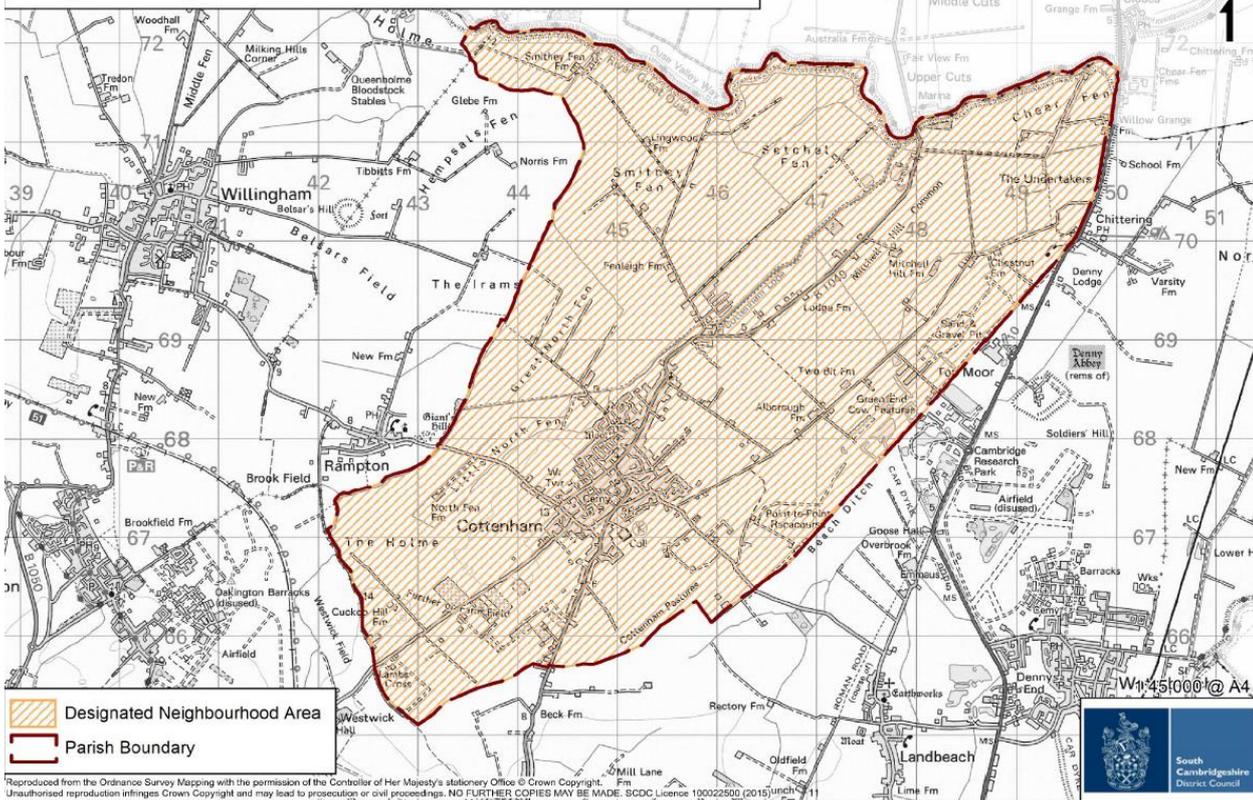


# Cottenham Civil Parish

## Neighbourhood Development Plan

### 2017 to 2031

Designated Neighbourhood Area: Cottenham - November 2015



## Cottenham Parish Council

### NP Evidence – Village heritage and character

December 2018

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

## 1 Summary

- 1.1 Cottenham has grown over recent decades and many of its facilities now need improvement or extension, preferably within easy reach of the village centre yet with adequate car parking so as not to exclude residents who live further afield in the village or wider parish or are less mobile.
- 1.2 This document outlines the policies intended to allow growth yet retain Cottenham's distinctive architectural character.



Cottenham Neighbourhood Development Plan
Submission Plan – NP Evidence Paper E8



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## 2 Conserving Cottenham's landscape character

- 2.1 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.
- 2.2 A suggested policy was:

### **Policy C/1: Key VDS policies to conserve the character**

**Developments are required to conserve the landscape character of Cottenham by:**

- a) respecting key landscape policies (VDS L/x below) within the **Cottenham Village Design Statement<sup>B8</sup>**, and
- b) avoiding placing even relatively modest man-made features in the foreground of the "big sky / open space" fen edge landscape (VDS L/2), especially outward views across open countryside that include
  - a. All Saints' church from Cottenham Lode or Long Drove, and
  - b. Haddenham from Cottenham Lode, and
- c) using partial screens of hedges and native tree species with subdued lighting (VDS L/3) to create wildlife corridors and protect the external view of the village, and
- d) protecting vistas (VDS L/7) that contribute to the character and attractiveness of Cottenham, especially those viewable from publicly-accessible land; notably All Saints' church from parts of Beach Road, Cottenham Lode, Long Drove and Rampton Road; the village edge when viewed from parts of Cottenham Lode, Oakington Road, and Rampton Road

- 2.3 Cottenham residents enjoy the surrounding fen-edge countryside with its relatively featureless fen-edge setting of considerable scale and natural beauty punctuated by a distant view of a Church or Water Tower. Relatively modest scale infrastructure (VDS L/2) can have a disproportionate effect in this landscape.
- 2.4 This character has not been protected well by recent developments, whose continuous tree screens may hide back gardens of new developments but prevent their residents from enjoying the outward views. It is important to minimise the impact of development in and around the village on the surrounding landscape by appropriate wildlife-friendly "gapped" hedge and tree screens with minimal lighting.
- 2.5 Village Design Statement<sup>B7</sup> policy L/7 (VDS L/7) advises "protect vistas that contribute to the character and attractiveness of Cottenham."
- 2.6 Certain vistas of Cottenham (figure 4) identified in the Cottenham Village Design Statement<sup>B8</sup>, visible from publicly-accessible land are particularly valued; notably:
- a) All Saints' church from parts of Cottenham Lode (1L), and Long Drove (1R);
  - b) Haddenham from Cottenham Lode (5);
  - c) the village edge viewed from parts of Cottenham Lode or Oakington Road (3).



