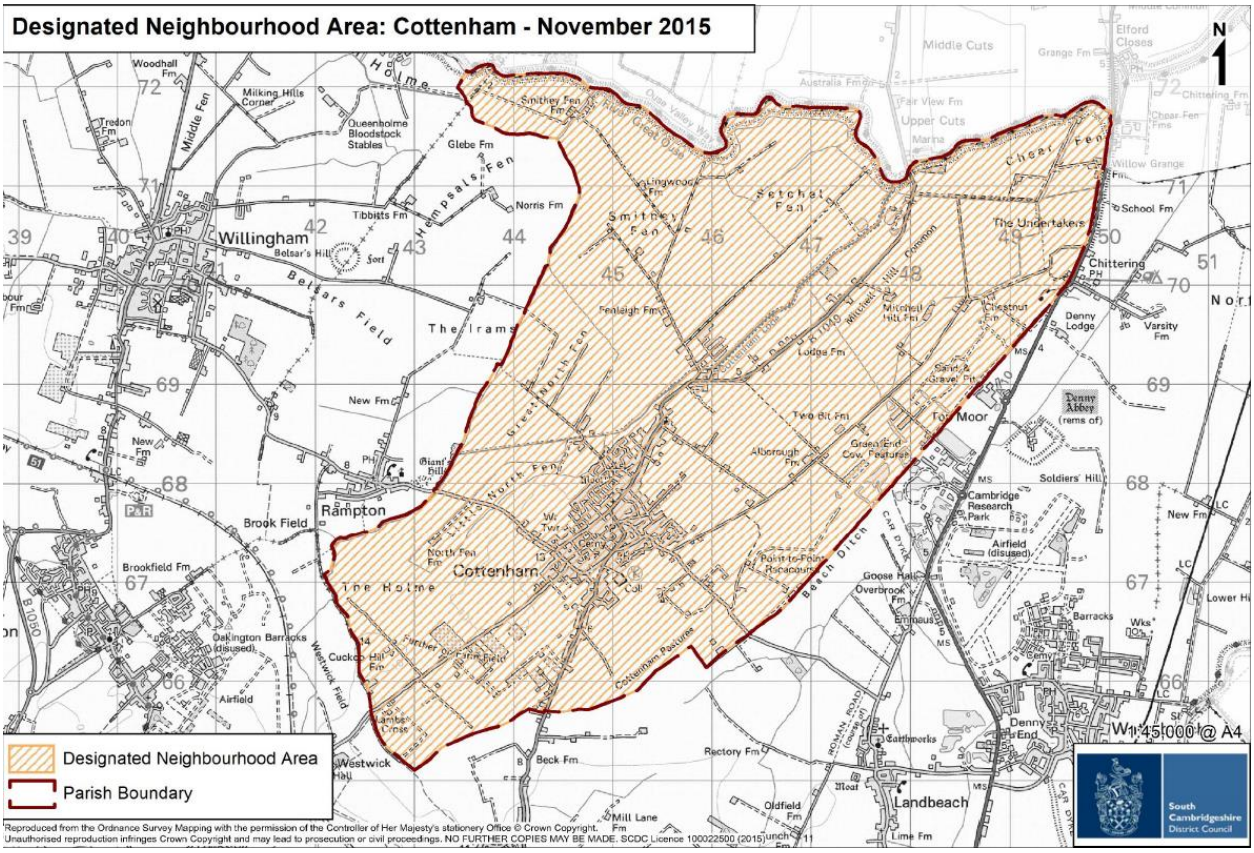
Cottenham Civil Parish

Neighbourhood Development Plan

2017 to 2031



Cottenham Parish Council

NP Evidence Paper E12: Village Design Statement 2007

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's Village Design Statement was one of the first four to be produced in England in 1994.

1.2 It won awards for its distinctive approach to identifying the design principles that were, and are, valued by residents of Cottenham.

1.3 Updated in 2007, it was adopted as a Supplementary Planning Document in 2007.

1.4 Today, it has been used to inform the Neighbourhood Plan:

a) directly, by absorbing policies from it, and

b) indirectly, by referring its content as NP Evidence Paper E12 which is included in the Submission documentation.

1.5 Although many of the general principles have been absorbed to Design Guides, there are aspects and policies in the VDS that remain distinctive for Cottenham.

a) Landscape

b) Site design

c) House design

1.5 The full document is retained here as a reference for the Neighbourhood Plan.

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2 The Village Design Statement

Cottenham Village Design Statement

Supplementary Planning Document

Written by the Cottenham Village Design Group

Adopted by South Cambridgeshire District Council, November 2007

Cottenham Village Design Statement

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1 Introduction

What is a Village Design Statement?

The Village Design Statement describes Cottenham as it is today and highlights the qualities valued by its residents. The Statement has been written by Cottenham residents so that local knowledge, views and ideas may contribute to the growth and prosperity of the village, and to the high quality of its environment. The aim is to ensure that further development and change, based on a considered understanding of the village's past and present, will contribute positively to the future of Cottenham and protect and enhance its special nature.

The Statement is arranged in sections (Community, Economy, Landscape and Wildlife, Settlement, Open Spaces, Buildings, Highways and Street Furniture) with each containing descriptive text followed by a series of numbered guidelines. These guidelines represent the key points that users of the document are encouraged to take into account at an early stage when planning or implementing development or change.

Since 1994, when the first version of the Village Design Statement was published, developments have generally been better considered and more sympathetic to their Cottenham context. It is hoped that this revised version of the Statement will continue to drive high-quality and locally-appropriate development and change proposals.

Who is it for?

Change is brought about not only by new building, but also by the smaller day-to-day adjustments to homes and gardens, open spaces, paths and hedges, which can alter the look and feel of the whole village. The Statement is therefore relevant to:

- statutory bodies and public authorities
- planners, developers, builders, architects, designers and engineers
- local community groups
- householders and businesses

How does the Design Statement Work?

South Cambridgeshire District Council has adopted this revised Design Statement as a Supplementary Planning Document within their Local Development Framework. As such, this Design Statement supplements the Core Strategy and Development Control Policies and should be read in conjunction with them. The Design Statement's recommendations will be taken into account when planning applications within Cottenham Parish are assessed. In this way, the document supports the Local Development Framework as it affects Cottenham and assists the Parish Council in their role as statutory planning consultee.

Cottenham's Village Green, surrounded by a typical variety of house types, forms a focus for the village and a venue for community events.

2 Community

Cottenham is a Fen Edge village six miles north of Cambridge which has been designated a Minor Rural Centre. It has been amongst the largest villages in Cambridgeshire since the 11th century with the population growing quickly until the mid-19th century when its size stabilised at around 2,400 inhabitants. The County Council's encouragement of new building in the late 1960s has since resulted in a rapid increase with the 2001 census recording 5,652 residents. Despite this rapid modern growth the village retains its distinctive character. Its landscape, settlement patterns and buildings show the marks of more than 1,000 years of history. Along the length of the High Street, its chapels, church and many substantial farmhouses are signs of an independent and democratic community.

The rural character of the village has changed over time as agricultural land, including many acres of orchards, has been replaced by housing. The large developments in Tenison Manor and Brenda Gautrey Way have increased the pressure and, without the 1994 Design Statement, may have threatened those very characteristics which give Cottenham its identity. These changes have also brought with them many different economic and social benefits.

The village community is sufficiently large and varied to support many thriving voluntary groups, together with a range of social, leisure and education opportunities. The Village College is the main focus for community activity. The Sports Centre and outdoor swimming pool at the Village College, the library in Margett Street and the facilities, including the Ladybird Pre-school, at the recreation ground off Lambs Lane, have all increased the scope of what is available locally. However, villagers still travel further for some sporting and cultural activities, and for entertainment.

