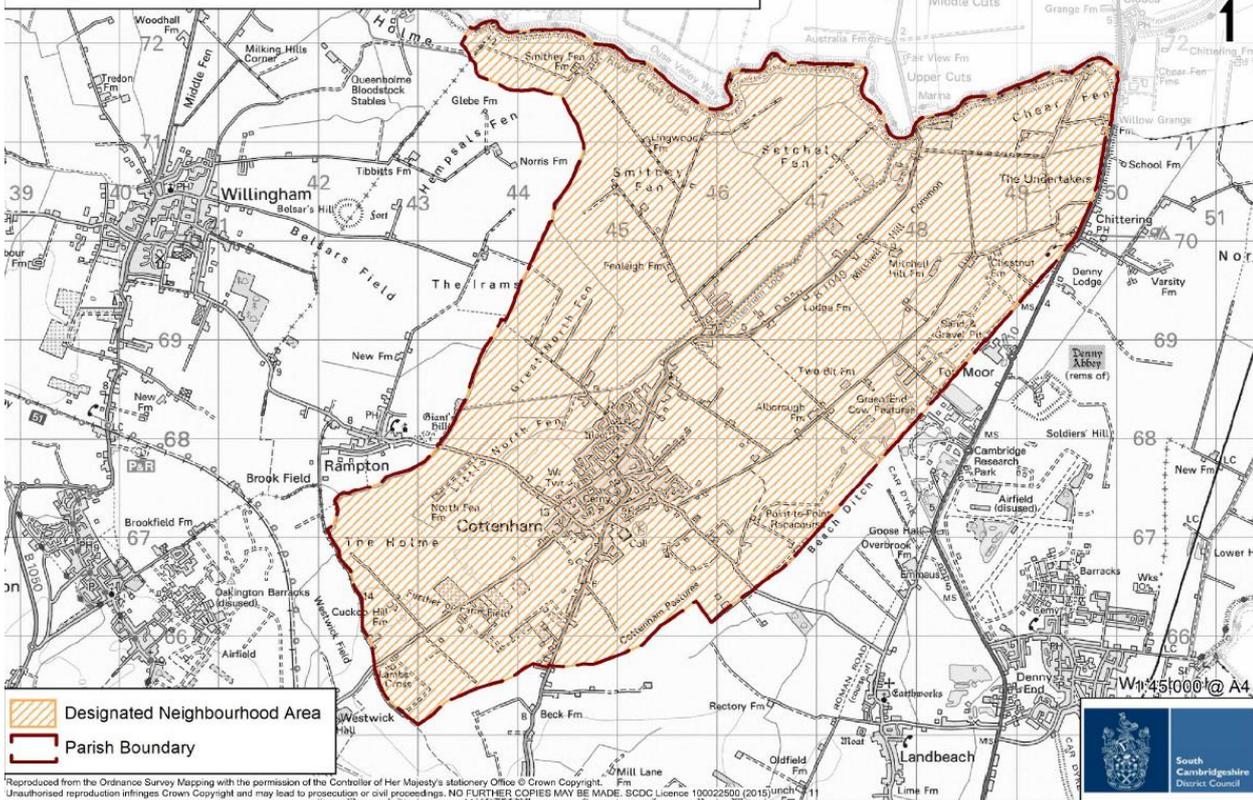


# Cottenham Civil Parish

## Neighbourhood Development Plan

### 2017 to 2031

Designated Neighbourhood Area: Cottenham - November 2015



## Cottenham Parish Council

### NP Evidence E6 - Nursery

### 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.



## Cottenham Neighbourhood Development Plan Submission Plan – NP Evidence Paper E6



### 1 Summary

- 1.1 Cottenham has grown over recent decades and many of its facilities now need improvement or extension, preferably within easy reach of the village centre yet with adequate car parking so as not to exclude residents who live further afield in the village or wider parish or are less mobile. This document outlines the reasoning for a new “early years” nursery, its location, size and functionality,



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## 2 Situation

2.1 In August 2015, Cottenham had around 258 children aged between 0 and 4 with:

- 37 aged between 0 and 1
- 106 between 1 and 2
- 115 between 3 and 4

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

2.2 On the supply side:

- Ladybird pre-school has 80 children registered for 65 sessional places, of which 9 are for 2 y.o. and 56 for 3-4 y.o. children
- Little People has 2 children registered for 10 childminder places, of which 2 are for 2 y.o. and 8 for 3-4 y.o. children
- Lucy Mutter has 80 children registered for 3 childminder places, of which 1 is for 2 y.o. and 2 for 3-4 y.o. children

