

# **Sustainability Appraisal Scoping Report** **for the Cottenham Village Design Statement SPD**

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# 1 Background

This report comprises the first stage of the Sustainability Appraisal (SA) of the Cottenham Village Design Statement Supplementary Planning Document (SPD). The SPD is intended to form part of the Local Development Framework (LDF) for South Cambridgeshire, which will set out the policies and proposals to guide the future development of the district.

## 1.1 Sustainability Appraisal

SA is an ongoing process undertaken throughout the preparation of a plan or strategy. Its role is to assess the extent to which the emerging policies will help achieve environmental, social and economic objectives.

The requirement to undertake SA comes from the Planning and Compulsory Purchase Act 2004 [PCPA] §39(2), which requires that all emerging Development Plan Documents (DPDs) and SPDs are subject to the SA process.

## 1.2 Relationship to Strategic Environmental Assessment

In addition to the requirement to undertake SA, European Directive 2001/42/EC [SEAD], which came into force in the UK on 21<sup>st</sup> July 2004, requires an 'environmental assessment' for plans that are likely to have a significant effect upon the environment. This process is commonly referred to as 'Strategic Environmental Assessment' (SEA).

Exemptions from SEA are possible for SPDs which cover a small area at local level or which make only minor modifications to existing policy if it has been determined that the document is unlikely to have significant environmental effects. This is the case for the Cottenham Village Design Statement SPD.

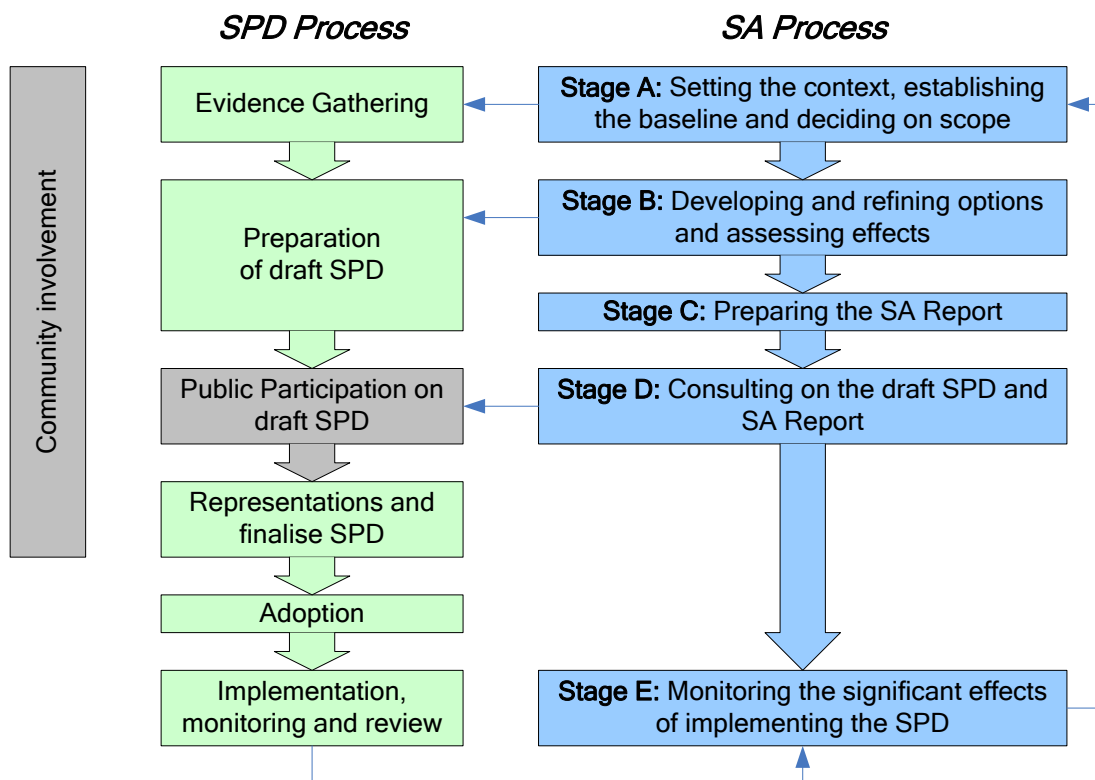
## 1.3 The Cottenham Village Design Statement SPD

Village Design Statements are part of a nation-wide initiative by the former Countryside Commission. The original version of the Cottenham Village Design Statement [VDS1994] was prepared by the Cottenham Village Design Group (CVDG) and approved as Supplementary Planning Guidance in 1994 by South Cambridgeshire District Council (SCDC). It describes Cottenham as it was at the time that the document was written, and highlights the qualities valued by its residents. The statement was written by Cottenham residents so that local knowledge, views and ideas might contribute to the growth and prosperity of the village, and to the high quality of its environment.

The statement is now being updated by the CVDG based on local experience gained with the current version and reflecting changes within the village over the intervening decade. Additional modifications are being incorporated to support its adoption as an SPD within the LDF for South Cambridgeshire. [VDS1994] was not subject to SA, so the new SPD will need to be subject to the full SA process.

