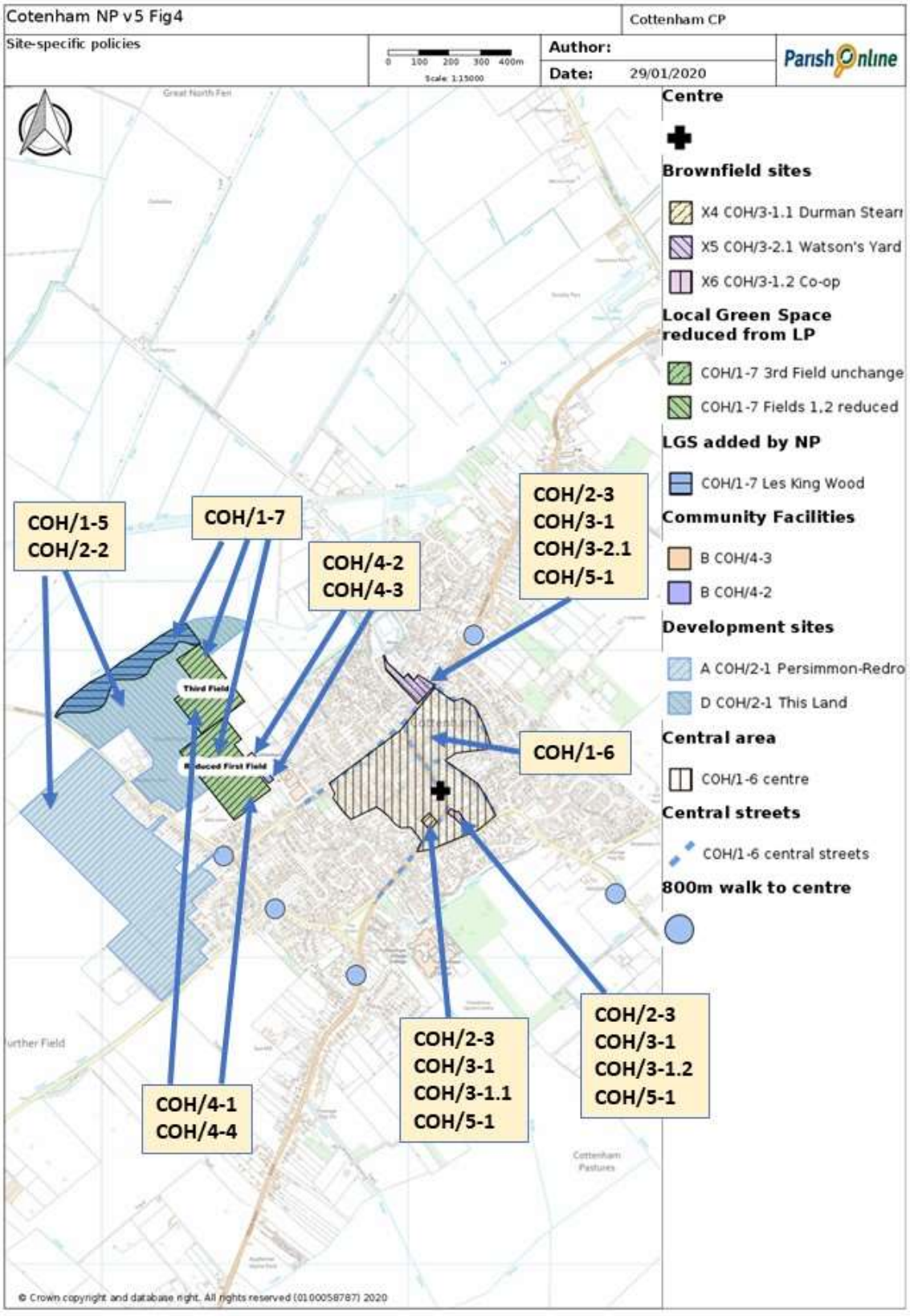


Figure 4: Site-specific Policies map

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.**

4.1 Cottenham village and the land to the east, south and west lie on Bedfordshire and Cambridgeshire Claylands Natural Character Area (see Figure 5), while to the north are the Fens. Much of the southern quadrant has Green Belt protection.

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

4.3 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 vistas. 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.

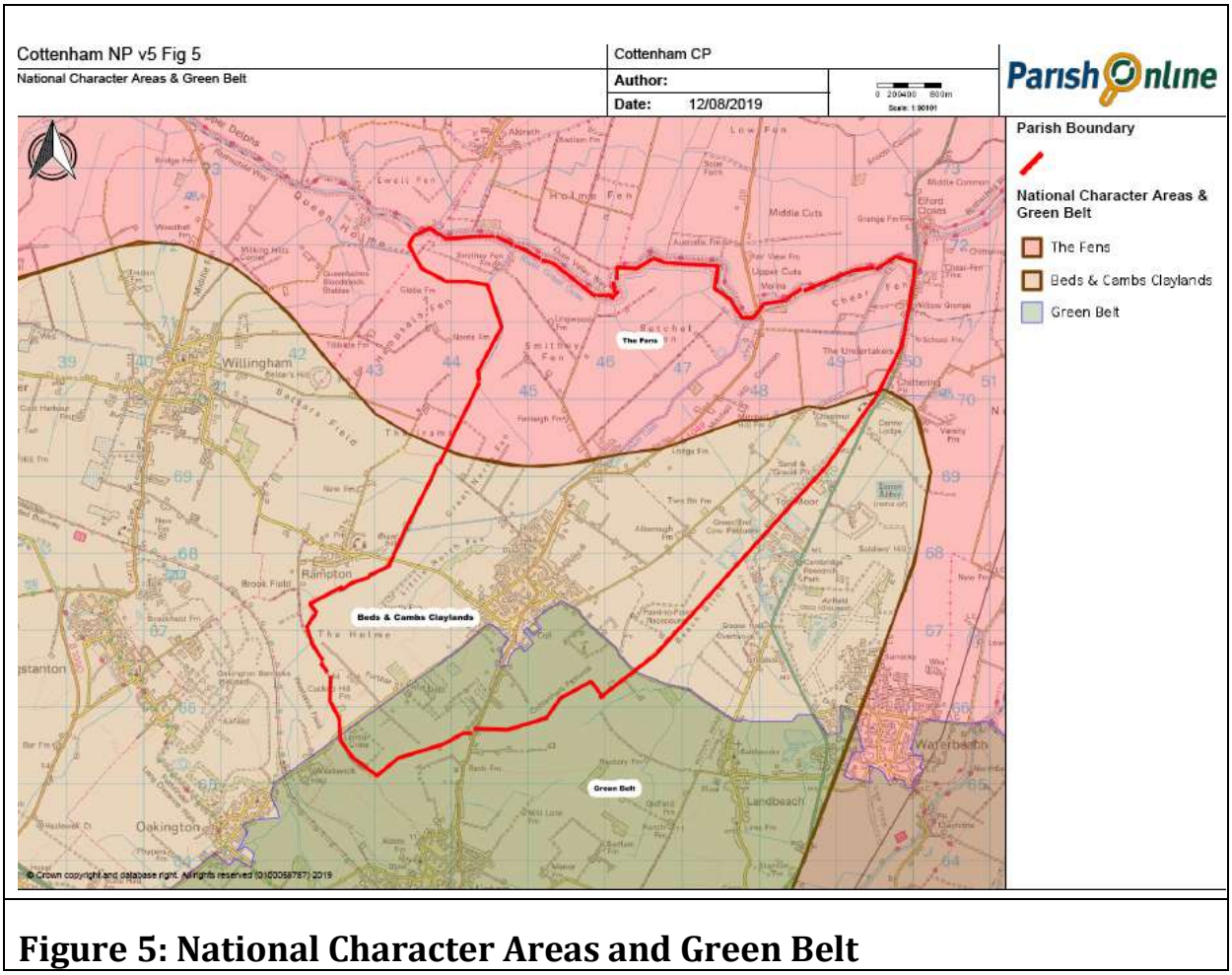


Figure 5: National Character Areas and Green Belt

Policy COH/1-1: Landscape character

As appropriate to their scale and location, development proposals should take account of the following vistas (as shown on Figure 6) that contribute to the character and attractiveness of Cottenham:

- **a) All Saints' church from:**
  - **a. stretches of Cottenham Lode (1L in Figure 6), and**
  - **b. part of Beach Road (1R in Figure 6), and**
  - **c. part of Rampton Road (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. part of Cottenham Lode (4 in Figure 6), and**
  - **c. part 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)**

In particular development proposals which may have an impact on the landscape character of the village should incorporate the following design features where they are necessary in relation to the scale and location of the proposal concerned and would be practicable given the particular nature of the proposed development:

- **non-continuous screens of hedges and native tree species should be incorporated within the site to create wildlife corridors and protect the external views (3 to 6 in Figure 6) of the village, and**
- **lighting at the village edge should be subdued, and man-made features in the foreground of outward views (1,2 and 7,8 in Figure 6) should be avoided wherever practicable and visually screened where unavoidable in order to reduce potentially disproportionate visual impact.**

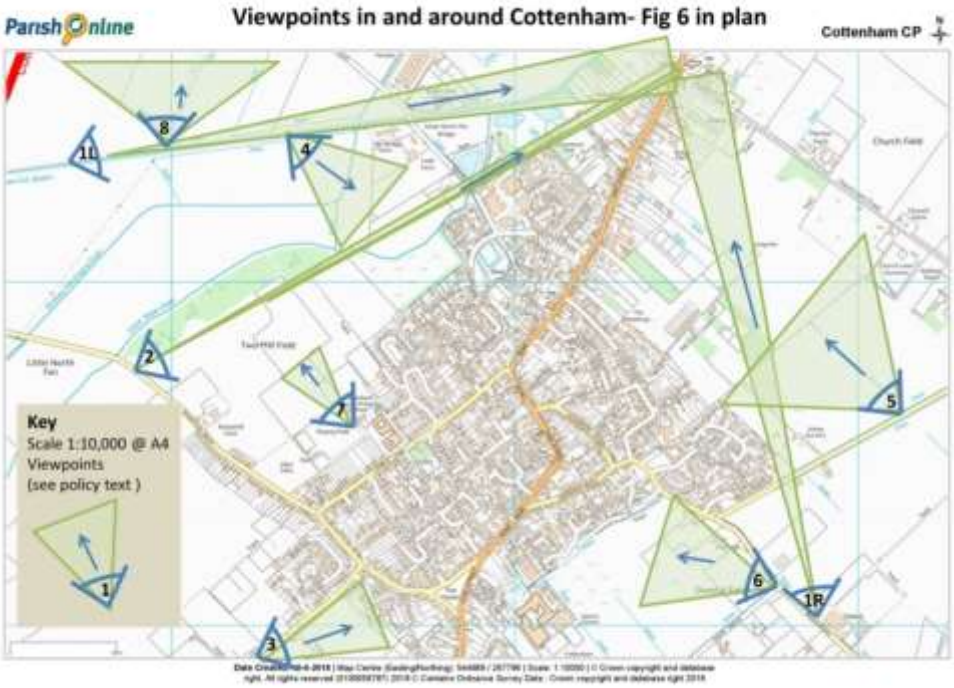
Policy justification (for further information see Evidence Papers E8 and E12)

1-1a This policy plays a part in "conserving the character of the village as an attractive, safe community" by identifying particular vistas and viewpoints that should be conserved from both complete loss or partial intrusion by unsympathetic lighting, tree-screening or other objects constructed in the near-field of the vista.

1-1b Certain vistas, visible from publicly-accessible land, should be retained unobstructed. Based on the Village Design Statement[B18] which advised "protect vistas that contribute to the character and attractiveness of Cottenham" and feedback during plan preparation, the vistas identified in figure 6 are particularly valued.

1-1c Viewpoints 1 and 2 include the Grade 1 Listed All Saints' Church; 3 to 6 are relatively unspoilt open inward-facing views of the village edge; while 7 and 8 are characteristic outward "big-sky" views.

All Saints' Church from Cottenham Lode (1L) and Beach Road (1R)



Cottenham from Oakington Road (3); Sunset from King George V Field (7); Haddenham from Cottenham Lode (8)

Figure 6: Map and Key vistas of and around Cottenham

Why? Cottenham's heritage embraces Scheduled monuments, 66 Listed Buildings, an extensive Conservation Area[G9] which demonstrate Cottenham's historic evolution and enhance local distinctiveness.

Policy COH/1-2: Heritage Assets

Development proposals which conserve or, where practicable enhance, designated heritage assets in the neighbourhood area (including the Conservation Area, Listed Buildings or Scheduled Monuments) will be supported.

Policy justification (for further information see Evidence Papers E8 and E12)

1-2a This policy plays a part in "conserving the character of the village as an attractive, safe community". The identity and physical character of Cottenham is defined by the Conservation Area[G9] (see Figure 9 and the central "Lanes" that form the heart around which linear expansion occurred along the arterial roads of the rural parish. Typical features (see Figure 8) include:

a) mid-Victorian Cottenham villas, built from buff bricks under a slate roof book-ended with chimneys. 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.

b) smaller, simpler terraced or semi-detached houses of similar date and materials.

c) a substantial number of bespoke properties of various styles and vintage, usually aligned directly on the edge of a pavement which is often narrow.

1-2b 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]. Cottenham's All Saints' Church is a Grade I Listed Building[G32]

1-2c Policy COH/1-2 sets a positive context for development proposals to come forward which would conserve or enhance designated heritage assets. The policy recognises the significant role played by heritage assets in defining the character and appearance of the village of Cottenham. Where proposals would generate a degree of harm to a designated heritage asset their determination will be made in accordance with national planning policy (NPPF 189-202) and Local Plan Policy NH/14 Heritage Assets.

1-2d One Grade I and 65 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 7a: Cottenham's Listed Buildings

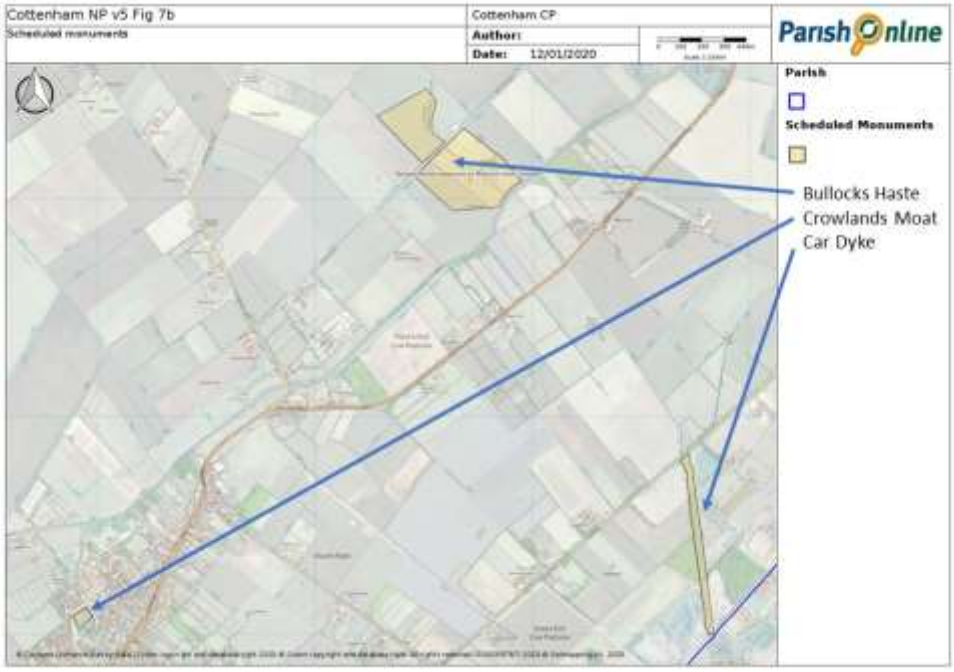


Figure 7b: Cottenham's Scheduled Monuments

Figure 8: Some of Cottenham's designated heritage assets

Why? **Cottenham's heritage also a number of non-designated heritage assets that help demonstrate Cottenham's historic evolution and enhance local distinctiveness.**

Policy COH/1-3: Non-designated heritage assets

The following non-designated heritage assets, whose locations are identified in figure 9, 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**

Development proposals which would directly or indirectly affect non-designated heritage assets will be determined taking a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.