### 3 Complications

- 3.1 Cottenham has grown substantially over recent years and demand for childcare is likely to increase progressively over the next five years as houses are built out in accordance with the recently-granted planning permissions for up to 376 homes, which are expected to bring around 60 additional 0 to 4 year old children eligible for funded childcare places. This has led to successful s.106 claims for early years contributions from these developments.
- 3.2 Introduction of free 30 hours per week care for qualifying parents is increasing demand.
- 3.3 In addition, many parents self-fund additional hours, mostly outside Cottenham due to the limited number of places available within the village.
- 3.4 The Cambridge area is a strategic site for economic development and above average growth seems likely for some time into the future. While Cottenham is not a strategic site for South Cambridgeshire District Council due to its limited infrastructure, especially roads and public transport, and location between flood plain and Green Belt, development pressure is likely to continue<sup>2</sup>.
- 3.5 Cottenham's emerging Neighbourhood Plan<sup>3</sup> (NP) has identified a residual need for a further 111 affordable homes in the parish later in its plan period, which could generate further demand for up to 30 places.
- 3.6 Thus, under policy SC/4 of the recently-adopted Local Plan, taking account of capacity at existing facilities, there is an imminent need for a substantial increase in early years provision near Cottenham.

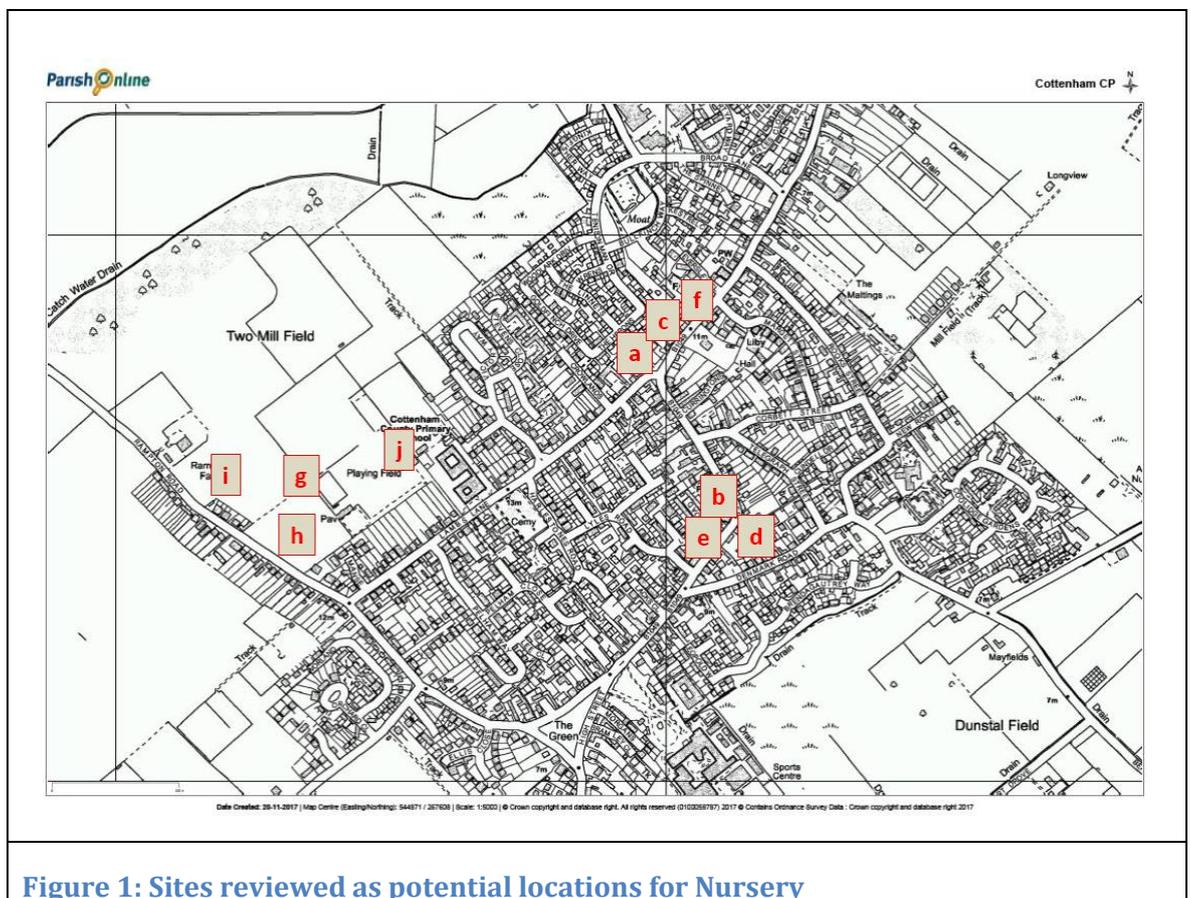
## 4 Sustainability

- 4.1 Local Authorities have a statutory duty to ensure sufficient early years and childcare places. Some children, from the term following their 2nd birthday and all children from the term following their 3rd birthday, are entitled to 15 hours a week free early years education up to the point they are entitled to start statutory education. Subject to additional criteria, some children are entitled to 30 hours free childcare each week. S106 funds have been secured to support the development of approximately 50 additional places. Places may be provided by day nurseries, pre-schools, maintained nursery classes or accredited child-minders.
- 4.2 SCDC's Local Plan policy SC/4 supports provision of commercial facilities important to community life including childcare nurseries, local shops restaurants and cafes, and public houses;
- 4.3 To retain sustainability, by facilitating employment for parents, Cottenham's emerging Neighbourhood Plan identifies a need for an all-day all-year-round childcare facility.

