



## Why should Cottenham have a Neighbourhood Development Plan?

Cottenham risks becoming an expensive dormitory town for rapidly-growing Cambridge, with through-traffic increasing as commuters move to lower-priced housing further away, especially in Ely and the long-awaited Northstowe. Too much development and the character of the village would be lost forever. A Neighbourhood Development Plan, alongside South Cambridgeshire’s Local Plan, can guide where and how much of that development is allowed.

| <b>Vision</b>   |   |
|---|---|
| <b>In 2031 Cottenham will still be a 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 core of the village, and having more affordable housing for the next generation of residents.</b> |   |
| <b>Objectives</b>   | <b>Policies</b>                                   |
| <b>Improving amenities and facilities</b>   | AF/1 Medical Centre                               |
|   | AF/2 Village Hall & Nursery                       |
|   | AF/3 Sports facilities                            |
|   | AF/4 Play facilities                              |
|   | AF/5 Larger supermarket                           |
| <b>Making housing more affordable for the next generation of residents</b>  | H/1 45 affordable homes                           |
|   | H/2 Cluster design                                |
| <b>Encouraging employment opportunities</b>   | E/1 Village employment                            |
|   | E/2 Rural employment                              |
|   | E/3 New Durman Stearn site                        |
|   | E/4 New Co-op site                                |
| <b>Reducing the impact of traffic, especially in the core of the village</b>  | T/1 Improved off-road routes within Cottenham     |
|   | T/2 Improved access to countryside                |
|   | Appendix D: Traffic & Transport Strategy - themes |
| <b>Conserving the character of the village as a safe community</b>  | C/0 Residential framework                         |
|   | C/1 Landscape character                           |
|   | C/2 Heritage character                            |
|   | C/3 Tree conservation                             |

**Figure 3: The Neighbourhood Plan’s Golden Thread: Vision > Objectives > Policies**

## Some priorities

- A Medical Centre, large enough to house both existing practices and with a wider range of services
- A new, larger Village Hall and Nursery, to cater for all age groups and abilities
- A larger supermarket, with safer delivery facilities and more accessible parking
- Measures to reduce traffic flows within the village
- Two or three housing development sites (each for 30 to 50 houses) near the village edge
- More and better connected open space within the village supporting a wider range of activities
- Conserving the character of the village and surrounding landscape

## Site assessment and allocation

A number of possible development sites were appraised and rejected by South Cambridgeshire District Council in recent years, although some speculative applications have subsequently emerged.

Further sites –X1 to X13 in figure 10 - emerged during the preparation of this plan.

Figure 9 shows all the sites with the yellow circle indicating a nominal 800 metre easy walking distance from the village core and the red lines indicating unobstructed views of the Grade I listed All Saints Church.

The new sites and the undeveloped SHLAA sites are being assessed against sustainability and availability criteria. It is likely that no more than two of these will be require development over the plan period.

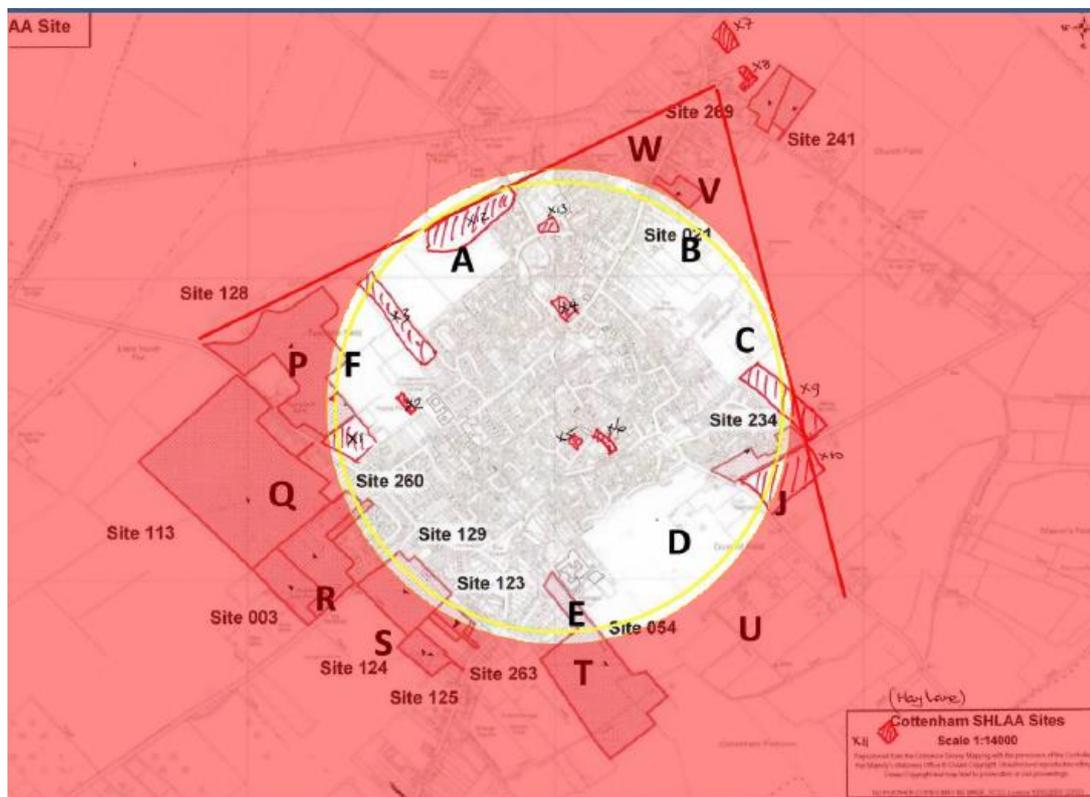


Figure 9: Cottenham assessed and potential sites