The increasing population continues to require the expansion of the primary and secondary schools and adds to the demand for improved community facilities, such as rebuilding the Sports and Social Club and extending the Sports Centre at the Village College.

Cottenham Village College (below) and Cottenham Library (right) are vital centres for community activity in the village.

Community Guidelines

C/1: Developers and planners should consult the Village Design Statement, which reflects the views of the community.

C/2: Developers, planners and public authorities should take relevant local advice concerning facilities (including education, sport, culture and entertainment) to be provided as a result of new development.

- Refer to South Cambridgeshire District Council's Development Control Policies for guidance on provision of infrastructure for new developments (policy DP/4) and retention of existing services and facilities (policies SF/1 and SF/9).

3 Economy

Cottenham's early prosperity was based on mixed farming, cattle-rearing and the production of a famous cheese. From the late 19th century fruit and flower growing were dominant, but since the 1960s there has been a major shift away from land-based, local work. A large majority of the working population is now employed outside the village.

Present opportunities for village-based employment include light industry especially on small estates at Beach Road, Broad Lane and Brookfields. A number of businesses, trades and services are also located throughout the village. Although the number of shops has not kept pace with the increasing population since 1994, they still supply many everyday needs and help to maintain a vibrant community life. The well-used Post Office provides an essential service.

Employment within the village helps to reverse the current drift towards its becoming just a dormitory area for people who work in Cambridge.

Just some of the businesses located in Cottenham.

Economy Guidelines

E/1: It is important to retain and develop Cottenham's character as a working village offering a variety of employment.

E/2: An increase in the number and variety of shops and trades is to be encouraged.

- Small-scale enterprises will be welcomed within the village, especially those based on promotion of local produce.
- Establish further shops and amenities in a cluster to create a more cohesive shopping area.
- Create a pedestrian-friendly environment, particularly in the retail centre and around the Village Green, Village College, Pound and Parish Church, giving pedestrians priority where necessary.
- Improve cycle parking adjacent to retail outlets and community buildings.
- Increase the number of short-stay parking spaces close to retail outlets.
- Barns and yards provide scope to locate businesses within the village; planning policies should encourage applications for their conversion to sympathetic business use.
- Residential developments could extend the local tradition of adjacent working and living quarters by incorporating office or small-scale workshop premises, and by providing small-scale retail outlets.
- Cottenham is considered unsuitable for large-scale development.

E/3: Commercial developments or conversions should be designed to harmonise with the predominantly residential setting.

E/4: Shops and business premises have a major visual impact.

- Keep frontages in sympathy with upper storeys and with neighbouring façades.
- Minimise the size of plate glass windows on the street front.
- Use traditional non-illuminated non-reflective hand painted signs in quieter colours fixed flush to buildings.
- Traditional shop frontage features such as stall risers would enhance the character of the area. Avoid canopies.
- Restrict the brightness of external and internal lighting to minimise light pollution and glare. Just as we value the 'green belt' by day, we should preserve the 'dark belt' by night.
- Reduce the visual impact of business parking by planting.

E/5: Commercial and industrial developments should be designed to high architectural standards.

- Building design, materials and site layout should be compatible with the surrounding area and, where appropriate, reflect their Cottenham context.
- Reduce the visual impact of new and existing sites by planting native broadleaf species and hedgerow shrubs.

4 Landscape & Wildlife

Landscape

Cottenham is set on a shallow ridge and is clearly visible from all sides. The surrounding countryside, all of which is best and most versatile agricultural land, is flat and open with few farmsteads, trees or other landmarks. This creates long views within the parish and beyond. The pattern of the landscape is made by many lodes, droves and field boundaries run in straight lines. Over the centuries drainage has lowered the level of the fens and the main local waterways, Cottenham Lode and the River Great Ouse (Old West River), are enclosed by raised banks. To the northwest of the village, the plain of the River Great Ouse forms a special landscape area.

The village framework at the southern edge is defined by the Cambridge Green Belt which is important for maintaining the separation of Histon from Cottenham. An open rural landscape separates Cottenham from other surrounding settlements, including Oakington and Northstowe.

Dramatic change has continued in the very recent past. In the 1940s there were some 400 hectares of orchard, mainly in the centre of the parish; of this only around 5% remains. The few examples of orchards that remain are extremely valuable, even if largely now for the beauty of their blossom and as a reminder of local heritage.

Approaching views show a contained settlement defined by trees, with the majority of post-war development within the earlier boundaries. Hedgerows of blackthorn and hawthorn grow along the approach roads giving a superb display of blossom between March and May, and of berries in the autumn. Formal lines of poplars, a species introduced to the fens as windbreaks, are a distinctive feature on the western approaches. Smallholdings for market gardening, flower growing, nurseries and orchards are characteristic features of the village environs. These have reduced significantly since 1994 with increased housing development.

There have been no extensive areas of woodland in the parish since medieval times; trees are characteristically located in hedgerows, small copses or windbreaks. There are substantial groupings of trees at the main entrances to the village, notably oaks and chestnuts by the Church, and fine specimens of chestnut and lime on the Green. Within the open landscape of the parish some individual mature trees, groups of trees, and species-rich hedgerows form particularly important features.

The Cottenham Environment Audit Group (CEAG) Boundaries Survey (2003) found that the most common native tree species are ash, oak, willow, and field maple; other species include alder, cherry and poplar, while elm (as re-growth from roots) is still common. Hawthorn is the most frequent hedgerow species, while bramble, elder, dogrose, plum, ivy and blackthorn are also common. In comparison with national distribution, willow, wild plum and cherry are relatively abundant, while hazel and sycamore are less prevalent than usual.

The Ben Reeves Woodland (1993), the Les King Wood (2000, between Rampton Road and Victory Way) and the Broad Lane Amenity Area are new community sites planted with native species.

Seen across open fields from the west, Cottenham's position on a Greensand ridge is clearly apparent.

Blossom on native species can be striking in the spring.

Drains and ditches form important features in the open landscape.

Landmarks

All Saints Church is a prominent landmark which can be seen from almost every direction around the village, the exception being the approaches from Histon and Oakington. Many of these views are dynamic rather than static, in the sense that they are better appreciated from a moving vantage point than from a fixed point. The pinnacled tower acts as a focus around which the setting of the village revolves as one looks from Beach Road, Long Drove, Church Lane, Twentypence Road, Engine Drove, Cottenham Lode and Rampton Road.

Because there are so few public rights of way in the vicinity, the viewing places that are accessible are well frequented in their own right for enjoyment of what can be seen from them. Most of the adjoining land is outside the village framework and covered by countryside protection policies. Landmarks are often listed buildings and are subject to

The 'New Cut' drain carves a straight line through the flat and open landscape west of the village.

Cottenham's distinctive church tower forms a landmark for miles around.

Cottenham's few remaining orchards (below) are an important reminder of the village's fruit growing heritage.

other national regulatory and policy controls that seek to give effect to the desirability of preserving and enhancing them and their settings.

Drainage

Cottenham Lode drains a large catchment, which includes Bar Hill, Girton, Histon, Oakington, Westwick and Rampton as well as Cottenham. It is protected by flood banks the length of its course through Cottenham Parish; these were most recently reinforced in 1985.

Porous or permeable hard landscaping schemes such as setts or gravel drives allow water to percolate into the ground, whereas impermeable surfaces of roofs, roads and paved areas increase rainwater run-off. In many cases this is captured in soakaways, but a lot of storm water enters the surface water drainage system which ultimately discharges into the embanked Old West River.