## 5 Location

- 5.1 The siting of the nursery building is crucial to the success of the nursery and the relationship within the community.
- a) Settings should be sited close to planned or existing primary schools, because the children that attend the nursery often have siblings in these schools. The locality of the nursery is as important to parents as is the quality of the provision.
  - b) Settings sited near to local primary schools develop close relationships with them.
  - c) Children become familiar with the school site, and this helps in their transition to primary school.
  - d) Make sure that the nursery will not cause traffic congestion around nearby schools.
  - e) Large nurseries can generate significant traffic, although this is usually spread throughout the day and not only during the rush hour. The nursery location must also take into account traffic noise and pollution.
  - f) Nurseries should be close to public transport links, because staff have to travel to work and many do not own a motor vehicle.
  - g) They should be sited close to industry. Parents prefer their children to be in nurseries closer to their work rather than their home, in case of sickness or emergencies where they may need to get to their children quickly.
  - h) Because parents frequently bring their children to settings close to their place of work, the site must incorporate suitable, sufficient, and safe parking for dropping off and collection.
  - i) Parking spaces should be wide to make it easier for parents with pushchairs.
  - j) Many nurseries are open from typically 7.30am to 6.00pm for five days a week, all year round. This must be taken into consideration when siting nurseries close to residential areas..
  - k) In new build nurseries, all the children's rooms must have direct access to the outside areas, to meet the needs of the children regarding access to indoor and outdoor play throughout the day. Normally this implies a single-storey building.
  - l) The nursery should be located and designed in such a way that the children feel they are part of the community, and are able to see daily life passing outside the windows.
  - m) Where practicable, the site should be level, away from large bodies of water, and free from the possibility of flooding.
  - n) The nursery should include play areas that surround the building.
  - o) The site must provide easy access for the emergency services.
  - p) The setting must have enough space around it for safe fire-assembly points.
- 5.2 In addition, SCDC's Local Plan policy SC/7 requires that 7. Services and facilities should be provided in accessible locations, and that opportunities for joint provision and co-location of compatible services and facilities should be examined and such provision made where this is practical and cost efficient to service and facility providers.

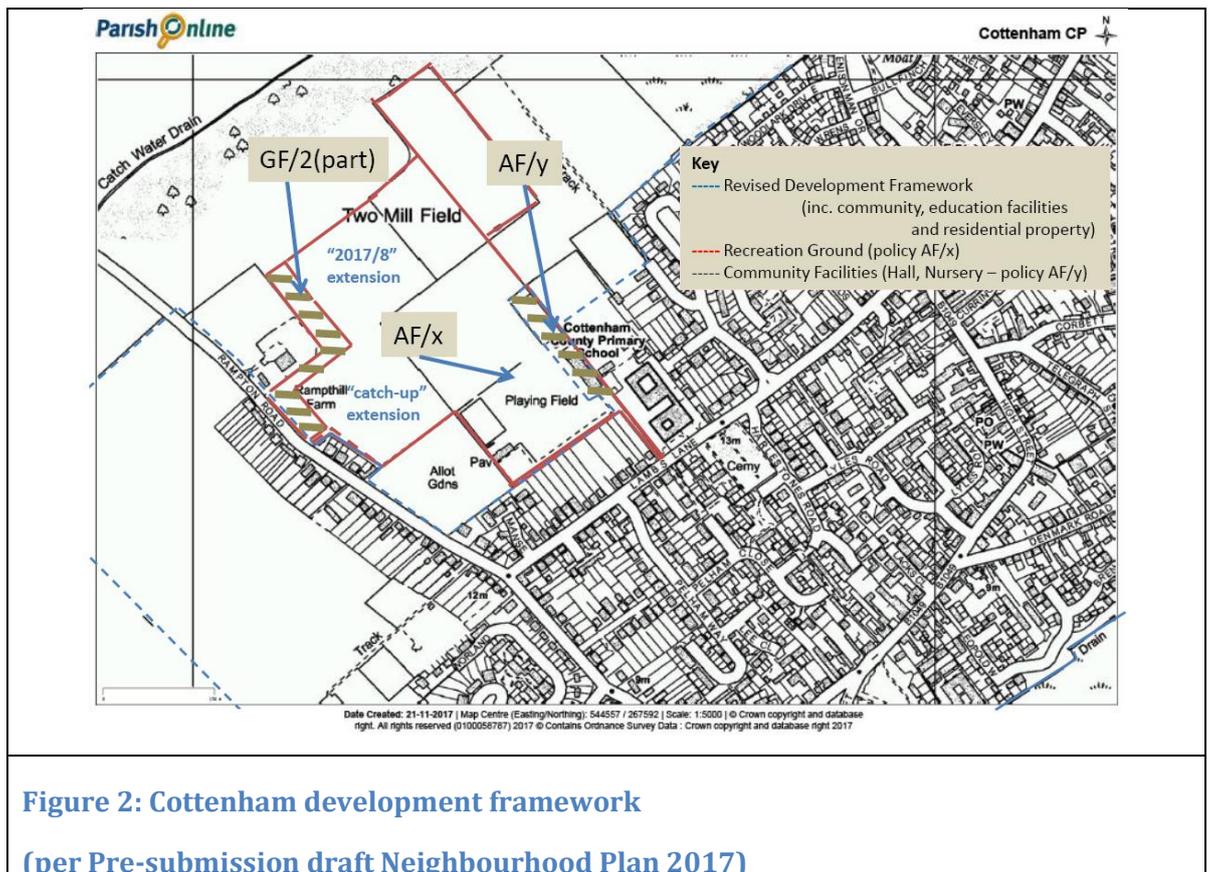
- 5.3 Cottenham’s emerging Neighbourhood Plan focused location criteria on:
- proximity to the primary school, to limit traffic and improve child safety for children attending the out-of-school club
  - location within the village centre for easy walking distance for most village residents
  - site scale to provide secure parking facilities for those further afield in the parish or less mobile
  - potential to integrate and safeguard multiple users, improving utilisation and reducing costs
  - distance from neighbouring residences to minimise noise disturbance
- 5.4 A number of potential sites were reviewed for potential during 2016/7.