## 2 Approach

In November 2005, the Government issued Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents [\[SAGUIDE\]](#), providing guidance on carrying out SA of LDFs. The guidance sets out a five stage approach to SA. These stages are illustrated below together with their relationship to the SPD process:



This is the general approach that the CVDG are following in the SA of the Cottenham Village Design Statement SPD.

### 2.1 Purpose of this Scoping Report

This Scoping Report is a consultation document for the Local Planning Authority (LPA) and the three statutory environmental consultation bodies (English Heritage, Environment Agency and Natural England) in accordance with [\[SEAD\]](#).

The purpose of this document is to decide on the scope and level of detail of the SA. This report proposes following the screening procedure for exemption from SEA. It also summarises all the tasks in Stage A and provides the structure of the final SA Report. The final SA Report will be published for consultation at the same time as the draft SPD is published for consultation.

## 2.2 Scale of Sustainability Appraisal

The Cottenham Village Design Statement SPD is relevant only within a small area at local level, specifically within Cottenham Parish. Its impact on the level of development within this area is likely to be very minor; the focus of the SPD is on the details within development proposals and on ensuring that design and materials are locally appropriate. As such, this SPD is unlikely to have any significant environmental, economic or social effects beyond those already appraised in relation to its parent DPDs: Core Strategy Development Plan Document [\[CSDPD\]](#) and Development Control Policies Development Plan Document [\[DCPDPD\]](#).

Following the guidance in [\[SAGUIDE\]](#) §4.1.5 and §4.1.10 it is proposed that the SA will draw primarily on relevant material from the Sustainability Report: Core Strategy, Development Control Policies, Site Specific Policies [\[SASC\]](#) for the related DPD policies. This SPD is being prepared by a small community group (rather than by the LPA) and is of interest to a more limited number of stakeholders than the DPDs. Hence, both this report and the subsequent SA are being kept short and relatively informal.

The content of the [\[VDS1994\]](#) was subject to extensive public consultation. In order to benefit from this prior community involvement, the draft SPD is heavily based on the earlier document, with minimal changes to bring the content up-to-date and to comply with the requirements for adoption into the LDF for South Cambridgeshire. As such, the only alternative option considered is the 'no plan' (or 'business as usual') scenario recommended by [\[SAGUIDE\]](#) §4.3.6, i.e. what would be the effect compared to if there were no SPD.

### 3 SA Stage A

This section summarises the tasks in Stage A of the SA process, which is undertaken during the pre-production stage of the SPD as described in [\[SAGUIDE\]](#) §4.2. This can be a much lighter-weight process than for the parent DPDs, especially since exemption from the SEA has been determined.

#### 3.1 Task A1: Review of Relevant Plans, Programmes and Policies

The review of relevant plans, policies and programmes (PPPs) is carried out in order to ensure that the objectives in the SA framework are not in conflict with those in the relevant PPPs. It allows for areas of potential conflict to be highlighted and to be addressed, such as meeting development needs whilst conserving biodiversity and heritage.

The Sustainability Appraisal Scoping Report: South Cambridgeshire [\[SASRSC\]](#) identifies the policies, plans, programmes and sustainability objectives that apply to the parent DPDs. Following the guidance in [\[SAGUIDE\]](#) §4.2.5, the list of plans and programmes listed in [\[SASRSC\]](#) Appendix 1 are also appropriate to the Cottenham Village Design Statement SPD. No additional locally specific documents are considered to be relevant to the production of this SPD.

#### 3.2 Task A2: Baseline Information

A collection of baseline information on environmental, social and economic characteristics of the area is required to provide a basis for predicting and monitoring the effects of the SPD.

Cottenham is a Fen-edge village six miles north of Cambridge which has been designated a Minor Rural Centre in [\[CSDPD\]](#) policy ST/5. The village has expanded significantly in recent years, with the 2001 census recording 5652 residents. Despite this rapid modern growth the village retains its distinctive character. Its landscape, settlement patterns and buildings show the marks of more than 1000 years of history. There are some 60 listed buildings in the Conservation Area, the majority on the High Street.

The size of the village and continuing dominance of its settlement patterns are clear evidence of a rich and successful agricultural past. The rural character of the village has changed over time as agricultural land, including 100 acres of orchards, has been replaced by housing. These changes have brought with them many different economic and social benefits.

[\[SAGUIDE\]](#) §4.2.8 states that much baseline information will be generic to the authority's area rather than specific to the particular SPD on which a SA is being carried out. Indicators and associated baseline data covering the whole of South Cambridgeshire have already been collected in [\[SASRSC\]](#) Appendix 6, and are generally applicable to this SPD. Additional local baseline information is summarised below.