Surface water drains, overcharged by road gullies, have struggled to cope with demand at times, resulting in localised flooding due to blocked drains on Broad Lane and Rampton Road. Open ditches must be regularly slubbed out to retain their full capacity to receive and carry the outfall from gutters that discharge into them, and not allowed to become choked by vegetation.

New developments are required to limit their surface water run-off to no more than from the land in its previous state. While systems may have been designed to accomplish this, and attenuate the release of peak flows following exceptional downpours, questions of long-term maintenance have been left unanswered.

Wildlife

More than 129 different species of birds have been recorded in the parish as well as many other fauna. However, intensive agriculture and lack of management has destroyed hedgerows and other habitats in the surrounding landscape. Wildlife has also been affected by the loss of open space within the village.

The CEAG Boundaries Survey pointed to the need to encourage more attention to retaining and enhancing wildlife corridors in the form of continuous hedgerows, ditches and uncultivated field edges. While many hedgerows thrive, a significant proportion have become sparse and gaps have formed. Even 'remnant' pieces of uncultivated land can make a positive contribution as habitat for wildlife.

Ancient Monuments

There are several sites of archaeological interest, including three Scheduled Ancient Monuments: the Romano-British settlement along Car Dyke near Bullocks Haste Common in Setchel Fen; a section of Car Dyke which runs from the Old West River at Lockspit Hall, through Setchel Fen and across Cottenham Lode, to the parish boundary close to Goose Hall north of Landbeach on the A10 (Akeman Street); and Crowlands Moat (in Tenison Manor). The historical importance of Cottenham suggests that additional sites may be found.

Cottenham Village Design Statement

Landscape and Wildlife Guidelines

L/1: 'Landscape design criteria should form a key aspect in the layout, form and urban design qualities of new developments' *Cambridgeshire Landscape Guidelines* (Cambridgeshire County Council).

- In the case of significant landscape developments or changes, a professional design scheme should be prepared for consultation.
- New landscapes should be endowed with sufficient management resources for securing long-term care.

L/2: Essential elements of the parish's distinctive Fen Edge landscape character should be protected.

- New developments should minimise the impact on existing landscape qualities and features.
- New developments should contribute positively to the quality of the landscape and enjoyment of the environment.
- There is considerable room for the improvement of wildlife habitat and protection. This creates opportunities for developers to address these aspects within their schemes and enhance the assets of the village.

L/3: New developments on the village edge should give high priority to landscape design and management of light pollution, to protect and enhance the external view of the village.

- Do not form a stark edge to the village, or spoil the outside view by neglecting the backs of gardens or buildings.
- Shelter and contain the edge using appropriate native broadleaf species.
- Achieve well-designed compositions using hedge and woodland screens.
- Maintain dark skies in the countryside at night by minimising light spillage from new development.

L/4: Action by landowners, community groups and individuals.

- Plant native and/or locally typical species to retain landscape character and to benefit wildlife within the village.
- Orchards are part of the village heritage and should be retained. If not commercially viable, a form of community-led management may be required.
- This is a landscape of wide views and open spaces. Efforts should be made to minimise impact of developments on the character of this landscape.
  - Consider the impact when designing details such as bridges, signs, gates and stiles.
  - When planting, relatively small groups of trees may be most appropriate.

L/5: Developers and landowners should be aware of the possible archaeological importance of their sites and contact the Cambridgeshire Archaeology Planning and Countryside Advice team (CAPCA) where appropriate.

- The preservation and protection of ancient monuments needs to be improved.
- Local access, interpretation and educational use should be provided and encouraged, subject to archaeological advice.

L/6: Developments such as barn conversions, re-roofing projects, work in the vicinity of ponds or the Moat etc should fully take into account responsibilities with respect to protected species including bats and great crested newts.

L/7: Protect vistas that contribute to the character and attractiveness of Cottenham.

- The following vistas are designated as meriting special protection:
  - the west flank of the village between the Parish Church and the Water Tower along the Cottenham Lode footpath from Rampton to Broad Lane, especially after passing beneath the electricity transmission lines
  - towards Haddenham Hill from the same place
  - from Fen End Farm, looking back at the village
  - the far reaches of Smithy Fen, looking out towards the Old West River
  - the approaches to the Parish Church from the north of Long Drove and Church Lane
  - the east flank of the village from the middle of Beach Road
- Design should respond to the qualities of affected views with sensitivity and imagination, bearing in mind that scenery changes with weather and lighting conditions (such as length of shadow or phase of the moon), and seasonal changes in the natural and cultivated environment.
- Prevent undue damage to the view either by blocking, or unacceptably imposing on, a landmark or by creating an intrusive element in the view's foreground or middle ground.
- Protect backgrounds that give a context to landmarks. Opportunities exist for sculpting the skyline, but other tall structures should not detract from the prominence of existing structures.

5 Settlement

Cottenham, built on a fertile ridge of Lower Greensand, Jurassic clay and gravel belts rising above the 5m contour, is in essence a linear village with no single centre or focal point. The imposing High Street is one of the longest in the country, with All Saints Church and the Village Green more than a mile apart. The size of the village and continuing dominance of its settlement patterns are clear evidence of a rich and successful agricultural past.

The settlement is based on two distinct historical patterns. The 'Lanes' (Telegraph-Rooks-Corbett-Margett Streets), with an irregular pattern of short rectangular plots at the centre of the village, formed the original Saxon nucleus. This is the most densely settled, enclosed and informal area of the village.

Medieval linear expansion to the north and south formed the dog-leg High Street. Here the pattern is more open and regular, with long plots of up to 300m backing on to the open countryside. Farmhouses are concentrated within the village and line the street: there is little space at the front of plots, with access to hard standing and yards traditionally to the side and behind. Outbuildings run along the edge of plots, many of which follow the early farmstead boundaries.

These patterns have remained largely undisturbed, later settlement keeping to the line of the High Street in the form of extended ribbon development and continuing infill to the north and south. Gaps remain in the line of houses and these allow important glimpses out of the village, making a vital visual connection with the open countryside.

Individual late 19th century and 20th century houses are strung out along Lambs Lane, Rampton Road and Histon Road, with post-war estate developments sited on orchards and agricultural land within the village.

During the later part of the 20th century several mobile home parks have become established, at Cottenham Park, Appletree Close and Smithy Fen. Most of these are static homes.

Many parts of the village contain a variety of housing types, for example terraces adjacent to detached larger homes, thereby helping to create a diverse social mix. However, some developments, in the form of cul-de-sac, although having the advantage of privacy are linked only by single access points and can lack social integration with the rest of the village.

The 'Lanes' are more densely settled and enclosed than the High Street.

Settlement Guidelines

S/1: Settlement patterns are a key to the distinctive nature of the village. Developers should recognise this and respect the characteristic layout.

- Create streets with a purposeful line: settlement should follow the street and should not be random. In general avoid closes and culs-de-sac.
- The settlement pattern is characteristically rectilinear not winding.
- Refer to the two patterns of house density. One is informal with houses built cheek-by-jowl; the other is in a regular linear pattern.

S/2: New developments need to be integrated with the village and form part of a linked overall pattern.

- Build up a network of routes between homes, schools and shops, particularly for pedestrians and cyclists.
- Protect existing views within the village, and into the countryside.
- Create vistas into and within the newly developed areas.
- New infrastructure should not distract from the appearance of the village or surrounding area.

S/3: Infill development or lateral extensions to existing buildings should maintain gaps which provide views out of the village.

6 Open Spaces

Although Cottenham is a rural village, it has been identified by Cambridgeshire Horizons' Green Infrastructure Strategy (June 2006) as being within an area where green infrastructure is deficient; there is limited publicly accessible land in the form of amenity green spaces, green corridors, natural and semi-natural green spaces, country parks or parks and gardens.

