

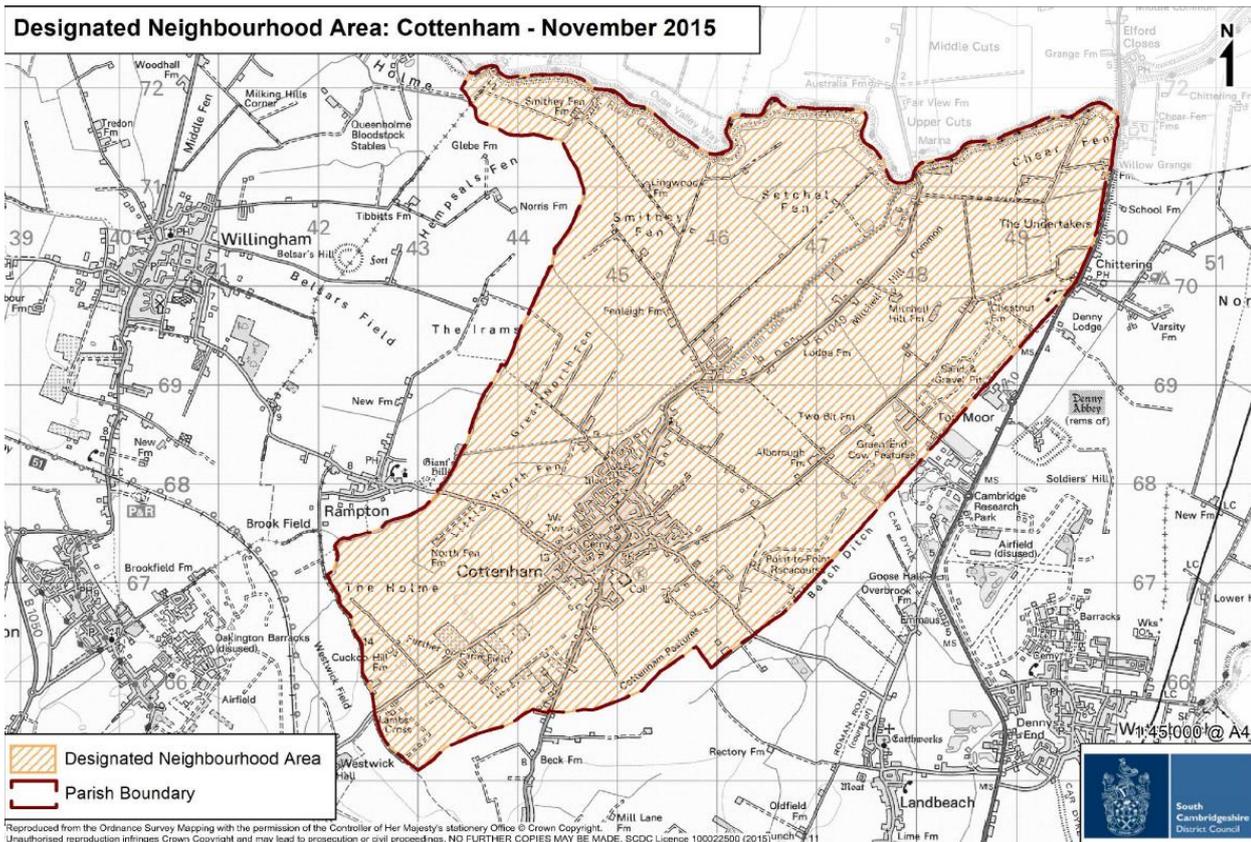
PUBLIC VERSION – personal information redacted

Cottenham Civil Parish

Neighbourhood Development Plan

2017 to 2031

Designated Neighbourhood Area: Cottenham - November 2015



Cottenham Parish Council

Consultation Statement

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 Parish Council is preparing a Neighbourhood Development Plan.
- 1.2 The plan has developed through a series of surveys and consultations since Cottenham Civil Parish was designated as the Neighbourhood Plan Area on 17th November 2015.
- 1.3 The **Vision** emerged relatively early, based on a prioritisation of nine development principles established in 2015 and refined in subsequent workshops.
- 1.4 A parish-wide survey developed from the nine principles identified **key issues** related to:
 - a) limitations in various facilities and services
 - b) shortage of homes that are truly affordable for local people
 - c) limitations in the local road network
 - d) the importance of retaining the village's character
- 1.5 The key issues were evolved in a series of workshops into five **Objectives**:
 - a) conserving the character of the village as an attractive, safe community
 - b) making housing more affordable for the next generation
 - c) improving amenities and facilities
 - d) encouraging employment opportunities
 - e) reducing the impact of traffic, especially in the core of the village.
- 1.6 The policy sets and individual policies have developed to retain consistency with each overall objective while adapting to changing local circumstances and the planning environment.
- 1.7 This Consultation Statement sets out in detail the origin of the plan (section 2) and summarises the use of various surveys, workshops, eMail updates, and other consultations that led up to the first formal Pre-Submission Plan consultation in 2017 (sections 3 and 4) and the various "events" that forced a re-draft (section 5) to develop the current Pre-Submission version which was consulted on in 2018 (section 6) receiving 253 responses..
- 1.8 This Consultation Statement sets out in section 7 the minor adaptations to the proposed policies following the Regulation 14 consultation in order to produce the Submission version of the plan.
- 1.9 That consultation ran from 19th June to 7th August, 2018.
- 1.10 The consultation was supported by on-line documentation on the Cottenham Parish Council Neighbourhood Plan web-page <http://www.cottenhampc.org.uk/neighbourhood-plan/>, and a variety of hard-copy explanatory leaflets focused on key sections of the plan.
- 1.11 The plan was publicised in four main ways:
 - a) Direct eMail notice to Environment Agency, Historic England and Natural England as statutory consultees and a further 200 other private and public bodies which might have an interest;
 - b) Advertisement in the 18th July 2018 Notices section of the Cambridge Independent News, a weekly local newspaper;
 - c) Direct eMail notices to 250 Neighbourhood Plan Ambassadors, including details of local exhibitions and face-to-face opportunities to discuss the plan;
 - d) Posters placed in various local offices and shops.
- 1.12 Several hundred comments were received, mostly via the dedicated on-line response page; some addressed a single policy, others gave more comprehensive commentary on the entire plan.
- 1.13 Personal information - names, postal and eMail addresses - has been redacted from the published version of this statement but is included in Appendix D and E of the versions held by Cottenham

Parish Council and South Cambridgeshire District Council and made available to the independent Neighbourhood Plan Examiner.

- 1.14 This statement should be read in conjunction with:
 - a) The Submission Plan
 - b) The Strategic Environment Assessment screening report (SCDC / Place Services)
 - c) The Strategic Environment Assessment (AECOM)
 - d) The Basic Conditions Statement (coming soon)
- 1.15 Once submitted to the Local Planning Authority, the Submission Plan will be examined independently to ensure it meets the basic conditions and is in general conformity with the strategic policies of the SCDC Local Plan.
- 1.16 The Examiner may require amendments to the Submission Plan before it can be recommended to proceed to a referendum.
- 1.17 Subject to receiving a simple majority of voters approving the plan it becomes part of the Local Plan and its policies apply to planning decisions within Cottenham Civil Parish..



Cottenham Neighbourhood Development Plan
Submission Plan – Consultation Statement: 181231



Contents

1 Summary 2
2 Initiation 7
Figure 1: Cottenham’s “nine development principles” 7
Figure 2: Early days events..... 7
Figure 3: Applying for Area Designation 8
Figure 4: Cottenham’s project plan with eight milestones..... 9
Figure 5: Preparing the survey 9
Figure 6: Bringing in survey consultants 9
3 The NP survey 10
Figure 7: Promoting the survey..... 10
Figure 8: Reporting the findings..... 11
Figure 9: Developing the Vision & Objectives 11
Figure 10: Short articles outlining progress 13
Figure 11: Workshops to test evidence base – “12 questions” 14
Figure 12: “Employment” part of the “12 questions” workshop survey 15
Figure 13: Example of evidence poster (included questions on important vistas)..... 16
4 The first draft Pre-Submission Plan (v2.1) 17
Figure 14: Promoting the 2017 Reg 14 consultation at the Fen Edge Festival 2017 17
5 Course change following major planning permissions 18
Figure 15: Two major planning permissions forced a substantial revision..... 18
Figure 16: The NP Evidence Papers..... 18
Figure 17: The “7 Questions” poster..... 19
Figure 18: The “7 Issues” survey process..... 19
Figure 19: Publicising the 2018 Reg 14 consultation 20
Figure 20: Public Notice in Cambridge Independent News - 18th July 2018 21
7 Strategic Environment Assessment 22
8 Policy evolution following 2018 Reg14 consultation 23
Policy C/4: Village character – alterations and extensions 29
Policy COH/1-4: Village character – alterations and extensions..... 29
Policy C/5: Village character – new build..... 30
Policy COH/1-5: Village character – new build 30
No previous equivalent policy – extracted to clarify C/5..... 32
Policy COH/1-6: Village character – the village core or centre..... 32



**Cottenham Neighbourhood Development Plan
Submission Plan – Consultation Statement: 181231**



Policy C/6: Local Green Space.....	34
Policy COH/1-7: Local Green Space.....	34
Policy C/7: Protected Village Amenity Areas	36
Policy COH/1-8: Protected Village Amenity Areas.....	36
Policy C/3: Development framework.....	38
Policy H/1: Large site design	40
Policy COH/2-2: Large site design	40
Policy H/2: Use of brownfield sites for housing.....	43
Policy COH/2-3: Use of brownfield sites for housing.....	43
Policy H/3: Use of greenfield sites for housing.....	45
Policy COH/2-4: Locally affordable housing.....	45
Policy AF/1: Medical & Drop-in & Chat Centre.....	47
Policy COH/3-1: Medical & Drop-in & Chat Centre.....	47
Policy BF/2: Durman Stearn site (site X4 as shown in Figure 13)	49
Policy COH/3-1.1: Durman Stearn site (site X4 as shown in Figure 14).....	49
Policy BF/4: Co-op site (site X4 as shown in Figure 13)	51
Policy COH/3-1.2: Co-op site (site X6 as shown in Figure 14).....	51
Policy AF/6: Supermarket	53
Policy COH/3-2 Supermarket	53
Policy BF/3: Watson’s Yard / Fire Station site (site X5 in Figure 13).....	55
Policy COH/3-2.1: Watson’s Yard / Fire Station site (site X5 in Figure 14)	55
Policy COH/4-1.1: Recreation Ground	57
Policy AF/2: Multi-purpose Village Hall	59
Policy COH/4-2: Multi-purpose Village Hall.....	59
Policy AF/3: Nursery.....	62
Policy COH/4-3: Nursery	62
Policy AF/5: Sports facilities.....	65
Policy COH/4-4: Sports facilities.....	65
Policy AF/5: Sports facilities.....	68
Policy COH/5-1: New Recreation Ground	68
Policy AF/7: Extension of burial grounds.....	70
Policy COH/6-1: Extension of burial grounds.....	70
Policy E/1: Village employment	72
Policy COH/7-1: Village employment.....	72



**Cottenham Neighbourhood Development Plan
Submission Plan – Consultation Statement: 181231**



Policy E/2: Rural employment..... 73

Policy COH/7-2: Rural employment 73

Policy E/3: new Durman Stearn site..... 74

Policy COH/7-3: new Durman Stearn site (X11 in figure 14) 74

Appendix A: Summary of how policies were developed in consultation 77

Appendix B: The NP Evidence Papers 78

Appendix C: Statutory Consultees 79

Appendix D: Consultees nominated by SCDC 80

2 Initiation

- 2.1 Early in 2015, Cottenham Parish Council delegated two Parish Councillors and a District Councillor to investigate the potential value of a Neighbourhood Development Plan for Cottenham.
- 2.2 At the Annual Parish Meeting in 2015, it was noted that the SCDC Local Plan included no housing development for Cottenham, despite there being clear demographic pressure creating demand for new homes, particularly for young local families and the elderly wishing to down-size. The meeting introduced the concept of a Neighbourhood Development Plan in influencing where and how appropriate development might be allowed and the benefits of a Community Land Trust in securing locally-affordable homes.
- 2.3 During 2015, it became clear that Cottenham was becoming a target for speculative developers keen to take advantage of the lack of a 5-year supply of housing land in South Cambridgeshire and the Working Party evolved a set of “nine development principles” against which to assess the merits and demerits of any proposal:

<p>We think Cottenham residents need:</p> <ol style="list-style-type: none"> 1 More affordable homes 2 More pre-school places 3 Better medical and day care facilities 4 More local employment 5 Improved leisure and recreation facilities 6 Easier movement into, out from, and around the village <p>We also understand that Cottenham residents do not want to:</p> <ol style="list-style-type: none"> 7 Compromise our conservation area and the character of our village core 8 Increase noise and pollution from our busiest roads 9 Overload our Primary School
<p>Figure 1: Cottenham’s “nine development principles”</p>

- 2.4 After the Parish Council allocated initial funding to the NP Working Party, a mini-consultation was developed to:
 - understand better the relative importance to residents of “nine development principles”; eventually around 100 people completed the survey; the development principles were also used as the basis of fact-finding meetings with speculative developers
 - recruit a group of NP Ambassadors to provide a cascade information channel into the village; by September’s public meeting to consider the speculative developments, 50 people had joined.

Date	Activity	Outreach
21 st April 2015	Annual Parish Meeting: presentation introduced the benefits of a Neighbourhood Plan and a Community Land Trust	~50 attendees
20 th June 2015	Fen Edge Family Festival: A4 flyer outlined benefits of a NP and invited residents to become involved and/or prioritise nine “development principles”	~50 responses with ~25 interested
1 st September 2015	Public Meeting re development: neutral presentation on major developments; same A4 flyer used to prioritise development principles and engage participants	~125 attendees with survey uptake increasing to around 100 with around 50 “involved”

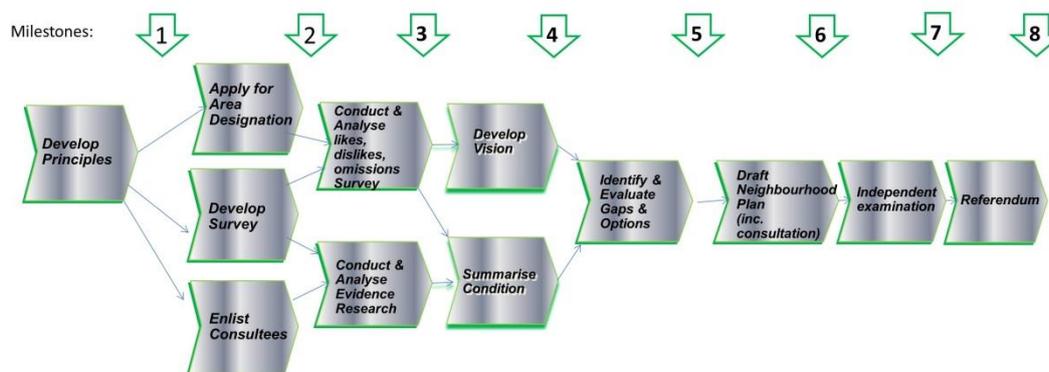
Figure 2: Early days events

- 2.5 The nine principles were subsequently used by the Working Party as a basis of a full-scale parish-wide survey
- 2.6 Later in 2015, following a public meeting to review the likely planning applications, an application was made to the Local Planning Authority (South Cambridgeshire District Council) for Cottenham Civil Parish to be designated as a Neighbourhood Plan Area. Following the consultation necessary at that time, Cottenham Civil Parish was designated as a Neighbourhood Plan Area on 17th November 2015.

Date	Activity	Outreach
16 th September 2015	Outline plan prepared and emailed to NP Ambassadors	70 NPAs
23 rd September 2015	Application for Area Designation	
30 th September 2015	Newsletter article	2,500 home circulation
2 nd October 2015	Area designation consultation	50+ consultees
October 2015	Approximately 12 Community Leader meetings engaging Choirs, Churches, Day Centre, Pavilion Opening, Schools, Sports Clubs, WI	
18 th October 2015	Feast Parade	100+ flyers distributed
End October 2015	Area consultation closes	

Figure 3: Applying for Area Designation

- 2.7 The Working Party, now expanded by several additional Parish Councillors, began to develop a parish-wide survey to assess “likes and dislikes; facilities and omissions” as a basis for the draft Neighbourhood Plan.
- 2.8 In parallel with the work drafting a survey, a number of village “opinion leaders” – usually prominent people, often leaders, within local groups – were recruited as “Neighbourhood Plan Ambassadors” and briefed on the plan’s goals and likely approach with regular updates by eMail.
- 2.9 Briefing meetings were often in private but included talks to groups such as the Womens’ Institute or Sports Clubs and poster exhibitions at events such as the opening of the Cottenham Sports Pavilion and annual Feast Parade.
- 2.10 Together, completion of these three activities would allow the group to reach “milestone 2” and move on to the survey and evidence collection stage of the process.



13

Figure 4: Cottenham’s project plan with eight milestones

Date	Activity	Outreach
20 th October 2015	Traveller site visit	Approx. 10 “hard-to-reach” residents contacted face-to-face
21 st October 2015	FB, website, streetlife begin	Social media campaigns
2 nd November 2015	Survey pilot; 6 residents were asked to complete a draft copy of the survey to identify any difficulties regarding content or time to complete	

Figure 5: Preparing the survey

2.9 Although a Parish-wide survey had been successfully carried out in 2003, achieving a high response rate, it was felt that the Working Party had access to insufficient resources to assure the same response so, following successful application for grant assistance from Locality, the survey was put out to competitive tender.

Date	Activity	Outreach
October 2015	A simple brief was prepared and offered to three short-listed bidders	
11 th November	NPAs updated and invited to comment on draft survey	
November-December 2015	Enventure were selected from three formal bids and several meetings were held with them to refine their proposal and the questionnaire	

Figure 6: Bringing in survey consultants

3 The NP survey

- 3.1 Enventure, a market research company, was engaged to refine the survey questionnaire and undertake the survey which had several key elements:
- i. Hard-copy surveys were sent out with a reply-paid response envelope, to all Cottenham postal addresses using Royal Mail.
 - ii. The survey could also be completed entirely on-line
 - iii. There was a charity incentive; with 50p being donated to a local charity for each completed survey returned.
 - iv. Posters throughout the village reminded residents to “have their say”
 - v. The Traveller site was visited and several residents helped to complete the survey.
 - vi. An eMail and FaceBook campaign urged everyone to remind their friends and neighbours to respond.
 - vii. Response rates by street were tracked; a reminder “flyer” was hand-delivered to each address within streets known to have low response rates.

Date	Activity	Outreach
7 th December 2015	Community Leaders were invited to a launch event outlining what would happen as questionnaires arrived in the village	
December 2015	Survey Launch, including on-line. Charity incentive of 50p per completed form to nominated local charity.	Surveys posted to 2,600 Cottenham addresses with reply-paid envelopes
4 th January 2016	~300 responses received; NPAs advised	
January 2016	Targetted chasing begins with additional questionnaires placed in churches and shops around the village and flyers posted door-to-door in low response streets.	
13 th January 2016	~600 responses received; NPAs advised.	
		
January 2016	Targetted reminder flyer drops	
21 st January 2016	Survey closes; NPAs advised.	973 responses

Figure 7: Promoting the survey

- 3.2 The survey achieved 973 responses, sufficiently high to be representative, and the report used to identify the key issues on which to base the Neighbourhood Plan.
- 3.3 A presentation of key findings was held before a Parish Council meeting and subsequently at a dedicated public meeting.

Date	Activity	Outreach
1 st March 2016	Key Findings presentation	
March 2016	Cottenham Newsletter	~2,500 households
1 st March 2016	Survey Report	
3 rd March 2016	Summary presentation emailed	~225 NPAs
9 th March 2016		
		
16 th March 2016	Key Findings presentation	
23 rd March 2016	Key findings review	

Figure 8: Reporting the findings

Date	Activity	Outreach
11 th April 2016	Possible options workshop	20+ attendees
22 nd April 2016	Options summary emailed	~225 NPAs
26 th April 2016	Annual Parish Meeting	50+ attendees
May 2016	Cottenham Newsletter	~2,500 households
July 2016	Cottenham Newsletter	~2,500 households

Figure 9: Developing the Vision & Objectives

3.4 By July 2016, four policy areas were emerging for discussion with residents at the Fen Edge Festival:

a) The Conservation Area & Lanes

Development proposals and extensions or alterations to existing buildings and structures will be permitted where they:

- i. increase provision of office, residential and retail premises or related car and cycle parking spaces or
- ii. change use of premises, especially for use as community buildings such as a new Medical Centre or affordable homes, to reduce HGV movements within the area, or
- iii. convert or extend shops and leisure facilities, including public houses, to improve their viability and
- iv. do not lead to loss of office or retail premises or reduce the number of parking places and
- v. ensure that the design, scale and massing of buildings relate sympathetically to the surroundings and
- vi. use traditional and vernacular building materials to respect the context of the development and
- vii. maintain views through to open countryside where these exist, especially to the north of the Lanes and
- viii. improve the pavement provision in front of the development and
- ix. provide or increase on-site parking to reduce the need for street-side parking and
- x. enhance the structure or visual appearance of the building or its surroundings

b) An Extended Residential Framework

Every development must make positive contributions to the following objectives:

- i. delivering sustainable development and growth to enhance the self-reliance of the local community and economy, and
- ii. meeting economic and social needs, including access to fast broadband communications and provision of affordable homes, and
- iii. providing alternative safe routings for vehicles, including buses and HGVs, to disperse and slow traffic that would otherwise flow through the village core and
- iv. maintaining the character of the village – for residents, visitors and local businesses.

c) An Extended Employment Framework

In supporting additional economic growth, new development will be expected to:

- i. fall within the boundary of planned limits of development for the village unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location or there are proven exceptional circumstances, and

- ii. where possible, development should be sited in existing buildings or on areas of previously developed land, and
 - iii. be of a size and scale not to adversely affect the character, infrastructure and environment of the village itself or the wider Neighbourhood Plan area
- d) The Rural Parish

Small-scale sustainable development in sympathy with the defining characteristics of the wider rural area will be supported if it falls within any of the categories listed below:

- i. schemes which will benefit the local rural economy and / or society in Cottenham
- ii. housing meeting an established and identified rural need, especially for family members
- iii. tourism related development appropriate in terms of scale and type
- iv. increased access to water-side walks
- v. re-use of redundant or disused buildings which would lead to an enhancement of the immediate setting

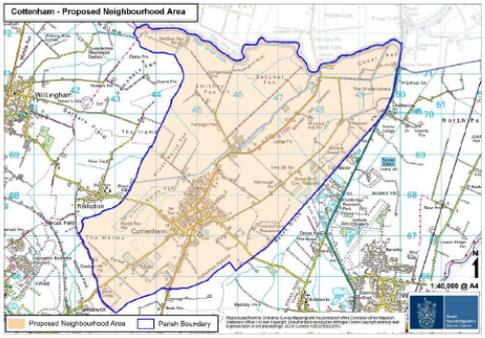
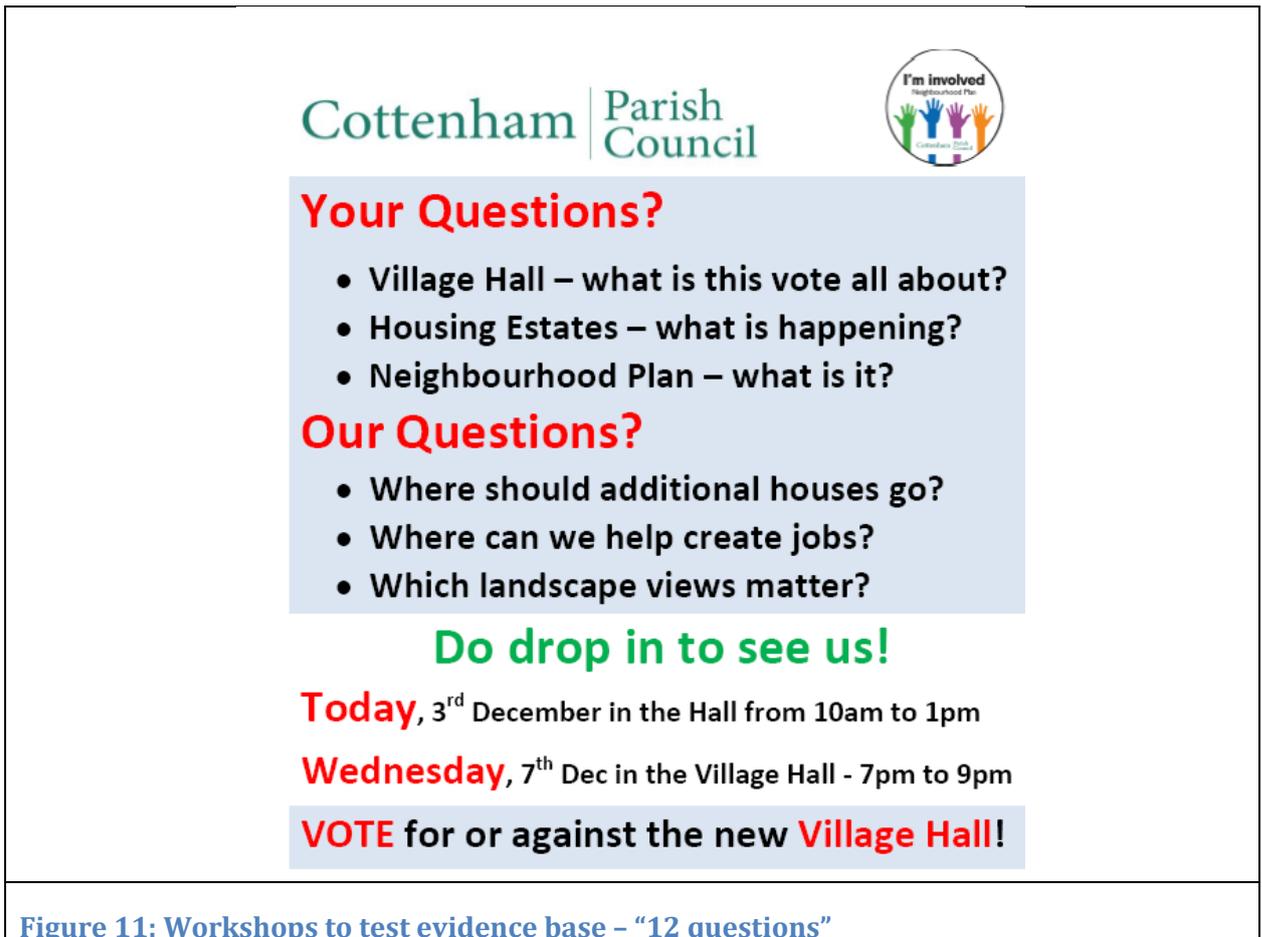
Date	Activity	Outreach												
July 2016	Cottenham Newsletter update	~2,500 households												
8 th August 2016	NPA update on emerging draft policies	~230 NPAs												
September 2016	Cottenham Newsletter update	~2,500 households												
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Cottenham Civil Parish Neighbourhood Development Plan 2017 to 2031</p>  <p>Cottenham Parish Council Pre-submission draft summary October 2016</p> </div> <div style="width: 50%;"> <p>Key issues A sustainable community is one that provides ample opportunity for sociability, personal development, and community participation. That requires a combination of amenities and facilities that are readily accessible to most residents, preferably by being affordable and within easy walking distance.</p> <p>Cottenham's key issues which can be addressed within the Neighbourhood Plan are:</p> <ul style="list-style-type: none"> • limitations of our facilities and services for education – both early years and primary – medical, welfare and day-care, leisure and recreation • shortages of homes that are truly affordable for local people <p>Other concerns not directly addressable in the NP include:</p> <ul style="list-style-type: none"> • limitations of our local road network, especially if developments do not create local employment or increase local provision of services – increasing noise and pollution as certain junctions become heavily congested <p>In addition, any improvements must respect the village's character as a rural working village developed around a Conservation Area rich in architectural heritage.</p> <p>Vision <i>By 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.</i></p> <p>Objectives From the vision, there are five clear objectives, which link to specific issues:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">objective</th> <th style="width: 50%;">related issues</th> </tr> </thead> <tbody> <tr> <td>A Improving amenities and facilities</td> <td>• day centre, education, medical centre, nursery, village hall</td> </tr> <tr> <td>B Making housing more affordable</td> <td>• Community Land Trust, Linked housing</td> </tr> <tr> <td>C Encouraging employment</td> <td>• employment, arts, sports facilities, teens,</td> </tr> <tr> <td>D Reducing the impact of traffic,</td> <td>• Encouraging business relocation and</td> </tr> <tr> <td>E Conserving the character of the village as a safe community</td> <td>• character (Conservation Area, rural and new build), design, trees, events</td> </tr> </tbody> </table> </div> </div>			objective	related issues	A Improving amenities and facilities	• day centre, education, medical centre, nursery, village hall	B Making housing more affordable	• Community Land Trust, Linked housing	C Encouraging employment	• employment, arts, sports facilities, teens,	D Reducing the impact of traffic,	• Encouraging business relocation and	E Conserving the character of the village as a safe community	• character (Conservation Area, rural and new build), design, trees, events
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D Reducing the impact of traffic,	• Encouraging business relocation and													
E Conserving the character of the village as a safe community	• character (Conservation Area, rural and new build), design, trees, events													
10 th October 2016	NPA update on draft policies	~230 NPAs												
November 2016	Cottenham Newsletter	~2,500 households												

Figure 10: Short articles outlining progress

- 3.5 By the poster-based workshops held in the Community Centre on 3rd and Village Hall on 7th December, 2016, the draft had evolved into five sections, covering:
- Amenities
 - Housing
 - Employment
 - Traffic and
 - Character
- 3.6 Twelve questions were tested with participants



The poster features the Cottenham Parish Council logo and the 'I'm involved Neighbourhood Plan' logo. It lists 'Your Questions?' and 'Our Questions?' with bullet points. It also includes the text 'Do drop in to see us!', 'Today, 3rd December in the Hall from 10am to 1pm', 'Wednesday, 7th Dec in the Village Hall - 7pm to 9pm', and 'VOTE for or against the new Village Hall!'.