SA objectives	Indicator	Quantified information	Comparators and targets	Trend	Issues/ constraints
<i>Climate change and pollution</i>					
Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)	Vehicle flows across urban boundaries	2006 vehicles/ weekday: 32,000 <sup>2</sup>			High traffic volumes and likely to increase.
<i>Healthy communities</i>					
Maintain and enhance human health	% residents living with limiting long-term illness	15.0% <sup>3</sup>	South Cambridgeshire: 12.7% <sup>1</sup> East of England: 15.6% <sup>1</sup> England & Wales: 18.23% <sup>1</sup>		Close to the regional average.
Reduce and prevent crime, and reduce the fear of crime	Number of recorded crimes per 1,000 people	2004/2005: 50.9 <sup>4</sup>	England & Wales 2004/2005: 107 <sup>4</sup>	2002/04 to 2004/05: -18.1% <sup>4</sup>	Favourable situation. Lower than national average and getting better.
<i>Inclusive communities</i>					
Redress inequalities related to age, gender, disability, race, faith, location and income	Index of multiple deprivation	2004 average IMD score: 6.17 <sup>5</sup>	South Cambridgeshire average IMD: 6.90 <sup>1</sup> Cambridgeshire average IMD: 12.34 <sup>1</sup>	2000 average IMD score: 5.57 <sup>6</sup>	Compares favourably to both the district and county deprivation indicators, but getting worse.

SA objectives	Indicator	Quantified information	Comparators and targets	Trend	Issues/ constraints
Ensure all groups have access to decent, appropriate and affordable housing	House price/ earnings ratio	2001: 7.9 <sup>7,8</sup>	South Cambridgeshire 2003: 6.6 <sup>1</sup> East of England 2003: 6.6 <sup>1</sup>		Unfavourable situation – house prices too high for young people on lower incomes.
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Unemployment rate	2005: 0.9% <sup>9</sup>	South Cambridgeshire 2004: 1.0% <sup>1</sup> Cambridgeshire 2004: 1.7% <sup>1</sup>		The unemployment rate in the village remains low.

The baseline data has been compiled from the following sources:

1. [\[SASRSC\]](#) Appendix 6
2. Cottenham Parish Council traffic survey (23<sup>rd</sup>-29<sup>th</sup> January 2006)
3. Office for National Statistics, Neighbourhood Statistics
4. Cambridgeshire Crime Research Team (via Cambridgeshire Observatory)
5. Office of the Deputy Prime Minister, Indices of Deprivation 2004
6. IMD 2000 prepared by Index Team at Oxford University
7. Land Registry (via Cambridgeshire Observatory)
8. CACI (via Cambridgeshire Observatory)
9. Office for National Statistics, Nomis (via Cambridgeshire Observatory)

### 3.3 Task A3: Sustainability Problems and Issues

The identification of sustainability issues is an opportunity to define key issues for the SPD and to develop sustainable objectives and options.

[\[SASRSC\]](#) Part C discusses the sustainability appraisal topics derived from the baseline assessment, the review of plans and programmes, and the results of extensive public consultation.

The Cottenham Parish Plan [\[CPP\]](#) presents the results of a survey conducted in 2003 to which more than half of the households in the village responded. This identified several sustainability issues of particular concern to residents.

Additional problems and issues were recorded in [\[VDS1994\]](#) and Cambridgeshire Horizon's Green Infrastructure Strategy [\[CHGIS\]](#).

Key issues and problems	Source
<p><i>Social</i></p> <ol style="list-style-type: none"> <li>1. The enlarged size of the traveller site at Smithy Fen has been a persistent source of strong feeling in recent years. The main concerns are anti-social behaviour and expansion of the community through contravention of planning laws. The large number of unauthorised developments has resulted in unpredictable fluctuations in demand on education and health services.</li> <li>2. Facilities for the youth of the village are limited, especially for the 17-25 age group.</li> <li>3. High house prices force younger residents to leave the village to get on the property ladder. The current property prices in Cottenham reflect the demand that exists for housing within easy access of Cambridge.</li> </ol>	<p>[CPP]</p> <p>[CPP]</p> <p>[CPP] and Land Registry</p>
<p><i>Environment</i></p> <ol style="list-style-type: none"> <li>4. During the 1990s two major new housing estates were constructed within the village (at Tenison Manor and Brenda Gautrey Way). Further development, as may be required due to the pressure for housing within the district, would threaten the village's identity.</li> <li>5. Intensive agriculture and lack of management had destroyed hedgerows and other habitats in the surrounding landscape. Wildlife has also been affected by the loss of open space within the village.</li> <li>6. Cottenham has a deficiency of district-scale green infrastructure (sites over 20 hectares), and is not connected to any strategic rights of way.</li> <li>7. Footpaths and bridleways giving access to the countryside are extremely limited in number, with few connecting with neighbouring villages.</li> <li>8. Large regions of land just outside the currently built-up area lie within the flood plain, and hence are liable to flood if the Cottenham Lode is breached (designed for 1% chance of happening each year).</li> </ol>	<p>[CPP] and [VDS1994]</p> <p>[VDS1994]</p> <p>[CHGIS] and [VDS1994]</p> <p>[VDS1994]</p> <p>Environment Agency</p>
<p><i>Economic</i></p> <ol style="list-style-type: none"> <li>9. Despite traffic calming measures introduced into the High Street in 1993 there are major 'danger spots' on Cottenham's roads that are accentuated by persistent speeding traffic.</li> <li>10. Although there are some good local amenities, residents would like to see these extended to include a coffee shop, banking facilities, and more food outlets.</li> <li>11. Cottenham is becoming a dormitory area for people who work in Cambridge.</li> </ol>	<p>[CPP]</p> <p>[CPP]</p> <p>[VDS1994]</p>



### **3.4 Task A4: Developing the SA Framework**

The SA Framework consists of objectives that may be expressed in the form of targets, the achievement of which should be measurable using identified indicators.