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

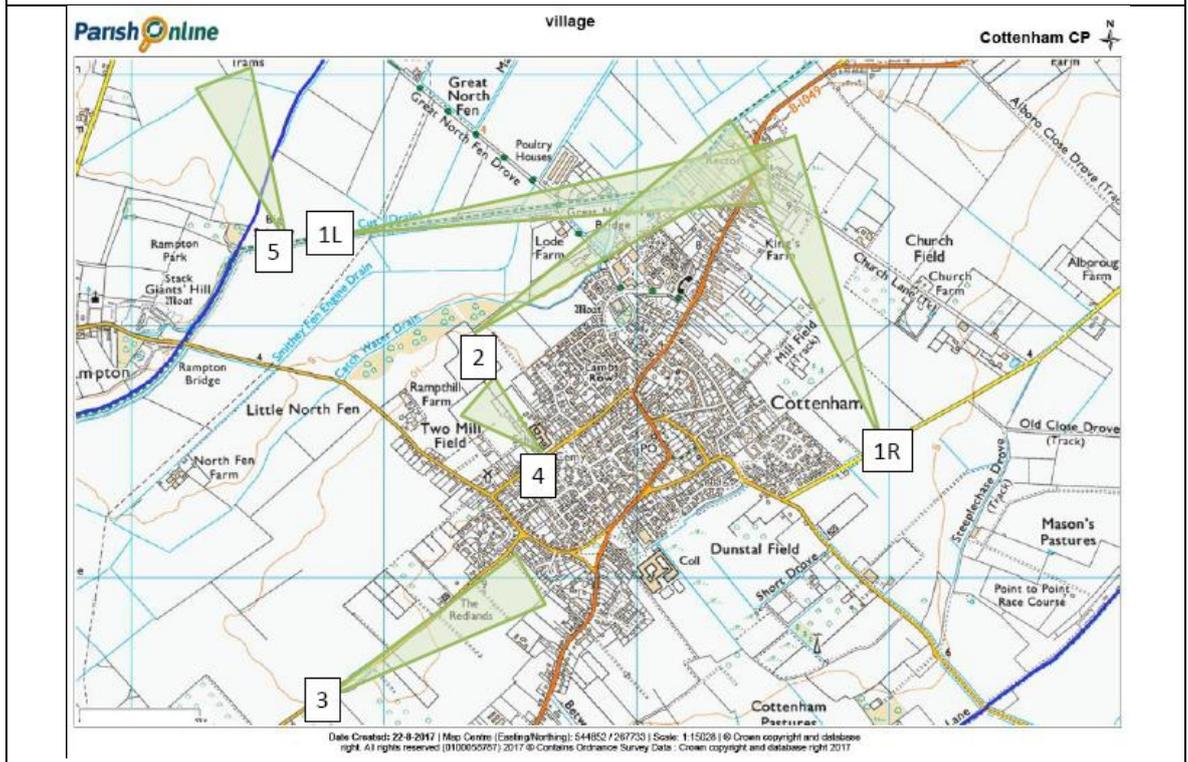


Figure 1: Map and Key vistas of and around Cottenham

### 3 Conserving Cottenham's heritage assets

- 3.1 Cottenham's heritage embraces Scheduled monuments, Listed Buildings, and an extensive Conservation Area<sup>G9</sup>.
- 3.2 An early suggested policy was:

#### Policy C/2: Heritage character

**Planning applications that would result in harm to the heritage assets, including Scheduled Monuments, the Listed Buildings or their settings, or the wider Conservation Area<sup>G9</sup> or its setting will be considered inappropriate unless outweighed by overriding local public benefits.**

**To prevent further erosion of this character:**

- a) **Demolition should only be allowed as a last resort and only after a structural engineer's report concluding that the building is beyond reasonable repair with subsequent reclamation and reuse of materials in the replacement building, and**
- b) **Extensions should follow the principles laid out in the Village Design Statement<sup>B7</sup>**

- 3.3 Mid-Victorian Cottenham villas, built from buff bricks under a slate roof. Houses are often aligned directly on the pavement edge with no front border or garden, with five large windows arranged symmetrically around an imposing front door and a gated side entrance through to a yard and cascade of outbuildings and, near the village edges, on to open farmland behind.
- a) Smaller, simpler terraced or semi-detached houses of similar date and materials.
  - b) a substantial number of bespoke properties of various styles and vintage, usually aligned directly on the edge of a pavement which is often narrow.
- 3.4 Designated and non-designated heritage assets, **including all those listed in the AECOM Heritage & Character Assessment<sup>B6</sup>**, enhance local distinctiveness and should be protected in a manner appropriate to their significance.
- 3.5 Car Dyke<sup>G6</sup> (between Green End and Top Moor), the Romano-British settlement at Bullocks Haste Common<sup>G7</sup> and Crowlands Moat<sup>G8</sup> (off Broad Lane) are Scheduled Monuments<sup>G33</sup>.
- 3.6 Cottenham's All Saints' Church is a Grade I Listed Building<sup>G32</sup>
- 3.7 Cottenham has 66 Grade II Listed Buildings<sup>G32</sup> (listed in the AECOM Heritage & Character Assessment<sup>B6</sup>), mostly located on the High Street and, apart from Tower Mill<sup>G34</sup> and the Moreton 1853 Almshouses<sup>G35</sup>, inside the Conservation Area<sup>G9</sup>.