Cottenham Parish Council

I'm involved Neighbourhood Plan

Your Questions?

- Village Hall – what is this vote all about?
- Housing Estates – what is happening?
- Neighbourhood Plan – what is it?

Our Questions?

- Where should additional houses go?
- Where can we help create jobs?
- Which landscape views matter?

Do drop in to see us!

Today, 3rd December in the Hall from 10am to 1pm

Wednesday, 7th Dec in the Village Hall - 7pm to 9pm

VOTE for or against the new **Village Hall!**

Figure 11: Workshops to test evidence base - “12 questions”

Cottenham Parish Council – emerging Neighbourhood Development Plan – extract from draft pre-submission version – EE/x Employment

Economy

Employment opportunities can be created:

- *Within the village, mostly within improved amenities and facilities such as the nursery within the multi-function Village Hall and the Medical Centre and by improving access to shops by ensuring there are at least 2 short-term parking spaces and a safe crossing point on the High Street within 50m of each convenience store; encouraging relocation of businesses requiring heavy vehicle activity*
- *Within extensions to the existing industrial areas; improving public transport services to them*
- *Within the rural parish, new agro-tourism or eco-tourism related development will be permitted, whether as small additions to established viable rural businesses or modest-scale new propositions with demonstrable potential to create employment opportunities.*

Increasing employment opportunities within the wider village is a key part of reducing the need to travel; hence reducing rush-hour traffic, noise and pollution.

Evidence

Cottenham has a natural growth rate of around 12% over the 15 years. If the proportion of people working outside the parish is to fall from around 80% today, over 60 jobs will need to be created within the parish over the next fifteen years to improve sustainability.

Eliminating areas excluded from development by Green Belt, Flood Risk or other major planning constraints, the following sites might be considered:

- The new Medical Centre, pre-school Nursery and Village Hall may create around 20 direct jobs
- Drop-in business / crèche facilities at the new Village Hall will provide working parents of young children with a distraction-free working environment away from home.
- Improved broadband enables more knowledge-workers to be home-based or spend considerable time working from home.
- The existing two industrial sites have expansion potential

Preliminary Site Selection

The maps below show the effect of applying a sequence of sustainability tests, including protection of views of the Grade I listed All Saints Church - shown as red sight zones, to various clusters of fields around the village:

- **Site J** is adjacent to the Industrial area on Beach Road and bounded by site D which might be developed for residential purposes, sites E and U which are in Green Belt, and open countryside with views of the Grade I listed All Saints Church.
- **Site K** is adjacent to the Brookfields Industrial area on Twenty Pence Road and bounded mostly by open countryside with views of the Grade I listed All Saints Church and Cottenham Lode, the other side of which is Flood Plain.

Land further to the North-East along twenty Pence Road is further into open Countryside and restricted in purposes for which it might be developed,

The benefits of sites J and K, and the absence of better sites, indicate that these should be developed in preference to other sites. Neither is currently served by public transport.

Question EE/1 - Should part of site K on Twenty pence Road be designated for industrial development?

Question EE/2 – If part of site K is designated for industrial development, should some land nearby be designated for low-cost housing development to minimise traffic generated?

Question EE/3 - Should Stagecoach be encouraged to extend their Citi8 route to a turn-round point at Fen Reeves – just north of Brookfields Industrial Estate?

Question EE/4 - Should part of site J be designated for industrial development?



Figure 12: “Employment” part of the “12 questions” workshop survey

Objective E: Character – Heritage & Rural assets

Residents value the character of this working village set in Fen-edge countryside; any improvements must respect the village's character as a rural working village developed around a Conservation Area rich in architectural heritage.

Spatially the village has evolved from its early rural settlement in and around the Lanes. Expansion along the High Street and reconstruction following the 1850 fire was complemented by ribbon development along the five arterial roads. Post-war cluster developments and several larger modern cluster estates, mostly within 800 metre easy walking distance of the core, complete the three-part character:

- The Rural Parish and Cottenham Lode
- The 19th century Conservation Area and the Lanes
- The 20th and 21st Century estates

Meeting the need

Certain policies from the Village Design Statement have stood the test of time; others have been absorbed into district or national planning policy. Some policies, while appropriate to the Conservation Area, only serve to increase housing costs and limit supply.

Land within 800 metres of the village core is scarce and often prevented from development by considerations ranging from flood risk, both on the site itself or to neighbouring areas as a result of run-off, to preservation of Green Belt or particular vistas. Some of these limitations will need to be revisited carefully if development within a sustainable distance of the village core is to be favoured over unsustainable extended ribbon development more than 1,200 metres from the core.

Evidence

Commission for Architecture & the Built Environment

“This way to better residential streets”

- Avoid isolated sites
- Aid navigation for walking and cycling
- Design for on-street parking

Chartered Institute of Highways & Transport

“Planning for Walking”

Walkable neighbourhoods are more sustainable especially for ageing populations.

Most people will only walk if their destination is less than a mile away with a typical catchment of 800 metres or 10 minute walk.

Cottenham Village Design Statement

Originally developed in 1994 and updated in 2007 with a substantial evidence base and widespread support in the village. Relevant policies are being adopted or adapted into this plan.

Policies to maintain Cottenham's character

The following policies are mostly retained or adapted from the Cottenham Village Design Statement

Figure 13: Example of evidence poster (included questions on important vistas)

4 The first draft Pre-Submission Plan (v2.1)

- 4.1 Two members of the Working Party attended a policy-writing workshop arranged by SCDC in February 2017.
- 4.2 In response to the Ministerial statement increasing the robustness of Neighbourhood Plans that included housing allocations, a “call for sites” was launched in March 2017 and promoted at the Annual Parish Meeting in April 2017.

Date	Activity	Outreach
11 th April 2017	Annual Parish Meeting	~50 residents

- 4.3 A Reg 14 consultation was held on v2.1 during May/June 2017, supported by a Cottenham Newsletter insert outlining a simplified “in a nutshell” version of the plan.

Date	Activity	Outreach
May 2017	Pre-Submission draft v2.1 published	
May 2017	Statutory and other consultees notified	~400 contacts
May 2017	“Plan in a nutshell” distributed	~2,500 homes
22 nd June 2017	Fen Edge Festival	~3,000 attendees



Figure 14: Promoting the 2017 Reg 14 consultation at the Fen Edge Festival 2017

5 Course change following major planning permissions

- 5.1 In August 2017, two planning decisions permitting development of over 300 houses rendered the draft plan and its feedback obsolete.
- 5.2 Both were enabled as a consequence of SCDC not being able to demonstrate a 5-year supply of housing land.

Determination date	Applicant and SCDC planning reference
9 th August 2017	Gladman S/2413/17/OL
9 th August 2017	Persimmon S/1606/16/OL

Figure 15: Two major planning permissions forced a substantial revision

- 5.3 AECOM were commissioned to provide:
- An independent assessment of housing need
 - A character and heritage assessment
 - A site assessment for the potential development sites
- 5.4 A series of NP Evidence Papers were developed and published on the Cottenham Parish Council website:

Evidence Paper E1 Housing need and supply
Evidence Paper E2 Brownfield sites
Evidence Paper E3 Rural Exception Sites and Community Land Trust
Evidence Paper E4 Recreation Ground
Evidence Paper E5 Village Hall
Evidence Paper E6 Nursery
Evidence Paper E7 Medical and Drop-in & Chat Centre
Evidence Paper E8 Village heritage and character
Evidence Paper E9 NP Golden thread
Evidence Paper E10 Burial ground extensions
Evidence Paper E11 Drainage & Flooding
Evidence Paper E12 Village Design Statement 2007
Evidence Paper E13 Traffic & Transport Strategy
Evidence paper E14: Community Transport
Evidence paper E15: Play
Evidence Paper E16: Open Space

Figure 16: The NP Evidence Papers

5.5 A mini-consultation, based on an updated “plan in a nutshell” sought resident’s views on seven key questions:

Cottenham's Neighbourhood Plan
HAVE YOUR SAY
(deadline 22nd October 2017)

We want your views on seven key things the draft plan supports:

- 1) development of about 30 truly affordable homes in Cottenham and suggests where.
- 2) moving the Co-op to a safer site within the village centre and suggests where.
- 3) building a new medical centre and suggests where.
- 4) building the new Village Hall on the Rec but separate from the Nursery.
- 5) building an early years Nursery.
- 6) building a floodlit multi-court Multi-Use Games Area and suggests where.
- 7) setting up a Cottenham Community Bus service and suggests some routes.

Questionnaires will be delivered in the Cottenham Newsletter
Please answer the 7 questions, tear off and return completed pages 1 and 2:
EITHER to one of the special boxes in the Library, Parish Council Office, Post Office and Sports & Social Club.
OR scan and eMail to cottenhamnp@gmail.com **NO LATER THAN Sunday, 22nd October.**
OR go on-line at <http://www.cottenhampc.org.uk/neighbourhood-plan/> to complete the survey or download extra questionnaires.
Every resident aged 16 or over can complete a copy but we are only allowed to consider the views of those who provide their name and postcode.

Figure 17: The “7 Questions” poster

5.6 The mini-survey was supported by a full version of the draft Pre-Submission Plan (v3.1) posted on the Parish Council website, with the shorter “nutshell” version being distributed to all households as an insert in the Cottenham Newsletter.

Date	Activity	Outreach
1 st October	Survey opens	
2 nd October 2017	email	~250 NP Ambassadors
	on-line copy	
	hard-copy distributed	~2,700 households with Newsletter
	Postboxes: <ul style="list-style-type: none"> • CoffeeShop • Co-op • Library • Post Office • Social Club 	
	CPC website – v3.1a	
	CPC FaceBook page	
15 th October	CPC stall at Feast Parade	

Figure 18: The “7 Issues” survey process

5.7 466 responses were received in October 2017 during the “7 Issues” survey window and the responses used to inform the Pre-Submission Plan (v4).

6 The second (v4.2) draft Pre-Submission Plan

6.1 With guidance from an independent Neighbourhood Plan Examiner a revised draft plan was prepared and subjected to consultation by statutory and other consultees and local residents under Regulation 14 of the Neighbourhood Plan Regulations 2012.

Cottenham Neighbourhood Plan

**OUR PLAN
OUR VILLAGE
OUR FUTURE**

Banner displayed on the Village Green

InfoBoard on Village Hall

Example A5 mini-booklet

Pull-up poster

Example A5 booklet page

Exhibit in Village Hall

Figure 19: Publicising the 2018 Reg 14 consultation

6.2

- 6.2 The consultation ran from 19th June to 7th August, 2018.
- 6.3 The consultation was supported by on-line documentation on the Cottenham Parish Council Neighbourhood Plan web-page <http://www.cottenhampc.org.uk/neighbourhood-plan/>, and a variety of hard-copy explanatory leaflets focused on key sections of the plan.
- 6.4 The plan was publicised in four main ways:
- Direct eMail notice to Environment Agency, Historic England and Natural England as statutory consultees and a further 200 other private and public bodies which might have an interest;
 - Advertisement (figure 21) in the 18th July 2018 Notices section of the Cambridge Independent News, a weekly local newspaper;
 - Direct eMail notices to 250 Neighbourhood Plan Ambassadors, including details of local exhibitions and face-to-face opportunities to discuss the plan;
 - Posters placed in various local offices and shops.
- 6.5 Several hundred comments were received, mostly via the dedicated on-line response page; some addressed a single policy, others gave more comprehensive commentary on the entire plan.
- 6.6 The approximately 250 responses to the consultation and the consequent policy evolution into the Submission Plan have been analysed in section 7.
- 6.7 The full copy of the responses can be viewed at the Parish Council Office by appointment with the Parish Clerk eMail: clerk@cottenhampc.org.uk Tel: 07503 328401

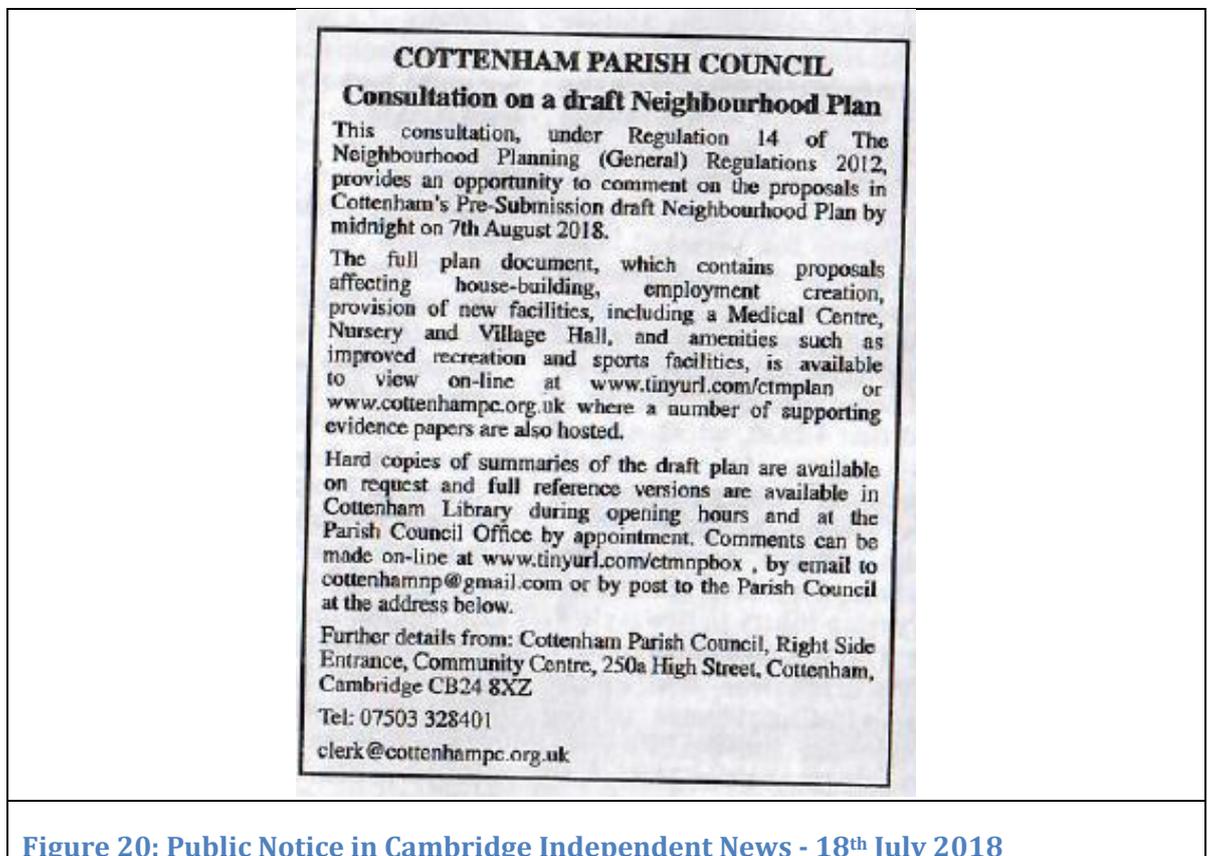


Figure 20: Public Notice in Cambridge Independent News - 18th July 2018

7 Strategic Environment Assessment

- 7.1 The draft plan was also assessed for environmental impact and compliance with EU regulations and, while being “screened out” under the Habitat Regulations, was “screened in” for a Strategic Environmental Assessment (SEA) due to the possible impact of some of its proposals on the environment. The screening determination is on the Cottenham Parish Council website: <http://www.cottenhampc.org.uk/wp-content/uploads/2018/12/Strategic-Environmental-Screening-Determination-Statement-for-Cottenham-Neighbourhood-Plan-September-2018.pdf>
- 7.2 AECOM undertook the SEA Assessment following consultation on a SEA scoping report with:
- Environment Agency
 - Historic England, and
 - Natural England.
- 7.3 The AECOM SEA Assessment has been offered for consultation between 7th December 2018 and 11th January 2019 with:
- Environment Agency, Historic England, and Natural England being advised directly by email and invited to comment; all commented - no changes were required.
 - The ~250 Neighbourhood Plan Ambassadors also advised directly by eMail and invited to comment; there were no further comments.
 - The report being placed on the Cottenham Parish Council Neighbourhood Plan web pages http://www.cottenhampc.org.uk/wp-content/uploads/2018/12/Cottenham-NP-SEA-Environmental-Report_V1.0_191018.pdf with an invitation to comment <http://www.cottenhampc.org.uk/neighbourhood-plan/> ; there were no further comments.

8 Policy evolution following 2018 Reg14 consultation

8.1 These charts show whether or not – and why – each policy has changed in response to the approximately 250 representations received from residents and statutory consultees during the consultation.

Policy adaptation following pre-submission consultation: Policy COH/1-1

Evolution	
<p>The character of the village within a rural setting is very important to Cottenham residents and key inward and outward vistas underpin this character. This policy has evolved as a response to the original Neighbourhood Plan survey, becoming policy C/1 in the draft Pre-submission Plan consulted on in June 2017, and subsequently refined to make the policy and its justification clearer, especially those aspects derived from the Cottenham Village Design Statement and reduce the number of important viewpoints identified. Those viewpoints are now more clearly delineated in the supporting diagram and text.</p>	
Pre-submission Plan version	Proposed Submission Plan version
Policy C/1: Landscape character	Policy COH/1-1: Landscape character
<p>Developments are required, wherever practicable, to conserve the landscape character of Cottenham by protecting vistas that contribute to the character and attractiveness of Cottenham, especially those viewable from publicly-accessible land; notably:</p> <ol style="list-style-type: none"> All Saints' church from: <ol style="list-style-type: none"> stretches of Cottenham Lode (1L in figure 6), and parts of Beach Road and Long Drove (1R in figure 6), and part of Rampton Road and Recreation ground (2 in figure 6),and the village edge when viewed from: <ol style="list-style-type: none"> Oakington Road north-eastward from edge of development framework (3 in figure 6), and parts of Cottenham Lode (4 in figure 6), and parts of Long Drove (5 in figure 6), and Short Drove across Green Belt (6 in figure 6) outward north-westward views across open "big sky / open space" fen-edge landscape : <ol style="list-style-type: none"> from King George V Field (7 in figure 6), and towards Haddenham and the Old West River from Cottenham Lode (8 in figure 6) <p>Where development is permitted:</p> <ol style="list-style-type: none"> non-continuous screens of hedges and native tree species should be deployed to create wildlife corridors and protect the external view of the village, and lighting at the village edge should be subdued, and man-made features in the foreground of outward views should be avoided wherever possible and visually screened where unavoidable due to their disproportionate visual impact. 	<p>Developments are required, wherever practicable, to conserve the landscape character of Cottenham by protecting vistas that contribute to the character and attractiveness of Cottenham, especially those viewable from publicly-accessible land; notably:</p> <ol style="list-style-type: none"> All Saints' church from: <ol style="list-style-type: none"> stretches of Cottenham Lode (1L in figure 6), and part of Beach Road (1R in figure 6), and part of Rampton Road (2 in figure 6),and the village edge when viewed from: <ol style="list-style-type: none"> Oakington Road north-eastward from edge of development framework (3 in figure 6), and part of Cottenham Lode (4 in figure 6), and part of Long Drove (5 in figure 6), and Short Drove across Green Belt (6 in figure 6) outward north-westward views across open "big sky / open space" fen-edge landscape : <ol style="list-style-type: none"> from King George V Field (7 in figure 6), and towards Haddenham and the Old West River from Cottenham Lode (8 in figure 6) <p>Where development is permitted:</p> <ol style="list-style-type: none"> non-continuous screens of hedges and native tree species should be deployed to create wildlife corridors and protect the external view of the village, and lighting at the village edge should be subdued, and man-made features in the foreground of outward views should be avoided wherever practicable and visually screened where unavoidable due to their disproportionate visual impact.
Reason for change: minor changes to text; figure 6 simplified	
NPPF compliance: no known issue	
<p>Indicative public commentary from Reg 14 consultation in July 2018:</p> <ul style="list-style-type: none"> Support: Yes; Comment: Recognises the importance of protecting vistas. I think the use of non continuous screens is important in relation to new developments around the village given the tendency of developers desire to screen their housing on all fronts from the village rather than allow for a more open view in keeping with existing village character. Support: YES <ul style="list-style-type: none"> Support: Yes; Message: In principle approve all the proposals in the plan just some concerns relating to: Timing – expansion of housing is already underway – when will the amenities and facilities improvements occur to match up with the demand and increased population and associated cars. Roads – are there plans to improve Long Drove to make a bypass for the village, also improved beach road – especially relevant for the new Durnam Stearn site Concerns for road planned through recreation ground and impact of selling off land for development Support: Yes; Comment: Victorian villas set in open fen-edge countryside. Message: Need to conserve this "look and feel" with a wide range of architecture clustered along the High Street and neighbouring arteries, all within the wider fen-edge countryside. Support: Yes; Comment: Very important, completely concur. Message: Completely agree with the objectives of this policy. Very important to conserve the rural character and vistas of the village and fenland landscapes. Otherwise the village risks 	

becoming part of a Greater Cambridge urban sprawl.

- Support: ; Comment: Listed buildings need to be re-visited; Message: There are at least four buildings in the conservation area that have no architectural merit whatsoever. The most ugly being the Gothic House. The rear of the property is of insignificant brick and I was told that the interior is of wooden construction. I would resent it greatly if public money were to be spent on either renovation in shoring it up.

Comment from SCDC

Policy C/1 Landscape Character

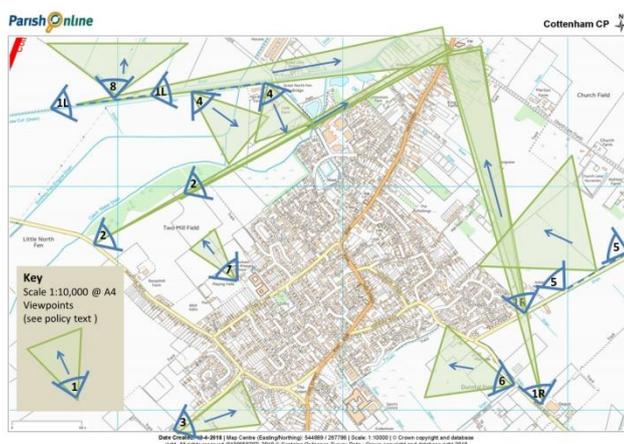
1. The idea of having a views framework policy is considered to be useful in helping assess impact of development on the landscape. However it is important they have clarity. There are so many extensive views identified, it is not clear which are more important or what is their extent.
2. **The views** – There is a confusion of numbering of the views in the policy which cross refers to Figure 6. In Figure 6 the views have different references. Each view needs one distinct reference which is used consistently throughout the Plan.
3. These views, if they are all to be considered important, should be shown on a Proposals Map and this be referred to in the Policy wording. It is suggested that the following words be added ‘...as shown on the Proposals Map’.
4. Whilst we agree with the objective to protect/conservate views to All Saints church, the village edge and views north-westwards across the fens, we do not think that it is compressive, specific and doesn't prioritise their relative importance.
5. As the village character includes its built form and surrounding landscape, viewpoints chosen should reference the wider countryside within the parish as well as its internal spaces and approaches. For example there are no views taken from the north looking into the village/church tower, village green, fen landscape or the River Great Ouse whose character may be harmed by future speculative development.
6. There is little justification for these views in the supporting text. How many of them appeared in the Cottenham Village Design Statement SPD if this was the source for justifying them? Is there an assessment giving reasons for why each view is valued? Were other views rejected? We would expect to see a supporting evidence document to justify these views and why they are in the Plan. There should be a set of criteria for establishing which views/viewpoints are important such as views at the entrance to the village, from key spaces and to/from high points. It is not clear why some views chosen have been selected, what is their order of importance and what is it within the view that is important. Some rationalisation of views may be required
7. All views chosen should be illustrated and viewpoint should be easily identifiable.
8. Currently some views are very wide – and some development would be possible without obstructing or changing the view to any great extent. If views are so valuable that no development is possible further justification is needed and clarity regarding the extent.
9. Criteria forming second part of policy – These criteria refers to the circumstances where development will be permitted – is this all development no matter what the scale from a bathroom extension to 50+ housing scheme? Or is it only development that would impact the landscape character and setting of the village?
10. It is not clear where in the village criteria part a) of this policy applies. Where would wildlife corridors be created? Which external views of the village are being protected? Is it those that are listed in the policy?
11. Criteria b) refers to lighting – does this relate to all developments around the edge of the village or only those impacting views?

Does this policy meet the basic conditions?

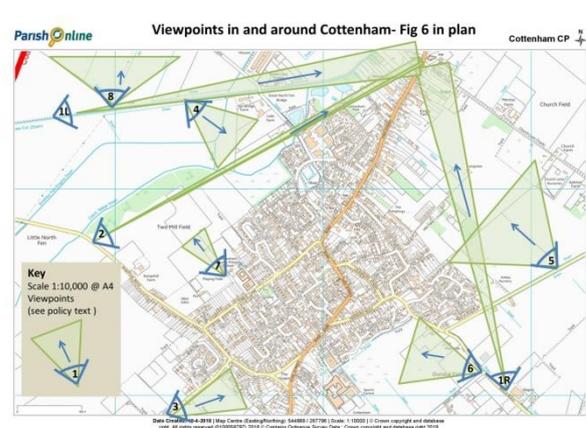
12. Overall this policy is not clear and is ambiguous. A decision maker could not apply it consistently and with confidence when determining planning applications. It could therefore fail the ‘having regard to national policy and advice’ test.

Comment from Gladman

The Parish Council needs to ensure the policy is not over-restrictive so that it allows sustainable development to be brought forward.