Policy justification (for further information see Evidence Paper E8)

1-3a This policy supports "conserving the character of the village as an attractive, safe community" by extending the list of heritage assets to be conserved as a result of historic significance to Cottenham or visual interest they add to junctions within Cottenham.

1-3b These heritage assets may not have been listed nationally but make a significant contribution to Cottenham's architectural character.

1-3c The AECOM heritage and character assessment[B6] identified these nine buildings as worthy of being listed as non-designated heritage assets; more may be added over time.

1-3d Local lists form a vital element in the reinforcement of a sense of local character and distinctiveness in the historic environment.

1-3e No formal local list has been adopted for the Neighbourhood Area by South Cambridgeshire District Council; these nine buildings which positively contribute to the character and heritage of the Cottenham Neighbourhood Area, should be considered as the basis of a local list of non-designated heritage assets. These are described in more detail in Appendix D and located as follows:

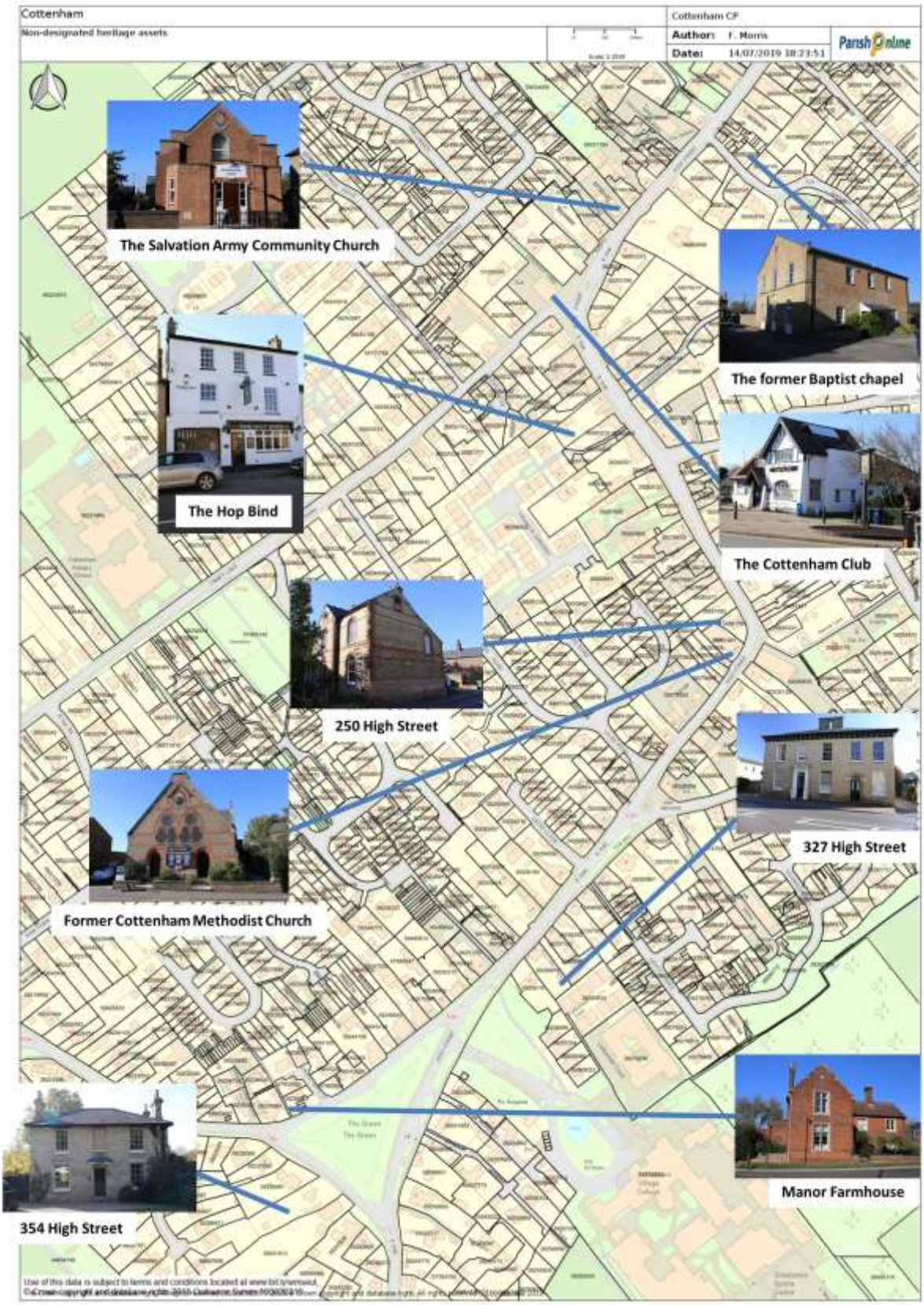


Figure 9: Cottenham's Conservation Area showing location of NDHAs

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 COH/1-4: Village character – alterations and extensions

Development proposals for alterations or extension to existing buildings will be supported, where they would retain or where practicable enrich the character of the neighbourhood area by, as appropriate to their location and scale:

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) retaining or increasing on-site parking to reduce the need for road-side parking, and
d) maintaining or creating vistas between properties to the open countryside from publicly-accessible land, and
e) retaining or introducing healthy mature native species trees within gardens

Policy justification (for further information see Evidence Papers E8 and E12)

1-4a This policy plays a part in "conserving the character of the village as an attractive, safe community" by providing guiding principles to apply when implementing alterations or extensions to existing buildings of any style or vintage.

1-4b While there is no single dominant Cottenham style, there are strong similarities of scale, character and design, especially among small numbers of neighbouring properties.

1-4c 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.

1-4d The Village Design Statement[B18] advised **"**infill developments or lateral extensions to existing buildings should maintain gaps where these provide views out of the village to countryside". The loss of any remaining views through to the open countryside from within the Conservation Area should be resisted and creation of new vistas encouraged.

1-4e Trees, especially native species, are important but in decline due to age, poor health or small plots. Opportunities should be taken to replace any lost trees, even increasing these where practicable.

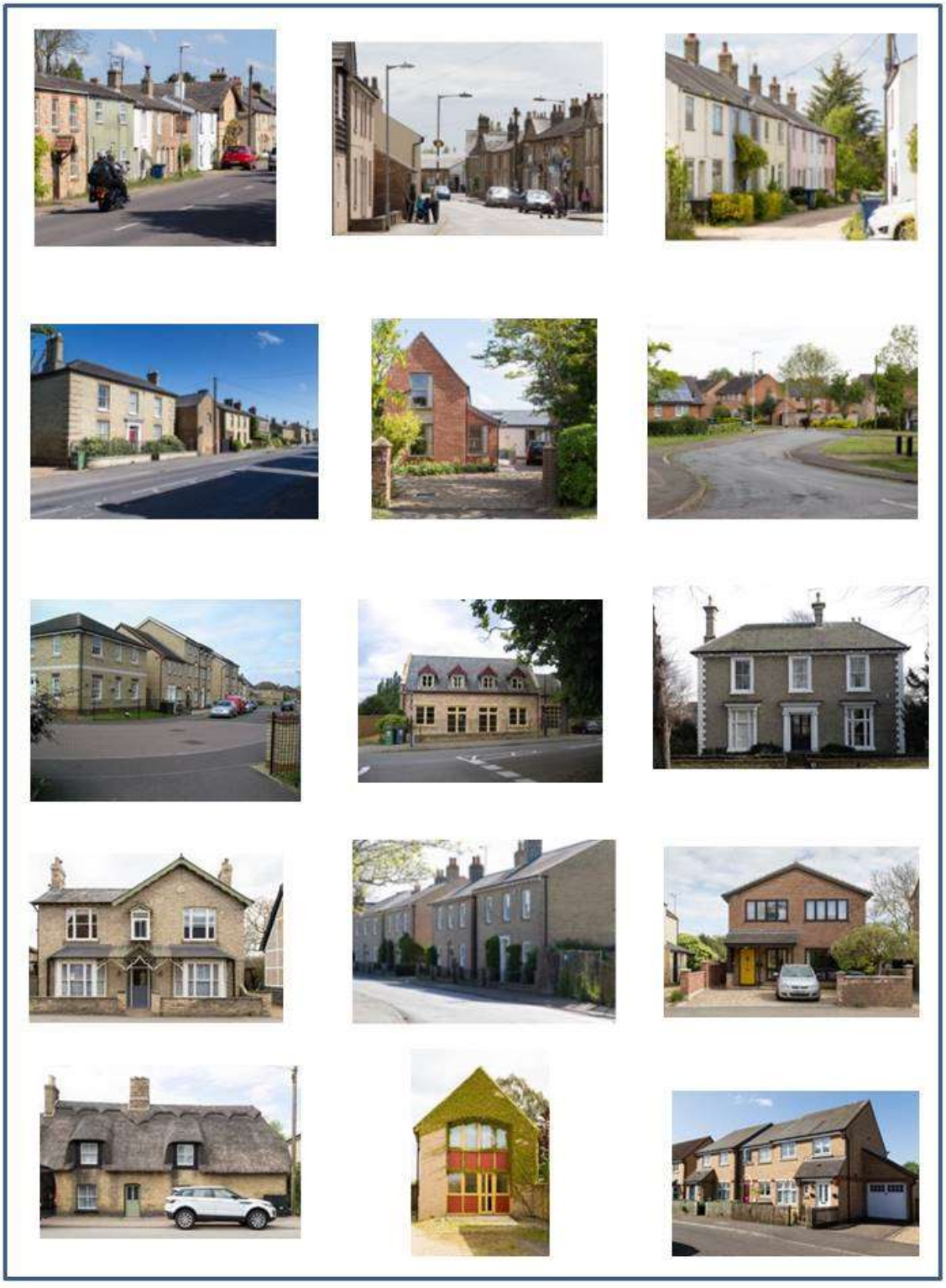


Figure 10: Cottenham's variety of architecture

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 COH/1-5: Village character – new build

Proposals for new buildings will be supported where they would retain, or where practicable enrich, the character of the neighbourhood area as appropriate to their location and scale. In particular development proposals should address the following matters in a locally-distinctive fashion appropriate to their location and scale:

a) **incorporate measures to conserve the "fen-edge" landscape character of Cottenham, and**
b) **avoiding groups of identical houses, and**
c) **be 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) **the use of traditional vernacular materials, and**
e) **the use of subtle variations to minimise repetitious designs in form or proportion, architectural detail and finishes, and**
f) **the sensitive relationship between the buildings themselves and the associated car parking provision, and**
g) **the maintenance or the creation of vistas between properties to the open countryside from publicly-accessible land, and**
h) **the incorporation of native species trees within gardens, and**
i) **the provision of up-to-date communications infrastructure to facilitate home working and reduce car dependency, and**
j) **be within easy walking distance of the village centre**

Policy justification (for further information see Evidence Papers E8 and E12)

1-5a This policy plays a part in "conserving the character of the village as an attractive, safe community" by providing guiding principles to apply to new build developments of any scale or style. The policy has been designed to be complementary to Policy HQ/1 of the Local Plan.

1-5b The fen-edge landscape is flat and appears featureless as its ditches, hedges and rivers and even distant villages blend into the landscape allowing the "big sky" to dominate.

1-5c 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. The Village Design Statement[B18] advised "infill developments or lateral extensions to existing buildings should maintain gaps where these provide views out of the village to countryside".

Criterion f) of the policy requires designs to address a sensitive relationship between new buildings and their associated car parking areas. The provision of car parking spaces to the sides of new buildings will accord with the Village Design Statement and avoid the cluttering of property frontages with parked cars.

1-5d Locating technically well-equipped new builds close to the village centre encourages economic and social development while minimising environmental impacts.

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 COH/1-6: Village character – the village core or centre

Wherever practicable, developments adjacent to any of Cottenham's four focal points (see Figure 11) should:

- **a) increase the space available to pedestrians, and**
- **b) increase provision of off-road cycle and vehicle parking provision, and**
- **c) replace architecturally inconsistent street furniture by more consistent items**

Wherever practicable, non- residential developments within the central area of the High Street (see Figure 11) should:

- **d) improve the quality of the paved frontage, and**
- **e) increase provision of off-road cycle and vehicle parking provision, and**
- **f) include electric charging points, and**
- **g) contribute to the replacement of nearby architecturally inconsistent street furniture by more consistent items**

Wherever practicable, residential developments within the central area (see Figure 11) should:

- **h) avoid any reduction and preferably increase on-site parking provision, and**
- **i) include at least one off-road electric charging point**

Policy justification (for further information see Evidence Paper E8)

1-6a This policy plays a part in "conserving the character of the village as an attractive, safe community" by identifying areas in which measures could be taken to improve the architectural consistency and pedestrian-friendliness of the streetscape.

1-6b 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. A key metric is the 800 metres distance identified as "easy walking distance for the able-bodied" by the Chartered Institution of Highways & Transportation (CIHT)[G63] and others.

a) 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.

b) 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.

1-6c Central Cottenham has four distinctive, but dispersed, "focal points":

a) The Pond, a Local Green Space with a cluster of trees, an active telephone box, bench and notice board,
b) Lambs Lane corner with its substantial pedestrian areas, small car park, the village sign, and a bench all backed by the Cottenham Club,
c) Denmark Road corner with its small car park between The Chequers and the War Memorial, pedestrian area, bench and publicly-accessible defibrillator in the decommissioned red telephone box,
d) The Village Green itself bordered with a rich collection of mature trees and several benches

1-6d The "central area" (Figure 11) is formed either side of the central High Street:

a) the area bounded by Margett Street, Corbett Street, Telegraph Street and Denmark Road, and
b) the area bounded by Harlestones Road, Lyles Road and Lambs Lane

1-6e Within this central area, the "core street" (the red line in Figure 11), including the most popular destinations for business, leisure and recreation, is the part of High Street between the Fire Station near Margett Street and the Chequers public house at Denmark Road, and the "centre" can be regarded as the site of the old Post Office, approximately half-way along this core street.

1-6f The priority within the centre is safe pedestrian, mobility scooter, push-chair and cycle movement and discouragement of unnecessary access by vehicles. While impractical to pedestrianise, reducing the speed limit in the core to 20mph is an objective.

1-6g Making the centre more accessible to outlying residents requires increased provision of formal and informal car-parking, charging points, secure cycle storage, community transport scheme, and public transport bus stops at/near the main entry points to the central area to reduce traffic.

1-6h Through traffic will remain an issue, requiring more controlled pedestrian crossings, improved pavements and a 20mph limit within the streets of the village centre.