The SA Framework for the Cottenham Village Design Statement SPD uses the same Sustainability Objectives as the SA Framework that has been developed for [\[CSDPD\]](#) and [\[DCPDPD\]](#), as listed in [\[SASRSC\]](#) Appendix 4. It is considered that the use of these objectives ensures consistency with the rest of the LDF.

For the purposes of the SA, indicators are taken from these objectives in order to test the sustainability of the SPD. The indicators are those that have been used for the Core Strategy SA Framework. All of them have been included in the SA Framework for this SPD even though the proposals within the SPD may not directly influence them.

Predictions will be described in terms of their magnitude, geographic scale, the time period over which they occur, whether they are permanent or temporary, positive or negative, probable or improbable, frequent or rare, and whether they are cumulative and/or synergistic effects. Any effects identified will be evaluated for their significance. Consideration will then be given to mitigating adverse effects and maximising beneficial effects.

### **3.5 Task A5: Consulting on the Scope of the SA**

An early draft of this SA Scoping Report (v0.2) was supplied to both the Government Office for the East of England (GO-East) and SCDC. Both GO-East and SCDC agreed with the conclusions of that draft, but SCDC's planning officers advised 'to follow more closely that used by S Cambridgeshire with its other LDF documents.'

This report was extensively revised and then resubmitted to SCDC and distributed to the three statutory environmental consultation bodies. The responses received were:

- SCDC – Agree that the SA Scoping Report is at an appropriate level for an SPD.
- Environment Agency – No comments received.
- English Heritage – No comments received.
- Natural England – No comments received pertaining to the SA Scoping Report or SEA (but recommendations were provided regarding the content of the SPD itself).

The responses are reproduced in full in §7 of this report.

## 4 SEA Screening

Under the requirements of [\[SEAD\]](#) and The Environmental Assessment of Plans and Programmes Regulations 2004 [\[EAPPR\]](#) specific types of plans that set the framework for future development consent of projects must be subject to an environmental assessment. [\[SAGUIDE\]](#) Appendix 2 explains that there are exemptions to this requirement for plans that determine the use of a small area at a local level and for minor modifications if it has been determined that the plan is unlikely to have significant environmental effects. The CVDG believes that the Cottenham Village Design Statement SPD is exempt from SEA on this basis.

In accordance with the provisions of [\[SEAD\]](#) and [\[EAPPR\]](#) regulation 9(1), South Cambridgeshire District Council must determine if the SPD requires an environmental assessment. To do this, it is necessary to determine if a plan will have significant environmental effects using the criteria set out in [\[SEAD\]](#) Annex II and [\[EAPPR\]](#) Schedule I. A determination cannot be made until the three statutory consultation bodies have been consulted: English Heritage, Environment Agency, and Natural England (the latter formed from English Nature and the Countryside Agency). Following consultation, the results of the screening process are detailed in a Screening Statement and made available to the public.

The criteria set out in [\[SEAD\]](#) Annex II and [\[EAPPR\]](#) Schedule I are used below to determine whether the SPD is likely to have any significant environmental effects.

Criteria	Response
<p><i>The characteristics of plans and programmes, having regard, in particular to:</i></p> <ol style="list-style-type: none"> <li>1. The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.</li> <li>2. The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.</li> <li>3. The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.</li> <li>4. Environmental problems relevant to the plan or programme.</li> </ol>	<p>The SPD will not set a new framework; rather it will supplement existing planning policy in the LDF for South Cambridgeshire. The SPD elaborates and adds further detail to <a href="#">[CSDPD]</a> and <a href="#">[DCPDPD]</a> policies as listed in §5 of this report. The additional guidance provided by the SPD will provide a mechanism through which to shape future development, reinforce local distinctiveness and provide a framework for future physical changes in the village.</p> <p>The SPD does not influence other plans or programmes.</p> <p>The SPD will provide guidance on the integration of environmental considerations in new developments in Cottenham village helping to promote sustainable development.</p> <p>Not relevant.</p>