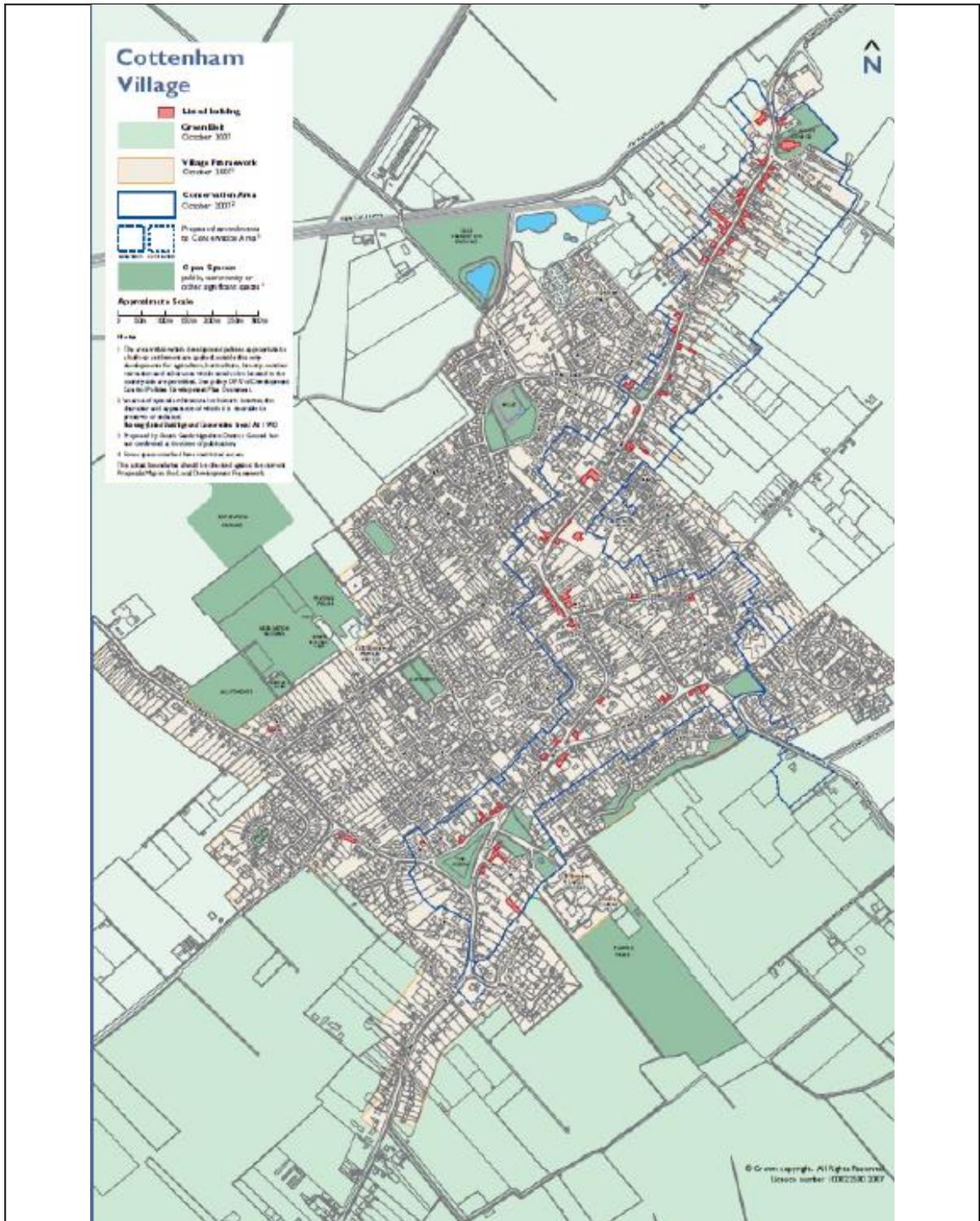


Figure 2: Cottenham's Conservation area

		
<p>Cottenham Club</p>	<p>War Memorial</p>	<p>Moreton 1853 Almshouses</p>
		
<p>Community Centre</p>	<p>Denmark Road</p>	<p>c</p>
		
	<p>Tower Mill</p>	
		
<p><b>Figure 3: Some of Cottenham's heritage assets</b></p>		

## 4 The Development Framework

- 4.1 The village development framework should now include all permitted developments and the sites of Community Facilities like the Nursery and Village Hall.
- 4.2 An early proposed policy was:

### **Policy C/3: Development framework**

**Extend the development framework to include:**

- a) the recent development at Racecourse View, and**
- b) south-west edge sites permitted for development, and**
- c) the proposed Village Hall and Nursery community facilities**

- 4.3 The existing residential framework should include the recently completed development at Racecourse View (C in figure 4)
- 4.4 The framework is extended to include facilities and sites approved for development (A in figure 4)
- 4.5 The framework is extended to include community facilities within the Recreation Ground at the edge of the existing development framework. (B in figure 4)
- 4.6 SCDC's planning policies will continue to apply according to whether a proposal is inside or outside the framework.