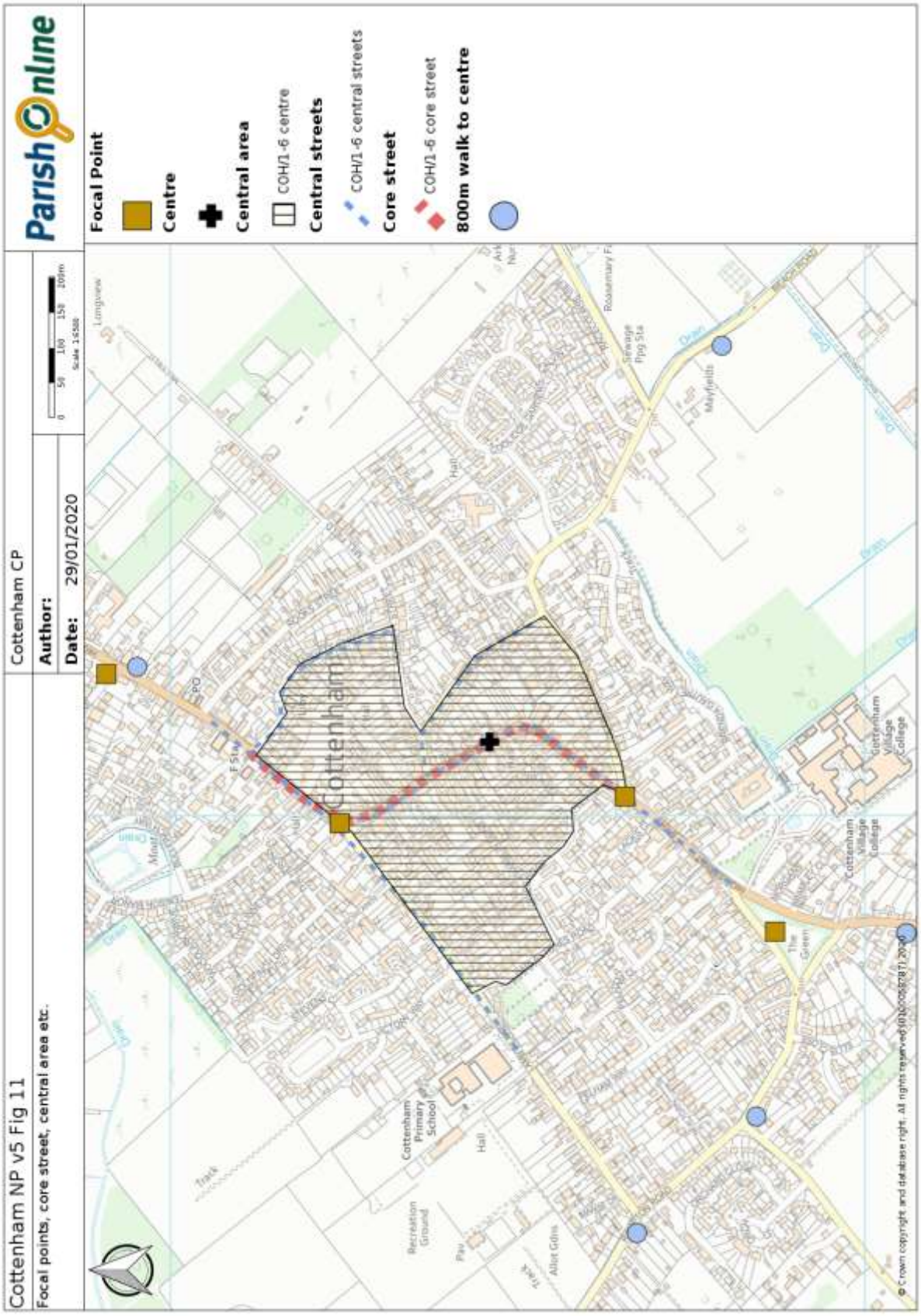


Figure 11: Cottenham's focal points, core street, central area and centre

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 COH/1-7: Local Green Space

The Neighbourhood Plan refines the approach to Local Green Spaces as included in the adopted Local Plan (as shown on Figure 12) as follows:

- **alters the boundary of the recreation ground Local Green Space; and**
- **designates an additional Local Green Space at Les King Wood**

Proposals for development within these areas will be considered against the contents of Policy NH/12 (Local Green Space) of the South Cambridgeshire Local Plan.

Policy justification (for further information see Evidence Paper E16)

1-7a This policy plays a part in "conserving the character of the village as an attractive, safe community" by identifying important open space areas that will be protected against unwanted development.

1-7b Following planning permissions S/2876/17/OL , S/2702/18/FL and S/2705/18/FL this plan is amending the Local Green Space boundary at the Recreation Ground outlined in the Local Plan as NH12/21.

I. Minor reconfiguration of the SE boundary to allow for the various permitted buildings, including new Village hall, existing Ladybird Pre-School and new Nursery
II. Replacement of designated LGS land in the SE with similar or greater amount of land in the NW of the site

Further detailed refinements to the precise boundary of the Recreation Ground Local Green Space may be required within the Plan period. Based on its scale and nature this could be achieved through planning applications or through a focused review of the Plan itself.

1-7c Part of Les King Wood (3.76 ha - ref. NH/12/52 in the SCDC Local Plan) is also designated as Local Green Space[G65] under this plan due to its increasing local significance, following adjacent planning permissions. It is demonstrably 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 south-west end connected to nearly 300 new houses and running
   b. adjacent to the Recreation ground, and
   c. at north-east end connected to a new bridleway and north 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 south-west and north 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.

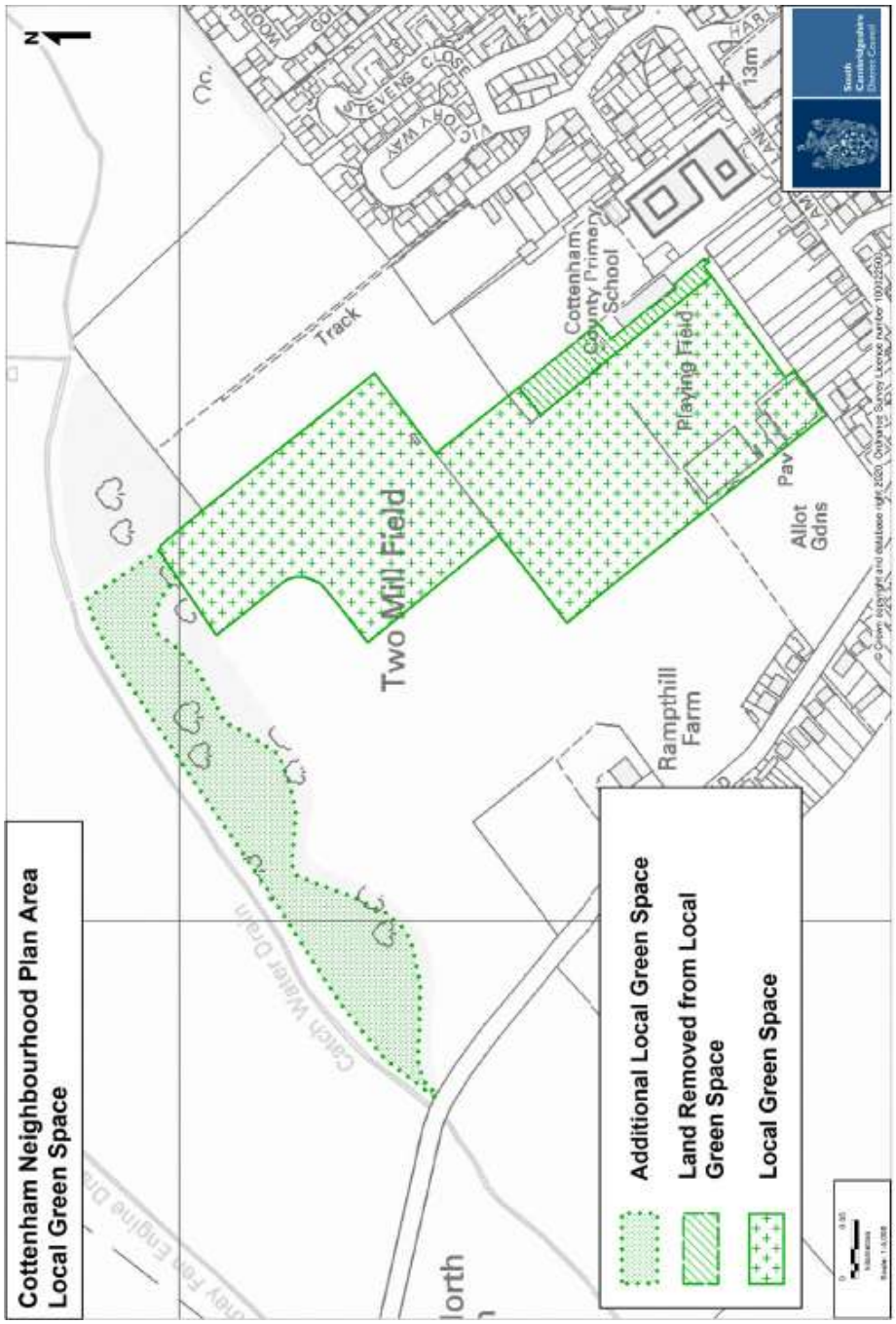


Figure 12: Modified LGS boundaries at the Recreation Ground

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 COH/1-8: Protected Village Amenity Areas

The Neighbourhood Plan designates the following two Protected Village Amenity Areas:

a) **Tenison Manor, a mostly open space with some young trees and a drainage ditch, a key part of the development's SUDS, and**
b) **The Dunnocks, a smaller space edged on three sides by mature trees.**

Development proposals that would affect the two sites will be determined against Policy NH/11 of the South Cambridgeshire Local Plan.

Policy justification (for further information see Evidence Paper E16)

1-8a This policy plays a part in "conserving the character of the village as an attractive, safe community" by identifying small areas of open green space within the village development framework that will be protected against unwanted development. It designates two additional Protected Village Amenity Areas in addition to those in Cottenham in the adopted Local Plan.

1-8b The Tenison Manor housing development includes around 300 houses and incorporates two areas of Public Open Space adjacent to the Crowlands Moat. The Tenison Manor space includes ditch which is integral to the Sustainable Urban Drainage System (SUDS)[G73] for the development.

1-8c Crowlands Moat (see Figure 13) is a protected Scheduled Monument and has two adjacent areas of Public Open Space which are not part of the Moat site.

1-8d To ensure protection, these small amenity areas inside the village development framework are explicitly designated Protected Village Amenity Areas[G66] in this plan.

Figure 13: The Dunnocks and Tenison Manor PVAAs

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[G62]. The NP survey[B1] identified providing affordable homes in Cottenham as important.

5.3 SCDC's 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[B4] commissioned from AECOM for this plan in 2017 assessed unconstrained housing need for Cottenham using a number of methods as required by National Planning Policy.

5.5 The evidence is presented in full in the AECOM Housing Needs Assessment paper[B4] and summarised and updated for local conditions in CNP Evidence Paper E1[B7].

5.6 AECOM's assessment of unconstrained housing need attributed zero weight to SCDC's 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 SCDC Strategic Housing Market Assessment (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 Local Plan, take some account of the incoming standard methodology and less on the housing completions data, leading to a more robust analysis:

- 1/2 weight to the SCDC Local Plan which has now been adopted,
- 1/6 weight to the SHMA,
- 1/6 weight to the MHCLG Household Formations Assessment,
- 1/6 weight to the new Standard Methodology for Housing Needs Assessment,
- 0 weight to the housing completions data as this is a measure of past failure.

5.8 The resultant base need is for 339 new houses in Cottenham over the plan period.

5.9 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".

5.10 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 or rental levels of "affordable" homes in the Neighbourhood Area.

5.11 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

5.20 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 15) over the next few years. **This exceeds the locally assessed objective need by more than 100.**

5.21 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.**

5.22 This plan includes provision for **around 15 additional 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[B8]).

5.23 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.

5.24 Affordable homes costing around 80% of market rates are not "locally-affordable", being beyond the financial reach of many households with average local incomes.

5.25 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.

5.26 This is the basis of AECOM's assessed need for around 91 "locally-affordable" homes.

5.27 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[B9]).

5.28 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 (frequent, bi-directional service to Cambridge) bus stop to discourage car usage and reduce costs.

Evidence of community consultation and support

5.30 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.

Possible development sites

5.40 In preparing this plan, several sites were suggested (see figure 14) for various purposes.

5.41 Many had already been assessed by SCDC as part of the Strategic Housing Land Availability Assessment (SHLAA) exercise in preparing their emerging Local Plan.

5.42 The remainder were assessed by AECOM in their Site Assessment.

5.43 Depending on the potential use, additional criteria may be relevant.

5.44 Developments need to be sensitive to the village character as outlined in the Village Design Statement[B18], updated in 2007 from the first edition in in 1994.

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

5.46 CIL[G31] or s.106[G30] developer contributions will be sought from all market-priced developments in line with prevailing SCDC policies.

5.47 In addition, CIL[G31]or s.106[G30] developer contributions will be sought from all qualifying 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.

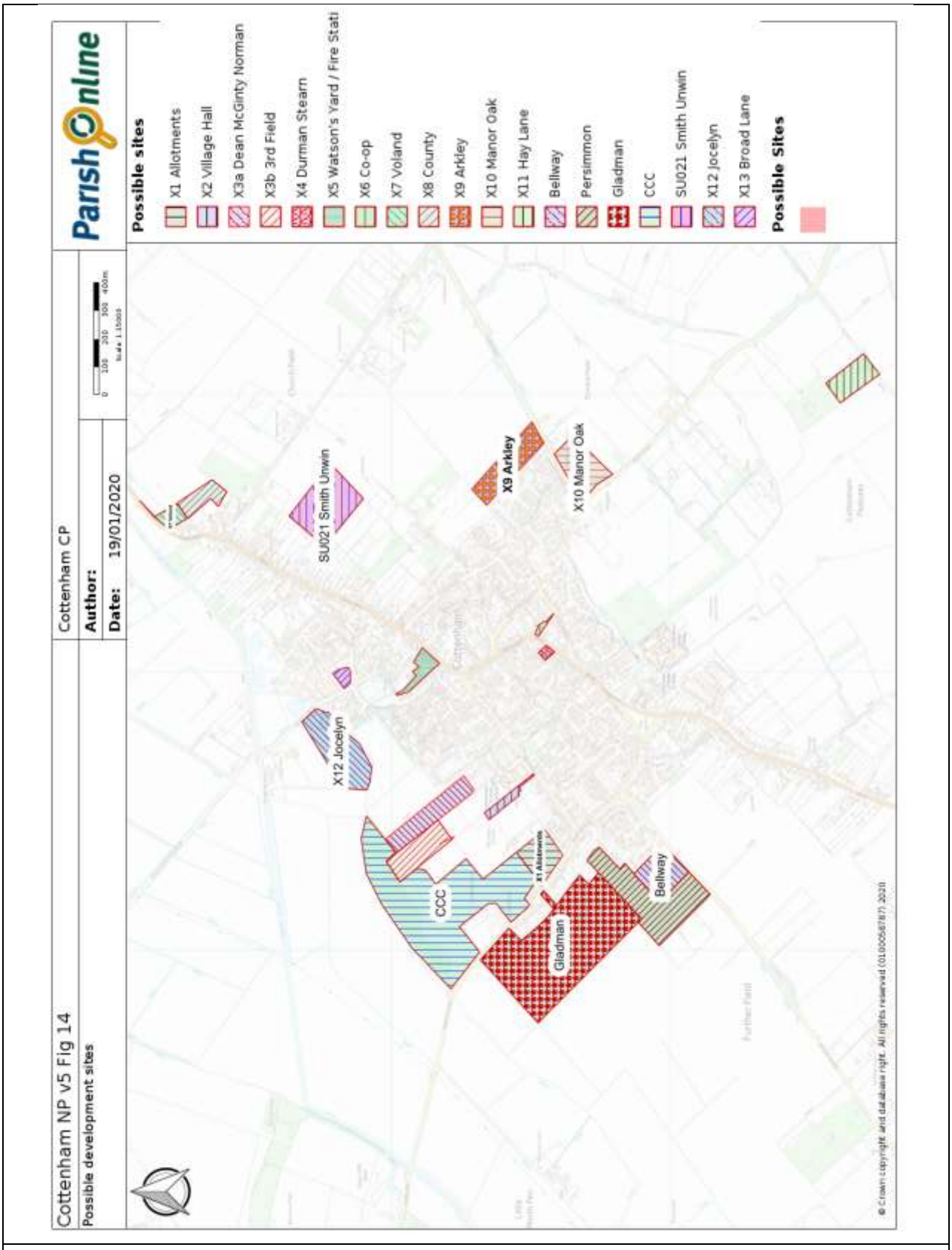


Figure 14: Cottenham's possible development sites

Development in progress

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 COH/2-1: Development framework

The Neighbourhood Plan identifies a development framework as shown on Figure 15.

New development will be concentrated within the identified development framework. Development proposals within the development framework which reflect the character and appearance of the village through their location, design, density and scale will be supported.

Development proposals outside the development framework will be supported where they are designed to provide appropriate facilities for rural enterprise, agriculture, forestry, or leisure, or where they otherwise accord with national or local planning policies.

Policy justification (for further information see Evidence Papers E8 and E12)

2-1a This policy plays a part in "conserving the character of the village as an attractive, safe community" by identifying the boundary within which "village" as opposed to "rural" development policies apply. The policy incorporates a spatial plan for the Neighbourhood Area. The concentration of new development within the development framework will assist in the delivery of sustainable development by concentrating new development close to essential community and retail/commercial services in the village. In addition, it takes account of recent planning permissions for new residential development.

2-1b The development framework has been extended beyond that identified in the adopted Local Plan to include:

a) the recently completed development at Racecourse View (C in Figure 15), and
b) sites approved for development (A and D in Figure 15), and
c) permitted community facilities – the new Village Hall (COH/4-2) and Early Years Nursery (COH/4-3) - within the Recreation Ground at the edge of the existing development framework. (B in Figure 15)

2-1c The development framework will be reviewed to account for changes in housing need and supply five years after this plan is made.