- 5.5 As part of the Neighbourhood Plan research, six central sites (see Figure 1) were considered for extension, new build or refurbishment, although none are sufficiently close to the Primary School to meet the traffic reduction and child safeguarding criteria:
- Cottenham Club - not listed but is located in the Conservation Area close to neighbouring residences. It is privately operated and has limited scope for extension without sacrificing some of the relatively few parking spaces; in addition the building fabric is around 100 years old making expensive renovation essential.

- b) Community Centre - not listed but is located in the Conservation Area close to neighbouring residences. It is operated by a charity but has negligible scope for extension and no parking spaces; in addition the building fabric is around 100 years old making renovation expensive.
  - c) Cottenham Salvation Army Hall – not listed but is located in the Conservation Area close to neighbouring residences. It is privately operated, has limited scope for extension and no parking spaces; in addition the building fabric is around 100 years old making renovation expensive.
  - d) Co-op site is a brownfield site located in the Conservation Area close to neighbouring residences. It is privately operated and has some scope for new build but has vehicles access issues.
  - e) Durman Stearn is a brownfield site located in the Conservation Area close to neighbouring residences. It is privately operated and has some scope for new build but has vehicles access issues.
  - f) Watson’s Yard is a brownfield site located in the Conservation Area close to neighbouring residences. The site is in multiple ownership and has some scope for new build but has vehicles access issues.
- 5.6 None of the above sites is within Parish Council control, creating additional complexity for a community facility investment.
- 5.7 Four sites on or near the Recreation ground were also considered; all of which offer improved safety for children attending both the out-of-school club and Primary School, especially if siblings attend the adjacent Ladybird pre-school:
- g) Land between Ramphill Farm and the Cottenham United Charities Allotments – land owned by Cambridgeshire County Council with strong aspirations to develop as housing.
  - h) Part of the Cottenham United Charities Allotments – the Trust and allotment holders are reluctant to move from this location which would, in any case, be close to neighbouring residences.
  - i) Adjacent to the recently-built Sports Pavilion – land outside the village development framework and dedicated as King George V Playing Field and would need substitution and, in any case, is close to neighbouring residences.
  - j) On or near the site of the existing Village Hall – although the land is just outside the village development framework, it is adjacent to the expanding Primary School and inside the framework proposed in the emerging Neighbourhood Plan.
- 5.8 The study concluded that no other sites in the village can provide a “safe cluster” to safeguard children and minimise traffic. The “safe cluster” of Primary School, Ladybird Pre-School and the “out of school club” in the Village Hall permit minimum-distance safe off-road transfers between the facilities when children transfer between Primary School and out-of-school club or parents are dropping off or collecting children from any of these facilities.

- 5.9 The site was considered suitable for community facilities in the AECOM site assessment<sup>5</sup>.
- 5.10 It is therefore necessary for this building to be located in the vicinity of the Village Hall, Ladybird pre-school and Primary School, despite this being technically “in the countryside” (justifiable conflict with policy DP/7 in the adopted Local Plan and policy S/7 in the emerging Local Plan) despite being surrounded on three sides by housing, Ladybird pre-school and the Primary School buildings. Cottenham’s emerging Neighbourhood Plan includes the site within an extended development framework as shown in Figure 2.



- 5.11 The site is at one end of the route served frequently by Citi8 buses although improved access and control of on-site car parking will also be necessary for residents living some distance from the site and beyond the range of more sustainable walking, cycling or bus services.