The Village Green is a focus for community events such as the Carol Service, the Cottenham Feast parade, the Fen Edge Family Festival and fairs. Other spaces have more limited functions, but play a positive role in the village landscape. These include:

- Coolidge Gardens green
- the old recreation ground on Broad Lane (near the lode) which was designated a village green in 1967
- the frontage to the Village College
- King George V Recreation Ground off Lambs Lane
- Primary School playing field
- the public allotments managed by Cottenham Charities
- All Saints churchyard
- the Dissenters' Cemetery in Lambs Lane
- Victory Way open space
- Broad Lane green
- Tenison Manor open space and moat

The Village Green is an important focus for community events, for example the 2007 Fen Edge Family Festival (below). Other areas such as Coolidge Gardens green (above) provide additional open space.

Community action has added the Fen Reeves Community Wood (1993) north of the village, the Les King Wood between Rampton Road and Victory Way (2000, CCC) and the Broad Lane Amenity Area (CPC and Tenison Manor developers).

Owing to the highly centralised historic settlement pattern of the parish, routes tend to radiate out from the village into the countryside; there are relatively few cross-connecting routes compared to more scattered settlements. This is one reason behind the extremely limited opportunities for countryside access via footpaths and bridleways; relatively few

Pedestrian linking routes, such as Leopold Walk (above) and the emergency access between Tenison Manor and the High Street, help to integrate new developments.

Lee King Wood (right), off Rampton Road to the west of the village, was planted in 2000.

circular routes are possible, connections with neighbouring settlements are limited and there is no link with the strategic Rights of Way network. The Fen Edge Footpath Group helps to ensure maintenance of the paths, of which the most popular is to the west of Cottenham Lode, running from Rampton to Twenty-pence Bridge. Footpath maps are displayed on the Village Green, on Broad Lane green and by All Saints Church.

There are also few linking routes for pedestrians and cyclists within the village. Traditionally alleyways have not been features within the built-up areas, but the Pelham Way and Wilkin Walk estate developments have improved pedestrian circulation.

Almost all of those who responded to the CEAG questionnaire (2003) use the countryside for walking, cycling or riding, and the majority wanted to see access to the countryside improved by addition of footpaths, cycle paths, bridleways or public open space.

Open Space Guidelines

O/1: A coherent overall strategy is needed to increase the extent and variety of public spaces suitable for informal recreation.

O/2: Landscape design advice should be obtained for the planning of open spaces.

O/3: Improve the accessibility and appearance of existing spaces.

- Plant incidental open spaces.
- Extend community woods and create community orchards.

O/4: New developments and community initiatives can add to the provision of open spaces in different ways.

- Create linear transitional spaces within or on the edge of the village.
- Contribute to a framework of linked recreational routes.
- Allow for informal recreation or meeting spaces.
- Provide well-planned and furnished playgrounds.
- Create and plant incidental open spaces.
- Landscape and plant car parking areas.

O/5: Complete and expand the village footpath network.

- Opening up links to create new circular routes would be an efficient way to improve the accessibility of existing paths.
- Adopt the ancient way 'Lover's Walk' between Big Spinney (at the knee in Cottenham Lode near Rampton) and Archie's Way (bridleway between Great North Fen Drove and Cow Lane).
- Make use of permissive access agreements.

7 Buildings

From a distance Cottenham can easily be recognised by the church tower with its distinctive 'ogival' or onion-shaped pinnacles. Within the village a variety of building types is mixed together, and yet its most distinguishing feature is the impression of unusual uniformity presented by the High Street.

There are some 60 listed buildings in the Conservation Area, the majority on the High Street (listed in Appendix A). Each generation has contributed to the evolution of Cottenham's buildings, and this evolution should continue. Traditions of local building can be the stimulus to new architecture of originality and imagination.

This section focuses on locally distinctive building types and materials which give the village its specific identity, and how this is influenced by more recent introductions such as satellite dishes and renewable energy fixtures.

Building Form

The two great Cottenham fires of 1676 and 1850 destroyed many early buildings. Some 16th and 17th century timber-frame farmhouses survive, but there are few purely 18th century houses.

The principal characteristic of Cottenham is the large number of mid-19th century farmhouses or villas which were built directly following several extensive fires. These are substantial, dignified flat-fronted houses built of yellow brick with slate roofs, each house being slightly different. (Slate became available as an economic fire resistant roof covering following the opening of the railway in 1847.) There are long yards with ranges of outbuildings and barns behind the large farmhouses. These are frequently sited along plot boundaries at right angles to the street.

Smaller 19th century houses are similarly flat-fronted and undecorated, mostly paired or terraces of generally three or four units.

Since the later 19th century the village has assimilated an increasingly varied range of house types. Bay windows were introduced with post-1870s decorated villas, based on London design books, and the style was extended with the Edwardian villas, where the bays were integrated with a narrow veranda.

There are many early 20th century houses in a wide variety of styles. More than half the houses in Cottenham are post-war, and estate developments have introduced new forms such as courtyards and garage blocks. Recent developments also include some three-storey buildings.

A strong characteristic of most buildings in Cottenham, from the earliest to the most recent, is their simplicity: details are minimal, dormers are small, few and far apart, and surface materials are rarely mixed within the principal structure.

A few recent architect-designed buildings have contributed successfully to refreshing the architectural pattern. Contemporary architecture of high quality is a tangible asset which can contribute to the life, reputation and economy of the village.

Surviving early houses.
The majority of early houses were of simple lobby entry form (above), timber framed, rendered and roofed in thatch. Some larger houses had projecting wings - the example below also featured a 'jetty' – where the upper storey projected slightly over the street – later underbuilt in brick. Dormers were of simple 'eat slide' profile (below right). Many thatched roofs have been replaced with tin (below) or plain tiles (below right).

Examples of the 'Cottenham Villa' type.

Larger mid-19th century villa with hipped roof, deep eaves and substantial door case approached by steps (top left).