2-1d SCDC's strategic planning policies will continue to apply according to whether a proposal is inside or outside the framework.

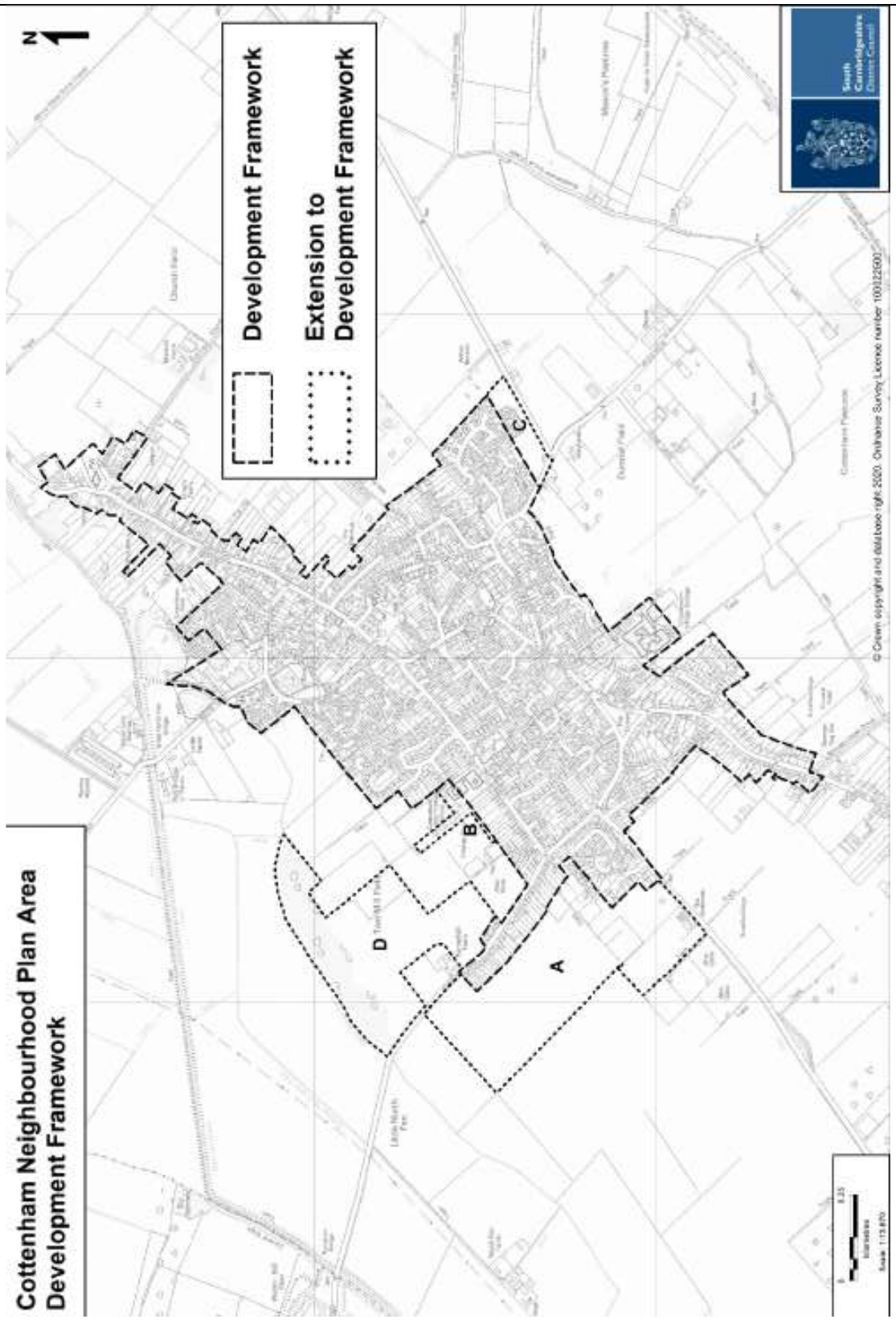


Figure 15: Cottenham's Extended Development Framework

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 outlined in the Village Design Statement and developed in this plan and are flood-secure as outlined in Appendix C.

Policy COH/2-2: Large site design

Development proposals for housing developments of more than 50 homes should, as appropriate to their scale and location, incorporate designs which sensitively address the following matters:

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) **ensuring that the layout, form and urban design of the site takes account of the surrounding urban and natural landscapes, and**
c) **incorporating play and open spaces in accordance with Local Plan standards, 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 provided in small groups or clusters distributed through the site concerned, and**
e) **ensuring 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 adequately-sized and controlled sustainable drainage systems, and**
f) **requiring that all hard surfaced paths and driveways are permeable, and**
g) **including financial and legal agreements on provision of long-term maintenance of drainage systems, and**
h) **where beyond easy walking distance of the centre, making provisions to:**
    i. **enhance public transport connections with the centre, neighbouring villages and transport hubs, and**
    ii. **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.**

Policy justification (for further information see Evidence Papers E8, E11 and E12)

2-2a This policy plays a part in "conserving the character of the village as an attractive, safe community" by identifying measures to protect against consequential flood risk and retain the architectural consistency and pedestrian-friendliness of the streetscape.

2-2b Cottenham is particularly vulnerable to flood risk as a consequence of development since, without careful design and dependable maintenance, surface water flows off a developed site into the surrounding network of ditches and drains at a faster rate than the Drainage Board Pumping Stations can manage (1.1 litres per second per hectare), leading to increased water levels in the ditches and, possibly extensive, flooding. In many cases, the outfall from the development passes via field drainage ditches before reaching the Drainage Board systems and no financial arrangements have been made for the increased flows.

2-2c In the Neighbourhood Plan survey[B1] 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.

2-2d However, Cottenham has outline permissions for over 500 homes on four sites in 2018, three of which include more than 50 homes. The permissions generally only cover the development principle and details of site access and include provision for Community Transport to alleviate some consequences of separation from the settlement.

2-2e This plan seeks to influence the way these and future sites are developed in terms of site layout, house designs etc., based in part on relevant policies outlined in the adopted Village Design Statement[B18] supplemented by findings of local consultations during development of the plan.

2-2f The developments in areas A and D of Figure 16 present particular challenges.

2-2g 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.

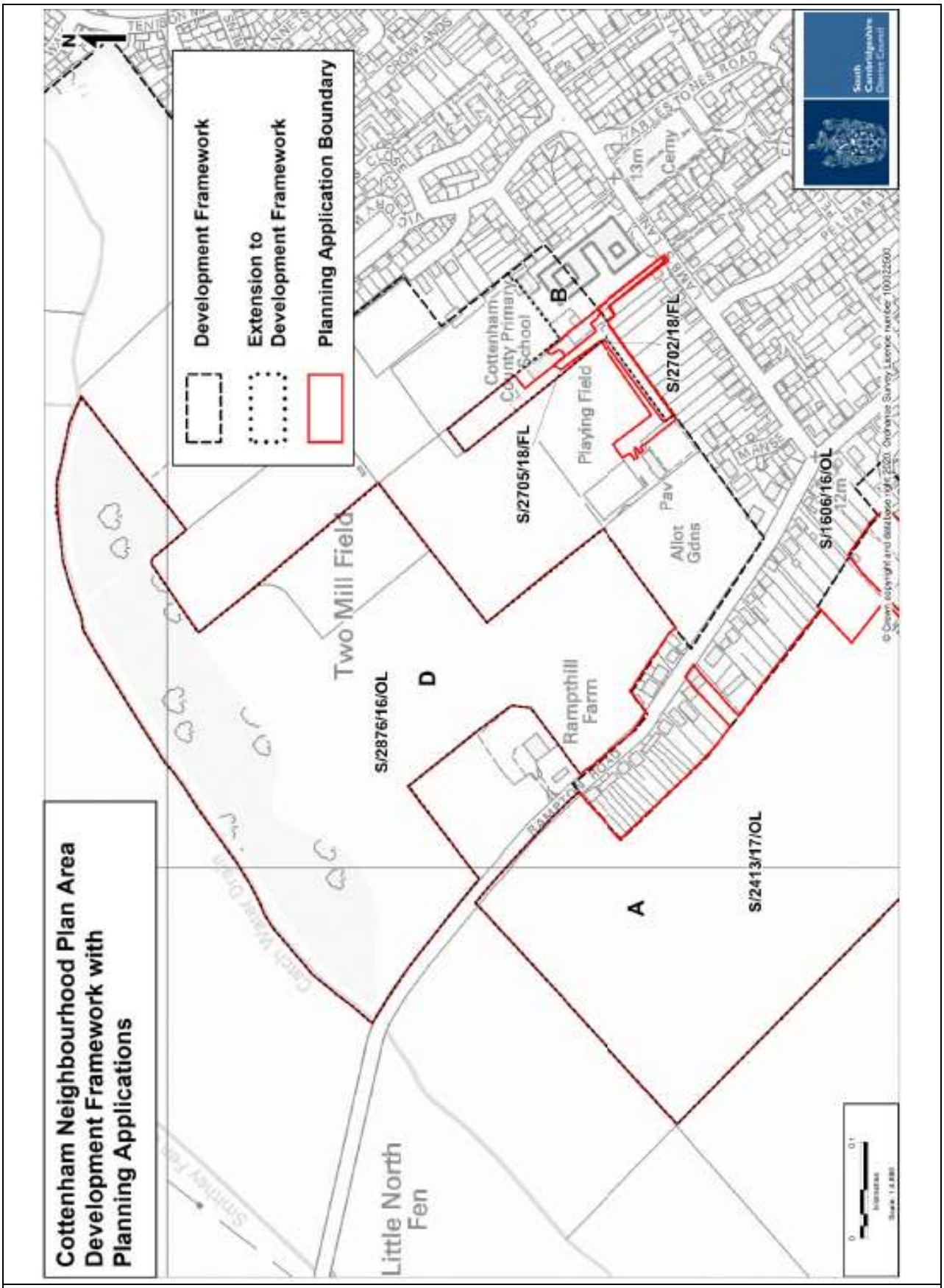


Figure 16: Locations (A, B and D) of 2017 , 2018 Planning Permissions

Brownfield sites

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

Policy COH/2-3: Use of brownfield sites for housing

Development proposals for one- or two- bedroom apartments will be supported on the following sites as shown on Figures 14 and 17

- **Durman Stearn**
- **Watson's Yard**
- **Co-op**

In each case proposals for apartments should be incorporated within broader development proposals identified for the three sites in Policies COH/3-1.1, COH/3-1.2 and COH/3-2.1 of this Plan.

Policy justification (for further information see Evidence Papers E1 and E2)

2-3a This policy plays a part in "conserving the character of the village as an attractive, safe community" by identifying measures to protect against consequential flood risk and retain the architectural consistency and pedestrian-friendliness of the streetscape and "making housing affordable for the next generation".

2-3b Several brownfield sites may become available during the plan period. This section outlines how their possible re-use will help meet the plan's housing priorities. NP Evidence Paper E2[B8] provides further detail.

2-3c Six brownfield sites were reviewed by AECOM; three sites (sites X4, X5 and X6 as shown in Figure 14 and highlighted in green in the table below) were prioritised from the six candidate sites due to their central location.

Fig 14 Reference	Description	Size (ha)	Possible uses	AECOM view	Housing potential
X4	Durman Stearn	0.15	Med Centre, Retail, Residential	Suitable with minor constraints	5-10
X5	Watson's Yard / Fire Station	0.6	Supermarket, Fire Stn, Residential	Suitable with minor constraints	0-5
X6	Co-op	0.15	Med Centre, Retail, Residential	Suitable with minor constraints	9
X7	Voland	5	Office HQ, vehicle mtce, storage	Suitable	0
X11	Hay Lane	1.5	Office HQ, vehicle mtce, storage	Suitable with minor constraints	0
X13	Broad Lane Industrial	0.31	Mixed housing	Aspirational due to availability conditions	9

2-3d The favoured sites are within approximately 800 metres walking distance of the centre.

2-3e Policies for sites also allocated for use to provide amenities and facilities or additional employment have been included in the relevant section. They are policies COH/3-1.1 (Durman Stearn), COH/3-1.2 (Co-op site) and COH/3-2.1 (Watson's Yard).

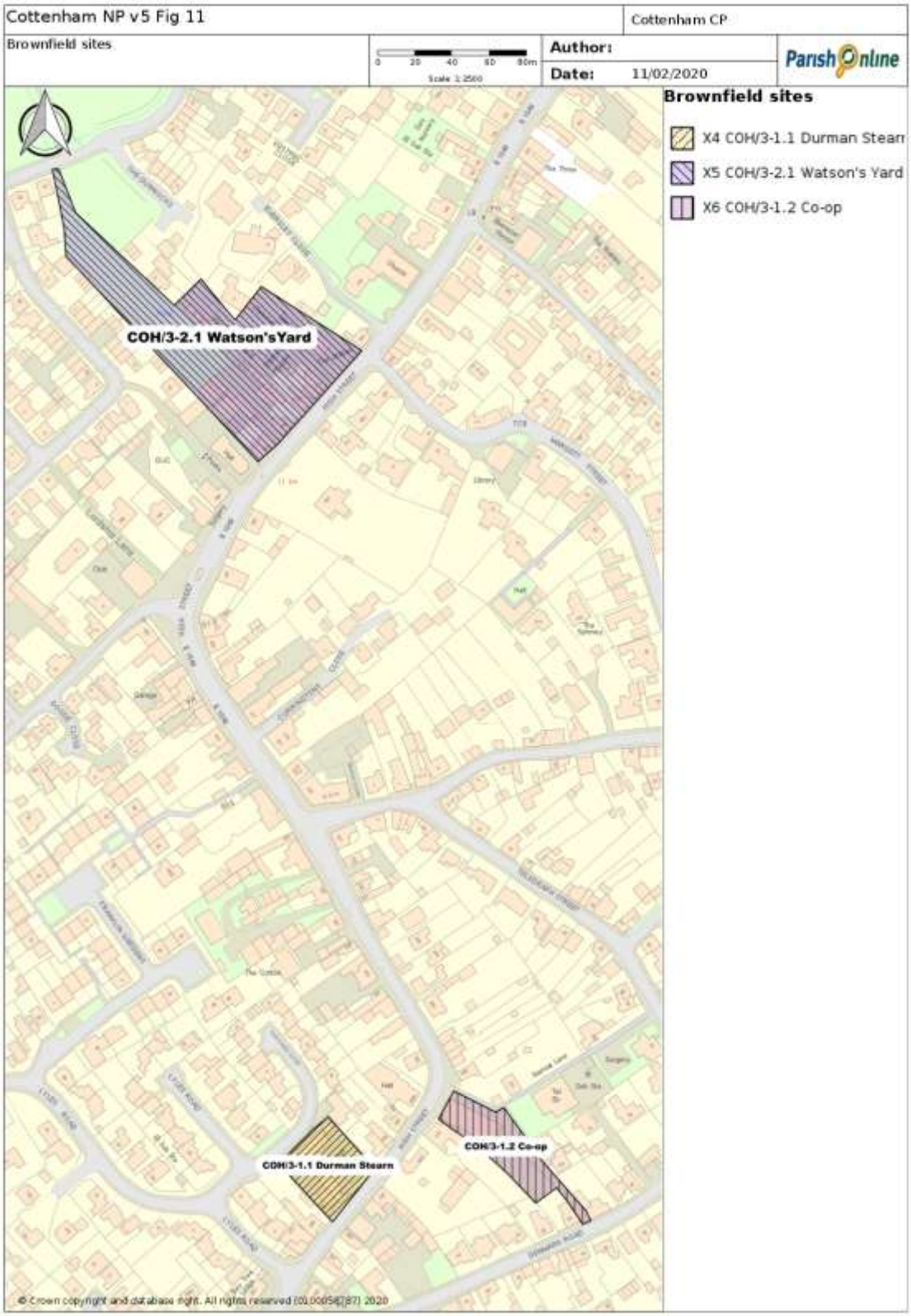


Figure 17: Brownfield sites within reasonable distance of centre

6 Improving Amenities & Facilities

6.1 The NP survey[B1] 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 Ten candidate sites around the village (see Figure 18) were identified and screened for suitability to host various proposed facilities.