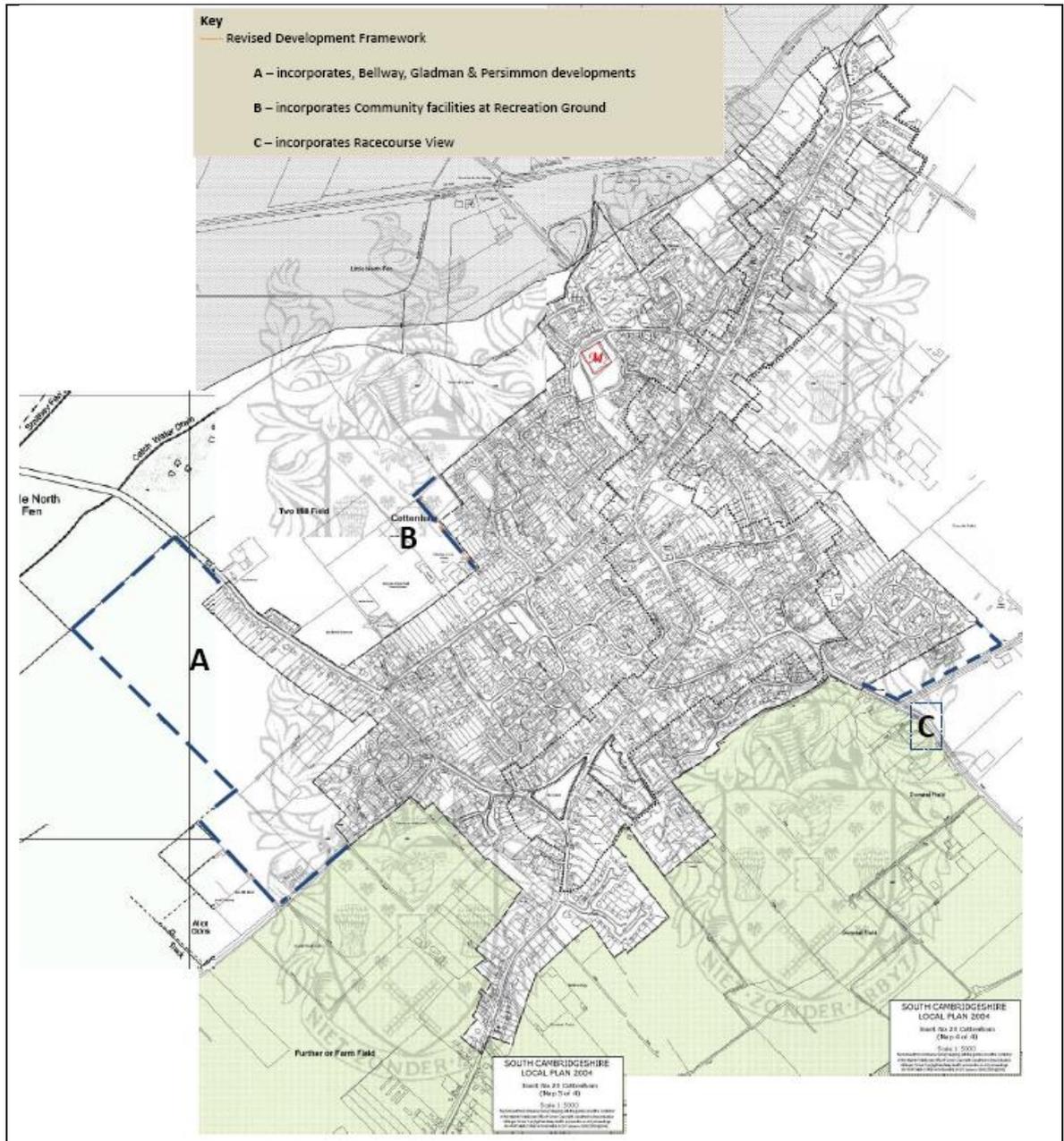


Figure 4: Proposed extensions to Cottenham’s Development Framework

## 5 Village character

- 5.1 Cottenham's village character 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.
- 5.2 An early proposed policy was:

### Policy C/4: Village character

Planning applications for clusters of three or more houses that would enrich the character of the settlement, by:

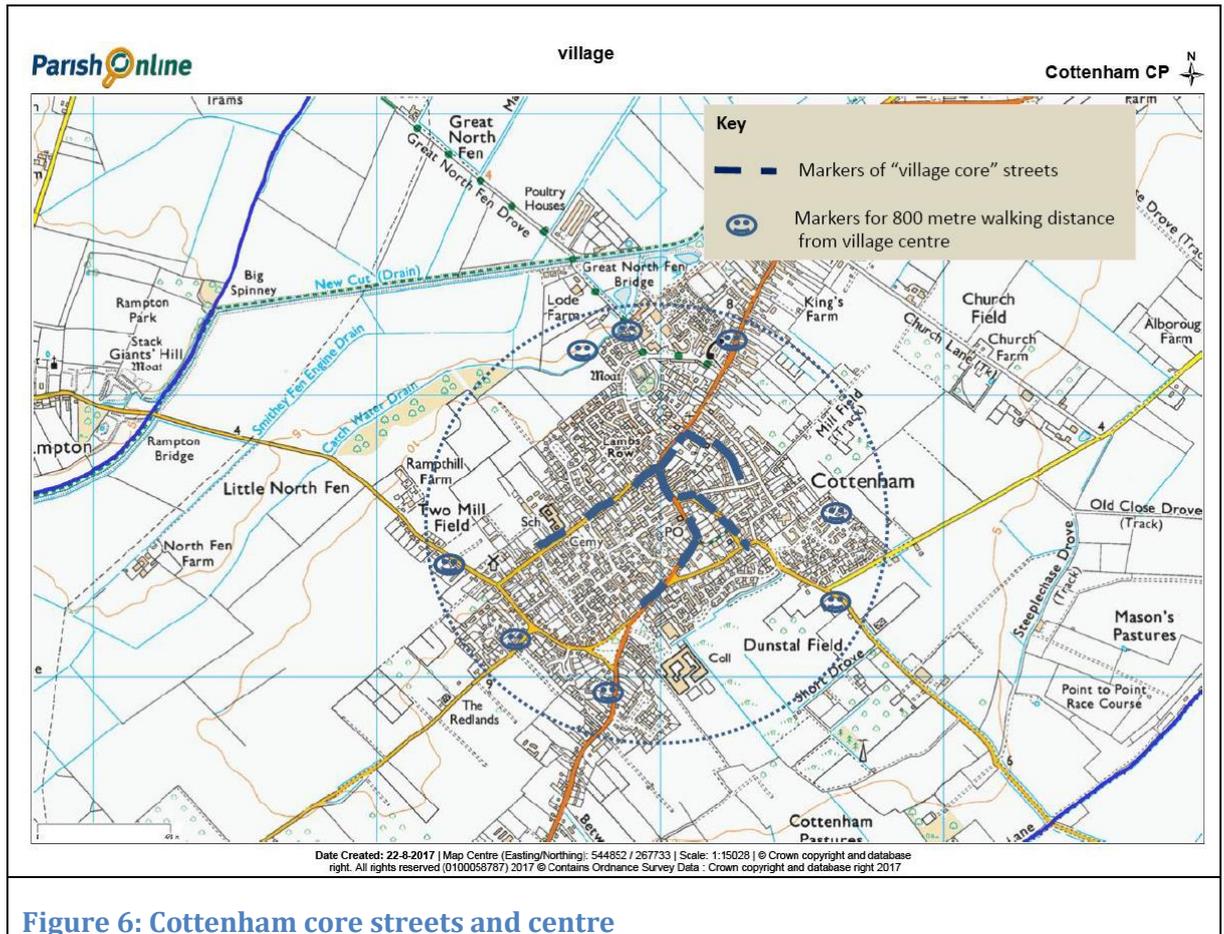
- a) respecting the principles embodied in the **Cottenham Village Design Statement<sup>B7</sup>**, and
- b) including measures to conserve the "fen-edge" landscape character of Cottenham, and
- c) avoiding groups of more than 2 or 3 near-identical houses, and
- d) avoiding clusters of more than 30 houses, and
- e) retaining character similarity – buff bricks, dark roofs, muted colours, and
- f) using subtle variations to minimise repetitious designs in form or proportion, architectural detail and finishes, and
- g) keeping car parking areas to the sides rather than fronts, and
- h) maintaining or creating views between properties to the open countryside from the public realm, and
- i) maintaining or creating wildlife corridors around and through the village, and
- j) providing up-to-date communications systems to facilitate home working and reduce car dependency, and
- k) being within easy walking distance of the village centre to encourage economic and social development while minimising environmental impacts, or
- l) where beyond easy walking distance of the centre, making provisions to:
  - m) enhance public transport connections with the centre, neighbouring villages and transport hubs, and
  - n) 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.