Pre-submission Plan Figure 6



Submission Plan Figure 6

Policy adaptation following pre-submission consultation: Policy COH/1-2

Evolution	
<p>The character of the village as a collection of 66 Listed Buildings set mostly within a Conservation Area and all in a rural setting is very important to Cottenham residents. This policy has evolved as a response to the original Neighbourhood Plan survey, becoming part of policy C/2 in the draft Pre-submission Plan consulted on in June 2017, and subsequently expanded to make the policy and its justification clearer, especially those aspects derived from the Cottenham Village Design Statement, the AECOM Character & Heritage Assessment and SCDC's advisory policies on Conservation Areas and Listed Buildings. Following the July 2018 consultation, the policy has been further refined to distinguish the different levels of protection due to designated and non-designated heritage assets. The revised diagram shows the strong clustering of the Listed Buildings that define the identity of the central area.</p>	
Pre-submission Plan version	Proposed Submission Plan version
Policy C/2: Heritage assets	Policy COH/1-2: Heritage Assets
<p>Planning applications that would result in harm to any designated heritage asset, including Scheduled Monuments, the Listed Buildings, or the wider Conservation Area or their respective setting, will be not normally be approved. Specifically:</p> <p>a) applications to demolish pre-1945 building in the Conservation Area will only be allowed as a last resort and only after a structural engineer's report concluding that the building is beyond reasonable repair and plans provide for the subsequent reclamation and reuse of materials in the replacement building where appropriate, and</p> <p>b) alterations or extensions to any heritage asset should, as far as appropriate, follow the principles applying to Listed Buildings.</p> <p>Planning applications affecting the non-designated heritage assets will be considered having regard to the scale of any harm or loss and the significance of that heritage asset. The following non-designated heritage assets are explicitly recognised by this plan:</p> <ol style="list-style-type: none"> i. 354 High Street ii. Cottenham Methodist Church iii. 250 High Street iv. The former Baptist chapel v. Manor Farmhouse vi. The Hop Bind vii. The Cottenham Club viii. The Salvation Army Community Church ix. 327 High Street 	<p>Since heritage assets have unusually high significance in defining the character and appearance of the village, planning applications that would result in harm to any designated heritage asset in Cottenham, including Scheduled Monuments, the Listed Buildings, or the wider Conservation Area or their respective setting, will be not normally be approved. Specifically, over and above protection in NPPF and the SCLP (NH/14):</p> <p>a) Applications to demolish any pre-1945 building in the Cottenham Conservation Area will only be allowed as a last resort after</p> <ol style="list-style-type: none"> i. either a structural engineer's report provided by the applicant has concluded that the building is beyond reasonable repair, or ii. development plans provide for the subsequent reclamation and reuse of materials in the replacement building where appropriate. <p>i. Alterations or extensions to any heritage asset should, as far as appropriate, follow the principles applying to Listed Buildings.</p>
Reason for change: separate policies for designated and non-designated heritage assets	
NPPF compliance: no known issue	
Indicative public commentary from Reg 14 consultation in July 2018:	
<ul style="list-style-type: none"> • Support: Yes. ; Comment: Fully support policy. ; Message: I consider this policy to be essential to the preservation of Cottenham's character, and appropriate in scope to ensure future generations don't lose touch with the village's past. I'd also like to point out that Figure 9 appears to be missing all of the pictures. • Support: Yes. ; Comment: It is essential to conserve our heritage asset. ; Message: Important to protect as far as possible the villages rich resource of listed buildings to retain the character of the village. • Support: YES • Support: Yes. ; Comment: More attention needed to conserve heritage assets. ; Message: Recent years have seen less care taken of our designated and non-designated heritage assets, especially buildings within the Conservation Area. A tougher approach to conservation is required. • Support: Yes. ; Comment: Completely agree with objectives of this policy. ; Message: Cottenham has a wonderful and diverse heritage, which like the landscape vistas must not be lost. 	
Comment from SCDC	
Policy C/2 Heritage Assets	
<p>13. The first part of this policy is somewhat duplicating Policy NH/14 Heritage Assets in the emerging Local Plan. The policy should be reviewed and mention should be made of the Local Plan policy in the supporting text.</p> <p>14. Criterion a) refers to applications to demolish pre-1945 buildings. However, there is no evidence to justify why 1945 is such an important cut-off date. We would expect to see supporting text to explain why this criterion has been included in the policy. What is the status of any building constructed pre-1945 given that the second part of the policy identifies non-designated heritage assets?</p>	

15. What is meant by the term 'principles applying to Listed Buildings'?
16. There needs to be clarification regarding who has to submit the structural engineers report mentioned as a requirement in the policy.

Non- designated heritage assets

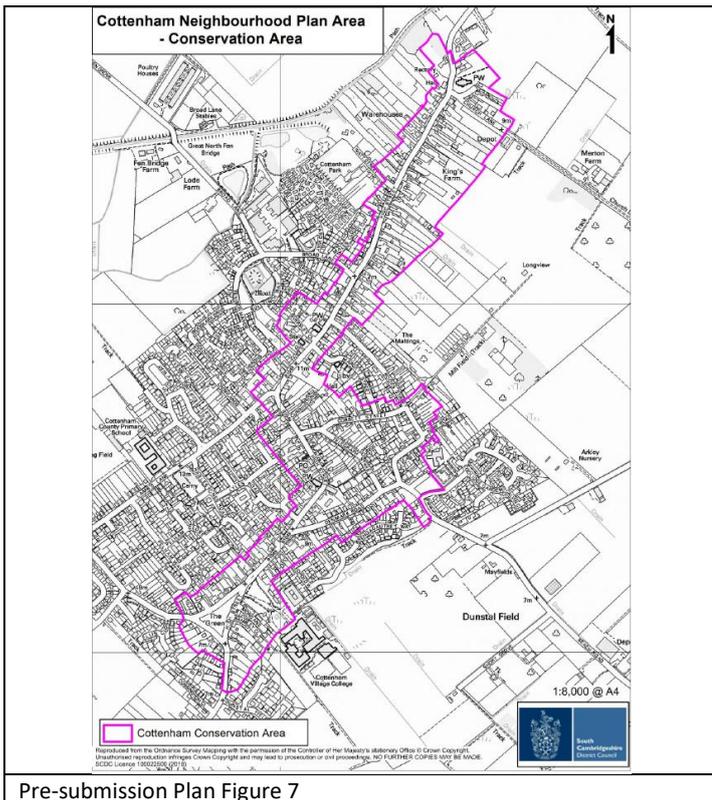
17. The specific recognition of non-designated heritage assets is welcome, but there is a concern that there is no information provided on selection criteria. The criteria used should be noted either in the supporting text, or preferably, in the AECOM Heritage and Character Assessment, which should itself be referred to in the supporting text. Short paragraphs identifying important elements of the assets are included in the Assessment, but there is no introductory paragraph specifying the criteria or any national guidance referred to which would provide a stronger basis for the selection. SCDC does not currently hold a local list, and therefore it is of particular importance that stand-alone lists of non-designated assets have a strong basis.
18. It would assist the clarity of the Plan if a separate policy were created for these assets. It should be clear that this is not necessarily a complete list of non-designated heritage assets, e.g. "Of the non-designated heritage assets within Cottenham, the following are explicitly recognised by this Plan:"
19. They should be identified on the Proposals Map and this should be referred to in the policy. It could be useful to have an inset map alongside this policy showing these assets and the Conservation Area.

Does this policy meet the basic conditions?

20. The first section of the policy is partly repeating Policy NH/14 Heritage Assets in the emerging Local Plan but does provide locally specific criteria about pre-1945 buildings in the Conservation Area and to how extensions or alterations will be considered without providing evidence to justify this local approach.
21. Also there is no supporting text to explain why the non-designated heritage assets listed in the policy have been identified.
22. According to national guidance policies must be supported by appropriate evidence. This policy could therefore fail the 'having regard to national policy and advice' test.

Comment from Gladman

The policy still requires further modification to ensure it conforms with guidance and requirements set through national policy.



Policy adaptation following pre-submission consultation: Policy COH/1-3

Evolution	
<p>The character of the village as a collection of interesting and historically-relevant buildings set mostly within a Conservation Area and all in a rural setting is very important to Cottenham residents This policy has evolved as a response to the original Neighbourhood Plan survey, becoming part of policy C/2 in the draft Pre-submission Plan consulted on in June 2017, and subsequently refined to make the policy and its justification clearer, especially those aspects derived from the Cottenham Village Design Statement and AECOM’s Character & Heritage Assessment. The supporting diagram now clearly shows the character of each building and its location.</p>	
Pre-submission Plan version	Proposed Submission Plan version
Policy C/2: Heritage assets	Policy COH/1-3: Non-designated heritage assets
<p>Planning applications that would result in harm to any designated heritage asset, including Scheduled Monuments, the Listed Buildings, or the wider Conservation Area or their respective setting, will be not normally be approved. Specifically:</p> <p>c) applications to demolish pre-1945 building in the Conservation Area will only be allowed as a last resort and only after a structural engineer’s report concluding that the building is beyond reasonable repair and plans provide for the subsequent reclamation and reuse of materials in the replacement building where appropriate, and</p> <p>d) alterations or extensions to any heritage asset should, as far as appropriate, follow the principles applying to Listed Buildings.</p> <p>Planning applications affecting the non-designated heritage assets will be considered having regard to the scale of any harm or loss and the significance of that heritage asset. The following non-designated heritage assets are explicitly recognised by this plan:</p> <ul style="list-style-type: none"> x. 354 High Street xi. Cottenham Methodist Church xii. 250 High Street xiii. The former Baptist chapel xiv. Manor Farmhouse xv. The Hop Bind xvi. The Cottenham Club xvii. The Salvation Army Community Church xviii. 327 High Street 	<p>A number of buildings and structures have been identified which, although not formally designated as heritage assets, positively contribute to the appearance, character and heritage of the area and now form the basis of a local list of non-designated heritage assets. The following non-designated heritage assets, whose locations are identified in figure 9, are explicitly recognised by this plan:</p> <ul style="list-style-type: none"> ii. 354 High Street iii. Cottenham Methodist Church iv. 250 High Street v. The former Baptist chapel vi. Manor Farmhouse vii. The Hop Bind viii. The Cottenham Club ix. The Salvation Army Community Church x. 327 High Street <p>The potential harm or loss to one of these assets by any application will be judged against the significance of the asset.</p>
Reason for change: separate policies for designated and non-designated heritage assets	
NPPF compliance: no known issue	
<p>Indicative public commentary from Reg 14 consultation in July 2018:</p> <ul style="list-style-type: none"> • Support: Yes. ; Comment: Fully support policy. ; Message: I consider this policy to be essential to the preservation of Cottenham’s character, and appropriate in scope to ensure future generations don’t lose touch with the village’s past. I’d also like to point out that Figure 9 appears to be missing all of the pictures. • Support: Yes. ; Comment: It is essential to conserve our heritage asset. ; Message: Important to protect as far as possible the villages rich resource of listed buildings to retain the character of the village. • Support: YES • Support: Yes. ; Comment: More attention needed to conserve heritage assets. ; Message: Recent years have seen less care taken of our designated and non-designated heritage assets, especially buildings within the Conservation Area. A tougher approach to conservation is required. • Support: Yes. ; Comment: Completely agree with objectives of this policy. ; Message: Cottenham has a wonderful and diverse heritage, which like the landscape vistas must not be lost. 	
<p>Comment from SCDC</p> <p>Policy C/2 Heritage Assets</p> <p>23. The first part of this policy is somewhat duplicating Policy NH/14 Heritage Assets in the emerging Local Plan. The policy should be reviewed and mention should be made of the Local Plan policy in the supporting text.</p> <p>24. Criterion a) refers to applications to demolish pre-1945 buildings. However, there is no evidence to justify why 1945 is such an important cut-off date. We would expect to see supporting text to explain why this criterion has been included in the policy. What is the status of any building constructed pre-1945 given that the second part of the policy identifies non-designated heritage</p>	

assets?

- 25. What is meant by the term 'principles applying to Listed Buildings'?
- 26. There needs to be clarification regarding who has to submit the structural engineers report mentioned as a requirement in the policy.

Non-designated heritage assets

- 27. The specific recognition of non-designated heritage assets is welcome, but there is a concern that there is no information provided on selection criteria. The criteria used should be noted either in the supporting text, or preferably, in the AECOM Heritage and Character Assessment, which should itself be referred to in the supporting text. Short paragraphs identifying important elements of the assets are included in the Assessment, but there is no introductory paragraph specifying the criteria or any national guidance referred to which would provide a stronger basis for the selection. SCDC does not currently hold a local list, and therefore it is of particular importance that stand-alone lists of non-designated assets have a strong basis.
- 28. It would assist the clarity of the Plan if a separate policy were created for these assets. It should be clear that this is not necessarily a complete list of non-designated heritage assets, e.g. "Of the non-designated heritage assets within Cottenham, the following are explicitly recognised by this Plan:"
- 29. They should be identified on the Proposals Map and this should be referred to in the policy. It could be useful to have an inset map alongside this policy showing these assets and the Conservation Area.

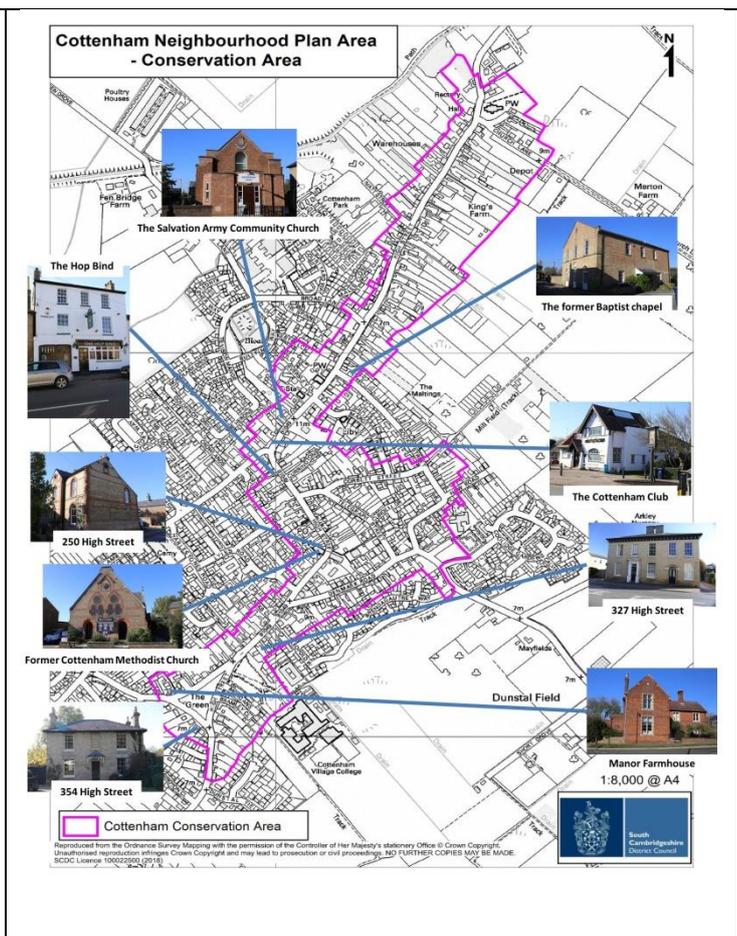
Does this policy meet the basic conditions?

- 30. The first section of the policy is partly repeating Policy NH/14 Heritage Assets in the emerging Local Plan but does provide locally specific criteria about pre-1945 buildings in the Conservation Area and to how extensions or alterations will be considered without providing evidence to justify this local approach.
- 31. Also there is no supporting text to explain why the non-designated heritage assets listed in the policy have been identified.
- 32. According to national guidance policies must be supported by appropriate evidence. This policy could therefore fail the 'having regard to national policy and advice' test.

Comment from Gladman

The policy still requires further modification to ensure it conforms with guidance and requirements set through national policy.

354 High Street	Cottenham Methodist Church	250 High Street
The former Baptist chapel	Manor Farmhouse	The Hop Bind
The Cottenham Club	The Salvation Army Community Church	327 High Street



Pre-submission Plan Figure 9

Submission Plan Figure 9

Policy adaptation following pre-submission consultation: Policy COH/1-4

Evolution	
The character of the village's distinct areas, all set within a rural setting is very important to Cottenham residents. This policy has evolved as a response to the original Neighbourhood Plan survey, becoming policy C/4 in the draft Pre-submission Plan consulted on in June 2017, and subsequently refined to make the policy and its policy justification clearer, especially those aspects derived from the Cottenham Village Design Statement.	
Pre-submission Plan version	Proposed Submission Plan version
Policy C/4: Village character – alterations and extensions	Policy COH/1-4: Village character – alterations and extensions
<p>Planning applications for alterations or extension to existing buildings will be approved, provided they enrich the character of the settlement by, wherever practicable:</p> <ul style="list-style-type: none"> a) being responsive to village characteristics, in particular plot proportions, building lines and positions within plots, roof lines, height, scale, massing, boundary treatments, attention to detailing and architectural individuality, and b) retaining character similarity – buff bricks, dark roofs, muted colours, and c) reducing the need for road-side parking, and d) maintaining or creating views between properties to the open countryside from the public realm, and e) retaining trees within gardens 	<p>Planning applications for alterations or extension to existing buildings will be approved, provided they enrich the character of the settlement by, wherever practicable:</p> <ul style="list-style-type: none"> a) being responsive to village characteristics, in particular plot proportions, building lines and positions within plots, roof lines, height, scale, massing, boundary treatments, attention to detailing and architectural individuality, and b) retaining character similarity – buff bricks, dark roofs, muted colours, and c) reducing the need for road-side parking, and d) maintaining or creating vistas between properties to the open countryside from publicly-accessible land, and e) retaining healthy mature trees within gardens
Reason for change: minor changes to improve clarity	
NPPF compliance: no known issue	
<p>Indicative public commentary from Reg 14 consultation in July 2018:</p> <ul style="list-style-type: none"> • Support: Yes. ; Comment: Importance of protecting village character. ; Message: Alterations and extensions can erode village character. Need careful consideration and design in line with criteria set out in this policy • Support: Yes. ; Comment: Increasing number of trees being removed. ; Message: Trees are being removed from the village without being replaced, particularly along conservation area and replacement should be enforced. This could also help improve air quality along our busy High Street. • Support: Yes. ; Comment: Helps maintain village character • Support: YES • Support: Yes. ; Comment: Need more design consideration applied. ; Message: More emphasis should be placed on character enhancement by emphasising the design aspects of alterations and modifications. • Message: What evidence is there to substantiate the statement that Cottenham remains a working village in the accepted definition that people living in the village also are employed there. I would suggest that a more precise definition would be that Cottenham is a commuter village and has been for many years. In retail terms we have 2 carpet, 1 greengrocer, 2 hairdressers, 1 barber, 1 Frame maker, 1 beauty, 1 baker, 2 convenience, 1 butcher, 1 chemist and of course the Co-op. Most are run by their owners, others I would estimate employ 15 villagers. Judging by the cars parked in the 2 ind estates together with TP not many locals there either. • Support: Generally. ; Comment: C/4 & C/4 Respecting design statement. ; Message: A walk around the village suggests a hint of shutting the stable door after the horse has bolted in respect of alterations. • Support: Yes. ; Comment: Seems a sound policy 	
<p>Comment from SCDC</p> <p>Policy C/4 Village character – alterations and extensions</p> <p>33. This is a criteria based policy linked by 'and' so this implies that development would have to meet all of the criteria to be acceptable. This could be onerous and is this really the intention of the policy?</p> <p>34. Criterion a) does not indicate what these village characteristics are in detail. A Development Management officer considering an application for a new development would not know if a particular scheme complied with each of these characteristics as there is no supporting text to explain them or an indication of where such information can be found.</p> <p>35. Criterion c) states that developments that reduce the need for road-side parking will be approved however planning policy cannot control such parking so this part of the policy is not enforceable.</p> <p>36. Criterion e) does not explain which trees should be retained in gardens – every tree no matter its condition or whether it is protected? This could be a difficult criterion to implement without further guidance in the supporting text.</p> <p>37. There is generally a lack of supporting text to this policy.</p> <p>Does this policy meet the basic conditions?</p> <p>38. The policy could be onerous to meet as a development must meet all of the criteria. There is a lack of supporting evidence to justify the criteria. This policy could therefore fail the 'having regard to national policy and advice' test.</p>	
<p>Comment from Gladman</p> <p>No comment</p>	

Policy adaptation following pre-submission consultation: Policy COH/1-5

Evolution	
The character of the village's distinct areas, all set within a rural setting is very important to Cottenham residents; new builds need to reflect and enrich the existing styles. This policy has evolved as a response to the original Neighbourhood Plan survey, becoming policy C/1 in the draft Pre-submission Plan consulted on in June 2017, and subsequently refined to simplify and make the policy and its justification clearer, especially those aspects derived from the Cottenham Village Design Statement.	
Pre-submission Plan version	Proposed Submission Plan version
Policy C/5: Village character – new build	Policy COH/1-5: Village character – new build
<p>Planning applications for new residential units will be required to enrich the character of the settlement by, wherever practicable:</p> <ol style="list-style-type: none"> including measures to conserve the “fen-edge” landscape character of Cottenham, and avoiding groups of more than 3 near-identical houses, and being responsive to village characteristics, in particular plot widths and proportions, building lines and positions within plots, roof lines, height, scale, massing, boundary treatments, attention to detailing, and retaining character similarity – buff bricks, dark roofs, muted colours, and using subtle variations to minimise repetitious designs in form or proportion, architectural detail and finishes, and keeping car parking areas to the sides rather than fronts, and maintaining or creating views between properties to the open countryside from the public realm, and incorporating trees within gardens, and maintaining or creating wildlife corridors around and through the village, and providing up-to-date communications systems to facilitate home working and reduce car dependency, and being within easy walking distance of the village centre to encourage economic and social development while minimising environmental impacts, or where beyond easy walking distance of the centre, making provisions to: <ol style="list-style-type: none"> enhance public transport connections with the centre, neighbouring villages and transport hubs, and reduce dependence on cars through segregated cycle-ways and footpaths and accessibility improvements within the village centre such as secure cycle parking, improved pavements and safer crossings. 	<p>Planning applications for new buildings will be required, in addition to SCLP policy HQ/1 Design Principles, to enrich the character of the settlement by, wherever practicable:</p> <ol style="list-style-type: none"> including measures to conserve the “fen-edge” landscape character of Cottenham, and avoiding groups of more than 3 near-identical houses, and being responsive to village characteristics, in particular plot widths and proportions, building lines and positions within plots, roof lines, height, scale, massing, boundary treatments, attention to detailing, and retaining material similarity – buff bricks, dark roofs, muted colours, and using subtle variations to minimise repetitious designs in form or proportion, architectural detail and finishes, and keeping car parking areas to the sides rather than fronts of buildings, and maintaining or creating vistas between properties to the open countryside from publicly-accessible land, and incorporating native species trees within gardens, and providing up-to-date communications infrastructure to facilitate home working and reduce car dependency, and being within easy walking distance of the village centre
Reason for change: minor changes to improve clarity	
NPPF compliance: no known issue	
<p>Indicative public commentary from Reg 14 consultation in July 2018:</p> <ul style="list-style-type: none"> Support: Yes.; Comment: Strong support for b), f) l)b). ; Message: I would suggest that the items in (l) be promoted to apply to any new development, rather than just the 800m+-from-core developments. Cottenham already has access to a fairly decent utility cycle path (alongside the B1049), and this path could easily support more commuter traffic heading into Cambridge, providing benefits in particular to residents along Histon Road, but also the wider village. That increased usage, however, can only be supported by ensuring that new developments don't include counter-productive features, such as the tight staggered barriers between Leopold Walk and the High Street, and better lighting along such interconnect paths. Support: Yes. ; Comment: New development needs integrating into the village. ; Message: The criteria for new development in this policy support the vision for the neighbourhood plan of creating, as far as possible through land use planning, a sustainable community. Support: Yes. ; Comment: Helps maintain village character. ; Message: Should apply to new build within the proposed development framework. Should be presumption against development outside it. Support: YES Support: Yes. ; Comment: Need more design consideration in new builds. ; Message: Tenison Manor demonstrated that large new developments can include good, varied design that enhances Cottenham by picking up cues and policies from the Village Design Statement. 	

- Comment: Closing the stable door after the horse has bolted. : Message: With around 600 house builds already approved and I believe one still to be heard most of this is nonsense. I appreciate it refers to new builds but what if the point when around 600 new builds over the next few years will NOT comply with most of these aspirations. Points B,G, K and L at the very least are not real. Currently we have no public transport service to Oakington, Willingham or Waterbeach and as far as I am aware none planned to Northstowe.
- Support: ; Definately. Comment: e.g. shuttle buses to the Busway. Message: Possible users of the Busway may be encouraged to use it to travel into Cambridge if free shuttle buses were provided, perhaps funded by the Greater Cambridge Partnership.
- Support: Yes. Comment: OK but no new build if not easy walking distance. ; Message: Agree with the principles of the policy, particularly that new build should be within easy walking distance. Vital to reduce car dependence for journeys into the village. Where beyond easy walking distance, although I agree with the principle of encouraging cycling and other sustainable means, I am sceptical that it will significantly reduce car use within the village. So no new build please if not in walking distance.

Comment from SCDC

Policy C/5 Village character – new build

39. This is a criteria based policy linked by ‘and’ so development would have to meet all criteria? This could be onerous and is this really the intention of the policy? There is a lack of supporting text to support the criteria. The word ‘and’ between criteria should be removed as some criteria will apply only to residential. So, for example, in criterion b) in residential developments avoid groups of more than 3 near- identical houses.
40. This policy could apply to all new development and not just to residential units.
41. Criteria a) mention is made of the ‘fen-edge’ landscape character of Cottenham. Where is such a landscape described? There is no supporting text to explain this.
42. Criterion b) ‘3 near identical houses’. How would this be interpreted for a three terrace house? Is there any evidence base to support this?
43. Criterion c) refers to village characteristics. These are not clearly described in the supporting text or an indication given as to where such information can be found.
44. Criterion d) ‘Retaining character similarity’ is an obscure term. The description of the criterion refers to bricks, colours/tones of materials yet white render which distinguishes some buildings in Cottenham is not mentioned. The wording could be more explicit or alternatively reference to materials could be included in criterion c).
45. Criterion e) What does ‘subtle variations to minimise repetitious designs in form’ mean?
46. Criterion f) and h) are considered to be too restrictive. Expecting cars to park to the side of all new development rather than in front and requiring trees in all gardens may not always be possible.
47. Criterion i) refer to maintain wildlife corridors but there is no map to indicate where these are within the village. Should they be defined on a map?
48. Criterion j) might be better worded if “infrastructure” was inserted between “providing” and “up-to-date”?
49. Criterion l) can only be delivered through planning obligations and these can only be reasonable related to the development and required to make the development acceptable. As written it requires segregated cycle-ways and footpaths and investment in village centre (village core?) facilities for any new build across the village. It is questioned whether it would be physically possible to construct segregated cycle-ways along existing village roads without having to purchase land and have a detrimental impact on the character of the conservation area. Would this be a requirement on all scales of development.

Does this policy meet the basic conditions?

50. The policy contains requirements that may not be implementable. According to national policy a neighbourhood plan must be deliverable... not to be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. (NPPG para 001 Ref ID: 10-001-20140306).

Comment from Gladman

Gladman, while acknowledging the “where applicable” caveat, believe some aspects of the policy are too prescriptive or restrictive – groups of more than 3 near-identical houses, parking at sides rather the front, up-to-date comms, easy walking distance.