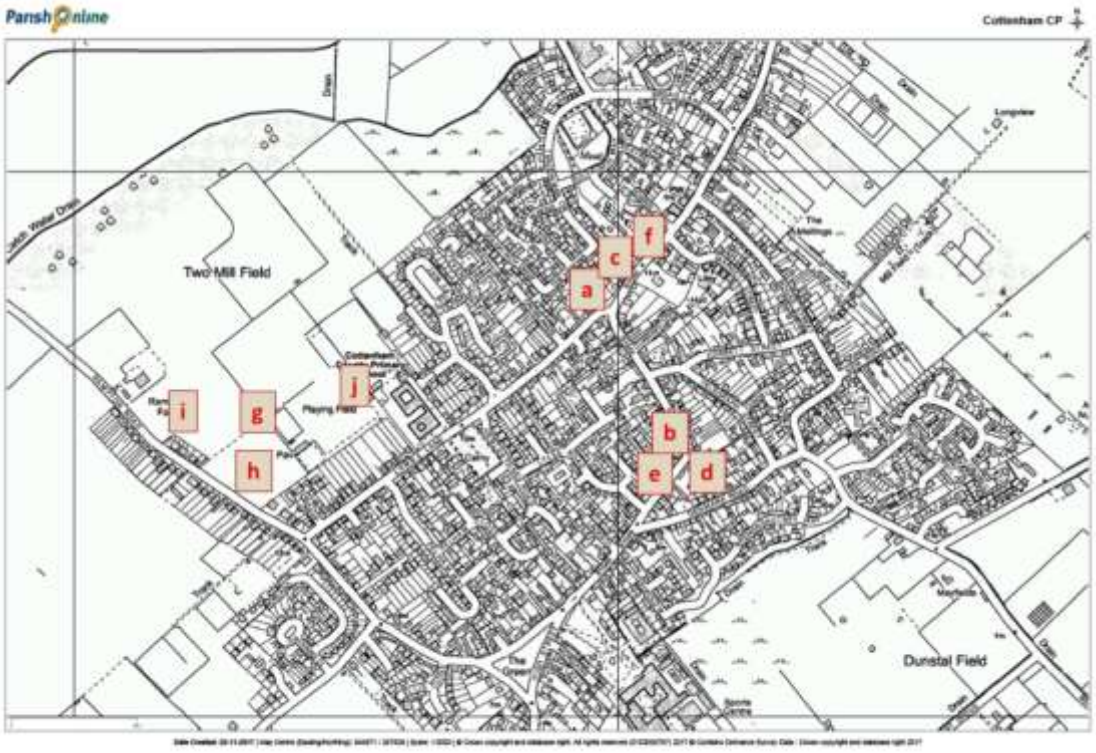


Figure 18: Candidate sites for proposed amenities and facilities

6.3 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

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

6.5 The first three sites were eliminated, partly due to their status as non-designated heritage assets.

6.6 The three remaining sites were appraised as village centre facility sites.

6.7 Four sites on or near the Recreation ground were also considered for development as part of a campus-style Leisure, Recreation & Sport Hub; all of these sites offer improved safety for children attending both the out-of-school club and Primary School, especially if siblings attend the adjacent Ladybird pre-school:

a) Land between Rampthill Farm and the Cottenham United Charities Allotments – land owned by Cambridgeshire County Council with strong aspirations to develop as housing.
b) 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.
c) 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.
d) 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.

6.8 Additional Community Facilities are required and, to encourage walking between them, several 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.

6.9 Some facilities will be located, campus-style, at the Recreation Ground which already has excellent outdoor sports facilities and parking spaces.

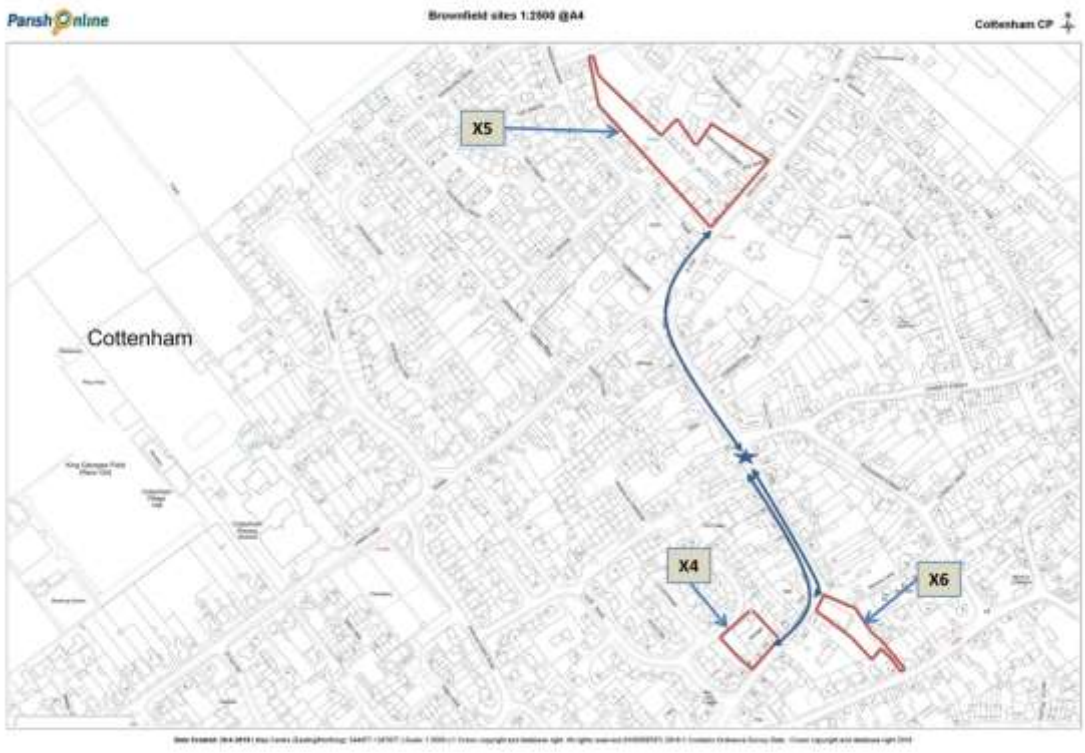


Figure 19: Brownfield sites within reasonable distance of village centre

6.10 Six brownfield sites were reviewed by AECOM; three sites (sites X4, X5 and X6 as shown in Figure 19 and highlighted in green in the table on page 44) were prioritised from the six candidate sites due to their central location.

6.11 To meet the needs, a number of planning policies have been identified:

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 COH/3-1: Medical & Drop-in & Chat Centre

Development proposals for a medical centre which could include a drop-in centre for elderly and less-mobile residents will be supported in the central area of the village (as identified in Figure 11).

Development proposals should:

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.

Policy justification (for further information see Evidence Papers E2 and E7)

3-1a This policy contributes towards "improving amenities and facilities" and "encouraging employment opportunities" by providing two much-needed and requested facilities.

3-1b Both Cottenham's existing GP practices have insufficient capacity to accommodate the current "before development" demand.

3-1c Cottenham has grown substantially over recent years and demand for healthcare will increase progressively over the next five years as houses are built out in accordance with the recent 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.

3-1d Thus, under policy SC/7 4c of the SCDC Local Plan, accounting for capacity at existing facilities, there is an imminent need for a substantial increase in healthcare facilities.

3-1e The two local GP practices are willing to co-operate in a shared building.

3-1f The local Clinical Commissioning Group has indicated a willingness to provide long-term "rental" funding for a combined practice in Cottenham.

3-1g Cottenham Parish Council has expressed support for initiatives that combat loneliness.

3-1h The Neighbourhood Plan survey provided strong support for the plan to identify land and/or money for a new Medical Centre (~70%) and a Day Centre (60+%) for older residents

3-1i The "7 issues" parish-wide survey in late 2017, with 466 responses, tested residents' views on the best location for a Medical Centre:

- 27% favoured the Durman Stearn central site
- 21% favoured the Co-op site
- 16% favoured the Watson's Yard site

Policy COH/3-1.1: Durman Stearn site (site X4 as shown in Figure 19)

Development proposals for the redevelopment of the Durman Stearn site (as identified in Figures 20/21) for the following uses will be supported:

- **a medical centre which could include a drop-in centre for elderly and less mobile residents; or**
- **retail and office use with refurbished buildings fronting onto High Street.**

In both cases proposals for one- or two-bedroom apartments on the upper floors of new or refurbished development will be supported where their 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, and**
b) **contributes to safer pedestrian, cycle and vehicular access by inclusion of appropriate on-site parking and delivery facilities**

Figure 20: Durman Stearn central site (X4 in Figure 19)

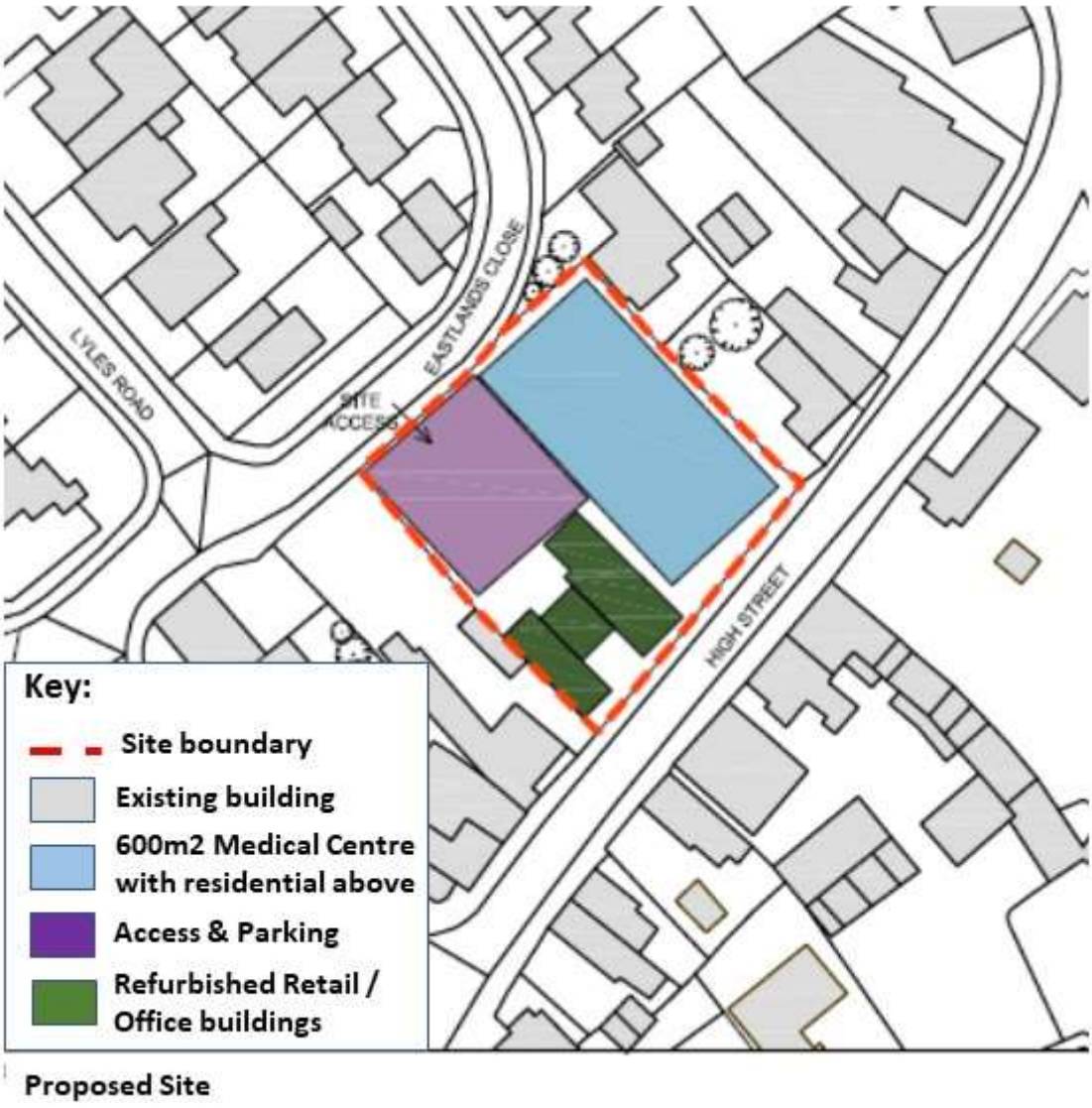


Figure 21: Durman Stearn central site – indicative redevelopment

Policy COH/3-1.2: Co-op site (site X6 as shown in Figure 19)

Development proposals for the redevelopment of the Co-op site (as identified in Figures 22/23) for the following uses will be supported:

- **a medical centre which could include a drop-in centre for elderly and less mobile residents; or**
- **retail and office use where their design incorporates an imaginative response to the character and appearance of the village centre.**

In both cases proposals for one- or two- bedroom apartments on the upper floors of new or refurbished development will be supported where their 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, and**
b) **contributes to safer pedestrian, cycle and vehicular access by inclusion of appropriate on-site parking and delivery facilities**

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.

Figure 22: Co-op site (X6 in Figure 19)

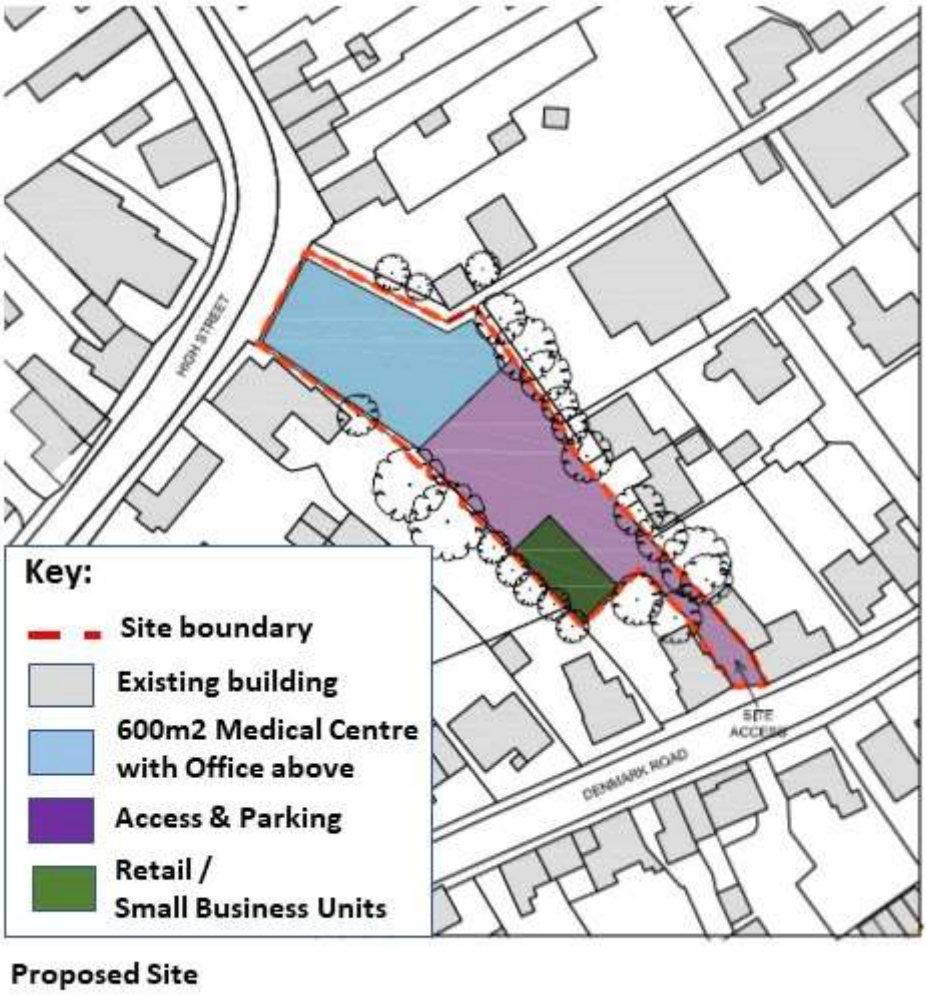


Figure 23: Co-op site – indicative redevelopment

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 COH/3-2: Supermarket

Proposals for a supermarket[G60] on a brownfield site in the village core (see Figure 11) will be supported, subject to other policies in this plan, provided the development includes:

a) 1 or 2 bedroom affordable apartments on upper floors where this is practicable for the design of the building concerned, and
b) creates safer traffic movements by including appropriate on-site parking and delivery facilities.