will be considered appropriate.

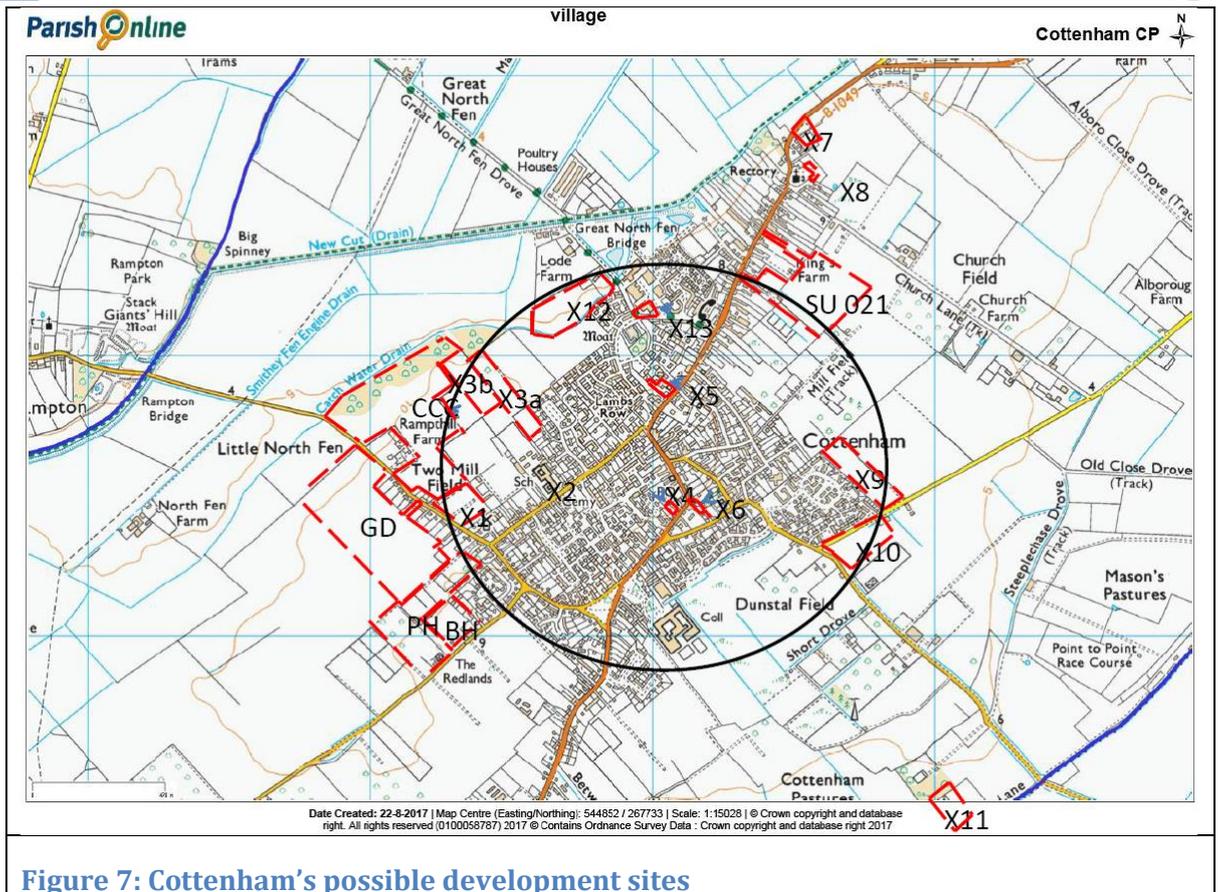
- 5.3 Cottenham, although no longer dependent on agriculture, remains a working village with many High Street properties retaining side access to a deep plot and views to the open countryside. Loss of any remaining views through to the open countryside from within the Conservation Area should be resisted and creation of new vistas encouraged.
- 5.4 **Village Design Statement<sup>B18</sup>** policy S/3 (VDS S/3) advises "infill developments or lateral extensions to existing buildings should maintain gaps where these provide views out of the village to countryside."
- 5.5 Financial contributions will be based on the marginal cost of providing additional or extended facilities or services to ensure economic, environmental and social sustainability.