**Cottenham Neighbourhood Development Plan
Submission Plan – Consultation Statement: 181231**



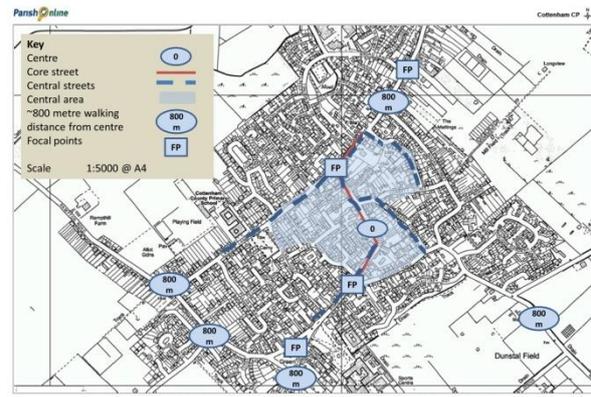
Policy adaptation following pre-submission consultation: Policy COH/1-6

Evolution	
The character of the village’s central areas is at risk as a result of denudation of commercial and retail spaces over time.; a trend this policy aspires to reverse. This policy has evolved as a response to the original Neighbourhood Plan survey, becoming part of policy C/5 in the draft Pre-submission Plan consulted on in June 2017, and subsequently refined, including the use of an improved diagram, to make the policy and its justification clearer.	
Pre-submission Plan version	Proposed Submission Plan version
No previous equivalent policy – extracted to clarify C/5	Policy COH/1-6: Village character – the village core or centre
	<p>Wherever practicable, developments adjacent to any of Cottenham’s four focal points (see figure 11) should:</p> <ul style="list-style-type: none"> a) increase the space available to pedestrians, and b) increase provision of off-road cycle and vehicle parking provision, and c) include discrete electric charging points, and d) replace architecturally inconsistent street furniture by more consistent items, and e) improve provision of public recycling litter bins <p>Wherever practicable, non- residential developments within the central area of the High Street (see figure 11) should:</p> <ul style="list-style-type: none"> f) improve the quality of the paved frontage, and g) increase provision of off-road cycle and vehicle parking provision, and h) include electric charging points, and i) contribute to the replacement of nearby architecturally inconsistent street furniture by more consistent items <p>Wherever practicable, residential developments within the central area (see figure 11) should:</p> <ul style="list-style-type: none"> i) avoid any reduction and preferably increase on-site parking provision, and j) include at least one off-road electric charging point
Reason for change: policy introduced to clarify definitions of core and central area etc.	
NPPF compliance: no known issue	
Indicative public commentary from Reg 14 consultation in July 2018:	
<ul style="list-style-type: none"> • Support: Yes; Message: Tenison Manor demonstrated that large new developments can include good, varied design that enhances Cottenham by picking up cues and policies from the Village Design Statement. • Support: YES; Comment: ; Message: • Support: Yes; Comment: OK but no new build if not easy walking distance. ; Message: Agree with the principles of the policy, particularly that new build should be within easy walking distance. Vital to reduce car dependence for journeys into the village. Where beyond easy walking distance, although I agree with the principle of encouraging cycling and other sustainable means, I am sceptical that it will significantly reduce car use within the village. So no new build please if not in walking distance. • Support: Yes; Comment: Necessary to control future development.; Message: It is important to control new build development in a way that takes account of the objectives of the Neighbourhood Plan, in particular in both the location of new development and its built form. • Support: Yes; Comment: Helps maintain village character; Message: Should apply to new build within the proposed development framework. Should be presumption against development outside it. • Support: Yes; Comment: New development needs integrating into the village; Message: The criteria for new development in this policy support the vision for the neighbourhood plan of creating, as far as possible through land use planning, a sustainable community. 	
Comment from SCDC	
Policy C/5 Village character – new build	
51. The policy should define a distance given that the supporting text and maps identify 800 metres as a key distance for ensuring a sustainable village centre. AECOM within their site assessment document had asked for more information/ evidence to justify this approach. (See page 15). How has the 800metres been identified as even using the explanation found in paragraph C/5.7 it is not clear how the 800m points on Figure 12 have been identified. We would need further information to support this policy.	
52. The supporting text identifies a village core and village centre but these terms are not used in the policy wording. There should be consistency in the terms used throughout the Plan. If such areas are important and are to be used in the policy they should appear on the Proposals Map. However the use of a line to define an area is confusing and should be reviewed.	
Does this policy meet the basic conditions?	
53. The policy could be onerous to meet as a development must meet all of the criteria. There is a lack of supporting evidence to	

justify the criteria although there is text defining the village core and centre which are not linked to the policy. This policy could therefore fail the 'having regard to national policy and advice' test.

Comment from Gladman

Gladman do not like the 800 metre easy walking distance if used as an arbitrary cut-off distance to oppose development



Submission Plan Figure 11

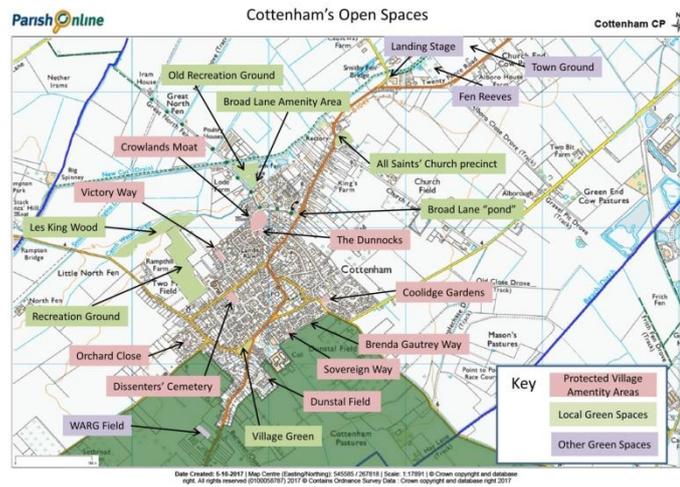
Policy adaptation following pre-submission consultation: Policy COH/1-7

Evolution	
Green spaces and trees are important parts of Cottenham’s character. This policy has evolved as a response to the original Neighbourhood Plan survey, becoming policy C/6 in the draft Pre-submission Plan consulted on in June 2017, and subsequently refined to make the policy clearer, especially those aspects that overlapped with the recently-adopted SCDC Local Plan or had been compromised by planning permissions. The policy now focuses on defining a revised LGS boundary at the Recreation ground as shown in the diagram.	
Pre-submission Plan version	Proposed Submission Plan version
Policy C/6: Local Green Space	Policy COH/1-7: Local Green Space
The following sites, as shown on Figure 14, are designated as Local Green Space where development will not be allowed except in very special circumstances: <ul style="list-style-type: none"> • All Saints Church precinct • Broad Lane “Pond” • Broad Lane Amenity Area • Old Recreation Ground • Recreation Ground, including King George V Playing Field • Village Green • Les King Wood 	In addition to the sites designated as Local Green Space in the Local Plan, this plan: <ol style="list-style-type: none"> alters the designated LGS boundary of the Recreation Ground (NH/12-21), including King George V Playing Field, (as shown in figure 12), to: <ol style="list-style-type: none"> provide for Community Facilities described elsewhere in this plan and for which the need has increased as a result of development identified in this plan, and improve the overall configuration of sports space adds part of Les King Wood (as shown in figure 12) as designated Local Green Space where development will not be allowed except in very special circumstances; the connectivity and importance of this woodland to the community has increased as a result of development identified in this plan.
Reason for change: removes duplication of LP policy; modifies the LGS boundary to facilitate a community development approved in this plan; (will) clarifies the extent of the LGS designation	
NPPF compliance: no known issue once final delineation set	
Indicative public commentary from Reg 14 consultation in July 2018: <ul style="list-style-type: none"> • Support: Yes; Comment: Sensible use of Local Green Space designation; Message: Some pragmatism required on actual boundaries where community facilities are planned that partly encroach on the LGS spaces. • Support: YES; Comment: ; Message: • Support: Yes • Comment: Agree – Objectives are self evident; Message: • Support: Yes; Comment: ; Message: • Support: Yes; Comment: local green spaces need retaining and protecting; Message: The larger local spaces are valuable for their community use for all age groups from Colts football to Community events and informal play. 	
<p>Comment from SCDC</p> <p>Policy C/6 Local Green Space (LGS)</p> <p>54. The emerging Local Plans modifications do not propose any changes to the Local Green Spaces listed in your policy apart from omitting the Les King Wood site. As you are aware SCDC is awaiting the Local Plan inspectors report. Once this is received and the LGS sites confirmed it will no longer be necessary for your Plan to list these sites and therefore this policy can be deleted. A new policy could be created for any new sites proposed through your Plan and mention could be made in the supporting text to this new policy of the Local Plan LGS policy NH/12.</p> <p>55. New Local Green Space – Les King Wood has been identified as a new LGS in the neighbourhood plan. This site was originally in the emerging Local Plan but when the inspectors asked SCDC to review all the sites this was one that was removed as it did not meet the criteria for LGS used this more onerous/vigorous assessment. Local reasons have been added in the supporting text to explain why this site has been added as a LGS. It would be appropriate for this site to be designated in a policy of its own to show its local value.</p> <p>56. Much of the supporting text for LGS includes Protected Village Amenity Areas and ‘other open space’. Figure 14 show all the open space sites in the parish. It would be clearer if there was a section introducing all the open space in Cottenham in your Plan. It is currently confusing to understand which paragraphs relate to which policies.</p> <p>57. There are some ‘other open spaces’ that are shown in Figure 14 but have no policy relating to them. Has consideration been given to creating an additional policy to protect these sites? – The Landing Stage; Town Ground; Fen Reeves?</p> <p>58. New Protected Village Amenity Areas (PVAA) – Paragraph C/6.7 includes two new sites but it is unclear why these sites are proposed as PVAA’s. There would need to be justification for these additional sites. <ul style="list-style-type: none"> • Crowlands Moat is already protected as a Scheduled Monument and therefore SCDC would not usually double designate a site. • The Dunnocks – This area of open space was not identified in the Cottenham VDS and subsequently does not appear in the list of sites in the PVAA policy in the plan. </p>	

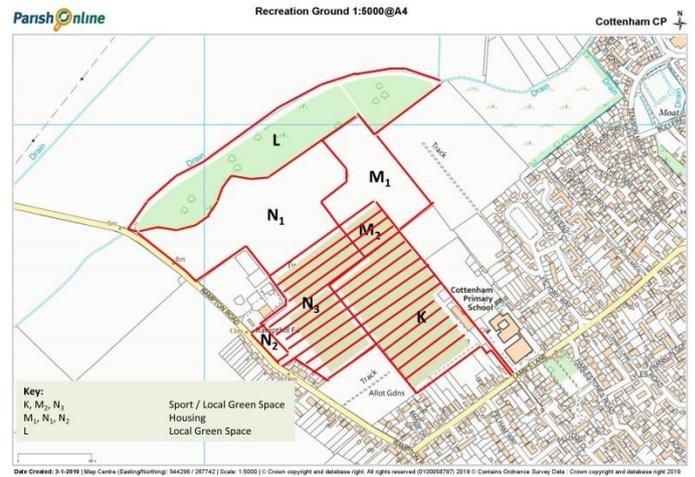
- WARG Field – this site whilst not appearing as a new site in this paragraph does appear in the policy for PVAA. As it is outside of the development framework it would not meet the Council’s test for being designated as a PVAA as these must be within the framework. The site is within the Green Belt and therefore has protection from development.

Comment from Gladman

Commented on many of the policies but not this one



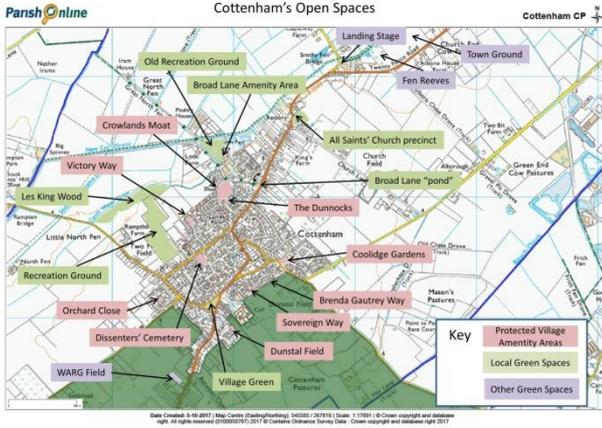
Pre-submission Plan Figure 14



Submission Plan Figure 12

Policy adaptation following pre-submission consultation: Policy COH/1-8

Evolution	
Green spaces and trees are important parts of Cottenham’s character. This policy has evolved as a response to the original Neighbourhood Plan survey, becoming policy C/7 in the draft Pre-submission Plan consulted on in June 2017, and subsequently refined to make the policy clearer, especially those aspects that overlapped with the recently-adopted SCDC Local Plan. The policy now focuses on delineating two areas of PVAA more clearly as shown in the supporting diagram.	
Pre-submission Plan version	Proposed Submission Plan version
Policy C/7: Protected Village Amenity Areas	Policy COH/1-8: Protected Village Amenity Areas
Development proposals affecting Protected Village Amenity Areas, as shown in Figure 14 will only be supported if the proposed development improves the existing use and community value of the space. The Protected Village Amenity Areas are: <ul style="list-style-type: none"> • The Dissenters’ Cemetery, • Crowlands Moat, • Brenda Gautrey Way, • Coolidge Gardens, • Dunstal Field, • Orchard Close, • Sovereign Way, • Victory Way, and • WARG Field 	Policy in the adopted Local Plan designates several Cottenham Open Spaces as Protected Village Amenity Areas. In addition to the sites designated as Protected Village Amenity Areas in the Local Plan, this plan also designates (as shown in figure 13) as PVAA: <ul style="list-style-type: none"> c) Tenison Manor, a mostly open space with some young trees and a drainage ditch, a key part of the development’s SUDS, and d) The Dunnocks, a smaller space edged on three sides by mature trees.
Reason for change: removes duplication of LP policy; clarifies the extent of two PVAA’s designated under this plan.	
NPPF compliance: no known issue	
Indicative public commentary from Reg 14 consultation in July 2018: <ul style="list-style-type: none"> • Support: Yes; Comment: Sensible use of PVAA designation; Message: • Support: YES; Comment: ; Message: • Support: Yes; Comment: Agree but why Allotments not included?; Message: Agree with the principles of this policy but very surprised the Cottenham United Charities Allotments are not included. Surely they are a village amenity, and should be protected? By their very existence they enhance the village’s sustainability credentials. • Support: Yes; Comment: ; Message: • Support: Yes; Comment: Amenity areas are valuable community resource; Message: Amenity areas are valued for both the sense of space they provide, and in some cases informal recreational space. I support the need for balance in providing screening as mentioned in paragraph C/7.2 	
Comment from SCDC Policy C/7 Protected Village Amenity Areas 59. The wording of this policy is not consistent with Policy NH/11 in the Local Plan. As with the LGS sites once SCDC has confirmation of these sites in the Local Plan inspectors report it will not be necessary to duplicate the Local Plan Policy and this policy could be deleted from your Plan. If new PVAA’s are to be proposed through your Plan mention should be made in the supporting text of the Local Plan PVAA policy and a new policy created for these new sites. Do these policies meet the basic conditions? 60. The wording in both of these policies is not consistent with the related policies in the emerging Local Plan and therefore could lead to confusion in understanding them and how they should be implemented. Once the Local Plan is adopted it will not be necessary to duplicate the LGS and PVAA policies in your Plan. 61. However proposed new sites should be included in separate policies to ensure that it is clear that they are not within the Local Plan. These policies could therefore fail the ‘having regard to national policy and advice’ test by being ambiguous and unclear.	
Comment from Gladman Commented on many of the policies but not this one	



Pre-submission Plan Figure 14



Submission Plan Figure 13



**Cottenham Neighbourhood Development Plan
Submission Plan – Consultation Statement: 181231**



Policy adaptation following pre-submission consultation: Policy COH/2-1

Evolution	
A pragmatic extension of the village development framework following recent planning permissions. This policy has evolved as a response to the original Neighbourhood Plan survey, becoming policy C/0 in the draft Pre-submission Plan consulted on in June 2017, and subsequently refined to make application of the policy clearer, and include within the framework the full extent of various sites subsequently granted planning permission. NP Examiners have declared it acceptable for NPs to lead LPs in adjusting development frameworks in the way proposed here. (e.g. Kelson & Willington Examiner’s Report para. 66.)	
Pre-submission Plan version	Proposed Submission Plan version
Policy C/3: Development framework	Policy COH/2-1: Development framework
The development framework for Cottenham is as shown in figure 10. Land outside of this boundary will be considered as countryside and planning applications will be subject to countryside policies unless specific policies apply as set out in this plan or the Local Plan.	The development framework for Cottenham should be extended (as shown in figure 15) to identify where development necessary to meet Cottenham’s assessed housing need should be permitted. Land outside this boundary will be considered as rural and planning applications will be subject to countryside policies unless specific policies apply as set out in this plan or the Local Plan.
Reason for change: minor clarifications	
NPPF compliance: no known issue; Examiner might challenge use/movement of framework.	
Indicative public commentary from Reg 14 consultation in July 2018:	
<ul style="list-style-type: none"> • Support: Yes. Comment: Important to define the framework. Message: The Neighbourhood Plan needs an agreed development framework to support other policies, particularly the policy at H/3 • Support: Yes. Comment: Essential to the Neighbourhood Plan. Message: The framework is essential to limit development around the village during the plan period. • Support: Yes. Comment: Possibly include Ramphill Farm. Message: Given its position surrounded by permitted development sites, it is likely development will be sought for this site too. Might be sensible to include it at this stage. • Support: YES • Support: Yes. Comment: Modified development framework. Message: The proposed lines are acceptable, although they might be more closely drawn on sites A. • Support: Yes. Comment: Restrict impact of CCC development on rec. Message: Granting planning permission for housing on the recreation field is regrettable. This growing village needs more recreation areas not less and you should restrict the area for CCC housing development as far as you possibly can. • Support: yes. Comment: timing concerns. Message: Timing – expansion of housing is already underway – when will the amenities and facilities improvements occur to match up with the demand and increased population and associated cars. • Support: No. Comment: This is creeping expansion. Message: The developments forming part of this revised framework were opposed by the CPC and should never have been approved in the first place, but somehow they are now accepted as part of the village framework. That can’t be right. 	
Comment from SCDC	
Policy C/3 Development Framework	
62. Some of the changes proposed to the boundary of the development framework in Cottenham are those relating to planning permissions given whilst SCDC was not able to show/demonstrate that it had a five year housing land supply. As these permissions have as yet not been implemented this plan policy seeking to amend the boundary to reflect this future potential development is premature. Until such time as the permissions are implemented the framework should remain as shown in the emerging Local Plan. The parish council in proposing the framework amendments could be seen to be supporting these sites which may not be your intension.	
63. SCDC has continued to support a tight framework boundary around its villages to control development in rural areas. At the Local Plan examination SCDC’s Written Statement on Matter SC1: Strategy for the Rural Area the Council set out the support for development frameworks however the Local Plan Policy S/7: Development Frameworks which is proposed to be modified does allow for development outside of the framework if it is for development proposed through a neighbourhood plan. The planned community facilities of the new village hall and nursery would be allowed as allocations outside of the development framework. (C/3.1c – shown as B on Figure 10).	
64. It would be for the next review of the Local Plan to consider whether it is appropriate to include the completed development at Racecourse View –(C/3.1a - shown as C in Figure 10). It will not be necessary for the neighbourhood plan to review the framework in five years time after the Plan is made as is stated in paragraph C/3.2. The review of the Local Plan will consider this.	
Does this policy meet the basic conditions?	
65. Policy S7: Development Frameworks in the emerging Local Plan has been identified as a Strategic Policy and therefore it would not be for a neighbourhood plan to amend the boundary to reflect current and future proposed changes to growth on the edge of a village. Such a change would be considered in a future review of the Local Plan. This policy could fail the general conformity with strategic policies test.	
Comment from Gladman	
Gladman object to the use of “countryside” policies which seek to protect the countryside for its intrinsic properties, arguing that these	

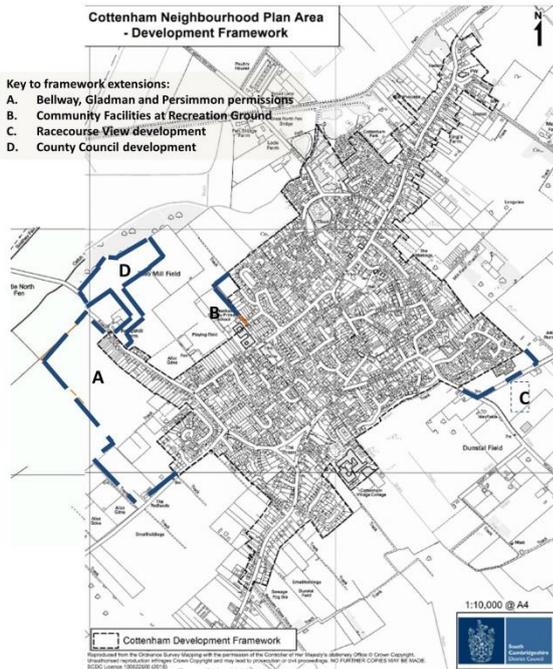
merits should be part of the planning balance applied to determination of any development. Gladman also object to the use of rigid settlement limits / development frameworks to restrict otherwise suitable development from coming forward as required by NPPF.

County Council

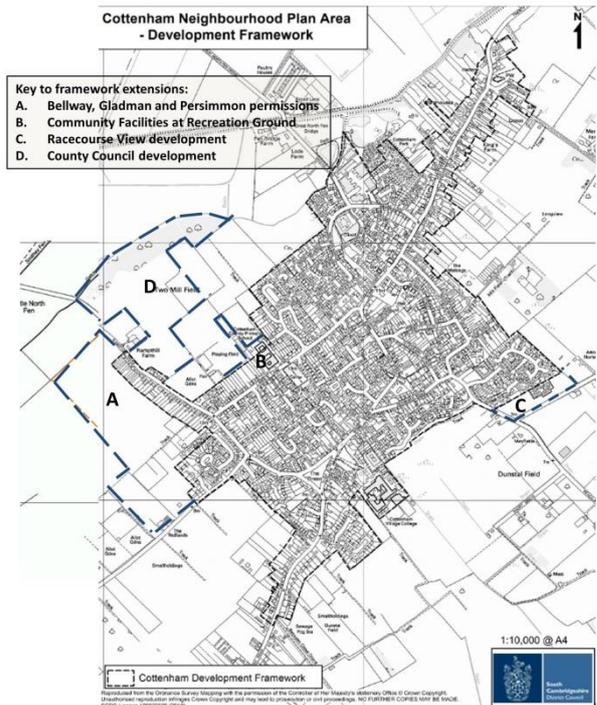
- Support: Object.
- Comment: Please see below
- Message: Cambridgeshire County Council, as landowner, objects to the proposed development framework as shown as 'D' (relating to the development site off Rampton Road, Cottenham) on plan ref: Figure 10 – Cottenham Neighbourhood Plan Area – Development Framework. The proposed development framework shown as 'D' is based on an illustrative masterplan layout. No specific master plan layout has been approved by South Cambridgeshire District Council. A final master plan will only be considered as part of the detailed planning application. The development framework as shown is too prescriptive. Item D for the County permission on Rampton Road should include the red line area for the whole development sites irrespective of the illustrative masterplan layout.

This Land

- Support: No
- Comment: Framework map is incorrect.
- Message: As the proposed developer of the site adjacent to Les King Wood, we would draw your attention to the fact that the map as drawn does not allow sufficient space for the consented scheme to be developed. We have also instigated discussion with Councillor Frank Morris to enhance the design of the development to the benefit of the Community and the School, all of which would require the development framework to be adjusted from that currently proposed.



Pre-submission Plan Figure 10



Submission Plan Figure 15

Policy adaptation following pre-submission consultation: Policy COH/2-2

Evolution	
<p>The character of the village’s distinct areas, all set within a rural setting is very important to Cottenham residents; new builds need to reflect and enrich the existing styles, drawing especially on principles first described in the award-winning Cottenham Village Design Statement. This policy has evolved as a response to the original Neighbourhood Plan survey, becoming policy C/1 in the draft Pre-submission Plan consulted on in June 2017, and subsequently refined to make the policy clearer, especially those aspects derived from the Cottenham Village Design Statement. The fragility of Cottenham’s surface water drainage, especially where outfalls are into open ditches with unclear maintenance arrangements, has been mitigated by extending the relevant policy wording based on Appendix C.</p>	
Pre-submission Plan version	Proposed Submission Plan version
Policy H/1: Large site design	Policy COH/2-2: Large site design
<p>Require that, wherever practicable, each housing development of more than 50 houses on a site facilitates integration into the village by:</p> <ul style="list-style-type: none"> a) providing safe off-road pedestrian, cyclist and mobility scooter or Community Transport access to key village facilities, including the High Street, Primary School and Village College, Recreation Ground and Broad Lane Amenity Area and b) applying landscape design criteria in the layout, form and urban design qualities of each site, and c) incorporating appropriate areas for play (LEAP) unless the site is within 450 metres of alternative provision, and d) applying imaginative and original designs to extend and renew the distinctive character and traditions of Cottenham’s built environment, especially for designs of affordable homes including homes which should be pepper-potted throughout the site, and e) requiring that the design of each development respects the fragile nature of Cottenham’s drainage network and minimises flood risk by reducing all surface water run-off rates to within local Drainage Board limits, using an adequately-sized and controlled sustainable drainage systems, and f) requiring that all hard surfaced areas are permeable, and g) including legal agreements on provision of long-term maintenance of drainage systems. 	<p>Require that, wherever practicable, each housing development of more than 50 houses on a site facilitates integration into the village by:</p> <ul style="list-style-type: none"> a) providing safe off-road pedestrian, cyclist and mobility scooter or Community Transport access to key village facilities, including the High Street, Primary School and Village College, Recreation Ground and Broad Lane Amenity Area, and b) applying landscape design criteria in the layout, form and urban design qualities of each site, and c) incorporating appropriate areas for play (LEAP) unless the site is within 450 metres of alternative provision, and d) applying imaginative and original designs to extend and renew the distinctive character and traditions of Cottenham’s built environment, especially for designs of affordable homes including homes which should be pepper-potted throughout the site, and e) requiring as a pre-condition to development that the design of each development respects the fragile nature of Cottenham’s drainage network and minimises flood risk by reducing all surface water run-off rates to within local Drainage Board limits, using an adequately-sized and controlled sustainable drainage systems, and f) requiring that all hard surfaced paths and driveways are permeable, and g) including financial and legal agreements on provision of long-term maintenance of drainage systems. h) where beyond easy walking distance of the centre, making provisions to: <ul style="list-style-type: none"> i. enhance public transport connections with the centre, neighbouring villages and transport hubs, and i. reduce dependence on cars through segregated cycle-ways and footpaths and accessibility improvements within the village centre such as secure cycle parking, improved pavements and safer crossings.
Reason for change: tightening of surface water drainage policy and inclusion of mitigations for distance of developments from central area	
NPPF compliance:	
<p>Indicative public commentary from Reg 14 consultation in July 2018:</p> <ul style="list-style-type: none"> • Comment: Recognises the importance of protecting vistas. I think the use of non continuous screens is important in relation to new developments around the village given the tendency of developers desire to screen their housing on all fronts from the village rather than allow for a more open view in keeping with existing village character. • YES • Message: In principle approve all the proposals in the plan just some concerns relating to: <ul style="list-style-type: none"> ○ Timing – expansion of housing is already underway – when will the amenities and facilities improvements occur to match up with the demand and increased population and associated cars. ○ Roads – are there plans to improve Long Drive to make a bypass for the village, also improved beach road – especially relevant for the new Durnam Stearn site Concerns for road planned through recreation ground and impact of selling 	

off land for development

- Comment: Victorian villas set in open fen-edge countryside. Message: Need to conserve this “look and feel” with a wide range of architecture clustered along the High Street and neighbouring arteries, all within the wider fen-edge countryside.
- Comment: Very important, completely concur. Message: Completely agree with the objectives of this policy. Very important to conserve the rural character and vistas of the village and fenland landscapes. Otherwise the village risks becoming part of a Greater Cambridge urban sprawl.