Policy justification (for further information see Evidence Paper E2)

3-2a This policy contributes to "improving amenities and facilities", "making housing affordable for the next generation" and "reducing the impact of traffic, especially in the core of the village".

3-2b The Co-operative supermarket, alongside the two convenience stores, is a vital part of the village's retail facilities and aspires to move to a safer central site within Cottenham.

3-2c Its current location, on a dangerous bend with limited visibility on the High Street, creates safety issues caused by HGV deliveries and bad parking.

3-2d 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 19) is suitable, and will become available within the plan timescale. Policy COH/3-2.1 provides detailed guidance for the development of this site for a supermarket and other uses.

3-2e The policy could enable the Co-op to relocate and free up the existing site for alternate use in support of this plan. In the event that the Fire Station remains on the site appropriate access to and from the building will be a key component of the wider development. It should have a dedicated access to High Street.

3-2f 68% of the respondents to the October 2017 "7 issues" survey were in favour of the Watson's Yard site (X5 in Figure 19) for the supermarket with only 26% against.

Policy COH/3-2.1: Watson's Yard / Fire Station site (site X5 in Figure 19)

Proposals for the redevelopment of the Watson's Yard / Fire Station site (as identified in Figure 24/25) for the following uses will be supported:

- **a supermarket with apartments on the upper floors where this is practicable for the design of the building concerned;**
- **a modernised or new Fire Station;**
- **workshop units; and**
- **offices and retail units with frontages onto High Street.**

All proposed new development should:

a) **apply imaginative and original designs to extend and renew the distinctive character and traditions of Cottenham's built environment and especially adjacent buildings in the Conservation Area, and**

b) **contribute to safer pedestrian, cycle and vehicular access by inclusion of appropriate on-site parking and delivery facilities**

Figure 24: Watson's Yard site (X5 in Figure 19)

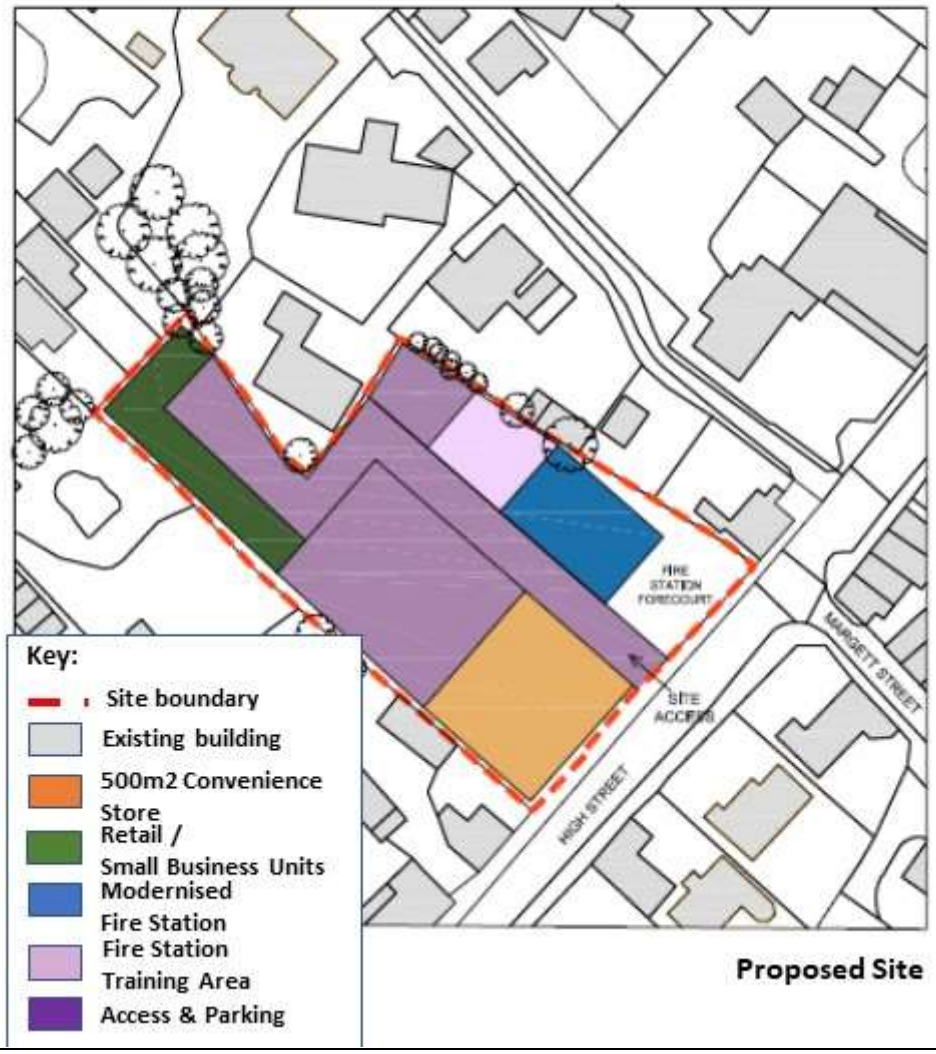


Figure 25: Watson's Yard site – indicative redevelopment

Why? **More people in the village will increase the pressure on the village's outdoor recreation space, necessitating more provision or intensification of usage.**

Policy COH/4-1: Recreation & Sports Hub

Development proposals for the comprehensive provision of community, recreation and sports facilities at the Recreation Ground and near Cottenham Primary School (as shown in Figure 26) will be supported where the overall design:

- **a) maintains or increases 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**

Policy justification (for further information see Evidence Paper E4)

4-1a This policy contributes to "improving amenities and facilities" and "reducing the impact of traffic, especially in the village core" by co-locating several much-needed and requested facilities on the same site within walking distance of most of the village. It sets the context for more detailed proposals for a multi-purpose village hall (Policy COH/4-2), a nursery (Policy COH/4-3) and additional sports facilities (Policy COH/4-4).

4-1b The Recreation Ground has been home to a King George V Playing Field since 1939.

4-1c Successive developments over the last 50 years have added:

i. a Village Hall evolved from an original Sports Pavilion, including
   a. changing rooms for sport (replaced and upgraded in 2015)
   b. a Sports & Social Club
ii. a Pre-School facility for 2 to 5 year old children (extended in 2005)
iii. equipped play areas for young and very young children
iv. a Skatepark in 2015

4-1d To cater for increased and increasing population, several measures are planned:

i. reconfiguration, and extension where possible, of the land with no loss of sports pitches
ii. intensification of the site to allow all-weather use for a wider variety of outdoor sport
iii. replacement of the Village Hall with a modern multi-purpose building
iv. addition of an all-year-round nursery to cater for 0 to 5 year olds

Figure 26: Preferred expansion of the Recreation Ground

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 has obtained planning permission for a replacement Village Hall on the site (S/2702/18/FL).**

Policy COH/4-2: Multi-purpose Village Hall

Proposals for the development of a multi-purpose Village Hall adjacent to the Primary School within the development framework (as shown in Figure 27/28) will be supported where the overall design:

a) maintains or increases the availability of 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 communications infrastructure, including 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

Policy justification (for further information see Evidence Papers E2, E4 and E5)

4-2a This policy supports "improving amenities and facilities" by providing a much-needed facility to replace a building that is no longer fit for purpose.

4-2b Planning permission was granted for such a facility in September 2018 ((S/2702/18/FL). It would provide:

i. Indoor community meeting places for a Rural Centre with 8,500 residents
ii. Out-of-school child-care – pre-school and post-school care for primary years children during term-time; all-day in vacations
iii. Informal day centre – provision of a hot meal for the elderly and less mobile
iv. 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

4-2c Central village sites were generally unsuitable through lack of parking facilities, proximity of neighbours and distance from Cottenham Primary School.

4-2d Four sites on or near the Recreation ground were 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.

4-2e The location on the edge of the site allows development without compromising the number of sports pitches.

4-2f The existing Village Hall site is considered suitable in the AECOM Site Assessment[B5].

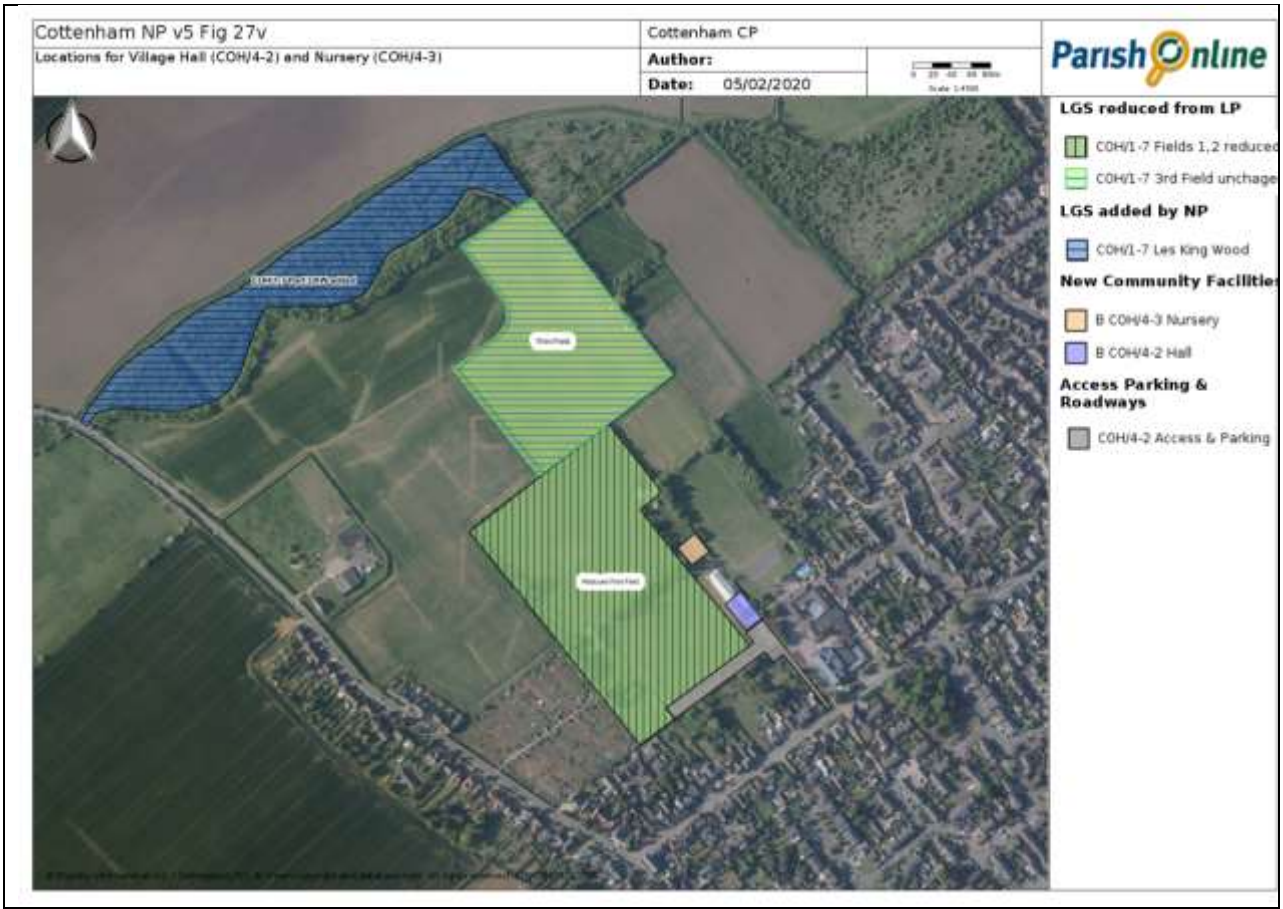


Figure 27: Locations for Village Hall (COH/4-2) and Nursery (COH/4-3)

Evidence of community consultation and support

4-2g In addition to the NP survey, many informal consultations by email, social media or face-to-face, there is substantive support for the Village Hall and Nursery projects:

i. **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

ii. **"7 issues survey"** – 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

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. Planning permission S/2705/18/FL has been granted.**

Policy COH/4-3: Nursery

Proposals for the development of a nursery within the development framework (as shown in figure 27/28) will be supported where the overall design:

a) **maintains or increases the availability of 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**

Policy justification (for further information see Evidence Papers E4 and E6)

4-3a This policy supports "improving amenities and facilities", "encouraging employment opportunities" and "reducing the impact of traffic, especially in the village core" by providing much-needed nursery facilities within walking distance for most families.

4-3b 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

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

4-3c Planning permission was granted for such a facility in December 2018 (S/2705/18/FL).

4-3d There is already a shortfall in supply of childcare places relative to demand with substantial demand growth imminent.

- 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 10 childminder places, of which 2 are for 2 y.o. and 8 for 3-4 y.o. children
- Lucy Mutter has 3 childminder places, of which 1 is for 2 y.o. and 2 for 3-4 y.o. children

4-3e 71% of the 466 respondents to the October 2017 "7 issues" survey favoured siting the nursery very close to the Primary School.

4-3f The location on the edge of the site allows development without compromising the number of sports pitches.

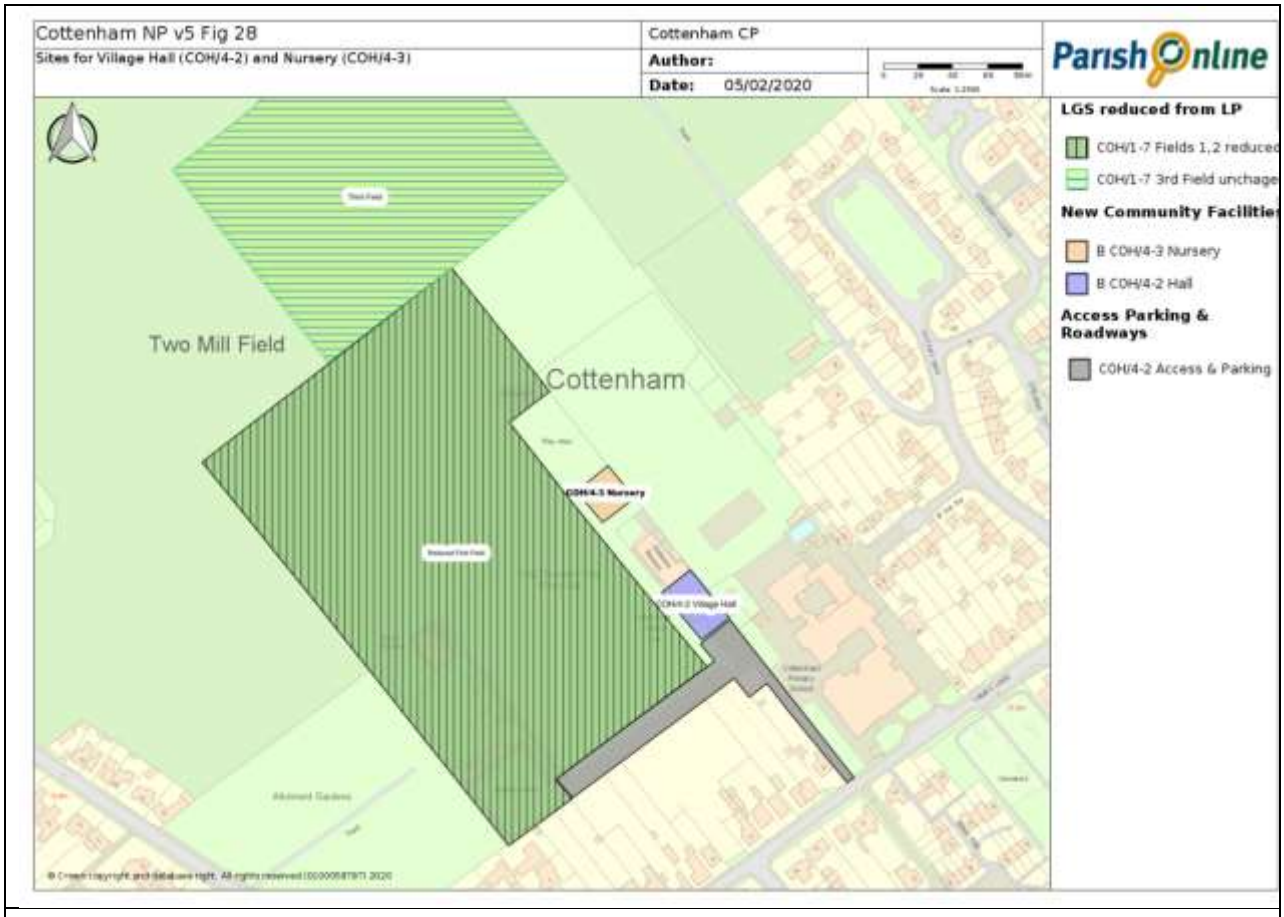


Figure 28: Sites for Village Hall (COH/4-2) and Nursery (COH/4-3)

Evidence of community consultation and support

4-3g In addition to the NP survey, many informal consultations by email, social media or face-to-face, show there is substantive support for the Village Hall and Nursery projects:

i. **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

ii. The **"**7 issues**"** 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

Why? **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 needs to find space for the courts and changing facilities and expand the total available space.**

Policy COH/4-4: Sports facilities

Proposals for the development of additional sports facilities adjacent to the existing Recreation Ground within the development framework (as shown in Figure 26) will be supported where the overall design:

a) is contiguous with the existing Recreation Ground, to optimise use of the Sports Pavilion, and
b) provides a road route through the site to Rampton Road, and
c) provides for appropriate levels of on-site car parking.