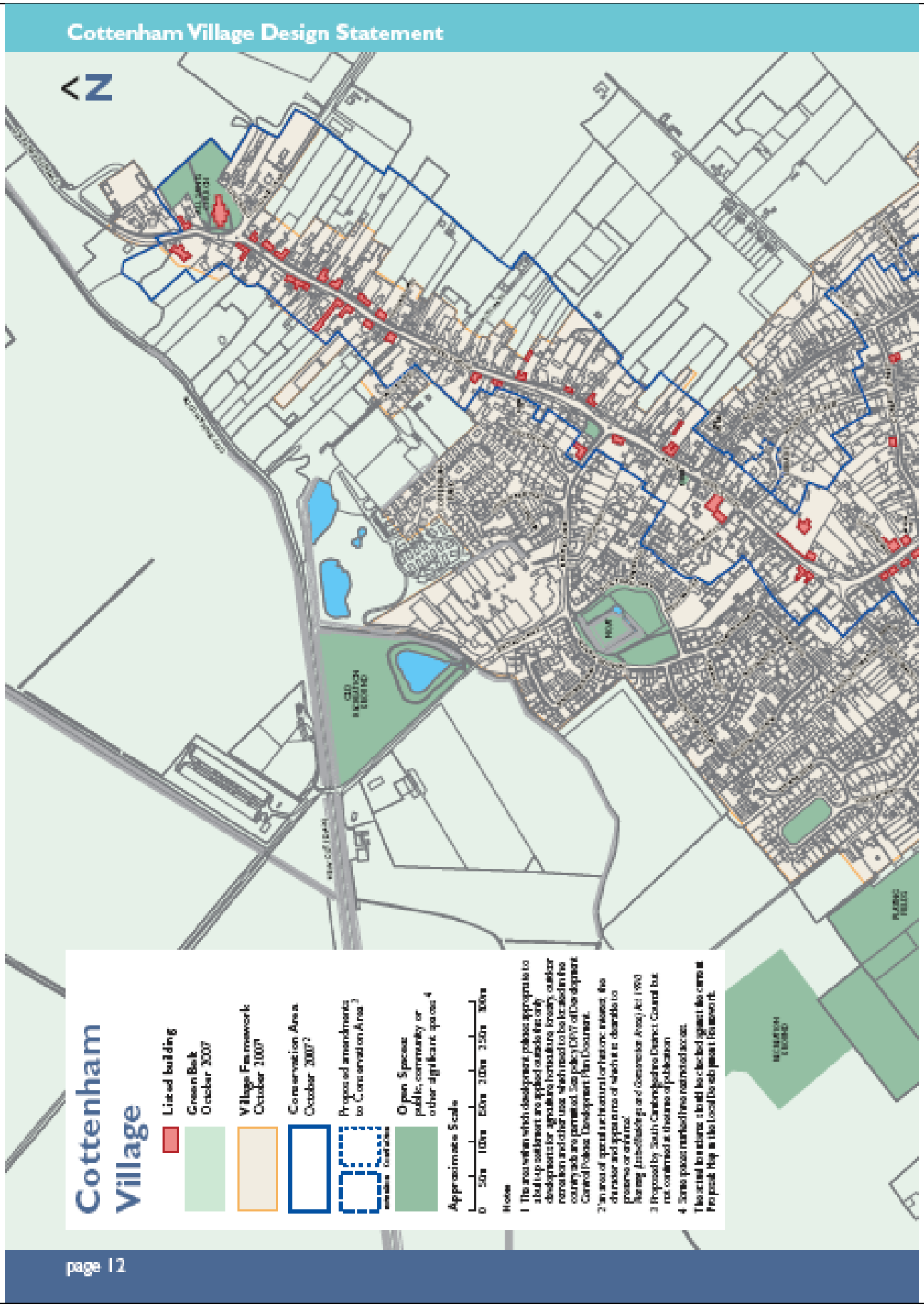
Simpler 19th century villa with gabled side walls and elliptical arched door (centre left). Note the different grade of bricks used for the side wall.

Late Victorian or Edwardian villa with bay windows and stone dressings (bottom left).

Earlier house, re-faced in buff brick and re-fenestrated to mimic the fashionable villa style, but not fully symmetrical (below top).

Modern 'pastiche' villas in Denmark Road with 19th century villa beyond (below centre).

Modern architect designed re-working of the villa form (below bottom).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Cottenham Village
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Proposed amendments to Conservation Area
Open Spaces public, community or other significant spaces
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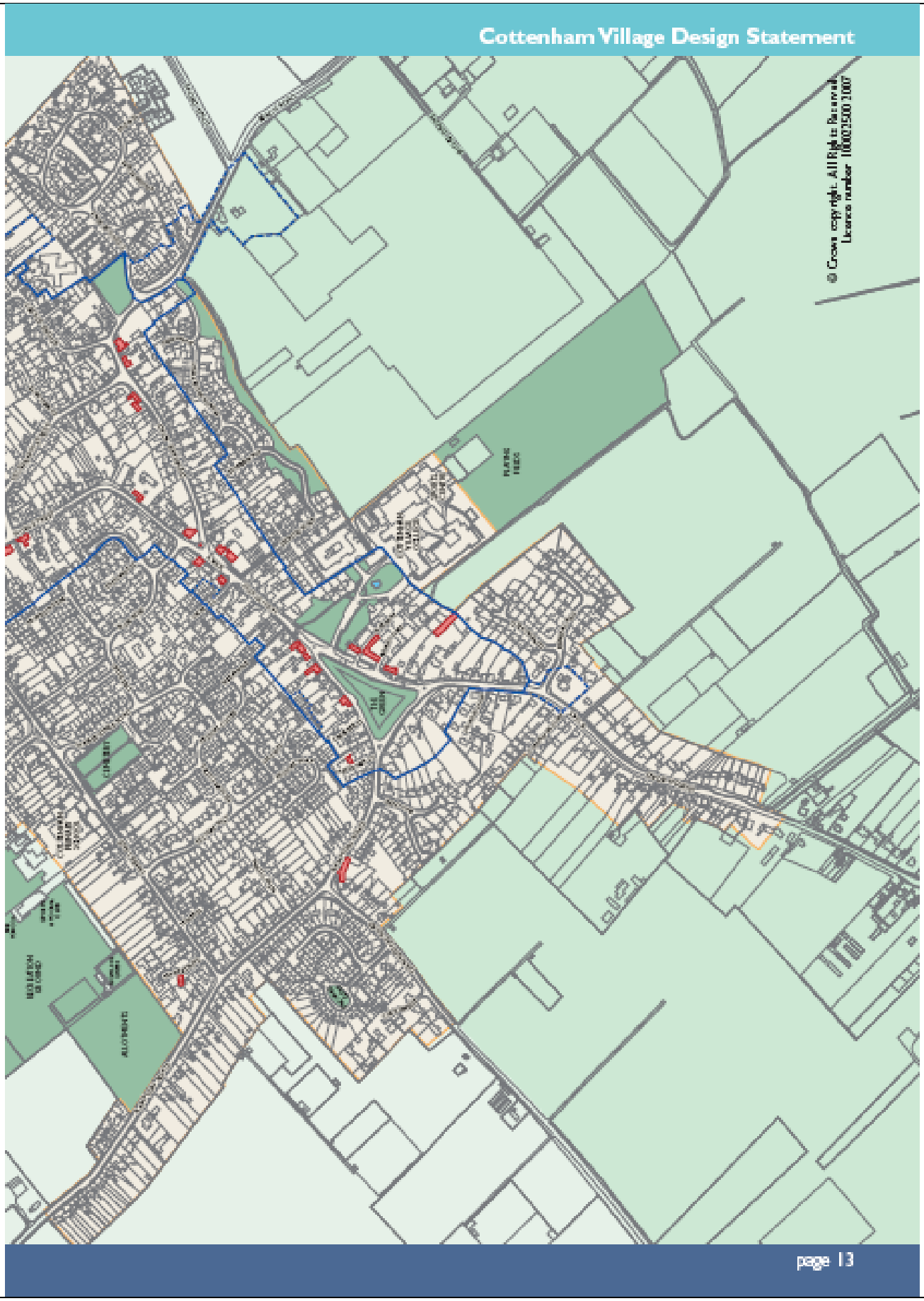
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Terraced housing.
A number of terraces were built between the mid-19th and early 20th centuries to provide housing for labourers and artisans. Some were very plain in style (above), while others echoed some of the architectural detailing found on the detached villas (right).

The village is recognised and appreciated not just for its typical buildings. Certain non-typical buildings contribute by their individuality to its character and are valued as local landmarks – for example the much-altered 'Gothic House', the Water Tower (a former windmill), the 19th century Morton's Almshouses, the early 20th century Cottenham Club, the yellow Wooden House (completed 1989: Civic Trust Architecture Award 1990) and No. 26 Crowlands (whose triangular elements boast of its successful squeeze into an awkwardly shaped site: RIBA East Spirit of Ingenuity Home Award 2002).

Relationships

Cottenham has developed primarily as a line of farmhouses along the High Street, where buildings are placed close up to the pavement edge and face the street. This lateral density gives a built-up character with a closed and uniform frontage. In some cases the house is set back from the street edge, but walls or railings enclosing a small front garden maintain the alignment, as do solid wooden gates to the side of houses. A few three-storey buildings break the general two-storey height in the older parts of the village.

Buildings in a wide variety of styles have generally been satisfactorily combined because of their sympathetic relationships in terms of scale, height, massing and alignment. The weathering of materials has also had a unifying effect.