Comment from SCDC

Policy H/1 Large Site Design

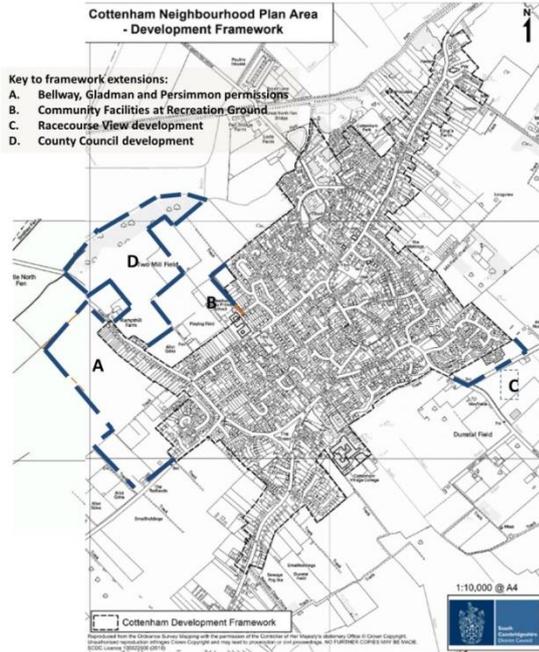
66. This is a criteria based policy linked by ‘and’ so development would have to meet all criteria? This could be onerous and is this really the intention of the policy? There is a lack of supporting text to support the criteria.
67. There is no clear justification in the supporting text as to why the policy is for sites of more than 50 houses. There would need to be evidence to support this threshold.
68. Criterion a) –Suggest that the wording is amended to ‘providing convenient links for pedestrians and cyclists to reach local facilities’
69. In the policy criterion b) what are the “criteria” referred to and where can these be found? Is it best practice urban design criteria? i.e the criteria used in Policy C/5 in your Plan?
70. In the policy criterion c) why is 450 metres chosen and what is the evidence for this? There is a policy providing open space standards in the emerging Local Plan. This criterion could result in the development having a lesser provision of open space – is this the intension of the policy? What about the provision of other types of open space or is it only LEAPs that the Plan is concerned with?
71. Criterion d)- It is not clear why it is especially the design of affordable homes that should be imaginative and original. This requirement should apply to all housing.
72. The second part of criterion d) appears to be specifically about affordable homes. In the Local Plan Policy H/9 for affordable housing it mentions that this sort of housing should be in small groups or clusters distributed throughout the site. The neighbourhood plan should reflect this rather than have individual houses pepper potted unless there is evidence to support this locally specific distribution of affordable housing.
73. Criterion e) – Development is likely to generate increase run off and SUDS manages the introduction of the run off into the local drainage network. However we would question the ability through applying this criterion to reduce run off levels. There is a policy in the Local Plan which covers the issue of SUDS so this criterion may not be required.
74. Criteria e –g Is there evidence to support these criteria as there is no previous mention of drainage within the plan and nothing in the supporting text.

Does this policy meet the basic conditions?

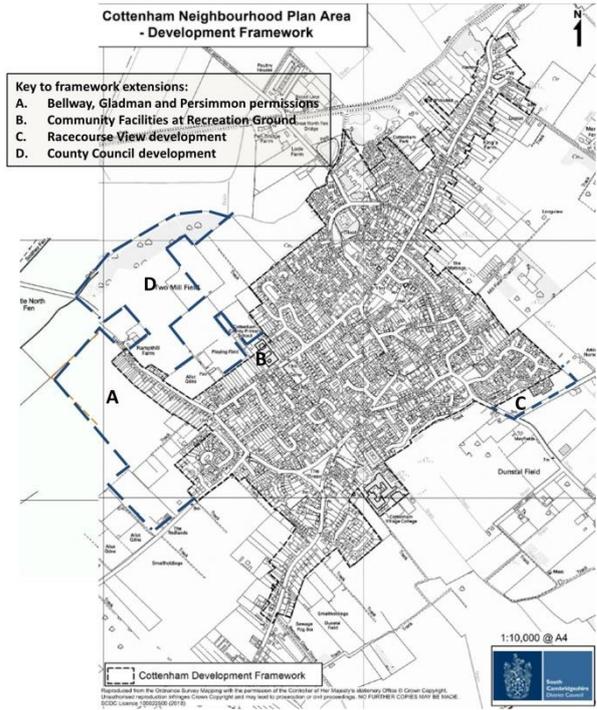
75. The policy could be onerous to meet as a development must meet all of the criteria. There is a lack of supporting evidence to justify the criteria. This policy could therefore fail the ‘having regard to national policy and advice’ test
76. The policy also has two criteria which are providing locally specific requirements for open space and for affordable housing for which there is no justification in the supporting text. This could result in the policy failing the general conformity test with strategic policies contained in the development plan for the area.

Comment from Gladman

Welcomes the “wherever applicable” caveat, and look for more detail on “imaginative and original design” and application of landscape design criteria” to make them less subjective.



Pre-submission Plan Figure 15



Submission Plan Figure 16

Policy adaptation following pre-submission consultation: Policy COH/2-3

Evolution	
<p>The character of the village's central areas is at risk as a result of denudation of commercial and retail spaces over time.; a trend this policy aspires to reverse by partial regeneration of three central sites. This policy has evolved as a response to the original Neighbourhood Plan survey, becoming policy H/2 in the draft Pre-submission Plan consulted on in June 2017, and subsequently refined to make the policy clearer, especially the nature and location of the three selected sites..</p>	
Pre-submission Plan version	Proposed Submission Plan version
<p>Policy H/2: Use of brownfield sites for housing</p>	<p>Policy COH/2-3: Use of brownfield sites for housing</p>
<p>Planning permission will be granted for the development of around 15 no. 1-2 bedroom flats on three brownfield sites:</p> <ul style="list-style-type: none"> • Durman Stearn – site X4 as shown in figure 13 (and see policy BF/2), • Watson's Yard – site X5 as shown in figure 13 (and see policy BF/3), and • Co-op – site X6 as shown in figure 13 (and see policy BF/4) <p>within the village centre over the 15-year plan period, provided that:</p> <ul style="list-style-type: none"> • sufficient business and retail space is retained in any overall scheme so as to maintain or increase employment potential 	<p>Planning permission will be granted for the development of a total of 15 no. 1-2 bedroom apartments on three brownfield sites:</p> <ul style="list-style-type: none"> a) Durman Stearn – site X4 as shown in figures 14 and 17, and b) Watson's Yard – site X5 as shown in figure 14 and 17, and c) Co-op – site X6 as shown in figure 14 and 17 <p>within the village centre over the 15-year plan period, provided that:</p> <ul style="list-style-type: none"> i. sufficient business and retail space is retained in any overall scheme so as to maintain or increase employment potential
<p>Reason for change: minor clarifications</p>	
<p>NPPF compliance: no known issue</p>	
<p>Indicative public commentary from Reg 14 consultation in July 2018:</p> <ul style="list-style-type: none"> • Support: Yes; Comment: Sustainable increase of housing is essential; Message: Particularly affordable housing • Support: ; Comment: Statement of fact; Message: Plan states that planning permission WILL be given for this within a 15 year period subject to conditions. As far as I am aware SCDC are the planning authority and will continue in that role for this period. How can CPC state as factual that planning approval will be granted ? • Support: Yes – all; Comment: Cottenham needs all these facilities; Message: I feel strongly that Cottenham should have more truly affordable housing and that the indoor amenities such as village hall, medical centre and supermarket should be improved. Provision of a nursery would also greatly help working families. Sports facilities should be expanded and enhanced to encourage greater physical activity for all ages and genders. Cycle links to neighbouring villages should be created and improved and public transport improved by making the bus service to Cambridge centre more direct and more affordable. • Support: Yes; Comment: More realistic affordable housing needed • Support: Yes; Comment: Some imaginative proposals to improve the village; Message: Larger supermarket and a medical centre greatly needed. These facilities have changed little over the 28 years we have been here, although the population they support has grown and will continue to grow. • Support: Yes; Comment: Good ideas to help regenerate Cottenham's core.; Message: Making the centre a little less unaffordable and adding facilities there will help • Support: YES; Comment: ; Message: • Support: Yes Comment: Efficient use of our scarce land resources.; Message: The policy aims at making best use of brownfield sites within the village as close as possible to existing and proposed local facilities ,and to meet local housing need. • Support: Yes; Comment: Could also include small houses; Message: • Support: Yes; Comment: With a proviso.; Message: All such buildings should be required to be carbon neutral, using sustainable sources of power. 	
<p>Comment from SCDC</p> <p>Policy H/2 Use of brownfield sites for housing</p> <p>77. The policy lists three potential brownfield sites for housing. These sites should have distinct references and addresses that are used throughout the Plan. If these are housing allocations they should be shown on the Proposals map for the Plan. The policy does refer to Figure 13 which includes many 'possible development sites'. There must be clarity on what sites are allocated in the plan.</p> <p>78. Within the policy it states that around 15 no. 1-2 bedroom flats will be permitted. Is this 15 per site or the total for the three sites listed in the policy? Figure 13 identifies 19 as the total housing potential for all these sites.</p> <p>79. What is meant by the term 'sufficient business and retail space is retained' Who decides what is sufficient as there is no indication in the supporting text.</p> <p>80. The table of sites – Paragraphs H/2.1-2 states that there are several brownfield sites in Cottenham and that three sites have been prioritised in the Plan However, the table below the policy which included the AECOM reviewed sites, states that there is no housing potential at the Watson's Yard site. However this site has been included in the policy as a brown field site for housing. This situation should be clarified in your Plan. Is it referring to residential uses on upper floors? In addition to the primary land use i.e. medical centre etc. If this is the case the table could be revised to add in the possible uses -</p>	

“Residential only in addition to provision of new improved village services and facilities including medical centre etc.”

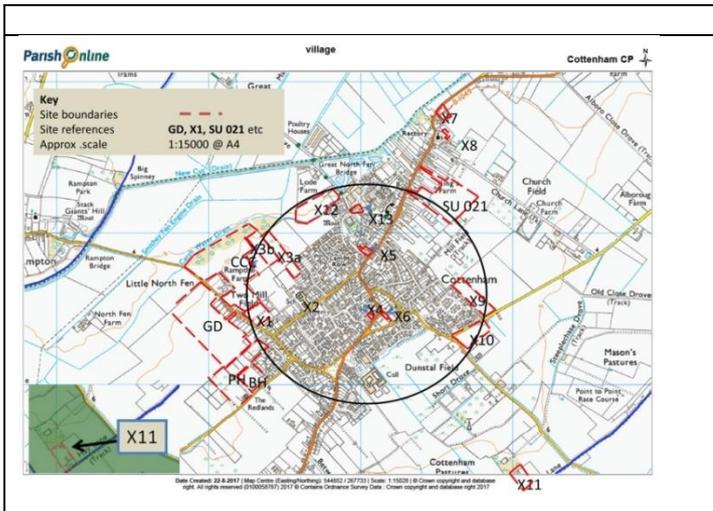
81. This table also provides AECOM’s view but does not explain the detail of the minor constraints in particular for those sites included in the Policy H/2. It would be expected that the supporting text to the policy if not the policy itself should set out clearly the constraints and how these can be mitigated to allow for development of housing on all three sites.

Does this policy meet the basic conditions?

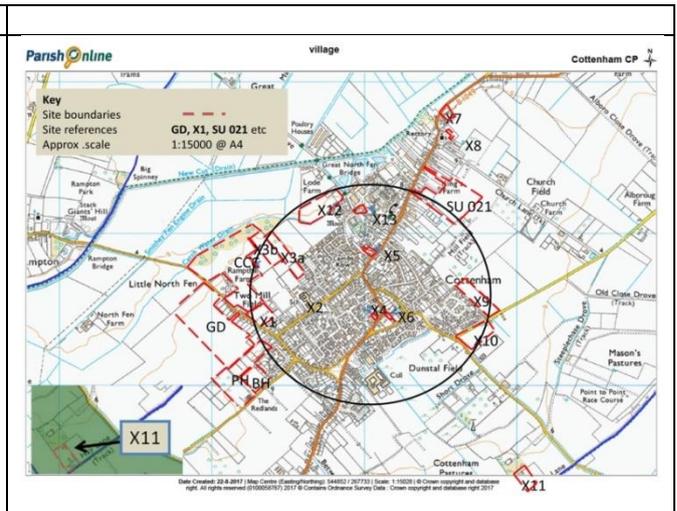
82. The policy is not clear about what is required through the policy and therefore would not meet having regard to national policy and advice.

Comment from Gladman

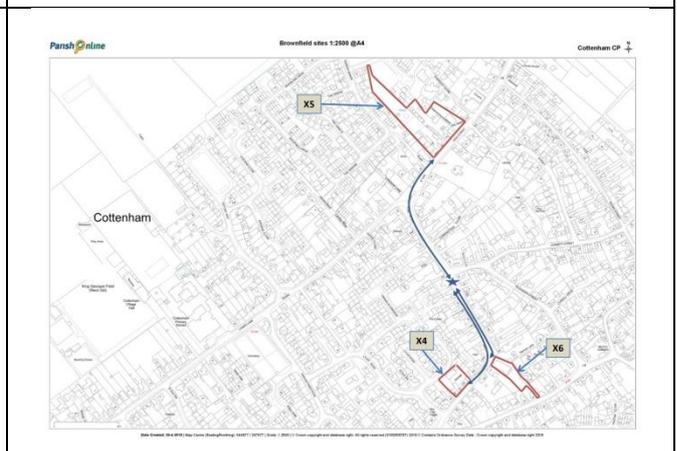
Commented on many of the policies but not this one



Pre-submission Plan Figure 13



Submission Plan Figure 14



Submission Plan Figure 17

Policy adaptation following pre-submission consultation: Policy COH/2-4

Evolution	
<p>The character of the village is at risk if future generations cannot afford to remain within the village with their young families; a trend this policy aspires to reverse by providing a number of locally-affordable homes within a Community Land Trust shelter from loss. This policy has evolved as a response to the original Neighbourhood Plan survey, becoming policy H/3 in the draft Pre-submission Plan consulted on in June 2017, and subsequently refined to make the policy clearer.</p>	
Pre-submission Plan version	Proposed Submission Plan version
<p>Policy H/3: Use of greenfield sites for housing</p> <p>Planning permission will be granted for the development of around 90 locally affordable homes on greenfield Rural Exception Sites near the village centre over the 15-year plan period, provided that:</p> <ol style="list-style-type: none"> the homes are located on sites near or immediately adjacent to Cottenham’s development framework boundary, and the homes are within easy walking distance of the village centre or a well-served (bi-directional service to Cambridge) bus stop, and the homes remain available in perpetuity to residents with a local connection, and the sites are partially screened to soften the built edge with suitable trees to avoid either completely closing off views outwards from the village or creating an unbroken tree screen when looking inwards to the village, and appropriate footways or carriageways are incorporated through the site to improve interconnectivity with the village centre, existing footways or community facilities. 	<p>Policy COH/2-4: Locally affordable housing</p> <p>Planning permission will be granted for the development of around 90 predominantly locally affordable homes on greenfield Rural Exception Sites near the village centre over the 15-year plan period, provided that, wherever practicable:</p> <ol style="list-style-type: none"> the homes are located on sites near or immediately adjacent to Cottenham’s development framework boundary, and the homes are within easy walking distance of the village centre or a well-served (frequent, bi-directional service to Cambridge) bus stop, and the homes remain available in perpetuity to residents with a local connection, and the sites are partially screened to soften the built edge with suitable hedgerows and native species trees to avoid either completely closing off views outwards from the village or creating an unbroken tree screen when looking inwards to the village, and appropriate footways or carriageways are incorporated through the site to improve interconnectivity with the village centre, existing footways or community facilities.
Reason for change:	
NPPF compliance:	
<p>Indicative public commentary from Reg 14 consultation in July 2018:</p> <ul style="list-style-type: none"> Support: Yes; Comment: Sustainable increase of housing is essential; Message: Reserving property for local people is a positive step Support: Conditionally; Comment: No real information is given in the plan.; Message: In the consultation document it was indicated that one of three sites for affordable housing would be selected. No information about the sites or any of the concerns (the Broad Lane site is highlighted as a high flood risk by the Environment Agency) is given in the plan. More transparency is needed here. Support: ; Comment: Statement of fact; Message: Plan states that planning permission WILL be given for this within a 15 year period subject to conditions. As far as I am aware SCDC are the planning authority and will continue in that role for this period. How can CPC state as factual that planning approval will be granted ? Unless the bus service can be extended to beyond Lambs Lane then these will have to be build within “easy walking distance” of either end. Statement not backed up by detail Support: Yes – all; Comment: Cottenham needs all these facilities; Message: I feel strongly that Cottenham should have more truly affordable housing and that the indoor amenities such as village hall, medical centre and supermarket should be improved. Provision of a nursery would also greatly help working families. Sports facilities should be expanded and enhanced to encourage greater physical activity for all ages and genders. Cycle links to neighbouring villages should be created and improved and public transport improved by making the bus service to Cambridge centre more direct and more affordable. Support: Yes; Comment: affordable homes for the next generation; Message: Making the edges a lot less unaffordable will help rebalance the village demographically Support: YES; Comment: ; Message: Support: Yes; Comment: There is a great need for truly affordable housing; Message: Because of the success of Cambridge houses , both rented and freehold are out of the reach of. A lot of people that grew up, work and/or make a contribution to this village. The character of the village will only be maintained if you keep the diverse population that is here at the moment and not 45isibili the place with people that are the only ones that can afford to live here. Support: Yes; Comment: To expand the supply of affordable housing; Message: Absolutely essential to provide truly affordable housing, in perpetuity, for local people. Support: Yes; Comment: I like the idea of Cottenham homes for Cottenham; Message: I think it’s about time homes were available for Cottenham people. I believe other villages have similar schemes. This could either be shared ownership via a trust for example. The homes should be for people who can prove a connection to the village. They should remain as such, similar to housing schemes for the elderly, their purpose should be noted on the deeds and managed by a trust. Actually I own a field on the outskirts of the village which would be ideal for this, it was left to me by my grandmother, who was left it by her mother. I was born in Cottenham but like most of my peers I had to leave because I couldn’t afford to buy or rent in the village. 	

- Support: Yes; Comment: Is 90 too many? ; Message: Wonder if 90 will be needed if the other development sites already permitted deliver maximum affordable homes. Strongly support involvement of Community Land Trust.
- Support: Yes; Comment: With a proviso.; Message: Such homes should be built to Passivhaus standards: ecological, low energy and healthy as well as affordable.

Comment from SCDC

Policy H/3 Use of greenfield sites for housing

83. The title of this policy does not appear to relate to the content. Should the title of policy include 'Affordable housing'?
84. Again it is a policy where all the criteria are linked by 'and' which means all the criteria must be met for the development to be acceptable. Is this the intension of this policy?
85. The policy partly repeats the Local Plan Policy H/10 for Rural Exception Site Affordable Housing.
86. Criterion a) – what is meant by "near"? This could potentially lead to housing being developed in the countryside away from the built-up area of the village. This could be contrary to national policy promoting development in the open countryside. Would a preferable term be 'adjoining' to the framework as this would conform to the wording in the Local Plan policy on rural exception sites (Policy H/10).
87. We have major concerns about the deliverability of criterion c) relating to affordable housing being 'in perpetuity'. It is not possible to ensure such a criterion.
88. Criterion e) – what is meant by 'appropriate footways'? Who would decide what is appropriate? There is a lack of connectivity between requiring the development site to have "appropriate footways and carriageways" to "improve connectivity with the village centre" given that improving connectivity is reliant on footways outside the site.
Does this policy meet the basic conditions?
89. As currently drafted the policy could imply allowing development of exception sites in open countryside away from the existing built area of the village. This would be contrary to national policy and therefore this policy would fail the test for having regard to national policies and advice.

Comment from Gladman

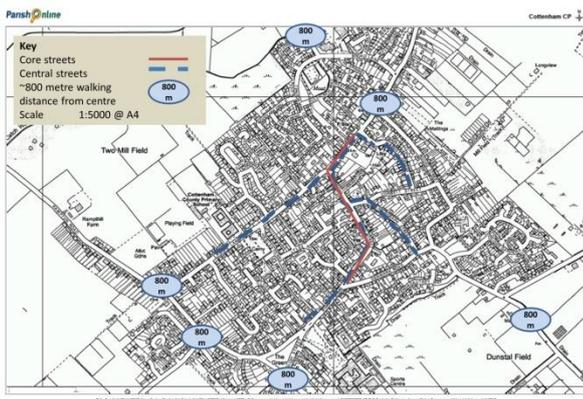
Policy should make it clear that the permissions for 46isibil. 90 "locally affordable" homes would be in addition to the permissions already granted and whether or not "standard affordable" homes could be included on the CLT sites.

Policy adaptation following pre-submission consultation: Policy COH/3-1

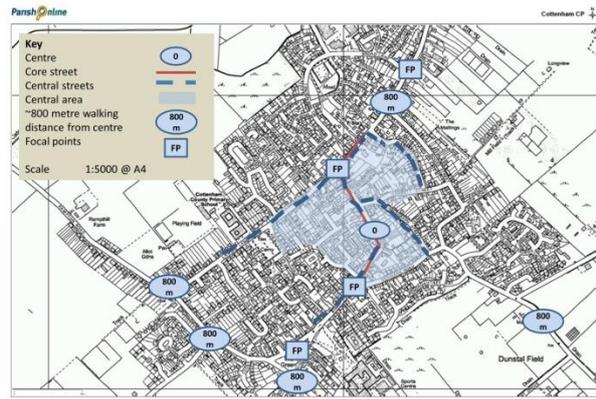
Evolution	
The character of the village's central areas is at risk as a result of denudation of commercial and retail spaces over time.; a trend this policy aspires to reverse by partial regeneration to ensure adequate provision of key services within the village's central area. This policy has evolved as a response to the original Neighbourhood Plan survey, becoming policy AF/1 in the draft Pre-submission Plan consulted on in June 2017, and subsequently refined to make the policy and its justification clearer.	
Pre-submission Plan version	Proposed Submission Plan version
Policy AF/1: Medical & Drop-in & Chat Centre	Policy COH/3-1: Medical & Drop-in & Chat Centre
Planning permission will be approved for the development, off one of the central streets (see figure 12), of: A. a Medical Centre (see AF/1.4 below) and, if feasible, B. an associated "Drop-in & Chat" Centre (see AF/1.5 below) to help combat loneliness for elderly and less mobile residents: These facilities must: i. be imaginative and original in design, to extend and renew the distinctive character and traditions of Cottenham's built environment, and ii. contribute to safer traffic movements by inclusion of appropriate on-site parking and delivery facilities.	Planning permission will be approved for the development, in the central area (see figure 11), of: a) a Medical Centre and, if feasible, b) an associated "Drop-in & Chat" Centre to help combat loneliness for elderly and less mobile residents: These facilities must: i. be imaginative and original in design, to extend and renew the distinctive character and traditions of Cottenham's built environment, and ii. contribute to safer traffic movements by inclusion of appropriate on-site parking and delivery facilities.
Reasons for change: removal of policy cross-references; use of central area (now highlighted in figure 11) rather than central streets	
NPPF compliance: no known issue	
<p>Indicative public commentary from Reg 14 consultation in July 2018:</p> <ul style="list-style-type: none"> • Support: ; Comment: Finance; Message: Statement that CPC will finance the build of a new medical centre. Simple statement but no supporting financial figures. What implication to the precept would this have?. • Support: Yes; Comment: Encourage ancillary services to be located closeby; Message: Often GPs, where appropriate, refer patients to, for example physio treatment. It would be useful if these could be located close to the proposed Medical Centre • Support: Yes – all; Comment: Cottenham needs all these facilities; Message: I feel strongly that Cottenham should have more truly affordable housing and that the indoor amenities such as village hall, medical centre and supermarket should be improved. Provision of a nursery would also greatly help working families. Sports facilities should be expanded and enhanced to encourage greater physical activity for all ages and genders. Cycle links to neighbouring villages should be created and improved and public transport improved by making the bus service to Cambridge centre more direct and more affordable. • Support: Yes; Comment: significant improved medical services needed • Support: Yes; Comment: Long overdue; Message: Good medical provision is a must for an expanding village to meet needs of both young and old. • Support: Yes; Comment: Better healthcare and social care; Message: A better hub for medical and social care will reduce the need for residents to travel out of village for core care. • Support: Yes; Comment: Greatly needed amenity; Message: We desperately need improved medical facilities. This should be a greater priority than other planned capital projects • Support: Yes; Comment: Medical centre is a much needed facility; Message: Village of this size requires this kind of facility, especially given our aging population. • Support: YES; Comment: ; Message: • Support: Yes; Comment: Essential services; Message: The scale of social services need to keep up with expanding size of the village and in a location at some distance from hospitals, more services are provided locally. • Support: Yes; Comment: Some access issues re Durman Stearn site.; Message: Durman Stearn is probably the best of the available sites, but is on busy and narrow part of High Street. Could be additional access via Lyles Road but this may conflict with quality of life for residents. 	
Comment from SCDC	
Policy AF/1 Medical and Drop in and Chat Centre	
90. What does the policy add given that potential sites are identified in Policies BF/4 and BF/2 unless other sites come forward in which case the policy does not help determine where or the requirements of a medical centre other than it must be in a central location.	
91. The first sentence of the policy refers to 'off one of the central streets'. There must be few opportunities for such a use in this central area and this greatly restricts where the medical centre etc. should/could be located. Paragraph AF/1.6 lists the criteria for the facility – why was not a criteria base policy included in the Plan so that any application for a medical centre could be judged against it. One of the criteria could have been a central location but if a suitable site meets the test for other criteria it may widen the scope of favourable locations.	
92. What size of site would be suitable for this centre? This could be key to its location if it is to meet all the needs included in the policy.	
Does this policy meet the basic conditions?	
93. As drafted the policy is not clear whether there are opportunities off one the central streets for such a use so it may not be a	

viable, deliverable policy therefore could fail the test for having regard to national policy and advice.

Comment from Gladman
Gladman query the need for such a facility.