Criteria	Response
<p>5. The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).</p>	<p>Not relevant.</p>
<p><i>Characteristics of the effects and of the area likely to be affected, having regard, in particular to:</i></p> <ol style="list-style-type: none"> <li>1. The probability, duration, frequency and reversibility of the effects.</li> <li>2. The cumulative nature of the effects.</li> <li>3. The transboundary nature of the effects.</li> <li>4. The risks to human health or the environment (e.g. due to accidents).</li> <li>5. The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).</li> <li>6. The value and vulnerability of the area likely to be affected due to: <ol style="list-style-type: none"> <li>a. Special natural characteristics or cultural heritage;</li> <li>b. Exceeded environmental quality standards or limit values;</li> <li>c. Intensive land use.</li> </ol> </li> <li>7. The effects on areas or landscapes which have a recognised national, Community or international protection status.</li> </ol>	<p>The principal aim of the SPD is to shape future development, reinforce local distinctiveness and provide a framework for future physical changes in the village. The SPD is intended to be implemented through new developments and therefore the probability of effects occurring depends upon the level of new development. Any effects are likely to be positive and ongoing. There may be some negative effects associated with construction.</p> <p>The more new development the greater the effects of the SPD.</p> <p>Not relevant.</p> <p>No risks.</p> <p>The area of land and size of population potentially affected is relatively small.</p> <p>Not relevant.</p> <p>No effect.</p>

Following consultation it has been determined that an environmental assessment under [\[SEAD\]](#) and [\[EAPPR\]](#) is not required. A separate Screening Statement is being prepared.

## 5 Related DPD Policies

The following table lists the [\[CSDPD\]](#) and [\[DCPDPD\]](#) policies to which each set of guidelines within the draft Cottenham Village Design Statement SPD relates. Please note that some of the guidelines listed, and hence the policies that they supplement, may be altered prior to the public consultation, especially during SA Stage B.

	<a href="#">[CSDPD]</a> policies	<a href="#">[DCPDPD]</a> policies	Other policies
<b>5.1 Community</b>			
Developers and planners should consult the Village Design Statement, which reflects the views of the community.		DP/2	
Developers, planners and public authorities should take relevant local advice concerning facilities to be provided as a result of new development. • Refer to South Cambridgeshire District Council's Development Control Policies DPD 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).	ST/9	DP/1, DP/3, DP/4, SF/1, SF/9	
<b>5.2 Economy</b>			
It is important to retain and develop Cottenham's character as a working village offering a variety of employment.	ST/8	ET/7, SF/1	
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. • 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.	ST/9	DP/1, ET/5, SF/1	
Commercial developments or conversions should be designed to harmonise with the predominantly residential setting.		DP/2, DP/3, CH/5	
Shops and business premises have a major visual impact. The majority are located within the Conservation Area and are therefore subject to existing controls. In particular, the look and feel of the village can be further protected by keeping frontages in sympathy with upper storeys and with neighbouring facades. • Minimise the size of plate glass windows on the street front. • Use non-reflective signs in quieter colours fixed flush to buildings, and avoid canopies. • Restrict the brightness of external and internal lighting. • Reduce the visual impact of business parking by planting.		NE/15, CH/5, CH/8, CH/9	
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.		DP/2	
<b>5.3 Landscape and Wildlife</b>			
In the case of significant landscape developments or changes, a professional design scheme should be prepared for consultation.		DP/2, NE/4	
Essential elements of the parish's distinctive Fen edge landscape character should be protected.		NE/4	

	<b>[CSDPD] policies</b>	<b>[DCPDPD] policies</b>	<b>Other policies</b>
New Developments on the village edge should give high priority to landscape design, 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.		DP/2, NE/4	
Action by landowners, community groups and individuals. • Plant native 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 to the character of this landscape when designing details such as bridges, signs, gates and stiles.		NE/4	
Developers and landowners should be aware of the possible archaeological importance of their sites and contact the County Council Archaeological Unit 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.		CH/2	
<b>5.4 Settlement</b>			
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.		DP/2, DP/3	
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 detract from the appearance of the village or surrounding area.		DP/2, DP/3, TR/1	
Infill development or lateral extensions to existing buildings should maintain gaps which provide views out of the village.	ST/2, ST/5	DP/2, DP/3, NE/4	
A coherent overall strategy is needed to increase the extent and variety of public spaces suitable for informal recreation.		DP/2, DP/3, DP/4, SF/9	
Landscape design advice should be obtained for the planning of open spaces.		DP/2, DP/3	
Improve the accessibility and appearance of existing spaces. • Plant incidental open spaces. • Extend community woods and create community orchards.		NE/6	
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.		DP/2, DP/3, TR/1	
A system of footpaths and bridleways should be developed to increase direct access to the countryside. • Open up existing rights of way. • Make use of permissive access agreements. • Improve footpath access to the countryside.			TBD