Policy justification (for further information see Evidence Paper E4)

4-4a This policy supports "improving amenities and facilities" by broadening the range of available sport and extending its availability.

4-4b 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.

4-4c 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 8,500, implying a short-term need for nearly 12 ha of land for outdoor sport – around a 5 ha shortfall (see NP Evidence Paper E4[B10]).

4-4d In the event that the new facilities incorporate all-weather floodlit facilities this provision would allow 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[B10]). Any proposals which incorporate floodlighting will need to demonstrate that they are acceptable on amenity grounds.

4-4e 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.

4-4f 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.

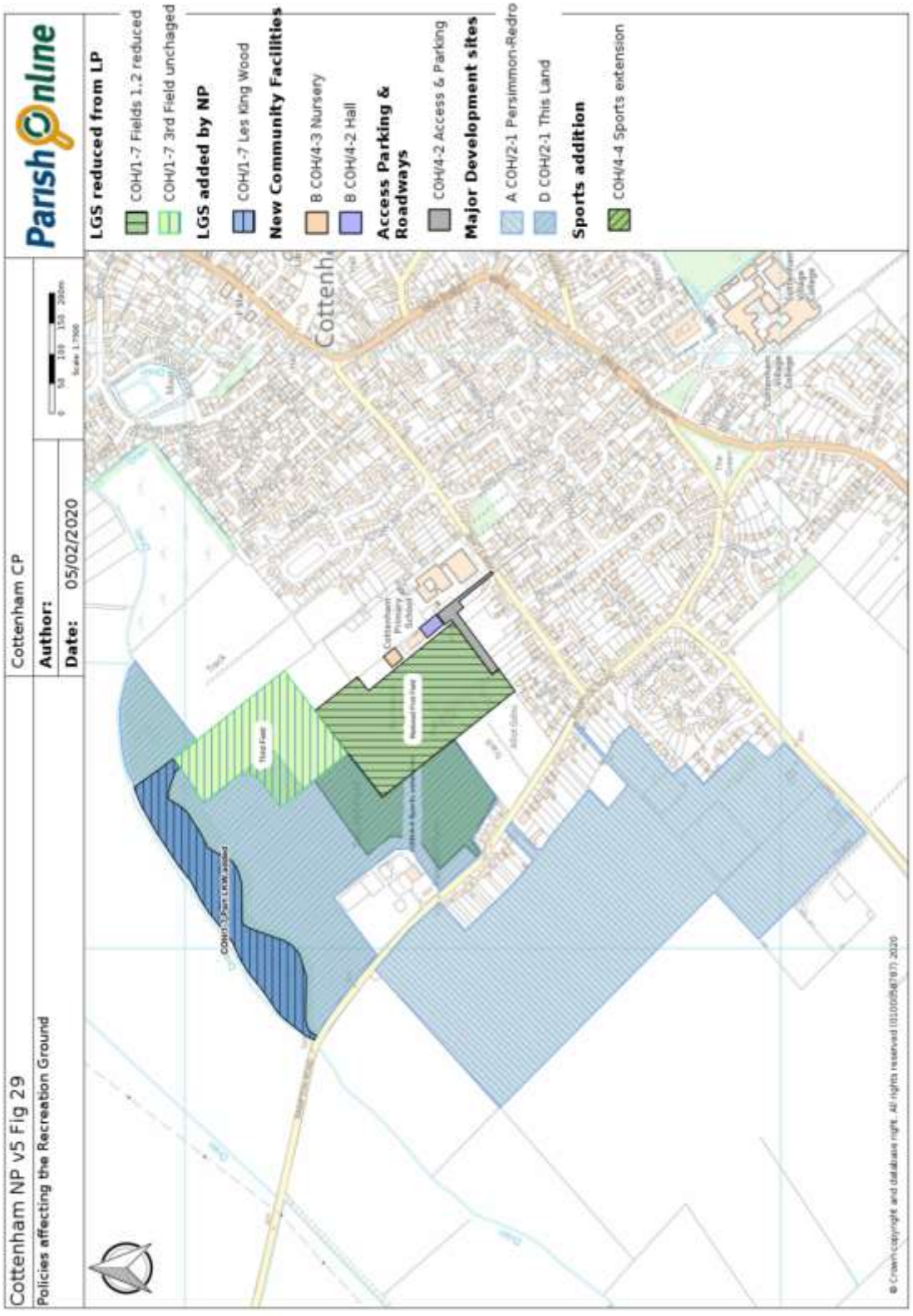


Figure 29: Policies affecting the Recreation Ground

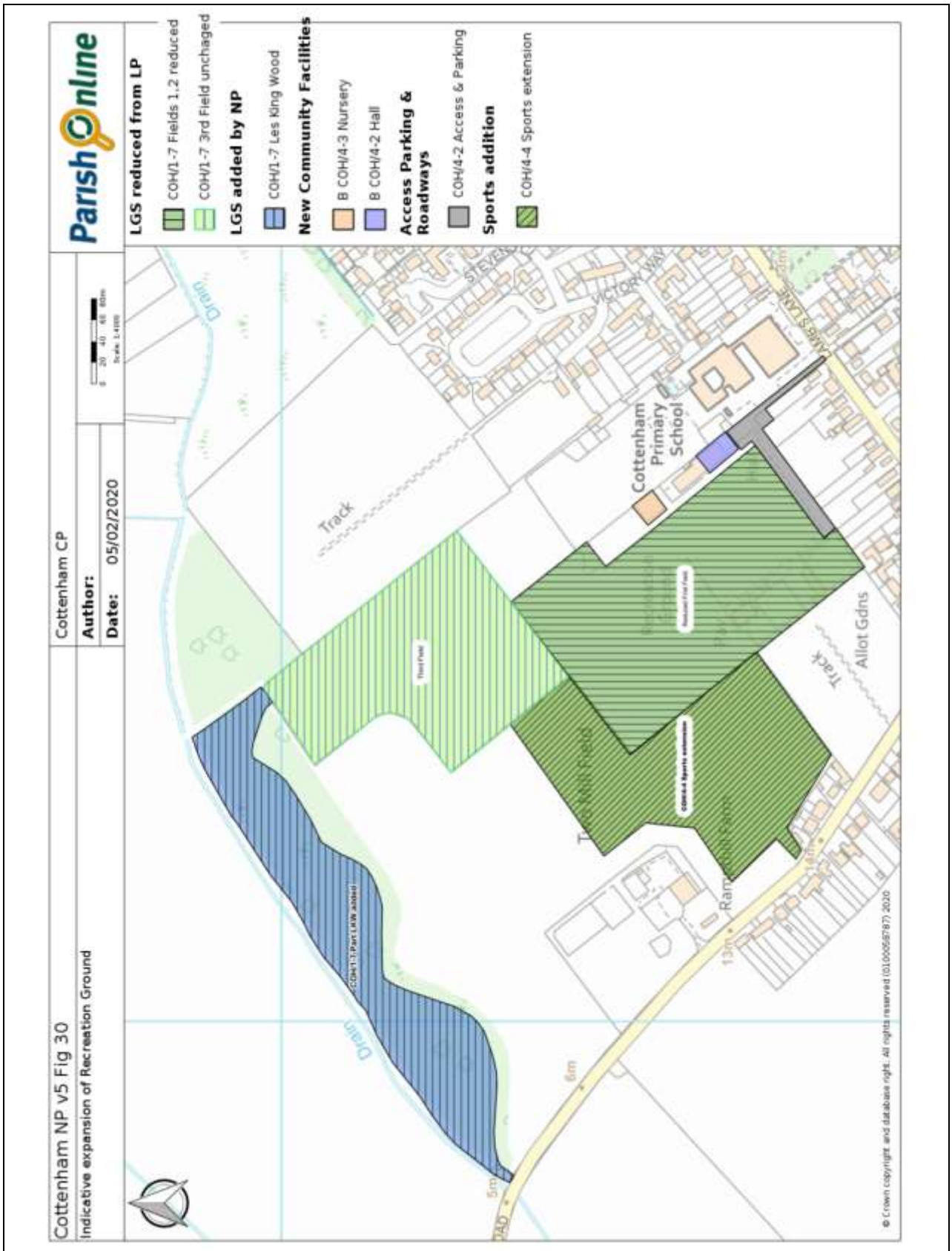


Figure 30: Indicative expansion of the Recreation Ground

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

Policy COH/4-5: Extension of burial grounds

Development proposals will be supported for extensions of the village's burial grounds[G61] to meet anticipated local needs, provided these:

a) contribute to the village's accessible open space, and
b) are enclosed by a suitable robust fence and/or hedge to blend with the immediate surroundings, and
c) include planting of several native tree species with the burial ground, and
d) create safer traffic movements by including appropriate on-site parking and access facilities

Policy justification (for further information see Evidence Paper E10)

4-5a This policy supports "improving amenities and facilities" by ensuring that adequate land is available for burials in Cottenham.

4-5b Cemeteries are an important part of the village's facilities. Residents have a right to be buried in the parish where they die.

4-5c 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.

4-5d 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.

4-5e 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.

4-5f At least one suitable plot has been identified (see NP Evidence Paper E10[B16]).

4-5g Approximately 0.5 ha of additional land is required (see NP Evidence Paper E10[B16]).

7 Encouraging Employment

7.1 Traffic is a strong concern among residents as demonstrated in the Neighbourhood Plan survey[B1].

7.2 Economic and population growth are likely to exacerbate traffic flows into, out of and through the village.

7.3 Improved amenities and facilities within the village have the potential to reduce traffic generated from within the village, as could improved public transport, but better facilities can also draw in more traffic from neighbouring villages.

7.4 Increasing employment opportunities within the village has the potential to offset some of the commuter traffic arising from the new developments, as will the Community Transport Service when implemented.

7.5 The following all have the potential to increase employment within the village:

a) Durman Stearn's expanded village-edge site
b) Medical & Drop-in & Chat Centre on a central site
c) Supermarket on a central site
d) Village Hall within the Leisure, Recreation & Sport Hub
e) Nursery adjacent to the Primary School and in the Leisure, Recreation & Sport Hub
f) All-weather sport facilities within the Leisure, Recreation & Sport Hub

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

Policy COH/5-1: Village employment

Development proposals will be supported for retail and commercial facilities of an appropriate scale to their locations within the village centre (see Figure 11) that, where practicable, provide or increase readily-accessible on-site parking spaces and secure cycle stands to reduce the need for street-side parking.

Policy justification (for further information see Evidence Papers E2, E8, E12)

5-1a The policy will support "encouraging employment opportunities" by encouraging increased commercial and retail use of village-centre buildings.

5-1b Within the village development framework[G70], increased employment will arise from re-development of brownfield sites (see Section 6) to improve amenities and facilities such as the Medical Centre (COH/3-1)

5-1c Developments within the village centre and within 400 metres of a well-served (frequent, bi-directional service to Cambridge) bus stop are preferred. Easy walking access to public or community bus stops is favoured as it reduces vehicular traffic movements.

5-1d 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.

5-1e Employment will also increase indirectly as a result of facilitating access to shops and other facilities by:

a) improving pavement quality,
b) increasing the number of formal pedestrian crossings, near higher-use amenities,
c) providing additional "edge of centre" parking spaces to stimulate trade without increasing demand for street-side parking,
d) 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, and
e) 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 COH/5-2: Rural employment

Development proposals for rural employment based on participation in fenland-related eco-tourism or outdoor pursuits or tourism opportunities outside the development framework will be supported where those proposals:

a) can be safely accommodated within the capacity of the local highways network, and
b) minimise the impact on the fen-edge landscape, and
c) wherever practicable, re-use redundant or disused buildings to enhance the immediate setting, and
d) for ditch, drain or riverside locations, wherever practicable, facilitate public access to water-side footpaths providing views of the open countryside, and
e) provide an appropriate level of off-road car parking, and
f) do not have an unacceptable impact on any of the residential properties in the immediate locality.

Policy justification (see further information in Evidence Papers E8 and E12)

5-2a The policy will contribute to "encouraging increased employment opportunities" by supporting increased direct and indirect use of the countryside.

5-2b Employment will increase through development of eco-tourism (e.g. fishing, riding, shooting and walking) and agritourism (e.g. speciality cheese-making and fruit-growing), related to historic activity and the surrounding waterways.

5-2c 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.

5-2d 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 any disused buildings to enhance the setting, and
c) facilitate public access to countryside and waterside walks wherever possible.

5-2e Increased employment, outside the current village residential framework, will also arise within improved amenities and facilities such as the integrated Village Hall (COH/4-3) and Nursery (COH/4-2) 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.

8 Community Action Plan (not statutory policies)

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

Objectives	*Policies*	*Site-specific Policies*	*Action by Parish Council*
	.	.	.
	COH/1-1 Landscape character	.	Encourage 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.
	COH/1-2 Heritage assets	.	Challenge inappropriate developments affecting any heritage asset or its setting.
Conserving the character of the village as an attractive, safe community	COH/1-3 Non-designated heritage assets	.	Encourage conservation of identified NDHAs.
	COH/1-4 Village character – alterations	.	Challenge inappropriate alteration proposals, especially those affecting any heritage asset or its setting.
	COH/1-5 Village character – new build	.	Encourage 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.
	COH/1-6 Village core or centre	.	Encourage opportunities to enrich the focal points as pedestrian places.
	COH/1-7 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.
	COH/1-8 Protected Village Amenity Areas	.	Identify ways to enhance the amenity of the sites for nearby residents.

Objectives	*Policies*	*Site-specific Policies*	*Action by Parish Council*
	.	.	.
	COH/2-1 Development framework	.	Seek clarity with developers and planners.
	COH/2-2 Large site design	.	Work with developers to ensure principles of Village Design Statement are applied from the Reserved Matters stage of a planning application. Ensure the amount of impermeable surfaces within developments is minimised and compensate for unavoidable impermeability with on-site sustainable urban drainage systems verified to achieve run-off rates lower than 1.1 litres per second per hectare of developed land with sufficient margin to ensure long-term performance. Require planning conditions are applied to minimise increases in impermeability over time and assure the performance of drainage systems over the long term.
Making housing more affordable for the next generation of residents	COH/2-3 Brownfield sites	COH/3-1.1 Durman Stearn COH/3-2.1 Watson's Yard COH/3-1.2 Co-op site	Encourage inclusion of 1-2 bedroom flats within any brownfield development.
	Locally affordable housing and CLT	.	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. 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. The actual number of clusters allowed will depend on the success or otherwise of pending planning applications.