Materials

Buildings in Cottenham have been constructed from a gradually evolving range of materials.

The earliest surviving buildings are 16th and 17th century timber framed houses, built from local timber. Roofs were thatched, sometimes using reeds from the fens, but more commonly (especially on smaller buildings) with long straw. Walls were of wattle-and-daub, often later cased in lath-and-plaster. Most surviving timber framed houses were

Outbuildings – such as barns, boat houses and open cart sheds – were typically arranged along one boundary of narrow plots (below), faced with weatherboarding or buff brick and roofed in thatch (usually replaced with tile), slate or pantiles. Some (below right) have now been converted as dwellings or for commercial use.

Some atypical buildings form local landmarks, including the 'Cottenham Club' of c.1904 (above top), Mereweth Almshouse of 1853 (above) in the fashionable gothic revival style with terracotta dressings, or the rather mis-named 'Gothic House' (above right), heavily altered in the mid-19th century using an eccentric and eclectic mixture of 16th and 17th century styles.

later cased or rebuilt, usually in red brick (or yellow brick later in the 19th century) laid in Flemish bond.

Roofs were repeatedly destroyed in fires, so that in the 17th century thatch began to be replaced by clay plain-tiles. During the 19th century pantiles were introduced for less important buildings and for outbuilding roofs. The walls of some barns and property boundaries were built of clay lump (also known as clay bat – unfired bricks of sun-dried clay and chopped straw): easy to work, and economical to extract from the clay which runs beneath Cottenham.

During the 18th century yellow or buff bricks, known as 'whites', became increasingly popular; by the early 19th century they had supplanted red brick in many areas. From around 1840 to 1900, the period when a large number of houses in the village were built or rebuilt, local hand-made bricks from Ivatt's brick yard (at the bottom of Ivatt Street) were widely used. These were made from Kimmeridge clay, local to Cottenham and Haddenham, and were quite distinct from other Cambridgeshire 'whites' made from Gault and other clays. Generally creamy-grey in colour, Cottenham hand-made bricks may exhibit a distinctive pink mottling; this is particularly noticeable on the lower-grade examples sometimes found on side walls or lower status buildings. Most have now weathered to a more uniform buff colour.

As the 19th century progressed, larger brickyards invested in mechanisation, while transport costs fell significantly. Machine-made bricks from Burwell and Cambridge began to be imported into Cottenham; these were smoother and generally yellower and whiter in colour. Other examples may have originated in the Whittlesey area. Some houses mixed imported and local bricks, sometimes with machine-made bricks for side walls and local hand-makes for the street front. By around 1900 the local yard could no longer compete and production ceased.

Modern architect designed buildings also make a positive contribution to the streetscape, including the distinctive 'Wooden House' located on the edge of the village (below), and the Church Hall, rebuilt in 2000 (right).

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Modern estate developments:
In contrast to the earlier example (above), the later example (below) attempts – with at least partial success – to make some reference to locally distinctive building forms and materials.

Door details.
There is a remarkable variety in the doors and door surrounds of Cottenham. Some have square door cases in wood or (as below) stone, while others have elliptical or semi-circular heads (below centre). One modern design (below right) echoes this historic form.

Welsh roofing slates became widely affordable in the 1850s, following construction of the railways, after which they were used extensively in the village. Their use allowed the pitch of roofs to be reduced from around 50 degrees – necessary for thatch or clay tile – to around 30 degrees. Cheaper corrugated iron and asbestos cement roofs gradually replaced thatch, especially during the 1930s depression. More recently an increasing number of roofs have had thatch reinstated.

After the 1950s, standardised mass-produced components – bricks, windows and doors – and new materials such as plastic were introduced. Since 1994 recent developments have reflected more sympathetically the traditional local materials described above.

Proportion and Detail

Timber Framed House

Originally a wide frontage, narrow single-span one-storey building: its asymmetric façade reflects the internal division into one-third service area and two-thirds living. Roofs were steeply pitched to assist the thatch or plain-tiles to shed water. Overhanging eaves protected the vulnerable walls (wattle-and-daub, later lath-and-plaster). The early window shapes were usually either square or wider than they were tall. Due to the high price of glass the earliest examples would have had shutters over openings fitted with simple timber mullions, but these were later replaced by horizontal sliding sashes.

In the mid-17th and 18th centuries some were converted to 1½ storeys with 'eat slide' dormers at eaves level. In a few cases dormers were later placed higher up the roof slope, although such buildings are atypical for the area. Later developments included the introduction of sash windows with more upright proportions, a central door, and chimneys moved from the side to the centre.

Mid-19th Century Villa

A flat-fronted, four-square house. Its symmetrical façade reflects the internal division into a four-room square with a central corridor. Improved roofing techniques and the use of slate led to deeper houses with shallower hipped (four-sided) roofs.

Imposing doorways have a single or double rebated arch, or a moulded wooden doorcase, solid panelled door and lots of variations in detail. Under-eaves decoration is similarly varied although exposed rafter feet are rare. Tall recessed windows are of vertical proportions with sash openings and distinctive arrangements of glazing bars. There is a flat relieving arch above and a stone sill below; frames are set back slightly from the front wall, exposing brick 'reveals' which add a sense of depth to the façade.

Outbuildings stretch behind and to one side.

19th Century Paired and Terrace Houses

Constructed in brick and slate. Some are very plain with a symmetric flat front and rounded arched doorways.

Early windows were usually horizontal in emphasis and typically opened using horizontal sliding sashes (left). Dormers were of 'cat slide' form (centre). Rooms used for storing cheese (right) were ventilated by slatted windows.

Later windows were of vertical emphasis, either divided into equal lights (left) or decorated with narrow margin lights (centre). Lintels were often of gauged brickwork. Small, round-headed windows (locally known as 'poor windows') are found on a number of houses – usually towards the front of a side wall.

The eaves of 19th century houses were often decorated. Higher status houses might have deep overhanging eaves with wooden brackets (left). Simpler houses had shallower eaves with moulded bricks (centre top) or simple dog-tooth brickwork (centre bottom). Gables might have simple decoration (right).

Traditional thatch for smaller buildings was generally longwaist, which might be decorated with hazel 'liggers' (left). Slate roofs also sometimes included decorative detail (centre top). Pegtiles and pantiles – in single or triple roll (centre bottom) – were made using the same buff material as local bricks.

'Polychrome' brickwork – using contrasting red bricks in bands or for lintels – became popular in the second half of the 19th century.

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Typical repair problems.
Harsh cleaning (above) will remove the finishin from bricks, damaging the surface permanently. Poor re-pointing (above centre) may look worse than before repair. Alterations to window openings (above right) can lead to unsightly brickwork.

Later Victorian and Edwardian Villas

There have increasing elaboration in both their internal layout and external decoration in brickwork, stone mouldings, stained glass and metal.

Modern Villa

Recent reinterpretations of the four-square symmetrical Cottenham Villa type have been built using varying elements from the 19th century formula. Yellow facing bricks, slate roofs and windows that are taller than wide are used in all; the primary indicators of the type. Other elements are a drive fronted by panelled gates with garaging at the rear, frontage garden walls, shallow pitched roofs (hipped or gabled), flat façades, symmetrical chimney stacks, generous front door (with detail embellishment) and projecting eaves with detail work to the soffits. Non typical elements include entrance porches, triangular windows and black weatherboarding, but these can be successfully integrated when sensitively designed.

Modern Terrace

Constructed in brick and tile, with a further development of the arched doorway.