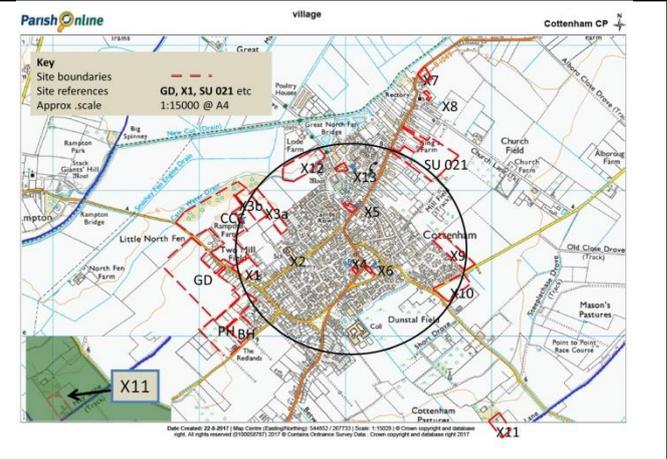
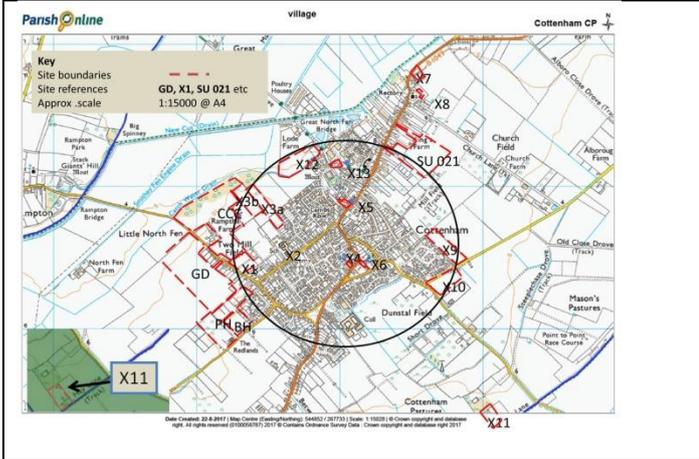
Pre-submission plan Figure 12



Submission plan Figure 11

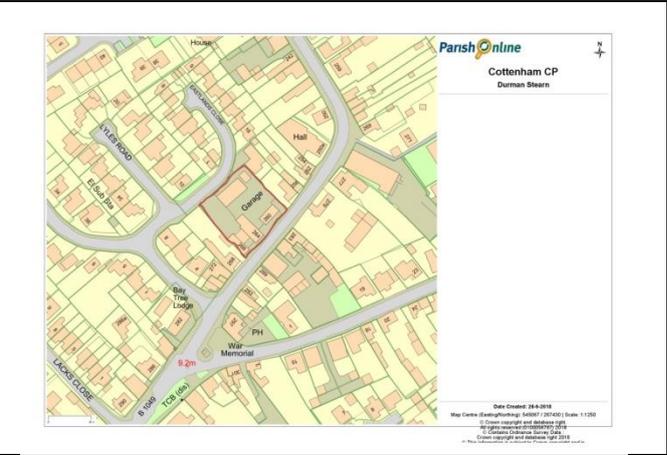
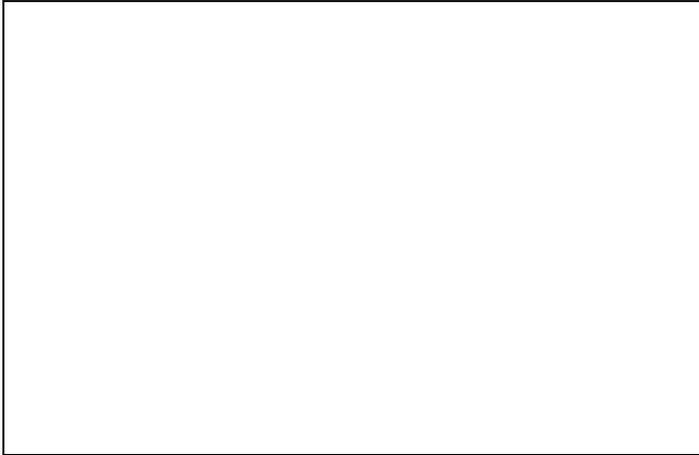
Policy adaptation following pre-submission consultation: Policy COH/3-1.1

Evolution	
The character of the village’s central areas is at risk as a result of denudation of commercial and retail spaces over time.; a trend this policy aspires to reverse by partial regeneration of three central sites. This policy has evolved as a response to the original Neighbourhood Plan survey, becoming policy BF/2 in the draft Pre-submission Plan consulted on in June 2017, and subsequently refined to make the policy and its justification clearer and more consistent with other policies. An indicative site layout has been added.	
Pre-submission Plan version	Proposed Submission Plan version
Policy BF/2: Durman Stearn site (site X4 as shown in Figure 13)	Policy COH/3-1.1: Durman Stearn site (site X4 as shown in Figure 14)
<p>Planning permission will be approved for the redevelopment of the 0.15 ha High Street Durman Stearn site to provide:</p> <p>A: if not developed elsewhere in Cottenham, a modern Medical Centre (including consulting rooms and facilities for minor medical procedures, such as X-Ray and phlebotomy) plus parking, or residential accommodation, or</p> <p>B: at least 5 No. small retail or office units within refurbished buildings fronting the High Street, and</p> <p>C: at least 5 No. 1- or 2-bed apartments on upper floors across the site, provided the design:</p> <ul style="list-style-type: none"> a) applies imaginative and original designs to extend and renew the distinctive character and traditions of Cottenham’s built environment and especially the buildings already on-site b) includes infrastructure for modern technology to facilitate “drop-in” working within walking distance of home c) contributes to safer pedestrian, cycle and vehicular access by inclusion of appropriate on-site parking and delivery facilities 	<p>Planning permission will be approved for the redevelopment of the 0.15 ha High Street Durman Stearn site to provide:</p> <p>A: if not developed elsewhere in Cottenham, a modern Medical Centre and, if feasible, an associated “Drop in & Chat Centre” plus parking, or</p> <p>B: small retail or office units within refurbished buildings fronting the High Street, and</p> <p>C: at least 5 No. 1- or 2-bed apartments on upper floors across the site, provided the design:</p> <ul style="list-style-type: none"> a) applies imaginative and original designs to extend and renew the distinctive character and traditions of Cottenham’s built environment and especially the buildings already on-site b) contributes to safer pedestrian, cycle and vehicular access by inclusion of appropriate on-site parking and delivery facilities
Reasons for change: improved consistency of medical centre wording; removes the “drop-in” comms restriction	
NPPF compliance: possible argument over aspiration versus policy.	
Indicative public commentary from Reg 14 consultation in July 2018:	
<ul style="list-style-type: none"> • Support: Yes; Comment: Need to provide services in a central location; Message: Support the sustainability vision of the neighbourhood plan. • Support: Yes; Comment: Limit height of buildings; Message: To fit in with character of this part of the village, buildings should be no more than 3 storeys high, and no more than 2 storeys on frontage plots. 	
<p>Comment from SCDC</p> <p>Policy BF/2 Durman Stearn site</p> <p>94. Residential accommodation is referred to in part A of the policy and part C. This effectively allows the site to be developed solely for residential development if the Medical Centre is developed elsewhere. Is this the intension of the policy to allow for this?</p> <p>95. Has this site been assessed to find out if it is big enough for the medical centre? Could a medical centre be deliverable on this site?</p> <p>96. There is a lack of consistency between Policies AF/1, BF/2 and BF/4 as not all add the requirement for a Drop in and Chat centre to be part of the Medical Centre.</p> <p>97. What happens if there is no appetite by the Clinical Commissioning Group (CCG) to develop a new Medical Centre in the village? Policy BF/4 states that if the Medical Centre is not permitted within five years of the Plan being made then the site can be used for other uses. Should that clause apply to this site? Durman Stearn would need to demonstrate that the site is not required by the CCG for a medical centre.</p> <p>98. Part B of the policy – How has the number of retail or office units been determined? How is “small” retail units defined?</p> <p>99. If, at the time of the planned development, there is no demand for the retail or office units the development of this site could not proceed as the policy requires both residential and retail / office.</p> <p>100. Criterion b) requires the facilitation of “drop-in” working but there is no provision in the policy for the type of development that would enable such working to take place. There is no supporting text to explain what is meant by this drop-in facility. Is it a business hub? Public space in an office or retail unit? Is there demand for such a facility?</p>	
<p>Comment from Gladman</p> <p>Gladman do not object in principle to the proposed site development only that its complexity should make it an aspiration rather than policy.</p>	

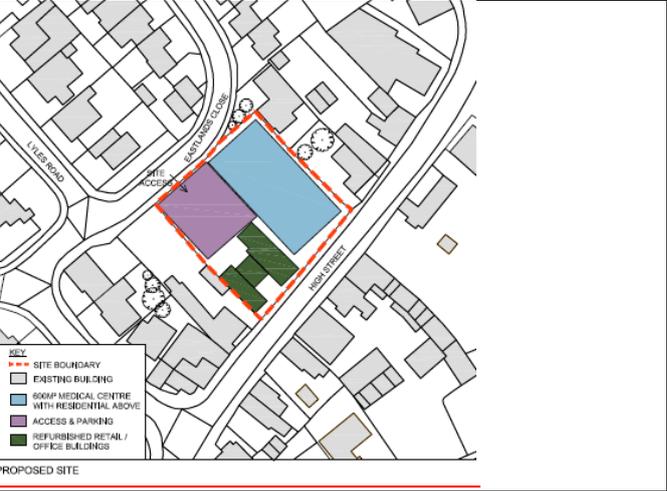
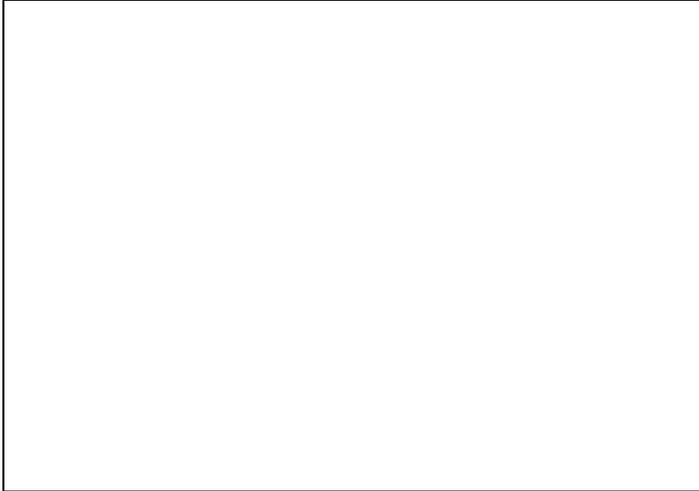


Pre-submission Plan Figure 13

Submission Plan Figure 14



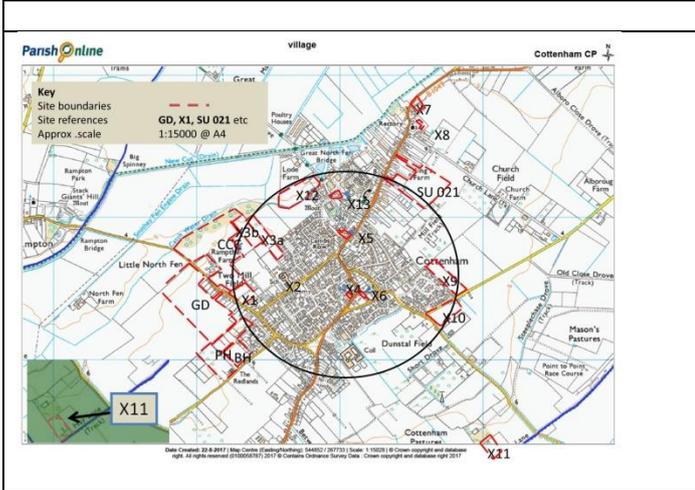
Submission Plan Figure 20



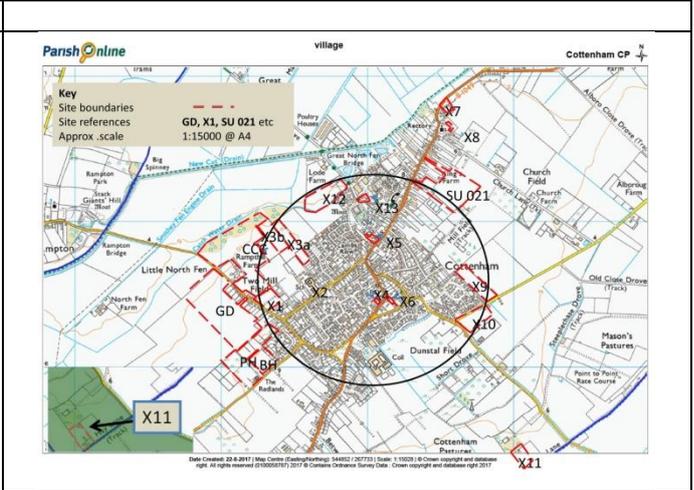
Submission Plan Figure 21

Policy adaptation following pre-submission consultation: Policy COH/3-1.2

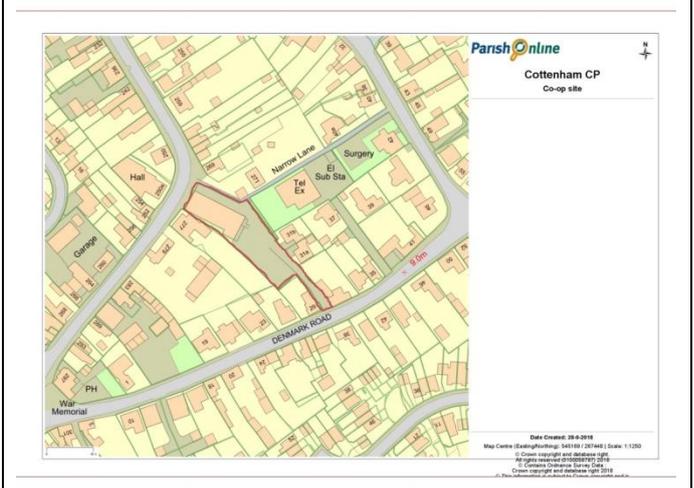
Evolution	
<p>The character of the village’s central areas is at risk as a result of denudation of commercial and retail spaces over time.; a trend this policy aspires to reverse by partial regeneration of three central sites. This policy has evolved as a response to the original Neighbourhood Plan survey, becoming policy BF/4 in the draft Pre-submission Plan consulted on in June 2017, and subsequently refined to make the policy and its justification clearer and more consistent with other relevant policies. An indicative site layout has been added.</p>	
Pre-submission Plan version	Proposed Submission Plan version
<p>Policy BF/4: Co-op site (site X4 as shown in Figure 13)</p>	<p>Policy COH/3-1.2: Co-op site (site X6 as shown in Figure 14)</p>
<p>Planning permission will be approved for the redevelopment of the 0.15 ha High Street Co-op site to provide:</p> <p>A: if not permitted elsewhere within 5 years of this plan being made, a modern Medical Centre (including consulting rooms and facilities for minor medical procedures) plus parking, otherwise</p> <p>B: at least 5 No. 1 or 2-bed affordable apartments on upper floors, and</p> <p>C: at least 2 No. small retail or office units, provided the design:</p> <p>d) applies imaginative and original designs to extend and renew the distinctive character and traditions of Cottenham’s built environment and especially the buildings already on-site</p> <p>e) includes infrastructure for modern technology to facilitate “drop-in” working within walking distance of home</p> <p>f) Any development must, where appropriate, contribute to safer pedestrian, cycle and vehicular access by inclusion of appropriate on-site parking and delivery facilities with 1-way vehicular entrance via Denmark road and exit into the High Street.</p>	<p>Planning permission will be approved for the redevelopment of the 0.15 ha High Street Co-op site (as shown in Figure 21) to provide:</p> <p>A: if not permitted elsewhere within 5 years of this plan being made, a modern Medical Centre and, if feasible, an associated “Drop in & Chat Centre” plus parking, otherwise</p> <p>B: at least 5 No. 1 or 2-bed affordable apartments on upper floors, and</p> <p>C: small retail or office units, provided the design:</p> <p>a) applies imaginative and original designs to extend and renew the distinctive character and traditions of Cottenham’s built environment, and</p> <p>Any development must, where appropriate, contribute to safer pedestrian, cycle and vehicular access by inclusion of appropriate on-site parking and delivery facilities with 1-way vehicular entrance via Denmark road and exit into the High Street.</p>
<p>Reasons for change: improved consistency of medical centre wording; removes the “drop-in” comms restriction</p>	
<p>NPPF compliance: possible argument over aspiration versus policy</p>	
<p>Indicative public commentary from Reg 14 consultation in July 2018:</p> <ul style="list-style-type: none"> • Support: ; Comment: Planning and finance; Message: With SCDC as our local planning authority I am not understanding these statements as factual that authority for building WILL be given. I assume that the outline plans are those going to be financed by CPC as stated in AF/1.6. • Support: Yes; Comment: Existing Coop site completely unsuitable; Message: The existing Coop site is completely unsuitable as a supermarket and should be redeveloped. • Support: Yes; Comment: Better healthcare and social care; Message: Although more challenging to develop than the Durman Stearn site, this may act as a good back-up location. • Support: Yes; Comment: Need to provide sites for facilities centrally; Message: Support the sustainability vision of the neighbourhood plan. • Support: Yes; Comment: Limit building height; Message: As in comment on BF/2, limit height of buildings so as to retain character of area. Must ensure provision is made for a food store on another accessible site. • Support: Yes; Comment: With a proviso.; Message: Redevelopment should aim to produce, at the very least, carbon neutral buildings, at best, those of Passivhaus standards. • Support: Yes; Comment: No cycle parking, typo; Message: As with BF/2, BF/4, AF/2 this block doesn’t explicitly call out cycle parking. 	
<p>Comment from SCDC</p> <p>Policy BF/4 Co-op site</p> <p>101. There are similar concerns raised to this policy as to Policy BF/2.</p> <p>102. If, at the time of the planned development, there is no demand for the retail or office units the development of this site could not proceed as the policy requires both residential and retail / office.</p> <p>103. Has this site been tested for all these uses including car parking? Is the site big enough for medical centre?</p> <p>104. Why is there different wording in this policy from Policy BF/2 – i.e. such as ‘consulting rooms for x-ray and phlebotomy’.</p> <p>Do these policies meet the basic conditions?</p> <p>105. As drafted these policies are not clear about how they would be implemented. Would a decision maker be able to use with confidence these policies to determine a planning application? The policies could fail the test for having regard to national policy and advice.</p>	
<p>Comment from Gladman</p> <p>Gladman do not object in principle to the proposed site development only that its complexity should make it an aspiration rather than policy.</p>	



Pre-submission Plan Figure 13



Submission Plan Figure 14



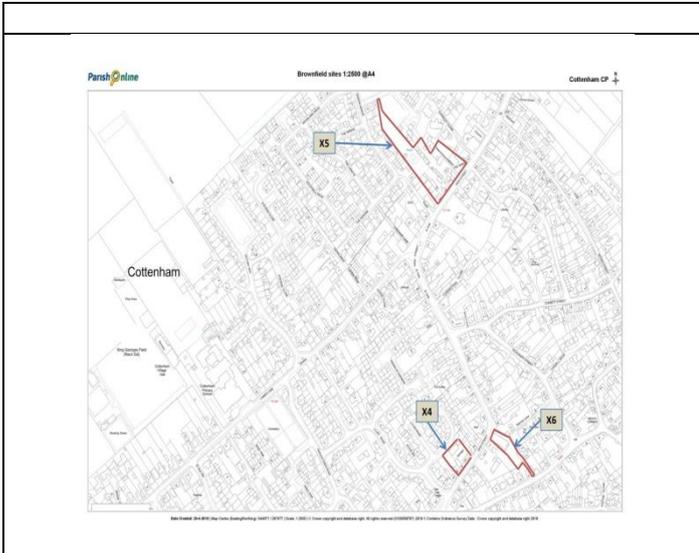
Submission Plan Figure 22



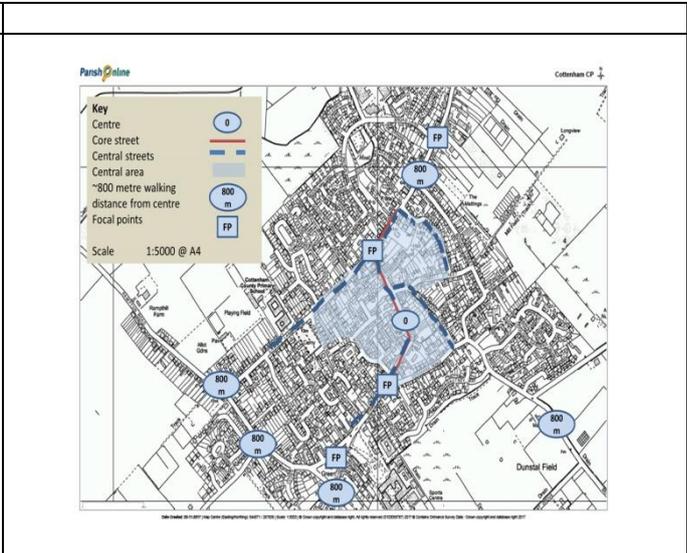
Submission Plan Figure 23

Policy adaptation following pre-submission consultation: Policy COH/3-2

Evolution	
The character of the village's central areas is at risk as a result of denudation of commercial and retail spaces over time.; a trend this policy aspires to reverse by partial regeneration of three central sites. This policy has evolved as a response to the original Neighbourhood Plan survey, becoming policy AF/6 in the draft Pre-submission Plan consulted on in June 2017, and subsequently refined to make the policy and its justification clearer and more consistent with other relevant policies.	
Pre-submission Plan version	Proposed Submission Plan version
Policy AF/6: Supermarket	Policy COH/3-2 Supermarket
Proposals for a supermarket ^{G44} in the village core will be supported, subject to other policies in this plan, provided this: <ul style="list-style-type: none"> a) creates safer traffic movements by including appropriate on-site parking and delivery facilities, and b) releases the current site for any of the purposes identified in this plan. 	Proposals for a supermarket ^{G44} on a brownfield site in the village core (see figure 11) will be supported, subject to other policies in this plan, provided the development includes: <ul style="list-style-type: none"> a) several 1 or 2 bedroom affordable apartments on upper floors, and b) creates safer traffic movements by including appropriate on-site parking and delivery facilities.
Reasons for change: improves consistency with brownfield residential provision; removes undeliverable constraint on subsequent use	
NPPF compliance: no known issue	
Indicative public commentary from Reg 14 consultation in July 2018:	
<ul style="list-style-type: none"> • Support: Yes – all; Comment: Cottenham needs all these facilities; Message: I feel strongly that Cottenham should have more truly affordable housing and that the indoor amenities such as village hall, medical centre and supermarket should be improved. Provision of a nursery would also greatly help working families. Sports facilities should be expanded and enhanced to encourage greater physical activity for all ages and genders. Cycle links to neighbouring villages should be created and improved and public transport improved by making the bus service to Cambridge centre more direct and more affordable. • Support: yes; Comment: long overdue; Message: • Support: Yes; Comment: Moving the Co-op is key to greater safety; Message: Hopefully persuade the Co-op to relocate onto a more suitable site. • Support: Yes; Comment: Coop currently on dangerous bend; Message: The coop is a great resource for the village. I love being able to walk round the corner to pick up essentials (and treats) but where it is currently is so dangerous. I understand that the coop is not responsible for the idiots that park in front but moving it to a position where that's no on a bend would be better. • Support: yes; Comment: Use of co-op site one relocated; Message: The current location of the Co-op is not ideal for the reasons briefed in the plan, and would benefit from a relocation to more suitable premises. The current location of the Co-op should not be converted into any facility which requires constant vehicle access and parking...as this is what the Co-op currently suffers with its parking lot access. I would support this location be converted into residential housing/flats. • Support: YES; Comment: ; Message: • Support: No; Comment: Accident waiting to happen; Message: As a Firefighter (FF) for 27 years based at Cottenham I have the following comments: Customers will undoubtedly use the Fire station to park in, (some do already just to pop to the bakers shop) blocking access/egress increasing potential for an accident either pedestrian or vehicular when FF's respond to an emergency call out. Increased traffic causing Fire appliance to be delayed to due vehicles using Fire station forecourt as a turning area. Customers of supermarket blocking FF's cars from leaving due to using Fire station as a drop off / car park. Accident waiting to happen!! • Support: Yes; Comment: Supermarket in a central location essential; Message: The retail core is under pressure and retaining a supermarket on safer but central site will help secure the retail function. A site in the village core will support the sustainability of the village. • Support: Yes; Comment: X5 may be best site on traffic grounds.; Message: • Support: Yes; Comment: With a proviso; Message: In response to climate change,the building should be required to be carbon neutral. 	
Comment from SCDC	
Policy AF/6 Supermarket	
106. This policy restricts competition in the retail sector by requiring any new supermarket development to release the current (Co-op) site for other uses. This is unlikely to satisfy the requirements of the NPPF.	
107. We are questioning the need for this policy as the emerging Local Plan has a policy relating to new retail development - Policy E/22: Applications for new retail development. What does this policy add that is specific to Cottenham?	
108. Are there realistically any sites in the defined village core that could satisfactorily accommodate such a proposal? How does this policy fit with Figure 23 showing alternative sites? What size of site is required?	
109. Criteria b) allows for any purpose identified in the plan which could imply many uses. This wording is too open to misinterpretation.	
Does this policy meet the basic conditions?	
110. This policy is not clearly written and is too restrictive therefore could fail the test for having regard to national policy and advice.	
Comment from Gladman	
Gladman expressed concern about the availability of a suitable site and degree of progress on delivery..	



Pre-submission Plan Figure 23



Submission Plan Figure 11

Policy adaptation following pre-submission consultation: Policy COH/3-2.1

Evolution	
The character of the village's central areas is at risk as a result of denudation of commercial and retail spaces over time.; a trend this policy aspires to reverse by partial regeneration of three central sites. This policy has evolved as a response to the original Neighbourhood Plan survey, becoming policy BF/3 in the draft Pre-submission Plan consulted on in June 2017, and subsequently refined to make the policy and its justification clearer and more consistent with other relevant policies. An indicative site layout has been added.	
Pre-submission Plan version	Proposed Submission Plan version
Policy BF/3: Watson's Yard / Fire Station site (site X5 in Figure 13)	Policy COH/3-2.1: Watson's Yard / Fire Station site (site X5 in Figure 14)
<p>Planning permission will be approved for the redevelopment of the 0.6 ha Watson's Yard / Fire Station site to provide:</p> <p>A: a modern supermarket plus parking, and B: a modernised Fire Station building and training area, and C: at least 5 new or retained small business units, and D: at least 3 small High Street office or retail units, provided the design:</p> <ul style="list-style-type: none"> a) retains adequate Fire Service provision within Cottenham village, and b) applies imaginative and original designs to extend and renew the distinctive character and traditions of Cottenham's built environment and especially adjacent buildings in the Conservation Area, and c) includes infrastructure for modern communications technology to facilitate "drop-in" working within walking distance of home, and d) contributes to safer pedestrian, cycle and vehicular access by inclusion of appropriate on-site parking and delivery facilities 	<p>Planning permission will be approved for the redevelopment of the 0.74ha Watson's Yard / Fire Station site (as shown in figure 22) to provide:</p> <p>A: a modern supermarket with several 1 or 2 bedroom apartments on upper floors, and</p> <p>B: unless relocated to another site within Cottenham village, a modernised or new Fire Station building and training area within a segregated area having its own dedicated access to the carriageway, and</p> <p>C: if the Fire Station is relocated within Cottenham village, at least 5 new or retained small workshop units, and</p> <p>D: at least 3 small High Street office or retail units, The designs for all proposed buildings (A to D above) must:</p> <ul style="list-style-type: none"> a) apply imaginative and original designs to extend and renew the distinctive character and traditions of Cottenham's built environment and especially adjacent buildings in the Conservation Area, and b) contribute to safer pedestrian, cycle and vehicular access by inclusion of appropriate on-site parking and delivery facilities
Reasons for change: improved clarity of alternative uses; improved segregation between facilities;	
NPPF compliance: possible argument between aspiration and policy	
<p>Indicative public commentary from Reg 14 consultation in July 2018:</p> <ul style="list-style-type: none"> • Support:; Comment: Assumption for planning approval; Message: How can the statement that approval will be given for all of the above?. • Support: Yes; Comment: Current location is inadequate; Message: An improved supermarket is required, especially given the expected increase in population. The current site is very cramped with poor access to the car park, a poor location on a busy corner, and a lot of poor parking outside. The new site needs to be reasonably central but on a larger area so the proposed site seems the best option. • Support: Yes; Comment: Moving the Co-op is key to greater safety; Message: There are challenges creating a safe layout with a supermarket and Fire Station close to one another. • Support: Yes; Comment: Coop currently on dangerous bend; Message: The coop is a great resource for the village. I love being able to walk round the corner to pick up essentials (and treats) but where it is currently is so dangerous. I understand that the coop is not responsible for the idiots that park in front but moving it to a position where that's no on a bend would be better. • Support: Yes; Comment: A suitable location for essential services.; Message: If Watson's Yard becomes available it has the capacity to accommodate a variety of new facilities in support of the neighbourhood plan. • Support: Yes; Comment: Has best access of the possible sites; Message: 	
<p>Comment from SCDC</p> <p>Policy BF/3: Watson's Yard / Fire Station (site x5 in Figure 13)</p> <ol style="list-style-type: none"> 1. Is this site big enough at 0.74hec for the proposed uses as the policy indicates that all uses must be included as all the uses are linked by 'and'. 2. Are all the uses being proposed compatible? There is no supporting text to explain or justify this policy and the uses proposed. 3. Does this policy allow for residential uses above the business and retail units as included in Policy H/2 of the plan? 4. Criterion c) What is this drop in centre? There is nothing in the supporting text to explain. 5. As this is the only site being proposed for a supermarket is it necessary to have Policy AF/6 Supermarket in the Plan too? There is a lack of supporting text to indicate if any discussions have taken place with the owners of this site to support the proposed uses in the policy or with the Co-op to support relocating here. 6. It is unclear in the policy what the criteria a)-c) refer to. They should apply to the whole site and not just to option D as may be 	

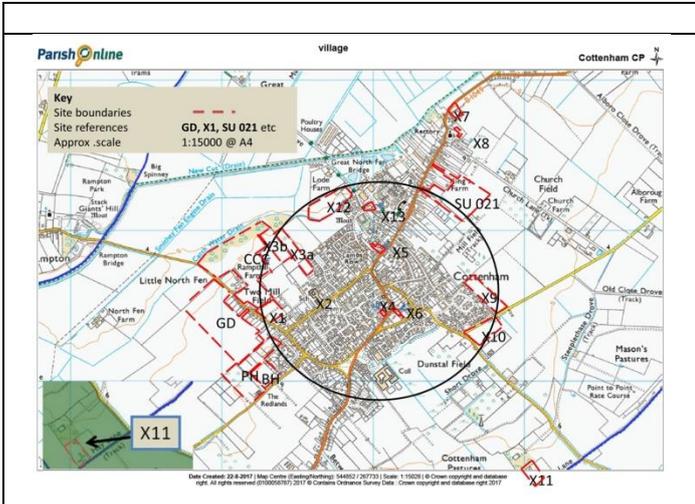
suggested as currently drafted.