	<b>[CSDPD] policies</b>	<b>[DCPDPD] policies</b>	<b>Other policies</b>
<b>5.5 Buildings</b>			
High quality contemporary architecture is to be 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.	ST/5	DP/2, DP/7, CH/5	
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: and size should be of the correct proportion to the façade. • Conservatory or garden room extensions should respect the existing building: materials and colours should be carefully selected. • 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. • Brickwork should be retained in its original state, characteristically unpainted. • 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. • Sandblasting is detrimental, both aesthetically and practically, and should generally be avoided.	ST/3	CH/3, CH/4, CH/5	
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.	ST/3, ST/5	DP/2, DP/3, NE/4, CH/4, CH/5	
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. • Alternative materials can sometimes work, for example when it is important to separate components of an extended building.	ST/3	CH/4, CH/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 roof-line: lighting can be achieved by the minimal use of roof lights and by glazing existing openings.	ST/3, ST/5	DP/1, DP/3, DP/7, HG/8, ET/7, CH/4, CH/5	
Buildings in new developments, both in estates and in groups, 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 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: 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.		DP/2	

	<b>[CSDPD] policies</b>	<b>[DCPDPD] policies</b>	<b>Other policies</b>
Developers should provide perspective drawings, isometric drawings or artists' impressions to show how new developments will appear in relation to their overall surroundings.	ST/5	DP/2	
Mobile homes or other less permanent buildings are unlikely to acknowledge their Cottenham context. <ul style="list-style-type: none"> <li>• The impact of mobile homes, whether sited individually or in small groups, should be minimized by landscaping or other mitigation measures.</li> <li>• 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.</li> </ul>		DP/1, DP/7, NE/4	
Carefully considered local energy saving or generating solutions should be supported. <ul style="list-style-type: none"> <li>• Solar panels, wind turbines and other devices should be encouraged, so long as they can be installed without detrimental effect on the visual environment of the village.</li> <li>• Locations should be selected for solar panels, wind turbines or similar equipment based on maximising energy savings and minimising disruption to the appearance or fabric of the building.</li> <li>• Avoid locating equipment on public facing facades wherever possible.</li> <li>• In sensitive situations, solar panels should be mounted flush and finished to blend with the roof.</li> </ul>		DP/1, DP/2, NE/3, NE/4	
<b>5.6 Highways</b>			
Road safety needs to be improved by the reduction of through traffic. <ul style="list-style-type: none"> <li>• 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.</li> <li>• Improvements to transport infrastructure should be carried out in such a way as to minimise the impact on Cottenham, and reduce traffic through the village.</li> <li>• Public transport services need to be improved and promoted, including a link to the Cambridge Guided Bus.</li> <li>• Traffic calming measures need to be well maintained.</li> <li>• HGVs should be routed away from the village centre. In particular the increase caused by the proposed gravel extraction would be very detrimental.</li> </ul>		DP/6, TR/1, TR/3	
More cycle ways are needed, and existing cycle ways need to be improved. <ul style="list-style-type: none"> <li>• Develop safe and pleasant pedestrian and cycle routes for everyday travel around the village.</li> <li>• Create Cottenham-Cambridge, Cottenham-Northstowe cycle links, as well as to the Guided Bus.</li> <li>• Develop safe and high quality cycle routes for both practical and recreational uses, including linking with national routes such as the Cambridge to Ely cycle path.</li> </ul>		DP/2, TR/1, TR/3, TR/4	
Agents for developments need to consult with the highways authorities at an early stage. <ul style="list-style-type: none"> <li>• Plan road designs in new developments to reduce traffic speeds by unobtrusive safety measures.</li> <li>• Encourage flexibility in the size and siting of visibility splays and other road engineering.</li> <li>• Minimise the use of concrete kerbs and other urban elements.</li> <li>• Additional highway access points should not be introduced in busy or dangerous locations without giving due consideration to road safety.</li> </ul>		DP/2, DP/3	
Road surfaces should be in keeping with the village character. <ul style="list-style-type: none"> <li>• Markings should be kept to a minimum and coloured surfaces avoided wherever possible.</li> </ul>		DP/2, CH/5	

	<b><u>[CSDPD]</u> policies</b>	<b><u>[DCPDPD]</u> policies</b>	<b>Other policies</b>
<b>5.7 Street Furniture</b>			
<p>The streetscape needs a considered design approach employing professional landscape designers.</p> <ul style="list-style-type: none"> <li>• Developers can assist by entering into early discussions with the agencies responsible.</li> <li>• Street furniture should suit its Cottenham context: designs of street lighting, for example, could renew the local tradition of metalwork.</li> <li>• The muted levels of current lighting should be preserved: downlighting using white light rather than orange is preferred.</li> <li>• Private security lights should be muted: and carefully sited to light the required area without forming a hazard to road users.</li> <li>• Simple designs are usually most appropriate.</li> <li>• Seating and other street furniture of good quality, or specially designed, can enrich the character and enjoyment of the village.</li> <li>• Gates and railings should generally be painted black.</li> </ul>		DP/2, NE/15, CH/5	