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**6 Need**

- 6.1 The opportunity is available to add an extendable single-storey building to the Village Hall site within a small extension to the village development framework on the Recreation Ground.

## 7 Criteria

7.1 The new facility must meet a number of criteria:

	Requirement	Approach	Nearest fit
Size	County Council standards-compliance for approximately 45 youngsters	CCC-compliant spaces for 11 babies, 10 toddlers and 24 pre-school children	Community Centre
Accessibility	Disability-friendly	Accessible toilets for adults; changing facilities in baby and toddler areas	Community Centre
Noise	Neighbour- friendly	Separation from neighbours to minimise noise disturbance	Village Hall
Safeguarding	Protecting vulnerable elderly and young	Standalone building facilitates “lock-down” when occupied.	None
Car-parking	Adequate not to exclude residents from within parish but outside village	Adequate parking space with restricted access during school drop-off and pick-up times to deter additional traffic.	Village Hall
Cycle storage	Adequate to encourage use by all village residents	Per SCDC policy	Village Hall
Buggy parking			
Centrality	Within village central area to maximise walking	Site is within 800 metre walking distance of the village centre	Community Centre
Control	Building under Charity or Parish Council control	Parish Council ownership; charity operation	Community Centre or Village Hall

## 8 Proposed solution

- 8.1 The current proposal suggests a single-storey building with gross internal areas below 330 m<sup>2</sup> yet providing three main spaces.
- 8.2 The building is accessed from a main entrance and lobby area which includes a “changing place” for adult disabled.
- 8.3 The three main spaces are:
  - 42m<sup>2</sup> baby room for up to 11 babies, with adjoining changing area, milk kitchen and sleeping area
  - 30m<sup>2</sup> toddler room for up to 10 toddlers, with adjoining toilet and changing area
  - 60m<sup>2</sup> pre-school room for up to 24 pre-school children, with adjoining toilets
- 8.4 Each area has direct access to outside spaces including a 67m<sup>2</sup> secure play area
- 8.5 The building also has a 16m<sup>2</sup> kitchen, laundry, 13m<sup>2</sup> office, and 26m<sup>2</sup> staff room.