Does this policy meet the basic conditions?

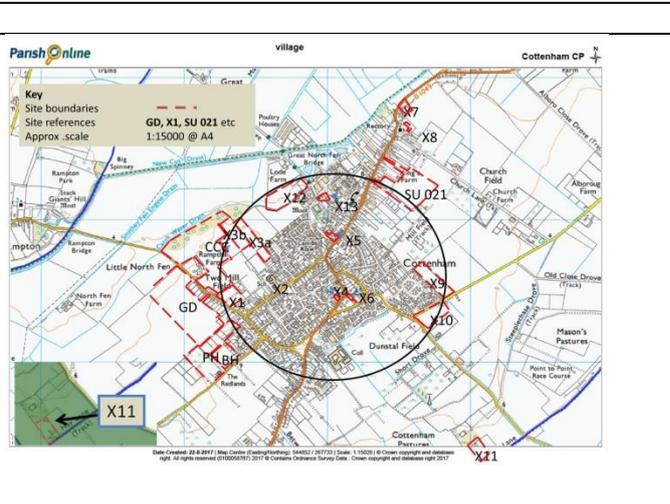
7. This policy is not clearly written and therefore could fail the test for having regard to national policy and advice.

Comment from Gladman

Gladman do not object in principle to the proposed use, only that complexity of delivery make it more an aspiration than a policy.



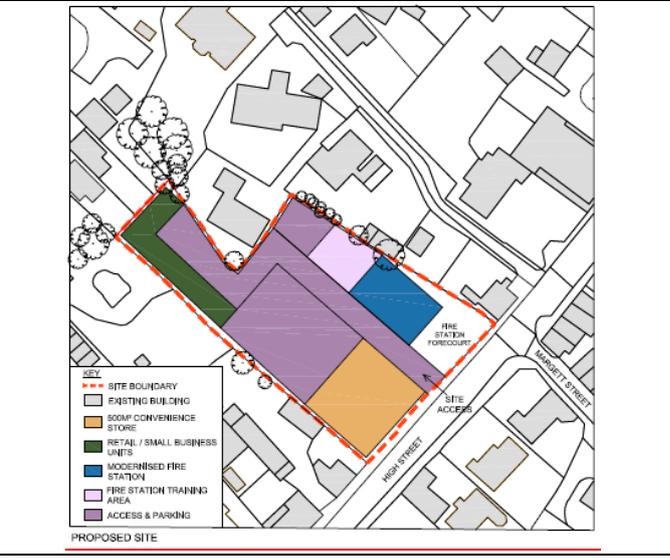
Pre-submission Plan Figure 13



Submission Plan Figure 14



Submission Plan Figure 20



Submission Plan Figure 21

Policy adaptation following pre-submission consultation: Policy COH/4-1

Evolution	
Sports provision needs to expand, with enough physical space, and broaden, to cater for a wider range of outdoor sport. This policy has evolved as a response to the original Neighbourhood Plan survey, and from policies AF/2, AF/3 And AF/5 in the draft Pre-submission Plan consulted on in June 2017, and subsequently refined to make the policy clearer and more consistent with other relevant policies in the plan.	
Pre-submission Plan version	Proposed Submission Plan version
	Policy COH/4-1.1: Recreation Ground
	Support campus development of Community, Recreation and Sports facilities at the Recreation Ground (as shown in figure 26) and near Cottenham Primary School, provided the design: <ol style="list-style-type: none"> does not reduce the number of available outdoor sports pitches, and retains sufficient expansion space to allow the Recreation Ground to extend over 12 ha on contiguous good quality land, and includes a secondary road access independent of Lambs Lane, and is imaginative and original to extend and renew the distinctive character and traditions of Cottenham’s built environment, and encourages pedestrian access, and contributes to safer traffic movements by inclusion of appropriate on-site parking and site access and co-ordination improvements
Reasons for change: new site-specific policy revised to guide development at the Recreation Ground within existing capacity	
NPPF compliance: no known issue	
Indicative public commentary from Reg 14 consultation in July 2018: <ul style="list-style-type: none"> Support: Yes; Comment: A very sporty village needs excellent facilities; Message: Increasing the number of pitches is a priority, although the potential 3G pitch will help to alleviate some of that burden. Support: Very much so-yes; Comment: Colts will have 2 girls teams season 2018/19 ; Message: Plus 60 primary age girls signed up for FA Wildcats training sessions with more teams emanating from. Given The FA directive to double female participation by 2020 this is an important figure to add weight to need for facilities as funding is being focused on girls plus backing for facilities too. Just so you guys are aware and can use up to date info. Appreciate your hard/good work Support: Yes; Comment: Compromise with large developments; Message: Given that the CCC development is given planning permission it is important that CPC try to achieve the best outcome for the village sports facilities Support: Yes – all; Comment: Cottenham needs all these facilities; Message: I feel strongly that Cottenham should have more truly affordable housing and that the indoor amenities such as village hall, medical centre and supermarket should be improved. Provision of a nursery would also greatly help working families. Sports facilities should be expanded and enhanced to encourage greater physical activity for all ages and genders. Cycle links to neighbouring villages should be created and public transport improved by making the bus service to Cambridge centre more direct and more affordable. Support: Yes; Comment: Improving sports facilities is important; Message: The increased population from the new housing will require an increase in the facilities. It would be great to have things like a multi-use pitch that were as good or better than those in surrounding villages. It makes sense to focus on land around the recently built pavilion and the planned village hall. I hope the cricket pitch, which is developing nicely, will be unaffected. Support: Yes; Comment: Additional sports facilities needed; Support: Yes; Comment: ; Message: I strongly support the aims of this policy statement. I believe that the “catch-up extension” area is the better option for the expansion of our recreation land and sincerely hope that its acquisition will be pursued vigorously and ultimately be successful. I would want the integrity of the cricket ground, on the ‘middle field’ adjacent to the new pavilion (which was an ambition for over a decade) to be maintained and not jeopardized in any way. I also believe that the provision of a floodlit, 3G, full-size pitch, either adjacent to the village hall or on new recreation land between the allotments and Ramphill Farm, would ultimately be of great benefit to the village and the sports clubs as would one or more all-weather MUGA facilities. The village has a growing population which is already underprovided for as regards its recreational area. If we want people of all ages to be able to participate in sport, keep active and remain healthy then the continued development and expansion of our recreational facilities is absolutely vital. Support: Yes; Comment: Much needed, agree with proposed layout; Message: Fully concur with the need for expanded sports and recreation grounds. Existing provision is woefully inadequate now. This is vital facility for the health of the village and done right will be an asset to the community for many generations to come. The proposed layout in Fig 22 is an obvious solution using adjacent and contiguous land which is ideal for sports provision (being flat and well drained). Building on some of this land as proposed in an outline planning application would be a huge loss to the village. Support: Yes; Comment: Broader sports provision is needed; Message: Hopefully persuade the County Council not to develop 	



their land nearest the pavilion, making it available for broader sport provision.

- Support: Yes; Comment: Is there room for all sporting requirements?; Message: Bearing in mind, the loss of some of the playing fields to the County Council building on them, as well as the probable expansion of the Primary School, will there be adequate space for all the sports clubs on the existing Recreation Ground? If we need to relocate the Rec., are the Pavilion and Village Hall in the right location?
- Support: YES; Comment: ; Message:
- Support: Yes; Comment: A necessary expansion of sports facilities.; Message: As the village population grows, it is important to expand local provision of sports facilities for community use.
- Support: Yes; Comment: ; Message:
- Support: Yes; Comment: No cycle parking, typo; Message: As with BF/2, BF/4, AF/2 this block doesn't explicitly call out cycle parking.

Comment from SCDC

Comment from Gladman
Commented on many of the policies but not this one

	<p>Submission Plan Figure 26</p>
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Policy adaptation following pre-submission consultation: Policy COH/4-2

Evolution	
Leisure facilities need to expand to support a larger population and improve if communities are to continue using them and improve social cohesion. This policy has evolved as a response to the original Neighbourhood Plan survey, becoming policy C/1 in the draft Pre-submission Plan consulted on in June 2017, and subsequently refined to make the policy, its justification and the proposed location clearer. The site edge location allows development without loss of sports pitches.	
Pre-submission Plan version	Proposed Submission Plan version
Policy AF/2: Multi-purpose Village Hall	Policy COH/4-2: Multi-purpose Village Hall
<p>Planning permission will be approved for a modern multi-purpose Village Hall adjacent to the Primary School on the Recreation Ground within the development framework boundary to provide more appropriate community facilities, including out-of-school child-care, an informal day centre for the elderly, and drop-in meeting facilities for small businesses and community groups provided the design:</p> <ul style="list-style-type: none"> a) does not lead to loss of any sports pitches, and b) is imaginative and original so as to extend and renew the distinctive character and traditions of Cottenham’s built environment, and c) includes Wi-Fi and printing technology to facilitate small business or community group drop-in working in a central village location, and d) encourages pedestrian access, and contributes to safer traffic movements by inclusion of appropriate on-site parking and site access improvements 	<p>Planning permission will be approved for a modern multi-purpose Village Hall adjacent to the Primary School on the Recreation Ground (as shown in figure 24) within the development framework boundary (as shown in figure 15) to provide more appropriate community facilities, including out-of-school child-care, an informal day centre for the elderly, and drop-in meeting facilities and business hub for small businesses and community groups provided the design:</p> <ul style="list-style-type: none"> a) does not lead to loss of any sports pitches, and b) is imaginative and original so as to extend and renew the distinctive character and traditions of Cottenham’s built environment, and c) includes communications infrastructure, including Wi-Fi and printing technology, to facilitate small business or community group drop-in working in a central village location, and d) encourages pedestrian access, and contributes to safer traffic movements by inclusion of appropriate on-site parking and site access improvements
Reasons for change: improved clarity; policy retained despite planning permission to ensure permission remains in place should construction not occur.	
NPPF compliance: no known issue	
<p>Indicative public commentary from Reg 14 consultation in July 2018:</p> <ul style="list-style-type: none"> • Support: Yes; Comment: Much needed upgrade to the current facilities; Message: Much needed upgrade to the current facilities plus additional facilities that may be revenue producing to reduce costs to residents. Will the pre-school element be let on a commercial rent? • Support: Yes – all; Comment: Cottenham needs all these facilities; Message: I feel strongly that Cottenham should have more truly affordable housing and that the indoor amenities such as village hall, medical centre and supermarket should be improved. Provision of a nursery would also greatly help working families. Sports facilities should be expanded and enhanced to encourage greater physical activity for all ages and genders. Cycle links to neighbouring villages should be created and improved and public transport improved by making the bus service to Cambridge centre more direct and more affordable. • Support: Yes; Comment: A new village hall would be a real asset; Message: A well designed new village hall would be a real asset with the capability for many different activities. Replacement of the current building seems the best option. Ensuring adequate parking provisions is important. • Support: Yes; Comment: Multi-purpose Village Hall to replace existing • Support: No; Comment: Much under-utilised hall space already; Message: We have a village college, a community centre, a primary school, a scout hall, the Salvation Army barn and the Parish Church Hall all offering excellent facilities and under utilised to varying degrees. We do NOT need another hall built at considerable expense. • Support: Yes; Comment: Long overdue; Message: Redevelopment of the village hall is long overdue. Makes sense to use the same site. • Support: Yes; Comment: A visionary’s idea for a new Village Hall; Message: The new Hall has to cater for an expanded population over the next 50 years; flexibility is key. Needs have changed over the last 50 years and will change more over the next 50. • Support: No; Comment: Ballot figures.; Message: The 2016 parish-wide ballot indicated less than 5% of the village population were positively in favour of this policy – therefore how can you justify enacting it? • Support: Partially ; Comment: Is the planned Village Hall too large & expensive?; Message: With the Nursery now separate from the Village Hall, is there adequate evidence of the real need for the upper floor in the VH? Should we not revert to a single storey with a substantial reduction in cost, utilising the remaining budget on a new Medical Centre which would have much more use to the Village? • Support: Yes; Comment: New Village Hall is a much needed facility; Message: Current facility is inadequate. Not sure whether the proposed business function will work or is necessary. • Support: YES; Comment: ; Message: • Support: Yes; Comment: We need a village hub like this; Message: The current village hall needs expanding and updating to 	

support a village of this size. If we want to reduce traffic we need places for people to work with good Wifi connections whilst mixing with other working from home to reduce the felling of isolation and developing a sense of community's.

- Support: Yes; Comment: Village Hall needs replacing; Message: Cottenham needs an appropriately scaled modern facility for the existing and growing community. The existing hall is very dated and needs replacing in an accessible and central location.
- Support: Yes; Comment: Strongly support. We need this facility.; Message:
- Support: Yes; Comment: With an improvement on the current plan.; Message: In order to keep running costs low & in response to climate change, the building should be carbon neutral

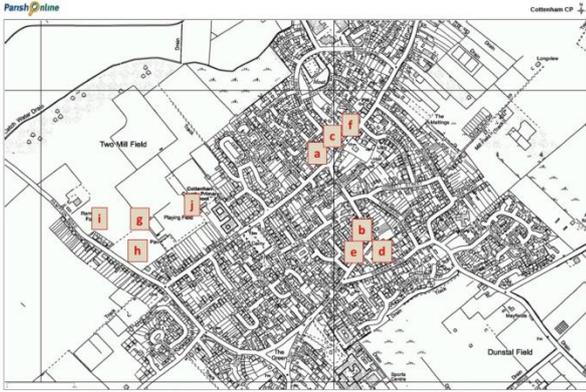
Comment from SCDC

Policy AF/2 Multi purpose Village Hall

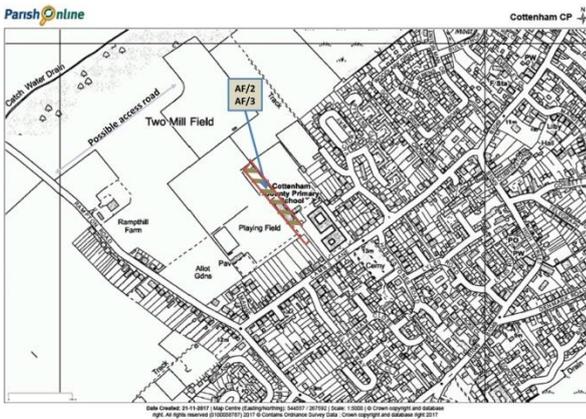
1. There is a need for a clear map showing the extent of this site. Figure 21 does show the site but is not of a sufficient scale to know the extent of the proposal. If this is an allocation it will need to be shown on the Proposals Map for your Plan.
2. If the site is on the Recreation Ground as stated in the policy it will be contrary to the Local Plan Policy N/H12 on Local Green Space where the site is protected as a LGS. Through your Plan you will need to amend the boundary of the LGS in the Local Plan to be able to achieve this policy.
3. Criteria a) –It is not clear how the development of the village hall will not lead to the loss of sports pitches as these are on the Recreation Ground and the current village hall footprint is very constrained so how will your Plan mitigate this loss? Is this to be achieved through Policy AF/5 as this is not clear?
4. Criterion c) – What is this drop in centre mentioned in this policy – an employment hub? Wi fi for small businesses? Where is the evidence for need for drop-in working?
5. Criterion d) What is the relationship between the site access improvements and the requirement in Policy AF/5 for a new access road from Rampton Road?

Comment from Gladman

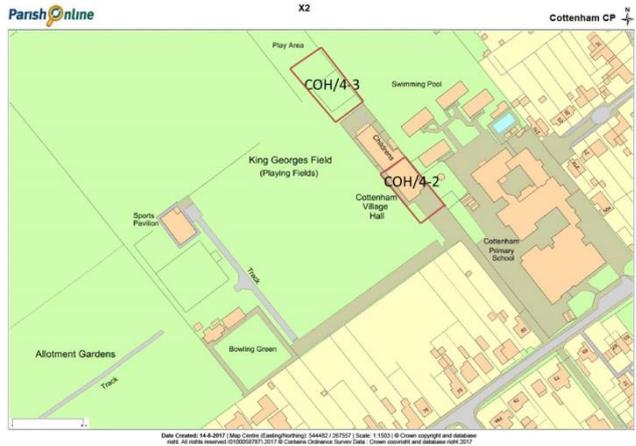
Gladman object to the use of “countryside policies” being applied to resist the development of indoor community spaces and have agreed to make s106 contributions towards it.



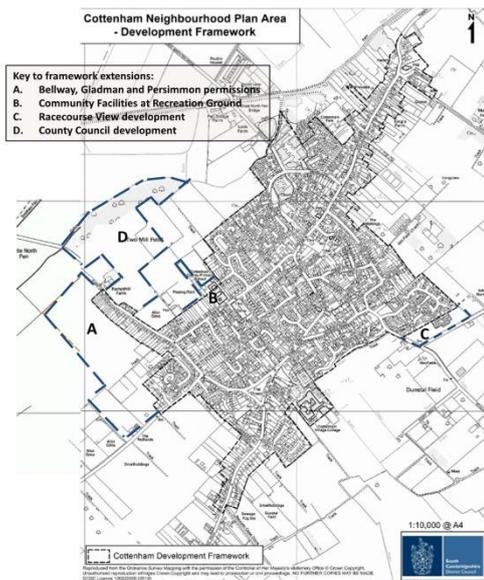
Pre-submission Plan Figure 19



Pre-submission Plan Figure 20



Submission Plan Figure 27



Submission Plan figure 15

Policy adaptation following pre-submission consultation Policy COH/4-3

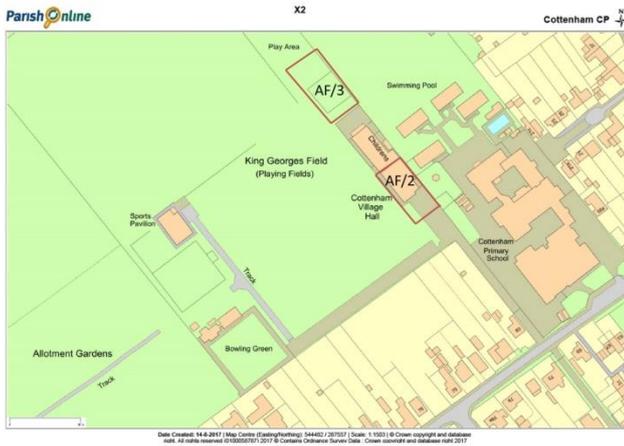
Evolution	
<p>Enlarged populations and high employment rates increase demand for early years education facilities, especially those near to other education and sports facilities. This policy has evolved as a response to the original Neighbourhood Plan survey, becoming policy AF/3 in the draft Pre-submission Plan consulted on in June 2017, and evolved from the integrated Village Hall & Nursery proposal into separate buildings to make them more acceptable outside the Village Development Framework; and subsequently refined to make the policy, its justification and the proposed location clearer. The site edge location allows development without loss of sports pitches.</p>	
Pre-submission Plan version	Proposed Submission Plan version
<p>Policy AF/3: Nursery</p> <p>Planning permission will be approved for a Nursery^{G54} on the Recreation Ground to provide facilities for early years education and child-care, provided the design:</p> <ul style="list-style-type: none"> e) does not lead to loss of any sports pitches, and f) is imaginative and original to extend and renew the distinctive character and traditions of Cottenham’s built environment, and g) is supported by an event management plan^{G69} to co-ordinate people and vehicle movements on-site, and h) encourages pedestrian access, and i) contributes to safer traffic movements by inclusion of appropriate on-site parking and site access improvements 	<p>Policy COH/4-3: Nursery</p> <p>Planning permission will be approved for a Nursery^{G54} on the Recreation Ground (as shown in figure 25) within the development framework boundary (as shown in figure 15) to provide facilities for early years education and child-care, provided the design:</p> <ul style="list-style-type: none"> 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 Car Park 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
<p>Reasons for change: improved clarity, mostly through additional diagram; the site is designated Local Green Space but boundaries are re-drawn by policy COH/1-7 (especially Figure 12); may need tweaking with This Land</p>	
<p>NPPF compliance: no known issue; needs better delineation of LGS following discussion with This Land</p>	
<p>Indicative public commentary from Reg 14 consultation</p> <ul style="list-style-type: none"> • Support: Yes; Comment: Nurseries help new parents get back to work; Message: Potentially work could be within the village, which would suit many people • Support: Yes – all; Comment: Cottenham needs all these facilities; Message: I feel strongly that Cottenham should have more truly affordable housing and that the indoor amenities such as village hall, medical centre and supermarket should be improved. Provision of a nursery would also greatly help working families. Sports facilities should be expanded and enhanced to encourage greater physical activity for all ages and genders. Cycle links to neighbouring villages should be created and improved and public transport improved by making the bus service to Cambridge centre more direct and more affordable. • Support: Yes; Comment: A long overdue facility; Message: Some will say we need two of these – maybe we do. • Support: Yes; Comment: New nursery is a much needed facility; Message: Unsure why nursery requires an event management plan – AF/3c; should this be for the village hall instead? • Support: YES; Comment:; Message: • Support: Yes; Comment: Such a need for this; Message: Not much to add to the short comment but with rumours of the Ivett Street nursery closing and the growth in the village this is a must. • Support: Yes; Comment: Essential provision for a growing community; Message: Will provide continuity for the existing nursery with capacity to increase hours and support for working parents and support for new families. • Support: Yes; Comment: Strongly support. We need this facility.; Message: There is already a need for this provision, and the new developments will make this need more acute. Support the site as shown – near to Village Hall and Primary School. • Support: Yes; Comment: With a proviso.; Message: In response to climate change, any buildings should be required to be carbon neutral. • Support: Yes; Comment: Important for supporting working families; Message: The Nursery will enable working parents to drop off their children in the village before starting their commute saving car journeys and the need to take pre-school children out of the village 	
<p>Comment from SCDC Policy AF/3 Nursery</p> <ol style="list-style-type: none"> 6. As with the village hall allocation this site is on the Recreation Ground and therefore would be contrary to the Local Plan Policy N/H12 on Local Green Space where the site is protected as a LGS. Through your plan you will need to amend the boundary of the LGS in the Local Plan to be able to achieve this policy. 7. Criteria c) – What is an ‘event management plan’ that is stated in the policy – this has not been described in supporting text. Travel plan? 8. Criterion e) requires on site parking which could not be achieved without making provision for access over the Recreation Ground which is designated as Local Green Space. This would impact on the sports pitches in this area. <p>Do these policies meet the basic conditions?</p> <ol style="list-style-type: none"> 9. The policy is not clear and therefore would not meet the test to having regard to national policy and guidance. 	

Comment from Gladman

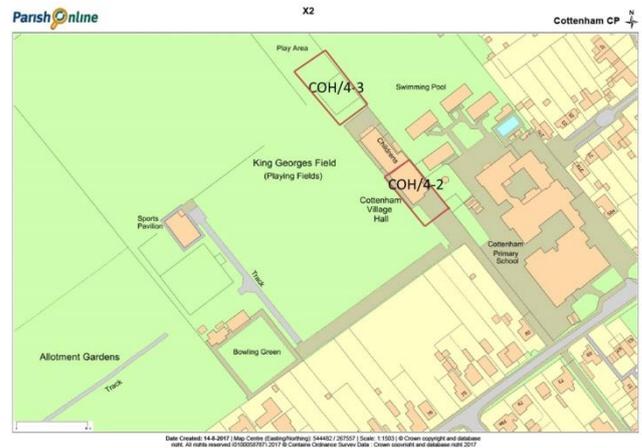
Commented on many of the policies but not this one

County Council

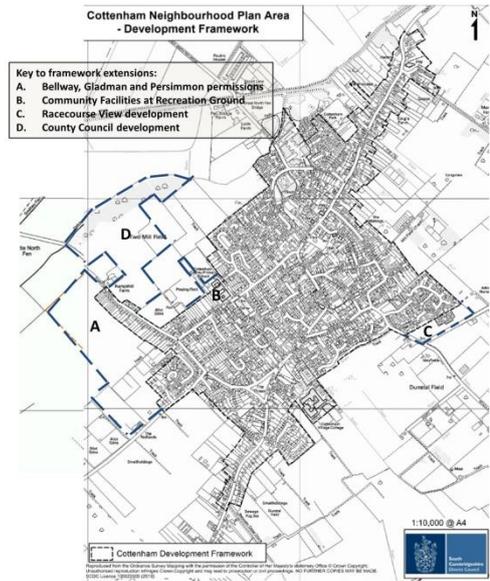
No comment on this policy. CCC has subsequently confirmed its financial commitment to direct ALL (about £800K) s106 Early Years contributions to the project.