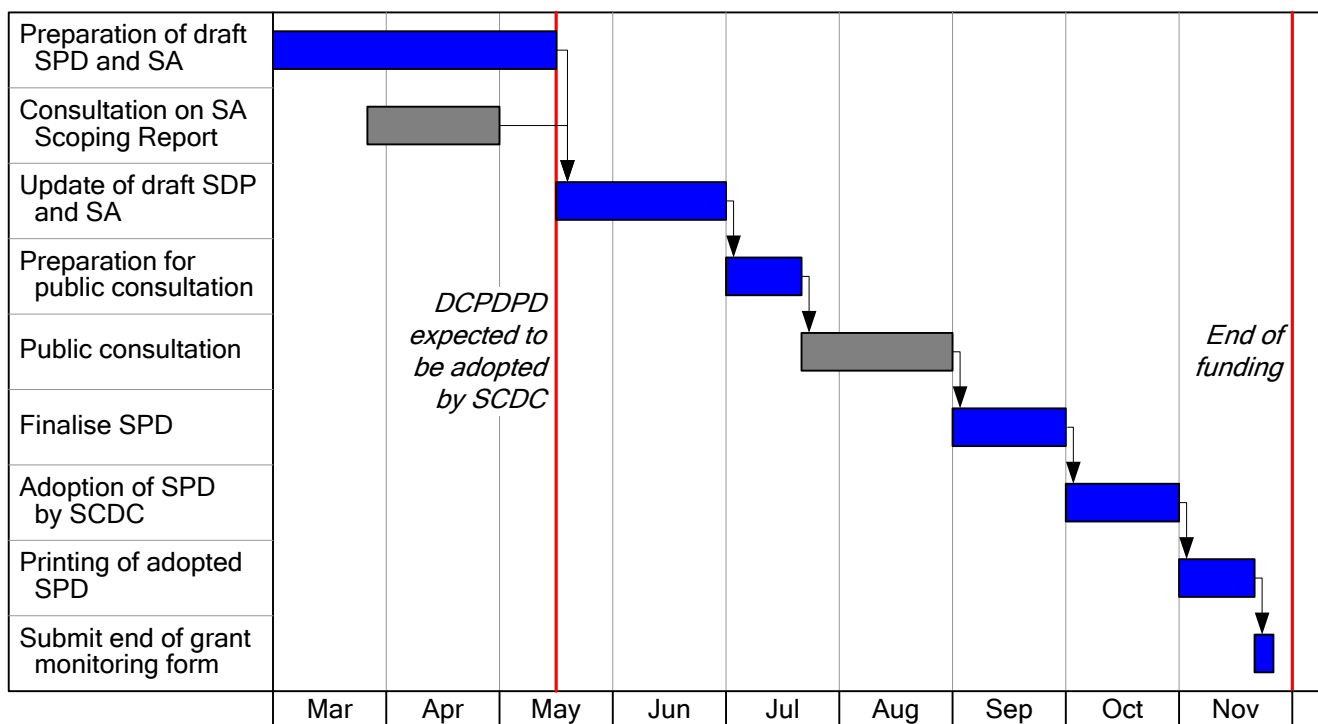


## 6 Timescale

Production of the Cottenham Village Design Statement SPD is tightly constrained by both statutory and financial pressures:

- [\[SAGUIDE\]](#) §4.2.19 recommends allowing five weeks for consultation on the SA Scoping Report.
- The draft SPD and associated SA must be based on the adopted [\[CSDPD\]](#) and [\[DCPDPD\]](#), the latter of which is not expected until May 2007.
- [\[PPS12\]](#) §4.42 requires the public consultation to be ‘not less than four weeks or more than six weeks’.
- The CVDG has secured a lottery grant from Awards for All to fund the preparation and publishing of the SPD. This needs to be spent or returned by the beginning of December 2007.

As the Gantt chart below illustrates this provides little, if any, contingency for delays:



Hence, the CVDG would wish to complete consultation on this Scoping Report by the end of April 2007. Prompt feedback will be appreciated, especially if changes are required to either this report or the subsequent SA.

It is expected that adoption of the SPD would follow no later than the end of October 2007.

## 7 Consultation Responses

This section reproduces the full text of the responses that were received during consultation on this report.

### 7.1 Response from SCDC

*Subject* RE: SA Scoping Report for the Cottenham Village Design Statement SPD  
*From* Jonathan Dixon  
*To* Alexander Thoukydides  
*Sent* 26<sup>th</sup> March 2007, 11:30

I agree that the effects of the Design Statement are unlikely to be 'significant', with regard to SEA. The key to this is that it is 'strategic', looking at the impact of significant land use changes to ensure alternatives have been properly examined. However, as you correctly state the plan making regs mean that sustainability appraisal is needed anyway, and the processes are so similar you have probably met the SEA requirements as well. I see no harm however, in pointing out that the impacts are unlikely to be significant.

I suggest that to avoid any further delay you send the scoping report to the following 3 bodies, with a brief covering letter requesting comments. The letter can clarify the purpose is to support the appraisal of a document that will become SPD in the south cambs LDF. I believe that the guidance advises allowing five weeks for a response, but you could request that this be provided sooner. I would suggest that any comments received should be documented in the scoping report. If you receive no comment, that should also be noted.