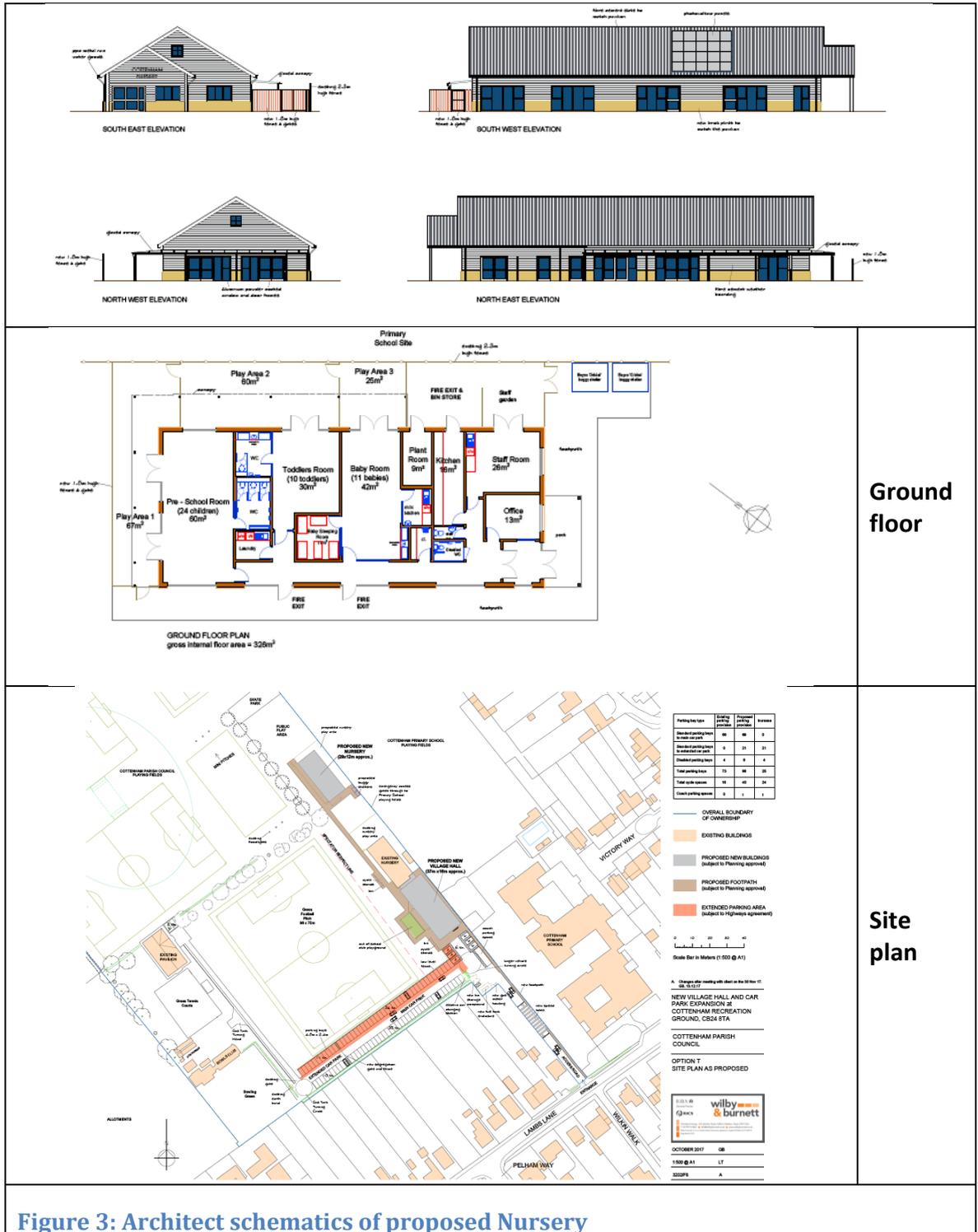
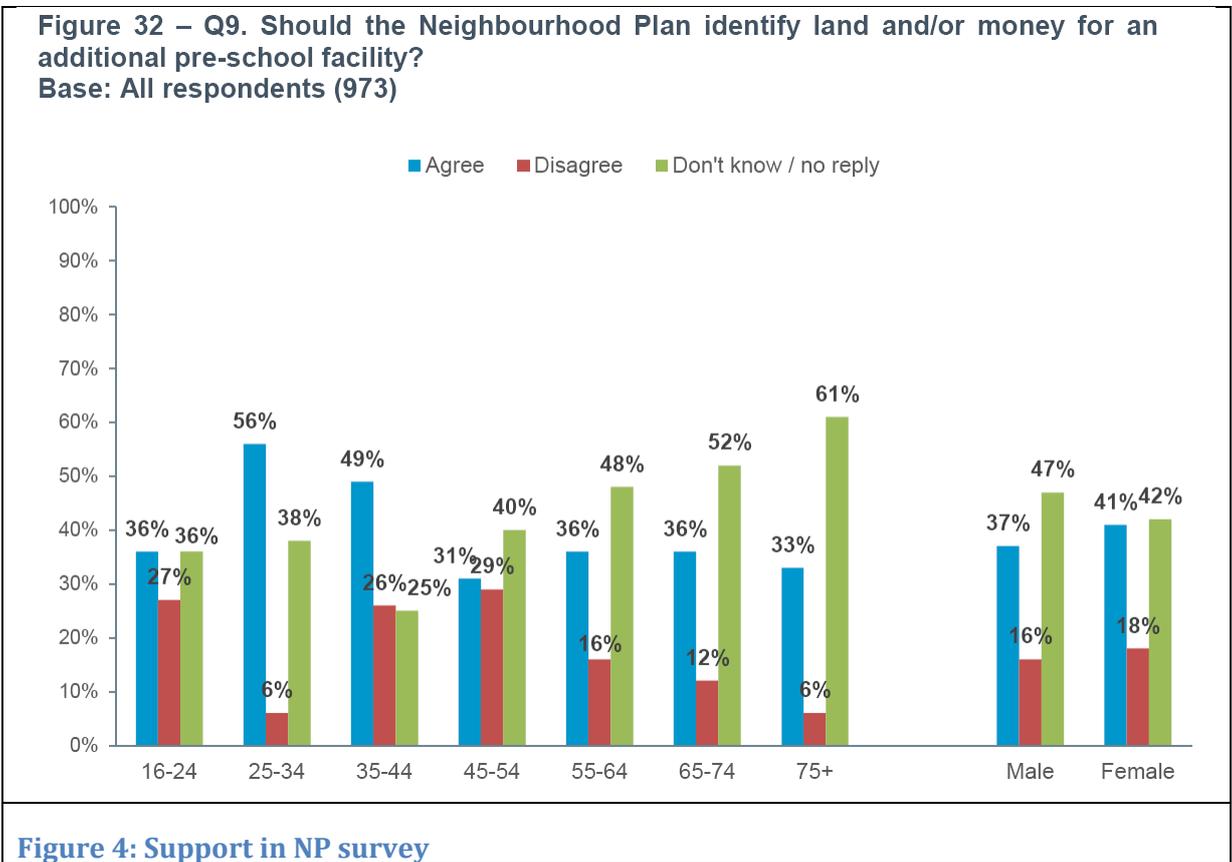


Figure 3: Architect schematics of proposed Nursery

## 9 Evidence of community consultation and support

9.1 In addition to many informal consultations by email, social media or face-to-face, there have been four principal sources to the NP:

- **Vision Plan** – this parish-wide survey in 2014, with 217 responses, focused on improvements to facilities:
  - 46% of respondents thought we needed a new or refurbished Village Hall
- **NP survey** – this parish-wide survey in the winter of 2016, with 973 responses, tested residents’ views on a wide range of issues:
  - One finding relates to provision of a Nursery
    - 44% thought we should Improve number and availability of pre-school places