Barns

Cottenham, still an agricultural village, contains barns generally constructed of local carved elm weatherboards sealed with black pitch. The façade, without windows, is often broken only at the centre by high double doors. The roofline, also unbroken, is tiled with local buff clay pantiles. Later smaller outbuildings are built in local brick and roofed with pantiles or slates. Outbuildings tend to be strung out in a line at the rear of the linear plots, with differing heights and depths reflecting the extensions to the range. These buildings often make a positive contribution to the character of an area even though they may not have great architectural merit in themselves.

Building Guidelines

B/1: High-quality contemporary architecture is encouraged.

- Imaginative and original design can extend and renew the distinctive character and traditions of Cottenham's built environment.
- Encouragement will be given to well-designed buildings on appropriate infill plots.

B/2: Buildings should be maintained using original or sympathetic materials and details.

- Thatch for roofs should be preserved or reinstated where appropriate.
- Changes to height or detailing of chimneys should be avoided. New chimneys should be located carefully and detailing should reflect the building to which they are attached.
- The style and materials used for replacement doors and windows should match those of the original building; size and proportion of frames and the depth of reveals should be appropriate to the house type. Avoid altering the size of existing openings.
- Individual householders should choose TV dishes and aerials of minimum size, and site them unobtrusively.
- Roof lights should be located carefully, preferably where they are not visible from the street. In more sensitive sites, roof lights should be mounted flush with the roof and the number of openings minimised.
- Use photographic evidence or other historical evidence, including the building fabric, to select appropriate materials (such as the type of thatch).
- Brickwork should be retained in its original state, characteristically unpainted.
- Rendered walls should be painted either white or in pale pastel shades.

- Pointing should not over-pack the mortar and should be carefully applied. The colour of the mortar should be carefully chosen to blend well with the brickwork. Buff brickwork works best when the mortar is close in tone, but just a little lighter than the brick itself.
- Abrasive or other harsh cleaning is detrimental to brickwork, both aesthetically and practically, and should generally be avoided.

B/3: Relationships between buildings are as important as the design of buildings themselves.

- Make skilful use of spaces between buildings: this can help new developments to be assimilated successfully.
- Do not alter existing buildings without consideration of the resulting spatial effect.

B/4: Extensions should remain in scale with the original building and are usually most successful when matching materials are specified.

- Avoid dominant or bulky additions to existing buildings. Setting back walls or lowering the roofline of extensions can help to reduce apparent bulk.
- Conservatory or garden room extensions should respect the existing building: materials and colours should be carefully selected.
- Alternative materials can sometimes work, for example when it is important to separate components of an extended building.

B/5: Reuse barns and outbuildings through conversions where appropriate.

- Minimise changes to the existing building such that its existing character is maintained.
- Avoid piercing the façade and roofline: lighting can be achieved by the minimal use of roof lights and by glazing existing openings.

B/6: New developments should acknowledge their Cottenham context and avoid pattern-book designs. Developments can maintain and strengthen the visual cohesion of the village, and help to renew the specific architectural traditions of Cottenham.

- Refer to local settlement patterns in layout.
- Respect local characteristics and context of the particular site.
- Refer to local building forms and proportion. There is a variety of proportions throughout the village: developments can reflect those which are adjacent.
- Use good quality materials – whether modern or traditional – which are appropriate to Cottenham.
- Where possible, roof lights should be located on rear elevations or otherwise away from public view. In more sensitive areas they should be mounted flush with the roof and the number of openings kept to a minimum.
- Refer to locally distinctive details; accurately match these to the chosen building form and avoid mixing styles or historical references in the same building.
- Respond to typical settings and garden forms and avoid large areas of hard surfacing.
- New-build garages and car parking areas should not obscure house fronts; avoid blocks of garages.

B/7: The appointment of architects and, where appropriate, relevant specialists is encouraged for all developments.

- Developers should provide perspective drawings, isometric drawings or artists' impressions to show how new developments will appear in relation to their overall surroundings.

B/8: Mobile homes or other less permanent buildings are unlikely to acknowledge their Cottenham context.

- The impact of mobile homes, whether sited individually or in small groups, should be minimised by landscaping or other mitigation measures.
- Temporary buildings are acceptable when there is a short-term agricultural or educational need. Where there is an associated long-term need, consideration should be given at that time to how this need can be met resulting in the eventual removal of any temporary buildings.

B/9: Carefully considered local energy saving or generating solutions should be supported.

- Solar panels and other devices should be encouraged, so long as they can be installed without detrimental effect on the visual environment of the village.
- Locations should be selected for solar panels or similar equipment based on maximising energy savings and minimising disruption to the appearance or fabric of the building.
- In sensitive situations, solar panels should be mounted flush and finished to blend with the roof.
- Average wind speeds in Cottenham are generally too low for productive use of micro-generation turbines; their use is not recommended unless significant benefits can be demonstrated.
- Avoid locating equipment on public facing façades wherever possible.

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8 Highways

The Twentypence ferry crossing, north of the village, was replaced in the 1930s by a road bridge, and the High Street is now part of the B1049. In 2006 the five approach roads into Cottenham each carried approximately 5,000 vehicles each weekday, with Histon Road burdened by more than double that number. This adds up to a total of 32,000 vehicles entering or leaving the village each day – a figure that is only likely to increase with the growth envisaged in the Local Development Framework, especially with nearby large developments such as Northstowe. Heavier axle weights can cause structural damage to buildings in the Conservation Area.

A traffic-calming scheme (1993), which was intended to increase safety, has considerably altered the appearance of the High Street and reduced the number of on-street parking places, with possible adverse effect on local traders. Highway regulations have resulted in out-of-scale and obtrusive road engineering: more signs, large visibility splays, and more concrete kerbs have been introduced, creating extra hazards.

The High Street, part of the B1049, carries about 7,500 vehicles a day

Highways Guidelines

H/1: Roads should be designed first and foremost from a pedestrian and vulnerable road users' perspective.
- Particular emphasis should be applied to the core of the village.
- Consider alternative road surfaces which may help slow traffic.

H/2: Road safety needs to be improved by the reduction of through traffic.
- Highways authorities should ensure early consultation prior to significant road developments within the village. The Design Group has in addition requested that consultation should cover other significant road developments within a 10-mile radius.
- Improvements to the local and regional transport infrastructure should be carried out in such a way as to minimise the impact on Cottenham, and reduce traffic through the village.
- Public transport services need to be improved and promoted, including a link to the Cambridgeshire Guided Busway.
- Traffic calming measures need to be well maintained.
- HGVs should be routed away from the village centre. In particular the increase caused by the proposed gravel extraction would be very detrimental.

H/3: More cycle ways are needed, and existing cycle ways need to be improved.
- Develop safe and pleasant pedestrian and cycle routes for everyday travel around the village, for example safer routes to schools.
- Create cycle links, for both practical and recreational use, to Cambridge, Cambridge Research Park, Cambridge Science Park, Northstowe and the Cambridgeshire Guided Busway, and to long distance routes such as National Routes 11 and 51.
- Cycle routes must be of high quality to attract users. They should have a good cycling surface, give priority to cyclists wherever possible, and be safe to use year-round and after dark.

H/4: Agents for developments need to consult with the highways authorities at an early stage.
- Plan road designs in new developments to reduce traffic speeds by unobtrusive safety measures.
- Encourage flexibility in the size and siting of visibility splays and other road engineering.
- Minimise the use of concrete kerbs and other urban elements.
- Additional highway access points should not be introduced in busy or dangerous locations without giving due consideration to road safety.

H/5 Road surfaces should be in keeping with the village character.
- Markings should be kept to a minimum and coloured surfaces avoided wherever possible.

9 Street Furniture

The use of decorative metalwork from local blacksmiths was a significant feature of the village. Although much of this was removed for scrap during the war, some house frontages still have low walls topped with iron railings, and some locally made manhole and drain covers remain.