- 5.6 Cottenham's development from the original settlement has been:
- along the arterial roads linking Cottenham with neighbouring villages where development has been individual houses along the road-side or occasional larger groups of houses provide by the Local Authority
  - infill between individual properties within the settlement
  - backfill where large garden have been divided up to provide individual or small groups
  - occasional larger clusters wrapped around the existing settlement but retaining relatively short pedestrian routes into the village centre.
- 5.7 Further development, while inevitable, must respect the evolving character of the village.
- 5.8 The sustainability of a village centre is linked to its distance from the residential areas. Cottenham's expansion radially has accompanied a gradual denudation of central facilities as parking difficulties added to the loss of facilities, make it progressively more convenient for many outlying residents to drive and park elsewhere for most purposes.
- Residents living within 800 metres easy walking distance of the amenities in the village centre might still be persuaded to walk much of the time, or cycle if there are secure storage places within the central area. Improving the pedestrian experience with better pavements and safer crossing places might extend their stay and help restore facilities.
  - Residents beyond 800 metres from the centre will, as distance increases, travel elsewhere, usually by car, for most facilities unless there is adequate parking provision sufficiently near the village centre or suitable public transport.
- 5.9 In Cottenham there are two considerations for the village centre:
- The "village core"<sup>G19</sup> is regarded as the 800 metre long section of the High Street including the most popular destinations for business, leisure and recreation. This area is bounded by the Post Office in the north, the Cottenham Club at the northern dog-leg, the Community Centre on the southern dog-leg, and the Chequers and War Memorial in the south (see figure 9).
  - The "village centre"<sup>G19</sup> may logically be regarded as the core supplemented by the spurs along Lambs Lane to the Primary School and the High Street to the Village College plus those along Margett Street and Telegraph Street (including the Dentist, Library and second GP practice) in the Lanes. All these facilities are within around 400 metres of the old Post Office and within around 800 metre walking distance of each other (shown by the blue lines in figure 6).
- 5.10 The focus within the centre is to prioritise safe pedestrian, mobility scooter, push-chair and cycle movement and discourage unnecessary access by car.
- 5.11 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 bus stops at/near the main entry points to the central area to reduce traffic. Through traffic will remain an issue, requiring more zebra crossings, improved pavements and a 20mph limit within the streets of the village centre.



- 5.12 In preparing this plan, a number of sites were suggested (see figure 7) for a variety of purposes.
- 5.13 Many had already been assessed by SDCD as part of the SHLAA exercise in preparing their emerging Local Plan.
- 5.14 The remainder were assessed by AECOM in their Site Assessment.
- 5.15 Depending on the potential use, additional criteria may be relevant.



- 5.16 Improvements need to be sensitive to the village character as outlined in the Village Design Statement<sup>B18</sup>, updated in 2007 from the first edition in 1994. It supplemented SCDC's Development Control Policies, and still mostly relevant today.
- 5.17 When ranking sites for future housing development, shorter distances from the village core/centre are a positive contributor to economic, social and environmental sustainability.
- 5.18 CIL<sup>G31</sup> or s.106<sup>G30</sup> developer contributions will be sought from all developments in line with prevailing SCDC policies.
- 5.19 In addition, CIL<sup>G31</sup> or s.106<sup>G30</sup> developer contributions will be sought from all developments outside the centre to compensate for the additional measures, including community bus services, necessary to encourage integration and discourage use of unsustainable forms of transport.

## 6 Open Spaces

- 6.1 Cottenham has a substantial amount of public open space yet is losing its tree population, partly through ecology and partly due to development.
- 6.2 An early proposed policy was:

### **Policy C/5: Open Spaces & Tree conservation**

**Wherever possible, Cottenham's larger public open spaces will be maintained to encourage public use while nurturing Cottenham's collection of trees by:**

- a) seeking Tree Preservation Orders on specific trees visible from the public realm, especially in the Conservation Area<sup>G9</sup>, and**
- b) encouraging landowners, especially in the Conservation Area<sup>G9</sup>, community groups and individuals (VDS L/4) to plant native tree species to retain landscape character and to benefit wildlife within the parish.**
- c) Requiring that any permission to remove a tree within the Conservation Area<sup>G9</sup> should require a similar tree specimen or specimens to be supplied for planting in the public realm**

- 6.3 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
- 6.4 Additional planting of native tree species around public open spaces<sup>G36</sup> will be encouraged to replace the gradual loss over time.
- 6.5 The rural parish provides a fen-edge setting of considerable scale and natural beauty.
- 6.6 Carefully-sited plantings of native tree species can enhance the landscape but village edge developments need particular care to balance the need for screening of the development when looking inwards against creation and retention of vistas when looking outward.
- 6.7 **Village Design Statement B7 policy L/4** advises "Landowners, community groups and individuals should be encouraged to plant native tree species to retain landscape character and to benefit wildlife within the village."