Objectives	*Policies*	*Site-specific Policies*	*Action by Parish Council*
	.	.	.
	COH/3-1 Medical Centre	COH/3-1.1 Durman Stearn COH/3-2.1 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.
	COH/3-2 Supermarket	COH/3-2.1 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.
	COH/4-1 Recreation & Sports Hub	COH/4-1 Recreation & Sports Hub	Evolve to provide more and more available facilities with better road access.
	COH/4-2 Multi-purpose Village Hall	COH/4-1 Recreation & Sports Hub	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.
	COH/4-3 Nursery	COH/4-1 Recreation & Sports Hub	Facilitate development of a purpose-built Nursery so as to be in the vicinity of the Cottenham Primary School to promote child safety and reduce the impact of traffic.
Improving amenities and facilities	COH/4-4 Sports for all	COH/4-1 Recreation & Sports Hub	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.
	New Recreation Ground	.	Procure additional land to improve road access and for sport, 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.
	COH/4-5 Burial grounds	.	Pursue developer contributions for the extensions. Procure additional land etc. for the extensions.

Objectives	*Policies*	*Site-specific Policies*	*Action by Parish Council*
	.	.	.
	COH/5-1 Village employment	COH/4-1 King George Field COH/3-1.1 Durman Stearn COH/3-2.1 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.
Encouraging employment opportunities	COH/5-2 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.
	New Durman Stearn site	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 by Parish Council*
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 improve 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 (COH/1-6) with the long-term goal of 20mph limits in the village core (COH/1-6).
	.	.
	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	Support 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 interconnect 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: • from £0 per house within 800 metres of the village centre (see COH/1-6), and • rising to £750 per house outside 800 but within 1,200 metres walking distance of the village centre (see COH/1-6); and rising to £900 per house situated beyond 1,200 metres walking distance from the village centre (see COH/1-6).
		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 adopted 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	A Scheduled Monument between Green End and Top Moor.
G7	Bullocks Haste Common	A Scheduled Monument – a Romano-British settlement.
G8	Crowlands Moat	A Scheduled Monument site off Broad Lane.
G9	Conservation Area	A central village area warranting additional planning protection.
G10	SCDC	South Cambridgeshire District Council, the Local Planning Authority.
G11	Cottenham Civil Parish	First layer of government as established in the 19th Century.
G12	Neighbourhood Area	The area covered by the Neighbourhood Plan.
G13	Pre-submission Plan	Regulation 14 of the Neighbourhood Planning Regulations requires a formal local consultation on the "Pre-submission Plan" before a "Submission Plan" is submitted to the Local Planning Authority under Regulation 16.
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 Environmental Assessment (SEA)	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 Version	The version of the NP submitted to referendum.
G21	Key Issues	Key challenges raised in the 2015/6 Neighbourhood Plan survey.
G22	Traffic & Transport Strategy	An associated document covering traffic and transport issues not addressable within the NP.
G23	Vision	An abstract aspiration statement set at a future time.
G24	Objectives	The objectives set so as to achieve the vision.
G25	Policies	Evidenced, deliverable and politically acceptable ways by which the plan's objectives can be met.
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.

Reference	Term	Explanation
G32	Listed Buildings	Designated heritage assets classified 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 SCDC Local Plan.
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 Institution 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.
G73	SUDS	Sustainable Urban Drainage System for surface water management.

Appendix B: Bibliography

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 Environmental Assessment
B28	Basic Conditions Statement
B29	Cottenham NP Examiner's Report
B30	South Cambridgeshire Local Plan (also referred to as "LP")
B31	Cottenham Post Examination draft Neighbourhood Development Plan v6.2
B32	Cottenham Referendum Neighbourhood Plan
B33	National Planning Policy Framework (2012)

Appendix C: Drainage & Flooding

Cottenham, as can be seen from the topology and hydrology chart in figure C1, 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 developments in Bar Hill and West Cambridge and from Northstowe, except 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 m^2 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 Boards 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 increasing 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.

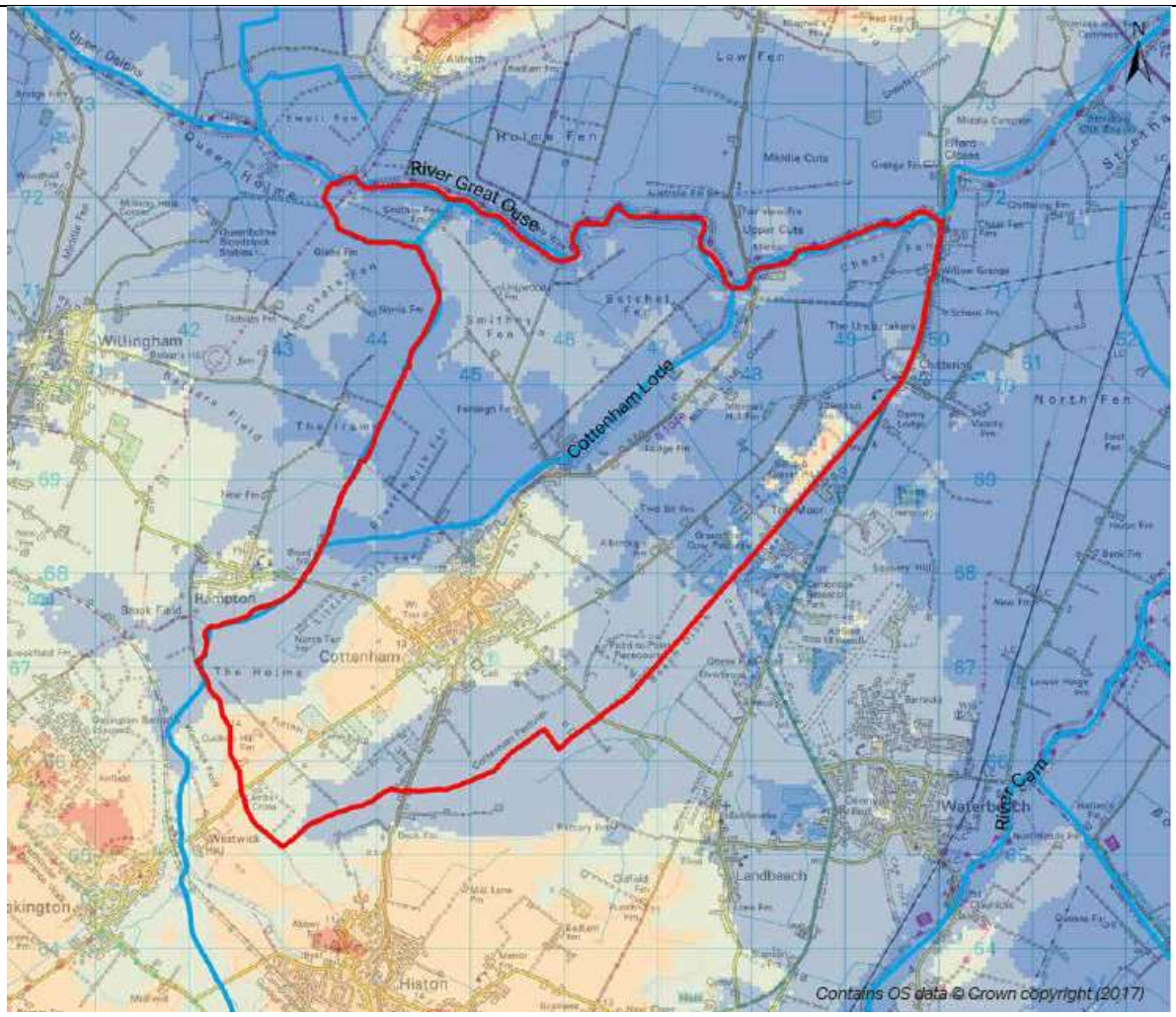


Figure C1: Cottenham's Topography & Hydrology

Appendix D: Cottenham's heritage assets (2017)

Heritage assets are identified in the AECOM Heritage and Character Assessment[B6].

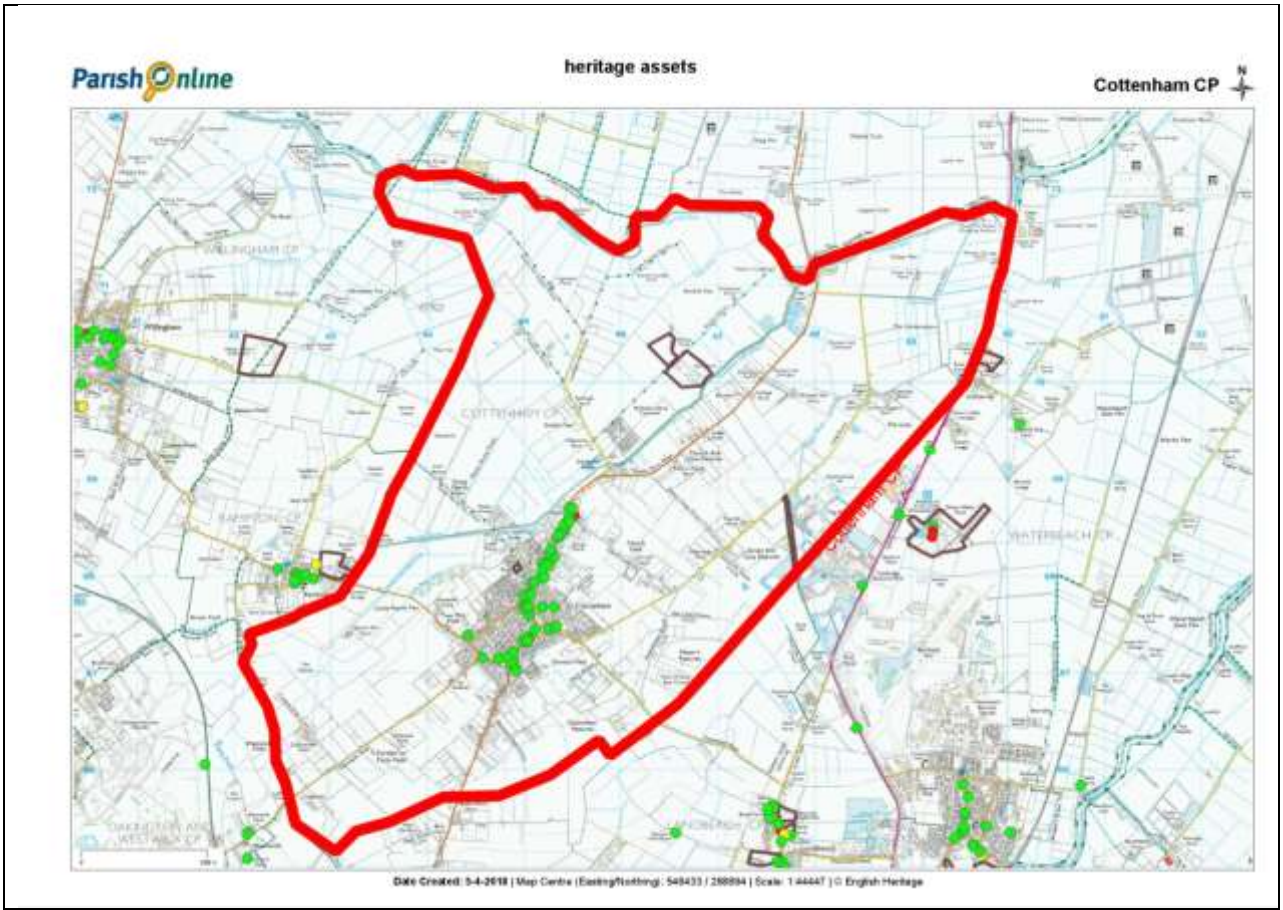


Figure D1: Locations of Scheduled Monuments & Listed Buildings

Scheduled Monuments (outlined in brown on Figure D1)

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 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 **Ebenezer 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 the19th 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 for some years. 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.

Appendix E: Open Spaces

E1.1 Cottenham has a generous amount of open space (see Figure E1), mostly accessible to the public, although more use could be made of each, by encouraging greenway interconnections, especially alongside footpaths, to extend the habitat opportunities for wildlife and create off-road links within the village and to the outlying rural spaces.

E1.2 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.

E1.3 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

E1.4 Additional planting of native tree species around public open spaces[G36] will be encouraged to replace the gradual loss over time.

E1.5 The Village Design Statement[B18] 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."

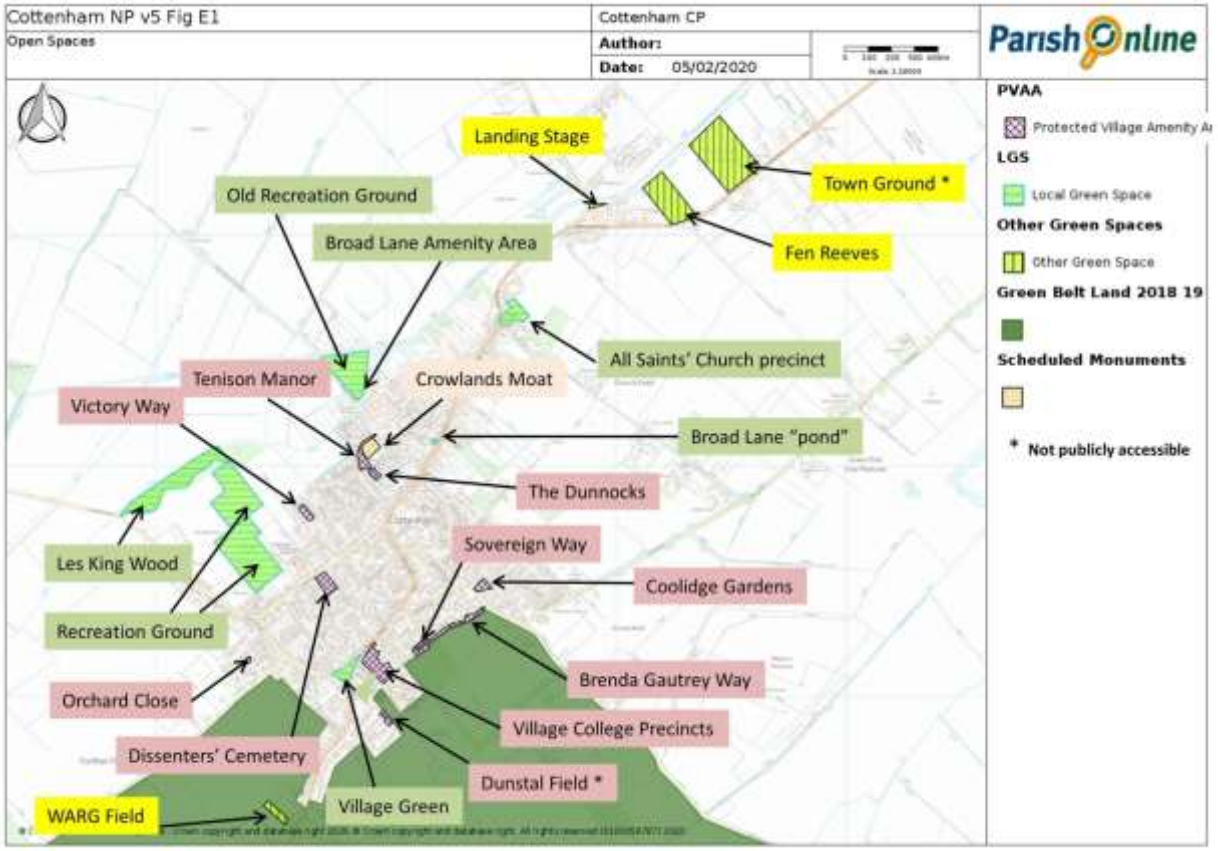


Figure E1: Cottenham's Open Spaces showing LGS and PVAA

E1.6 Cottenham's open space (see Figure E1), not all of which are accessible to the public:

a) The ***Village Green*** (0.59ha) will be conserved as a focal point 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 Lane "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
   i. maintain the space, its ditches and trees in accordance with the agreed plan
   ii. 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***.

E1.7 Designated Local Green Spaces[G65] in the SCDC Local Plan are:

- All Saints Church precincts (0.83 ha - ref. NH/12-39)
- Broad Lane "Pond" (0.05 ha - ref. NH/12-40)
- Broad Lane Amenity Area (0.85 ha - ref. NH/12-48b)
- Old Recreation Ground (1.77 ha - ref. NH/12-48a)
- Recreation Ground (8.34 ha - ref. NH/12-49a)
- Village Green (0.59 ha - ref. NH/12-53)

E1.8 Designated Protected Village Amenity Areas[G66] in the SCDC Local Plan are

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

E1.9 Addition of play areas or individual items of fitness equipment are appropriate if of a suitable size not to dominate the space.

E1.10 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.