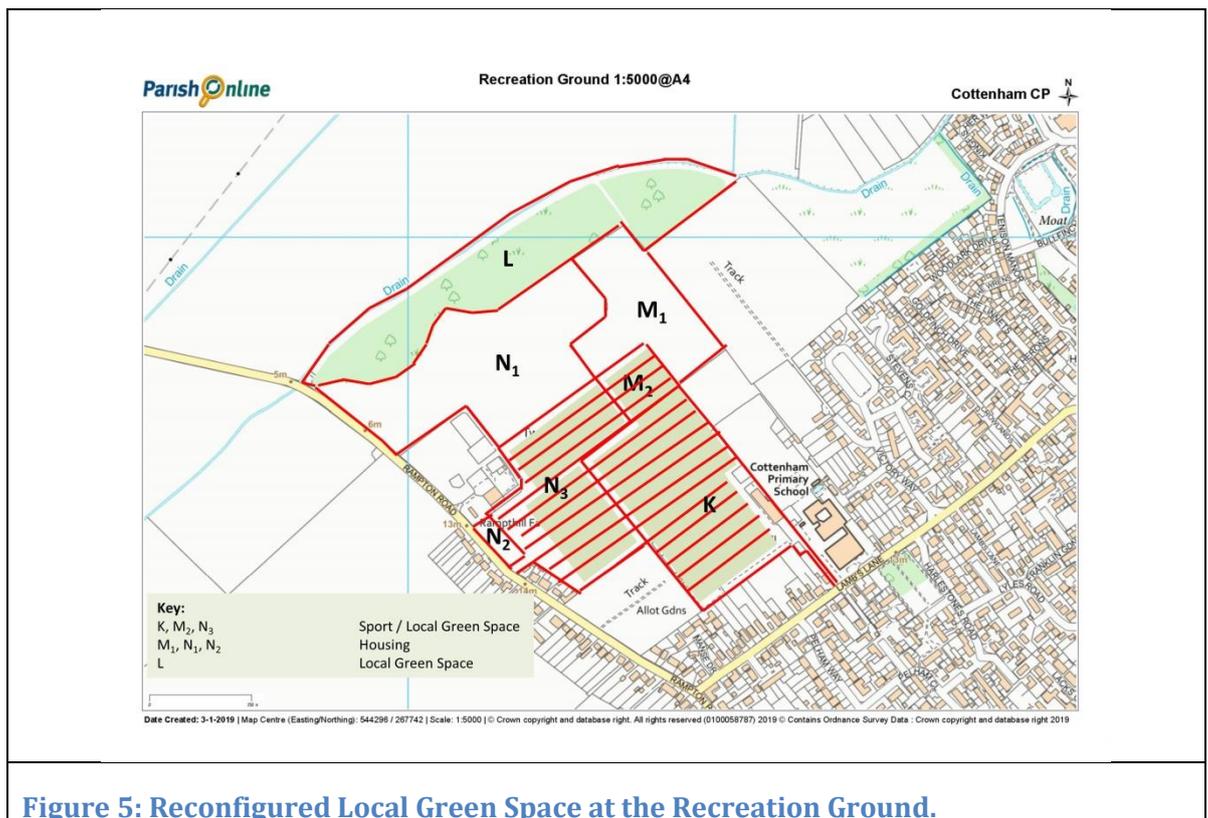


- **Ballot** – this parish-wide ballot in late 2016, with 453 responses, tested residents’ views on whether or not “a new Village Hall and Nursery is worth £1/week on each home’s Council Tax”?
  - 60.5% were in favour; some raising clarification questions or urging progress.
  - 39.5% were against; many thinking the use of Council Tax was unfair or the Tax was too high
- **7 issues** – this parish-wide survey in late 2017, with 466 responses, tested residents’ views on:

- separating the Village Hall and Nursery to improve the probability of obtaining planning permission
  - 68% were in favour and a further 19% had no preference
- Proximity of the Nursery to the Primary School
  - 71% were in favour and a further 17% had no preference