- 6.8 Cottenham has a generous amount of open space (see figure 11) accessible to the public, although more use could be made of each, by encouraging greenway inter-connections, especially alongside footpaths to extend the habitat opportunities for wildlife.
- a) The **Village Green (around 0.6 ha)** will be conserved as a central feature of the village to:
    - i. encourage a variety of shared activities for the benefit of all age groups
    - ii. maintain a central green space planted with protected mature indigenous trees
  - b) The **Recreation Ground**, including the **King George V Playing Field** will be conserved as the village's principal hub for formal sports and informal play, recreation and community activity
    - 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 **Crowlands Moat (...)** 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
  - d) The **Broad Lane Recreation Ground (~1.77 ha)** and neighbouring **Amenity Area** 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
  - e) Trustees of Cottenham's three **Cemeteries**<sup>G37</sup> will be encouraged to develop them as peaceful Local Green Spaces with new plantings of indigenous trees supplementing the established trees.
  - f) **Fen Reeves, Les King Wood and the Tenison Manor** tree belts will be conserved and made more accessible to residents.
  - g) The **WARG field (~0.6 ha)** will be conserved as an open space in the south end of the village with appropriate tree plantings over time
  - h) The **Landing Stage**, and the **Town Ground** will continue to be leased to local businesses.

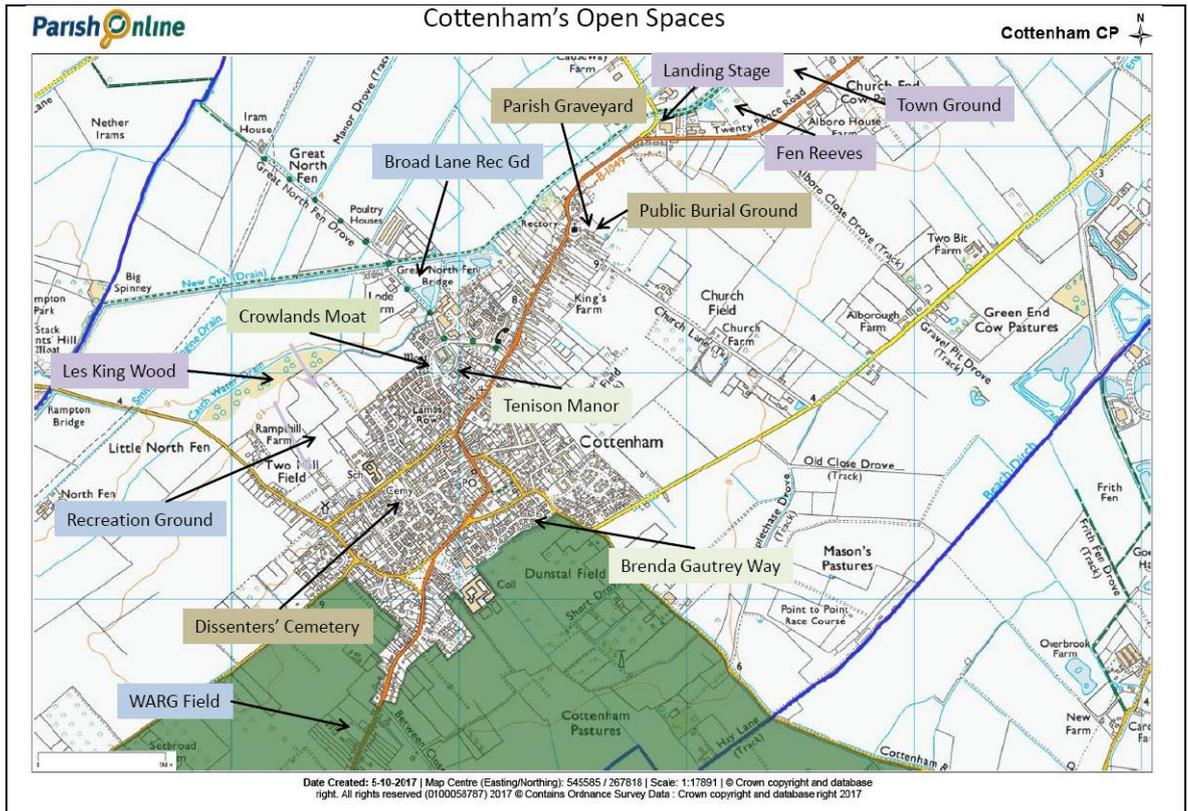


Figure 8: Cottenham's Public Open Spaces

7 Cottenham's heritage assets (2017)

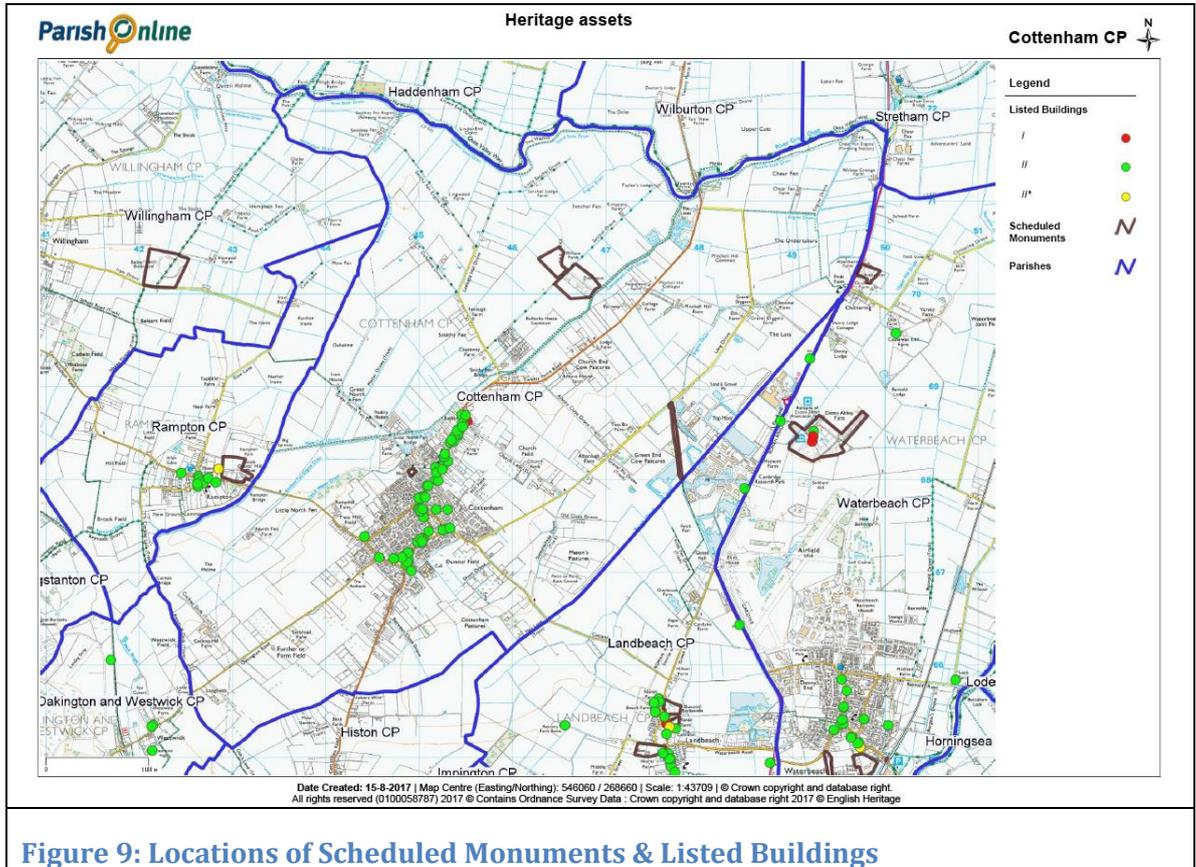


Figure 9: Locations of Scheduled Monuments & Listed Buildings

## 8 Scheduled Monuments

- 8.1 There are three scheduled monuments within the parish
- a) Car Dyke segment - in east of parish between Green End and Top Moor
  - b) Crowlands Moat - within village
  - c) Romano-British settlement - adjacent to Cottenham Lode north of the village

## 9 Listed Buildings

### 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

## 10 Non-designated heritage assets

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

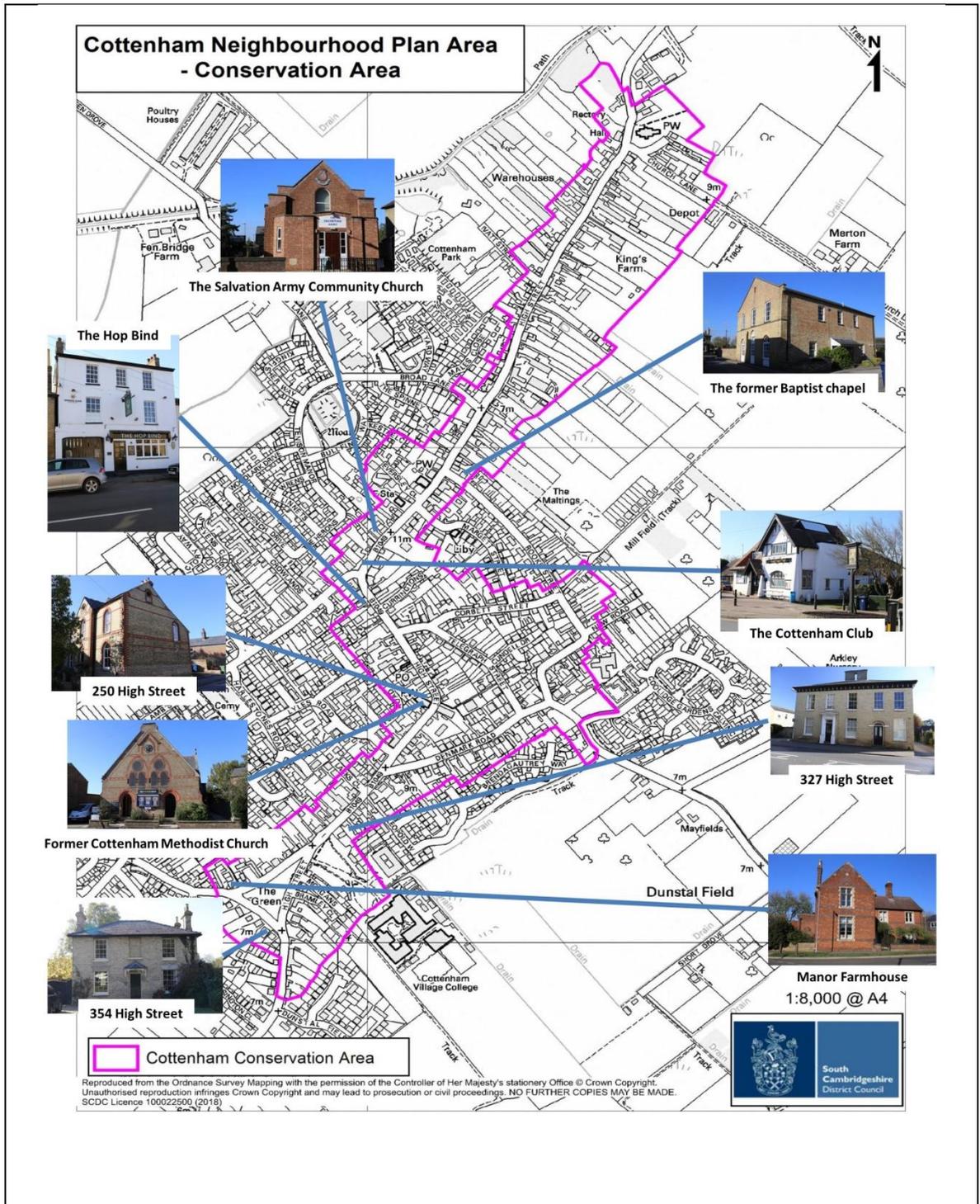


Figure 10: Cottenham's Conservation area showing location of NDHAs



**Cottenham Neighbourhood Development Plan  
Submission Plan – NP Evidence Paper E8**



**Appendix A: General References**

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