Cottenham lacks a coherent design overview and a wide range of poorly designed fittings, furniture and utilities has been installed throughout the village by a variety of agencies. This is particularly noticeable at the Green, around All Saints Church, and at the smaller Broad Lane green. A single early red telephone box is still in use: this forms a local landmark and should be retained.

Overhead wires and telegraph poles detract from the quality of the streetscape.

Overhead wires and telegraph poles (right) and street signs (far right) can all detract from the street scene.

Large gates to the side of houses were typically of wood (below), while cast iron (below centre) or wrought iron (below right) were used in front of houses for gates and railings.

Street Furniture Guidelines

F/1: The streetscape needs a considered design approach employing professional landscape designers.

- Developers can assist by entering into early discussions with the agencies responsible.
- Street furniture should suit its Cottenham context: designs of street lighting, for example, could renew the local tradition of metalwork.
- The muted levels of current lighting should be preserved: downlighting using white light rather than orange is preferred.
- Private security lights should be muted and carefully sited to light the required area without forming a hazard to road users.
- Simple designs are usually most appropriate.
- Seating and other street furniture of good quality, or specially designed, can enrich the character and enjoyment of the village.
- Gates and metal railings should generally be painted black.

Appendix A Listed Buildings

Listed below are Buildings of Special Architectural or Historic Interest in Cottenham (1984 Resurvey). All are Grade II with the exception of the Church of All Saints which is Grade I.

Broad Lane

No. 4, Outlands

Corbett Street

No. 17

No. 44

Denmark Road

No. 56

No. 60, Olde Thatch

No. 41

High Street

No. 1

Church of All Saints

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, Ablets 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

Appendix B LDF Policy References

The guidelines in this statement supplement the following policies in the Core Strategy and Development Control Policies Development Plan Documents for South Cambridgeshire, as well as the East of England Plan – Regional Spatial Strategy for the East of England.

Core Strategy

ST/2 Housing Provision
ST/3 Re-Using Previously Developed Land and Buildings
ST/5 Minor Rural Centres
ST/8 Employment Provision
ST/9 Retail Hierarchy

Development Principles

DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/5 Cumulative Development
DP/6 Construction Methods
DP/7 Development Frameworks

Green Belt

GB/3 Mitigating the Impact of Development adjoining the Green Belt

Housing

HG/8 Conversion of Buildings in the Countryside for Residential Use

Economy and Tourism

ET/4 New Employment Development
ET/6 Loss of Rural Employment to Non-Employment Uses

Services and Facilities

SF/1 Protection of Village Services and Facilities
SF/9 Protection of Existing Recreation Areas
SF/10 Outdoor Playspace, Informal Open Space, Strategic Open Space and New Developments

Natural Environment

NE/2 Renewable Energy
NE/3 Renewable Energy Technologies in New Development
NE/4 Landscape Character Areas
NE/6 Biodiversity
NE/14 Lighting Proposals

Cultural Heritage

CH/2 Archaeological Sites
CH/3 Listed Buildings
CH/4 Development Within the Curtilage or Setting of a Listed Building
CH/5 Conservation Areas
CH/8 Advertisements
CH/9 Shop Fronts

Travel

TR/1 Planning for More Sustainable Travel
TR/3 Mitigating Travel Impact
TR/4 Non-Motorised Modes

East of England Plan

T9 Walking, Cycling and other Non-Motorised Transport

Appendix C Cottenham Village Design Group

The Cottenham Village Design Group was formed by local residents, following several open meetings initiated by the Countryside Commission (now part of Natural England) to explore ways of improving design in rural areas.

1994 Village Design Statement SPG

The original 1994 Design Statement was endorsed by the people of Cottenham through a process of exhibitions and consultation. A wide public consultation exercise was carried out in March and April 1994, with copies of the draft document circulated to all households and businesses in the village. It was also sent to a wide range of relevant organisations, particularly those interested in matters of design, and public notices were placed in the local press on 25th and 31st March 1994.

The Design Statement was adopted as Supplementary Planning Guidance by South Cambridgeshire District Council on 19th May 1994.

The Design Group subsequently established itself with a formal constitution in 1995, with the stated aim of working for the benefit of the village as a whole to protect and develop Cottenham's special character in line with the principles set out in the Design Statement. The Design Group comments on planning applications affecting the village, by reference to the Design Statement, arranges public meetings, and monitors the effects of the Design Statement.

The Design Group is a member of the Fen Edge Community Association.

2007 Village Design Statement SPD

This revised Design Statement has been prepared by the Design Group based on the 1994 document, with changes based on the experience of using it to comment on planning applications over the intervening years. The content was also updated to reflect changes within the village, such as the two large developments at Tenison Manor and Brenda Gautrey Way. Additional changes were necessitated to comply with the requirements for adoption as a Supplementary Planning Document within the Local Development Framework for South Cambridgeshire.

The Design Statement was subject to a Sustainability Appraisal and a Habitats Regulations Assessment. Screening tests demonstrated that neither a Strategic Environmental Assessment under the SEA Directive nor an Appropriate Assessment under the Habitats Directive was required. All of the supporting documents are available on the South Cambridgeshire District Council and Design Group websites.

A formal public consultation on the new document was held between 20th July and 31st August 2007, supported by public meetings. Copies of the draft document were delivered to all households and businesses in the parish, and a public notice was placed in the local press on 20th July 2007.

South Cambridgeshire District Council adopted this revised Design Statement as a Supplementary Planning Document on 14th November 2007.

The Design Group intend to continue monitoring the effects of the Design Statement.

Contacting the Cottenham Village Design Group

c/o The Community Office,
Cottenham Village College,
Cottenham,
Cambridge,
CB24 8UA

Website www.cvdg.org

Appendix D Further Contacts

The Wildlife Trusts
The Manor House, Broad Street, Great Cambourne, Cambridge, CB23 6DH
Telephone 01954 713500
Website www.wildlifetrusts.org / www.wildlifebcnp.org

Royal Institute of British Architects
RIBA East, The Studio, High Green, Great Shelford, Cambridge, CB22 5EG
Telephone 01223 566285
Website www.riba.org

The Landscape Institute
33 Great Portland Street, London, W1W 8QG
Telephone 020 7299 4500
Website www.landscapeinstitute.org / www.eabli.org.uk

Natural England
Northminster House, Peterborough, PE1 1UA
Telephone 0845 600 3078
Website www.naturalengland.org.uk

Cambridgeshire Horizons
Endurance House, Chivers Way, Vision Park, Histon, Cambridge, CB24 9ZR
Telephone 01223 714040
Website www.cambridgeshirehorizons.co.uk

Cambridgeshire County Council
For the Cambridgeshire Landscape Guidelines:
Environment Policy and Projects, Cambridgeshire County Council,
Box ET1001, Castle Court, Shire Hall, Cambridge, CB3 0AP
Telephone 01223 717701
For Cambridgeshire Archaeology Planning and Countryside Advice Team (CAPCA):
Cambridgeshire Archaeology, Box ELH 1108, Castle Court, Shire Hall,
Cambridge, CB3 0AP
Telephone 01223 717436/717078
Website www.cambridgeshire.gov.uk

South Cambridgeshire District Council
South Cambridgeshire Hall, Cambourne Business Park, Cambourne,
Cambridge, CB23 6EA
Telephone 08450 450 500
Website www.scambs.gov.uk

Cottenham Parish Council
The Clerk: Mrs Julie Groves
Suite 2, Ebenezer House, Rooks Street, Cottenham, Cambridge, CB24 8QZ
Telephone 01954 202928
Website www.cottenhampc.org.uk

Cottenham Village Design Group
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Cottenham
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Appendix A: General References

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