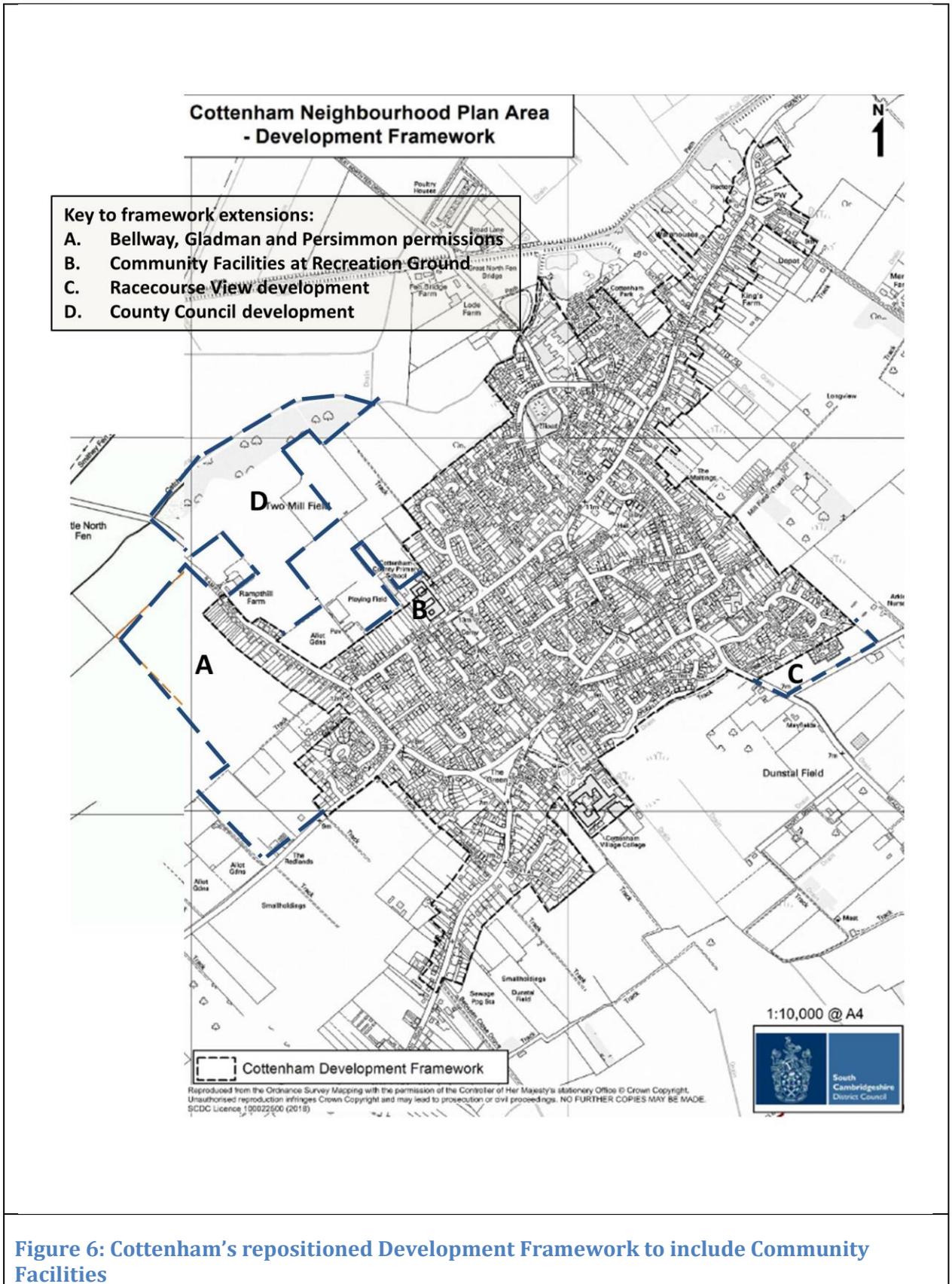
## 10 Planning implications

- 10.1 The site of the existing Village Hall and adjacent Ladybird pre-school is technically in “open countryside” and “Local Green Space”. However, as can be seen in Figures 5 and 6, the proposed site is already surrounded on three sides by housing and the Primary School buildings. A further expansion of the Primary School is imminent to cater for recent planning permissions on the south-west side of Rampton Road.
- 10.2 Cottenham’s emerging Neighbourhood Plan reconfigures the Local Green Space, (segments L, K, M<sub>2</sub>, N<sub>3</sub> AND M<sub>2</sub>) shaded in green on Figure 5. The reconfiguration increases the amount of land designated as Local Green Space.



**Figure 5: Reconfigured Local Green Space at the Recreation Ground.**

- 10.3 The Neighbourhood Plan also (figure 6) repositions the Development Framework to bring the planned Community Facilities inside the framework and not in “open countryside”. The extension is represents a minor adjustment, mostly to include established buildings.
- 10.4 It is not really extending the framework into “open countryside” and involves no loss of recreational space.



**Figure 6: Cottenham's repositioned Development Framework to include Community Facilities**

## 11 Policy from Pre-submission draft Neighbourhood Plan

### Policy AF/3: Nursery

Support development of a Nursery on the Recreation Ground to provide facilities for early years education and child-care, provided the design:

- a) does not lead to loss of any sports pitches, and
- b) is imaginative and original to extend and renew the distinctive character and traditions of Cottenham's built environment, and
- c) is supported by an event management plan to co-ordinate people and vehicle movements on-site, and
- d) encourages pedestrian access, and
- e) contributes to safer traffic movements by inclusion of appropriate on-site parking and site access improvements

### Policy terminology

\*Early years education and child-care – pre-school and post-school care for primary years children during term-time; all-day in vacations



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**Appendix A: General References**

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