#### **Natural England**

Ham Lane House Ham Lane Nene Park Orton Waterville Peterborough , PE2 5UR

#### **Environment Agency**

Bromholme Lane Brampton Huntingdon Cambridgeshire

#### **English Heritage**

East of England Region Brooklands 24 Brooklands Avenue Cambridge, CB2 2BU

Regards,

Jonathan Dixon  
Principal Planning Policy Officer  
South Cambridgeshire District Council

## 7.2 Response from Natural England

Our ref: LA.SCD.06

Your ref:

24 April 2007



Dear Mr Thoukydides

### **Sustainability Appraisal Scoping Report for Cottenham Village Design Statement SPD**

Thank you for allowing Natural England the opportunity to comment on the above document. Whilst we do not specifically wish to comment on every policy, I hope that the following with regard to wildlife is of use to you.

We have a several records for bats and great crested newts in and around the village. Under European legislation, these species receive certain protection from acts such as intentional or reckless killing, injury or disturbance, and destruction of their habitat. Although the local planning authority provides guidance on these matters when it comes to development, you may find it appropriate to mention in the Village Design Statement that protected species should be a considered when submitting planning applications or carrying out works.

This may be especially relevant in Cottenham for applications such as barn conversions, re-roofing projects, work in the vicinity of ponds or the Moat etc. It is important that applicants are aware of their responsibilities with regard to these species and seek professional advice if there is potential for the proposals to impact upon any protected species. This will not only prevent detrimental impacts to wildlife, but also avoid potentially costly delays to the applicant if it is found that surveys and mitigation are required later on in the planning process. There is also considerable opportunity for enhancement of habitat and protection of wildlife to be a village asset that developers can target as part of schemes. We would certainly support your intention to promote the use of native broadleaved species in planting and landscape plans.

If you have any questions or require any further information then please do not hesitate to contact me at the above address.

Yours sincerely

Justin Tilley  
Four Counties Team

## **8 Abbreviations**

CVDG	Cottenham Village Design Group
DPD	Development Plan Document
LDF	Local Development Framework
LPA	Local Planning Authority
PPPs	Plans, Policies and Programmes
RPB	Regional Planning Body
SA	Sustainability Appraisal
SCDC	South Cambridgeshire District Council
SEA	Strategic Environmental Assessment
SPD	Supplementary Planning Document
VDS	Village Design Statement

## 9 Document References

- [CHGIS] Cambridgeshire Horizons Green Infrastructure Strategy  
[http://www.cambridgeshirehorizons.co.uk/doclib/260873\\_GREEN\\_INFRAST\\_BRO\\_2.pdf](http://www.cambridgeshirehorizons.co.uk/doclib/260873_GREEN_INFRAST_BRO_2.pdf)
- [CPP] A Say in Our Future: A Parish Plan for Cottenham  
(compiled by an organising committee instigated by Cottenham Parish Council)  
<http://www.cottenhampc.org.uk/Parish%20Plan%20April%202004.pdf>
- [CSDPD] Core Strategy Development Plan Document  
(adopted January 2007 by South Cambridgeshire District Council)  
[http://www.scambs.gov.uk/documents/retrieve.htm?pk\\_document=905183](http://www.scambs.gov.uk/documents/retrieve.htm?pk_document=905183)
- [DCPDPD] Development Control Policies Development Plan Document  
(consultation draft issued by South Cambridgeshire District Council)  
<http://scambs.jdi-consult.net/ldf/readdoc.php?docid=96>
- [EAPPR] The Environmental Assessment of Plans and Programmes Regulations 2004  
<http://www.opsi.gov.uk/SI/si2004/20041633.htm>
- [PCPA] Planning and Compulsory Purchase Act 2004  
<http://www.opsi.gov.uk/acts/acts2004/20040005.htm>
- [PPS12] Planning Policy Statement 12: Local Development Frameworks  
(issued by Department for Communities and Local Government)  
<http://www.communities.gov.uk/index.asp?id=1143847>
- [SAGUIDE] Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents  
(issued by Department for Communities and Local Government)  
<http://www.communities.gov.uk/index.asp?id=1161341>
- [SASC] Sustainability Report: Core Strategy, Development Control Policies, Site Specific Policies  
(pre-submission draft issued by South Cambridgeshire District Council)  
<http://scambs.jdi-consult.net/ldf/readdoc.php?docid=67>
- [SASRSC] Sustainability Appraisal Scoping Report: South Cambridgeshire  
(pre-submission draft issued by South Cambridgeshire District Council)  
<http://scambs.jdi-consult.net/ldf/readdoc.php?docid=66>
- [SEAD] European Directive 2001/42/EC: On The Assessment of the Effects of Certain Plans and Programmes on the Environment  
[http://ec.europa.eu/environment/eia/full-legal-text/0142\\_en.pdf](http://ec.europa.eu/environment/eia/full-legal-text/0142_en.pdf)
- [VDS1994] Cottenham Village Design Statement  
(produced by the Cottenham Village Design Group)  
<http://www.cvdg.org/designstatement.pdf>
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