Pre-submission Plan Figure 21



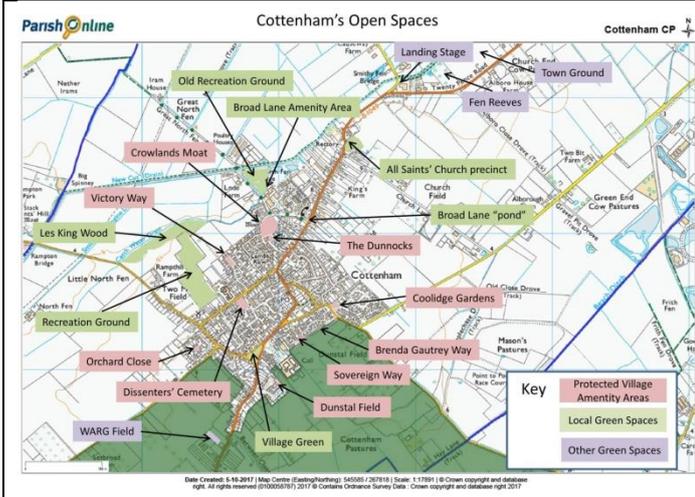
Submission Plan Figure 28



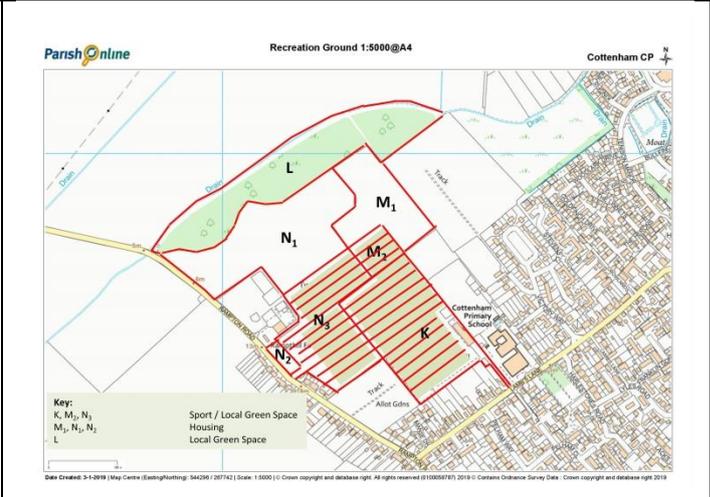
Submission Plan figure 15

Our plan
Our village
Our future

Cottenham Neighbourhood Development Plan Submission Plan – Consultation Statement: 181231



Pre-submission Plan Figure 14



Submission Plan Figure 12 (provisional)

Policy adaptation following pre-submission consultation: Policy COH/4-4

Evolution	
Enlarged populations need expanded and enriched facilities to support a variety of outdoor sports. This policy has evolved as a response to the original Neighbourhood Plan survey, becoming policy AF/3 in the draft Pre-submission Plan consulted on in June 2017, and subsequently refined to make the policy and its justification clearer.	
Pre-submission Plan version	Proposed Submission Plan version
Policy AF/5: Sports facilities	Policy COH/4-4: Sports facilities
Support “sport for all” by allocation of land and development of additional sports facilities at, and adjacent to, the Recreation Ground, provided these create safer traffic movements by including appropriate on-site parking facilities. The land would: <ul style="list-style-type: none"> a) be contiguous with the existing Recreation Ground, especially near the Sports Pavilion, and b) provide a 1-2 ha “catch-up” provision to meet the current 11 ha target c) provide a further 1 to 2 ha extension to provide for planned population expansion during the plan period, and d) include provision for all-weather and / or floodlit outdoor sports facilities, and e) provide a road route through the site to Rampton Road 	Support “sport for all” by allocation of land and development of additional sports facilities at, and adjacent to, the Recreation Ground, provided these create safer traffic movements by including appropriate on-site parking facilities. The land, (as shown in figure 26), would: <ul style="list-style-type: none"> a) be contiguous with the existing Recreation Ground, to optimise use of the Sports Pavilion, and b) if possible, provide a 1 to 2 ha “catch-up” provision to meet the current 11 ha target c) if possible, provide a further 1 to 2 ha extension to provide for planned population expansion during the plan period, and d) include provision for all-weather and / or floodlit outdoor sports facilities, and e) provide a road route through the site to Rampton Road
Reasons for change: policy revised to reconfigure Rec within existing space and add another policy (COH/5-1) for additional provision elsewhere if required; may need tweaking with This Land	
NPPF compliance: no known issue	
<p>Indicative public commentary from Reg 14 consultation in July 2018:</p> <ul style="list-style-type: none"> • Support: Yes; Comment: A very sporty village needs excellent facilities; Message: Increasing the number of pitches is a priority, although the potential 3G pitch will help to alleviate some of that burden. • Support: Very much so-yes; Comment: Colts will have 2 girls teams season 2018/19 ; Message: Plus 60 primary age girls signed up for FA Wildcats training sessions with more teams emanating from. Given The FA directive to double female participation by 2020 this is an important figure to add weight to need for facilities as funding is being focused on girls plus backing for facilities too. Just so you guys are aware and can use up to date info. Appreciate your hard/good work • Support: Yes; Comment: Compromise with large developments; Message: Given that the CCC development is given planning permission it is important that CPC try to achieve the best outcome for the village sports facilities • Support: Yes – all; Comment: Cottenham needs all these facilities; Message: I feel strongly that Cottenham should have more truly affordable housing and that the indoor amenities such as village hall, medical centre and supermarket should be improved. Provision of a nursery would also greatly help working families. Sports facilities should be expanded and enhanced to encourage greater physical activity for all ages and genders. Cycle links to neighbouring villages should be created and public transport improved by making the bus service to Cambridge centre more direct and more affordable. • Support: Yes; Comment: Improving sports facilities is important; Message: The increased population from the new housing will require an increase in the facilities. It would be great to have things like a multi-use pitch that were as good or better than those in surrounding villages. It makes sense to focus on land around the recently built pavilion and the planned village hall. I hope the cricket pitch, which is developing nicely, will be unaffected. • Support: Yes; Comment: Additional sports facilities needed; • Support: Yes; Comment: ; Message: I strongly support the aims of this policy statement. I believe that the “catch-up extension” area is the better option for the expansion of our recreation land and sincerely hope that its acquisition will be pursued vigorously and ultimately be successful. I would want the integrity of the cricket ground, on the ‘middle field’ adjacent to the new pavilion (which was an ambition for over a decade) to be maintained and not jeopardized in any way. I also believe that the provision of a floodlit, 3G, full-size pitch, either adjacent to the village hall or on new recreation land between the allotments and Ramphill Farm, would ultimately be of great benefit to the village and the sports clubs as would one or more all-weather MUGA facilities. The village has a growing population which is already underprovided for as regards its recreational area. If we want people of all ages to be able to participate in sport, keep active and remain healthy then the continued development and expansion of our recreational facilities is absolutely vital. • Support: Yes; Comment: Much needed, agree with proposed layout; Message: Fully concur with the need for expanded sports and recreation grounds. Existing provision is woefully inadequate now. This is vital facility for the health of the village and done right will be an asset to the community for many generations to come. The proposed layout in Fig 22 is an obvious solution using adjacent and contiguous land which is ideal for sports provision (being flat and well drained). Building on some of this land as proposed in an outline planning application would be a huge loss to the village. • Support: Yes; Comment: Broader sports provision is needed; Message: Hopefully persuade the County Council not to develop their land nearest the pavilion, making it available for broader sport provision. • Support: Yes; Comment: Is there room for all sporting requirements?; Message: Bearing in mind, the loss of some of the playing fields to the County Council building on them, as well as the probable expansion of the Primary School, will there be adequate 	

space for all the sports clubs on the existing Recreation Ground? If we need to relocate the Rec., are the Pavilion and Village Hall in the right location?

- Support: YES; Comment: ; Message:
- Support: Yes; Comment: A necessary expansion of sports facilities.; Message: As the village population grows, it is important to expand local provision of sports facilities for community use.
- Support: Yes; Comment: ; Message:
- Support: Yes; Comment: No cycle parking, typo; Message: As with BF/2, BF/4, AF/2 this block doesn't explicitly call out cycle parking.

Comment from SCDC

Policy AF/5 Sports facilities

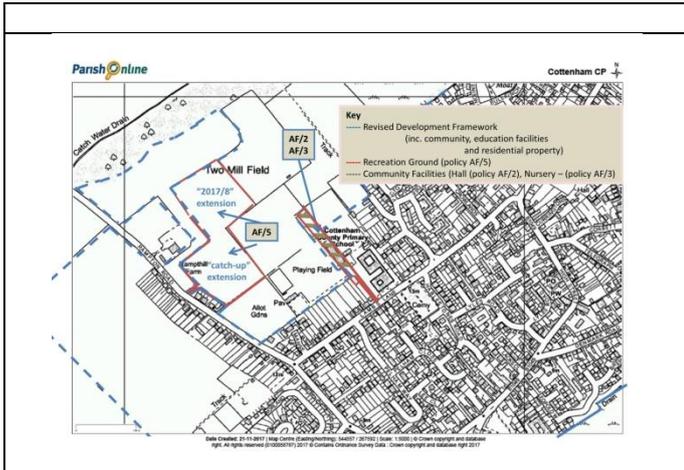
10. The policy should state where the allocation is located – i.e. the Proposals Map. It is not clear which site is being proposed from looking at Figure 22.
11. The policy could be reworded to say that an area of land is to be safeguarded for a future extension to the Recreation Ground for sports facilities and that no other use would be permitted. This area could be clearly defined on a map and it could be implemented in phases. The current policy is confusing. Policy AF/4 states the requirement for future expansion of the Recreation Ground is 12 hectares but Policy AF/5 states 11hec. Which is correct? Why is all the future requirements for open space being put in one part of the parish?
12. The policy seeks floodlit outdoor sports facilities. The site is adjacent to a recent planning consent and therefore floodlighting is likely to have a significant detrimental impact on residential amenity without very careful design consideration. It could also have a detrimental impact on the wider fen edge. Policy C/1 requires “subdued lighting on the village edge. The policy would benefit from having criteria considering noise and lighting impacts.
13. Criteria f) – what is meant in the policy by ‘ co-ordination improvements’?
14. Criterion e) What is the relationship between the requirement in Policy AF/2 for a new access road from Rampton Road and site access improvements required in this policy?
15. The supporting text is very confusing and does not help justify the policy or explain what is to be achieved. Have there been discussions with the landowner to get agreement of use of the land?
16. Paragraph AF/5.8 indicates that the new village hall will include facilities for indoor sports but this is not listed in the Policy AF/2.

Does this policy meet the basic conditions?

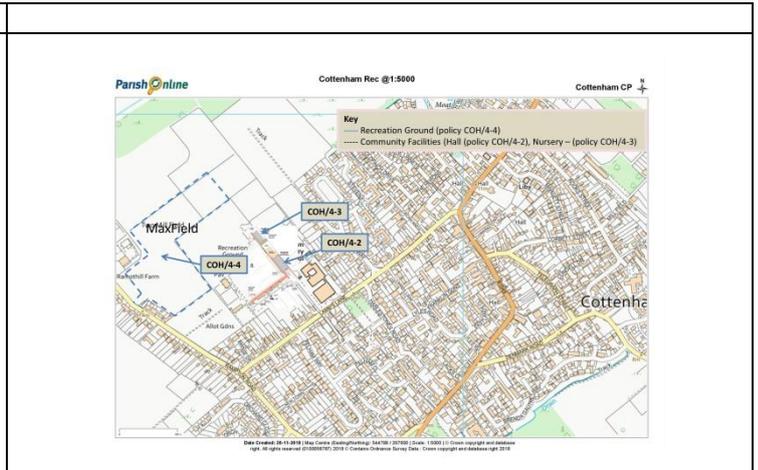
17. This policy is not clearly written and therefore could fail the test for having regard to national policy and advice.

Comment from Gladman

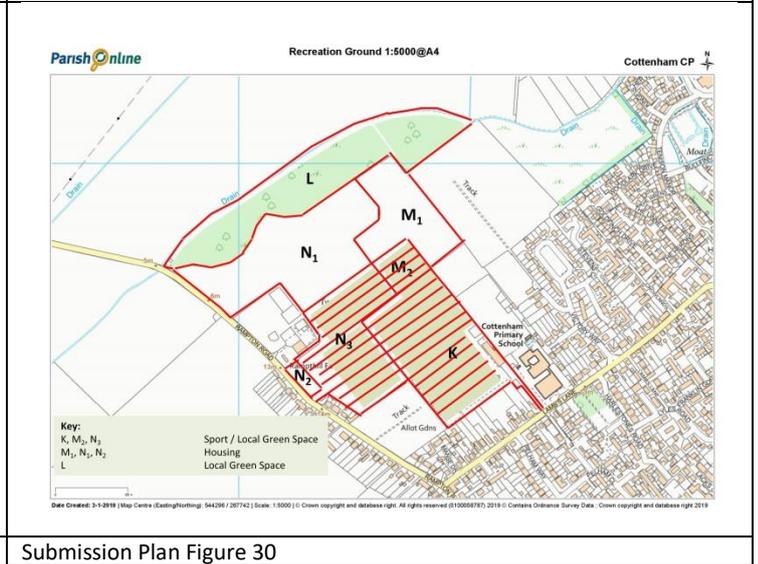
Gladman supports “sport for all” and remind us of their proposed contributions to the new sports pavilion, cricket squares, pitch drainage, flood lights, and acquisition of additional land.



Pre-submission Plan Figure 22



Submission Plan Figure 29



Submission Plan Figure 30

Policy adaptation following pre-submission consultation: Policy COH/5-1

Evolution	
Enlarged populations need expanded and enriched facilities to support a variety of outdoor sports. This policy has evolved as a response to the original Neighbourhood Plan survey, becoming policies AF/3 and AF/4 in the draft Pre-submission Plan consulted on in June 2017, and subsequently refined to make the policy and its justification clearer.	
Pre-submission Plan version	Proposed Submission Plan version
Policy AF/5: Sports facilities	Policy COH/5-1: New Recreation Ground
<p>Support “sport for all” by allocation of land and development of additional sports facilities at, and adjacent to, the Recreation Ground, provided these create safer traffic movements by including appropriate on-site parking facilities. The land would:</p> <ol style="list-style-type: none"> be contiguous with the existing Recreation Ground, especially near the Sports Pavilion, and provide a 1-2 ha “catch-up” provision to meet the current 11 ha target provide a further 1 to 2 ha extension to provide for planned population expansion during the plan period, and include provision for all-weather and / or floodlit outdoor sports facilities, and provide a road route through the site to Rampton Road 	<p>In the event that policy COH/4-4 is not fully achievable within 5 years, support development of a second recreation and sports area, provided the design:</p> <ol style="list-style-type: none"> increases the number of available outdoor sports pitches, and provides sufficient expansion space to meet the anticipated 20-year need totalling over 12 ha on good quality land, and incorporates a secure changing and club-room facility, and includes a Neighbourhood Equipped Area for Play to serve the SE corner of the village, and includes a primary road access, and is imaginative and original to extend and renew the distinctive character and traditions of Cottenham’s built environment, and encourages pedestrian access, and contributes to safer traffic movements by inclusion of appropriate on-site parking and site access and co-ordination improvements
Reasons for change: policy introduced to cater for probable failure to achieve extensions to the overall sport space	
NPPF compliance: no known issue	
Indicative public commentary from Reg 14 consultation in July 2018:	
<ul style="list-style-type: none"> Support: Yes; Comment: A very sporty village needs excellent facilities; Message: Increasing the number of pitches is a priority, although the potential 3G pitch will help to alleviate some of that burden. Support: Very much so-yes; Comment: Colts will have 2 girls teams season 2018/19 ; Message: Plus 60 primary age girls signed up for FA Wildcats training sessions with more teams emanating from. Given The FA directive to double female participation by 2020 this is an important figure to add weight to need for facilities as funding is being focused on girls plus backing for facilities too. Just so you guys are aware and can use up to date info. Appreciate your hard/good work Support: Yes; Comment: Compromise with large developments; Message: Given that the CCC development is given planning permission it is important that CPC try to achieve the best outcome for the village sports facilities Support: Yes – all; Comment: Cottenham needs all these facilities; Message: I feel strongly that Cottenham should have more truly affordable housing and that the indoor amenities such as village hall, medical centre and supermarket should be improved. Provision of a nursery would also greatly help working families. Sports facilities should be expanded and enhanced to encourage greater physical activity for all ages and genders. Cycle links to neighbouring villages should be created and public transport improved by making the bus service to Cambridge centre more direct and more affordable. Support: Yes; Comment: Improving sports facilities is important; Message: The increased population from the new housing will require an increase in the facilities. It would be great to have things like a multi-use pitch that were as good or better than those in surrounding villages. It makes sense to focus on land around the recently built pavilion and the planned village hall. I hope the cricket pitch, which is developing nicely, will be unaffected. Support: Yes; Comment: Additional sports facilities needed; Support: Yes; Comment: ; Message: I strongly support the aims of this policy statement. I believe that the “catch-up extension” area is the better option for the expansion of our recreation land and sincerely hope that its acquisition will be pursued vigorously and ultimately be successful. I would want the integrity of the cricket ground, on the ‘middle field’ adjacent to the new pavilion (which was an ambition for over a decade) to be maintained and not jeopardized in any way. I also believe that the provision of a floodlit, 3G, full-size pitch, either adjacent to the village hall or on new recreation land between the allotments and Ramphill Farm, would ultimately be of great benefit to the village and the sports clubs as would one or more all-weather MUGA facilities. The village has a growing population which is already underprovided for as regards its recreational area. If we want people of all ages to be able to participate in sport, keep active and remain healthy then the continued development and expansion of our recreational facilities is absolutely vital. Support: Yes; Comment: Much needed, agree with proposed layout; Message: Fully concur with the need for expanded sports and recreation grounds. Existing provision is woefully inadequate now. This is vital facility for the health of the village and done right will be an asset to the community for many generations to come. The proposed layout in Fig 22 is an obvious solution using adjacent and contiguous land which is ideal for sports provision (being flat and well drained). Building on some of this land as proposed in an outline planning application would be a huge loss to the village. Support: Yes; Comment: Broader sports provision is needed; Message: Hopefully persuade the County Council not to develop their land nearest the pavilion, making it available for broader sport provision. 	



- Support: Yes; Comment: Is there room for all sporting requirements?; Message: Bearing in mind, the loss of some of the playing fields to the County Council building on them, as well as the probable expansion of the Primary School, will there be adequate space for all the sports clubs on the existing Recreation Ground? If we need to relocate the Rec., are the Pavilion and Village Hall in the right location?
- Support: YES; Comment: ; Message:
- Support: Yes; Comment: A necessary expansion of sports facilities.; Message: As the village population grows, it is important to expand local provision of sports facilities for community use.
- Support: Yes; Comment: ; Message:
- Support: Yes; Comment: No cycle parking, typo; Message: As with BF/2, BF/4, AF/2 this block doesn't explicitly call out cycle parking.

Comment from SCDC
New policy derived from earlier policies

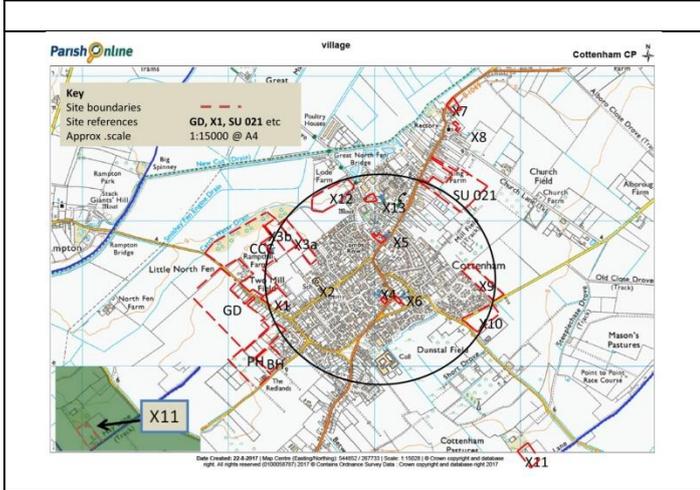
Comment from Gladman
New policy

Policy adaptation following pre-submission consultation: Policy COH/6-1

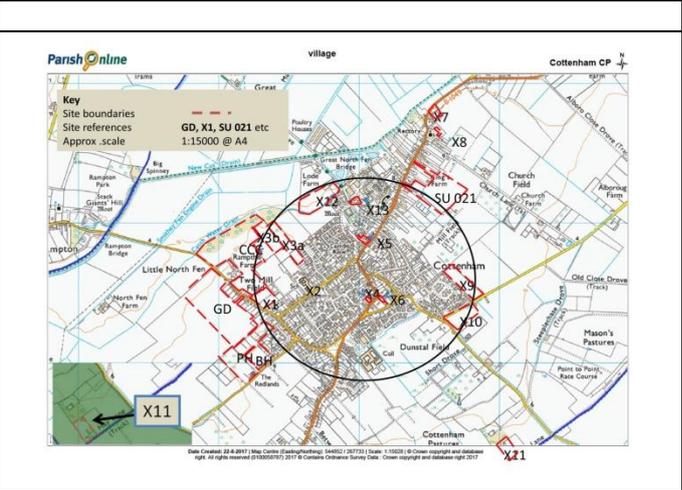
Evolution	
Enlarged populations need more cemetery space. This policy has evolved as a response to the original Neighbourhood Plan survey, becoming policy AF/6 in the draft Pre-submission Plan consulted on in June 2017, and subsequently refined to make the policy and its justification clearer.	
Pre-submission Plan version	Proposed Submission Plan version
Policy AF/7: Extension of burial grounds	Policy COH/6-1: Extension of burial grounds
<p>Planning permission will be approved for extensions of the village's burial grounds^{G45} to meet anticipated local needs, provided these:</p> <ul style="list-style-type: none"> a) are adjacent to, or directly accessible from existing facilities (see sites shown as X2 and X8 in figure 13), and b) contribute to the village's accessible open space, and c) are enclosed by a suitable robust fence and/or hedge to blend with the immediate surroundings, and d) include footway extensions from the existing burials provision, and e) include planting of several native tree species with the burial ground, and f) create safer traffic movements by including appropriate on-site parking and access facilities 	<p>Planning permission will be approved for extensions of the village's burial grounds^{G45} to meet anticipated local needs, provided these:</p> <ul style="list-style-type: none"> a) contribute to the village's accessible open space, and b) are enclosed by a suitable robust fence and/or hedge to blend with the immediate surroundings, and c) include planting of several native tree species with the burial ground, and d) create safer traffic movements by including appropriate on-site parking and access facilities
Reasons for change: sub-policies (a) and (d) removed to increase choice of site	
NPPF compliance: no known issue	
Indicative public commentary from Reg 14 consultation in July 2018:	
<ul style="list-style-type: none"> • Support:; Comment: Assumption for planning approval; Message: How can the statement that approval will be given for all of the above?. • Support: YES; Comment:; Message: • Support: Yes; Comment: Essential provision; Message: • Support: Yes; Comment: Provision also needed for cremated ashes; Message: This probably exists in the existing 'religious' cemeteries, but part of any extension needs to be set aside for the scattering/interment of ashes which a number of people prefer to take place in the deceased's local community. 	
Comment from SCDC	
Policy AF/7 Extension of burial grounds	
<ol style="list-style-type: none"> 1. It's unclear as to whether this policy is allocating sites. Figure 13 too small to see the boundaries. If sites are being allocated it needs to be shown on the Proposals Map of the Plan 2. Paragraph AF/8.4 – It is not clear whether the sites listed in this paragraph are all options? Which is the preferred site/s? There is an opportunity in this Plan to safeguard site/s for future use as burial grounds. 3. Criterion d) what is meant by the term 'footway extensions'? 	
Does this policy meet the basic conditions?	
<ol style="list-style-type: none"> 4. This policy is not clearly written and therefore could fail the test for having regard to national policy and advice. 	
Comment from Gladman	
Gladman do not dispute the need for additional burial grounds, only seek to ensure that the developer contributions are fair and costs reasonable	

Our plan
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Cottenham Neighbourhood Development Plan Submission Plan – Consultation Statement: 181231



Pre-submission Plan Figure 13



Submission Plan Figure 14



**Cottenham Neighbourhood Development Plan
Submission Plan – Consultation Statement: 181231**



Policy adaptation following pre-submission consultation: Policy COH/7-1

Evolution	
Traffic growth threatens the character of Cottenham fundamentally; increased local employment can lead to a modest reduction in traffic. This policy has evolved as a response to the original Neighbourhood Plan survey, becoming policy E/1 in the draft Pre-submission Plan consulted on in June 2017, and subsequently refined to make the policy and its justification clearer.	
Pre-submission Plan version	Proposed Submission Plan version
Policy E/1: Village employment	Policy COH/7-1: Village employment
Planning permission will be approved for development of a wider range of small scale retail and commercial facilities within the village centre that, where practicable, provide or increase readily-accessible on-site parking spaces and secure cycle stands to reduce the need for street-side parking.	Planning permission will be approved for development of a wide range of small scale retail and commercial facilities within the village centre (see figure 11) that, where practicable, provide or increase readily-accessible on-site parking spaces and secure cycle stands to reduce the need for street-side parking.
Reasons for change: may not be necessary; need to improve “localness” possibly through brownfield developments	
NPPF compliance: no known issue; may need ot distinguish more from SCDC Local Plan policy	
Indicative public commentary from Reg 14 consultation in July 2018:	
<ul style="list-style-type: none"> • Support:; Comment: Assumption for planning approval; Message: How can the statement that approval will be given for all of the above?. • Support: Yes; Comment: Village employment will keep the village alive.; Message: I think it is important to reserve sites in Cottenham for sports fields for growing numbers of activities for young people and adults. It is vital to preserve the character of the village by not having too many housing sites but prioritising affordable housing. We definitely need improved public transport to and from Cottenham • Support: Yes; Comment: Regeneration needs some flexibility; Message: The Conservation Areas needs to be respected but does not need to constrain innovative thinking that could increase employment in the core. • Support: YES; Comment:; • Support: Yes; Comment: Facilitate retention of jobs locally; Message: The tree policies together seek to support and grow the local economy, retaining jobs in the local community. • Support: Yes; Comment: Vehicular traffic must be limited; Message: • Support: Yes; Comment: With a proviso.; Message: In response to climate change,any buildings should be required to be carbon neutral. 	
Comment from SCDC	
Policy E/1 Village employment	
5. It is unreasonable to require sites in such a tight knit village core to provide on-site parking. Such a requirement is unlikely to be achievable and could threaten the viability of the centre. Given accessible centre strategy of the Plan, the need to provide car parking is a contradictory requirement.	
6. Has there been any consideration during the plan making of allocating car parking on part of one of the brownfield sites in the village centre?	
7. What is meant by the village centre? Figure 12 shows core streets and a linear centre. It would be preferable to have an area identified on a map so that it is clear what is included within the definition of village centre.	
8. It is suggested that within the policy the wording should be revised – ‘wide range’ rather than wider range in first sentence of policy.	
Does this policy meet the basic conditions?	
9. This policy is unlikely to be achievable as there is a shortage of suitable land for providing additional car parking within the centre of the village which would therefore result in not achieve the policy aim of encouraging additional employment in this area. The policy could fail the test for having regard to national policy and advice.	
Comment from Gladman	
Commented on many of the policies but not this one	

Policy adaptation following pre-submission consultation: Policy COH/7-2

Evolution	
This policy has evolved as a response to the original Neighbourhood Plan survey, becoming policy E/2 in the draft Pre-submission Plan consulted on in June 2017, and subsequently refined to make the policy and its justification clearer, especially those aspects derived from the Cottenham Village Design Statement.	
Pre-submission Plan version	Proposed Submission Plan version
Policy E/2: Rural employment	Policy COH/7-2: Rural employment
Planning permission will be allowed for development with potential to increase rural employment, particularly by participation in fenland-related eco-tourism outdoor pursuits or create agro-tourism opportunities, provided that it: a) minimises the need for additional HGV traffic passing through Cottenham, and b) minimises the impact on the fen-edge landscape, and c) wherever practicable, re-uses redundant or disused buildings to enhance the immediate setting, and d) for ditch, drain or riverside locations, wherever practicable, facilitates public access to water-side footpaths providing views of the open countryside	Planning permission will be allowed for development with potential to increase rural employment primarily based on participation in fenland-related eco-tourism or outdoor pursuits or agro-tourism opportunities, provided that it: a) minimises the need for additional HGV traffic passing through Cottenham, and b) minimises the impact on the fen-edge landscape, and c) wherever practicable, re-uses redundant or disused buildings to enhance the immediate setting, and d) for ditch, drain or riverside locations, wherever practicable, facilitates public access to water-side footpaths providing views of the open countryside
Reasons for change: improve clarity of the supporting text	
NPPF compliance: no known issue; may need to distinguish more from SCDC Local Plan policy	
Indicative public commentary from Reg 14 consultation in July 2018:	
<ul style="list-style-type: none"> • Support: Yes; Comment: Employment opportunities vital • Support: Yes, mostly; Comment: Needs more specificity on what might work; Message: Climate change will create opportunities for diverse eco-tourism in the fen-edge and countryside if it is made more accessible to all. • Support: YES; Comment: • Support: Yes; Comment: Facilitate retention of jobs locally; Message: The three policies together seek to support and grow the local economy, retaining jobs in the local community. • Support: Partially; Comment: HGV Traffic Concern; Message: The new site has two directions of access:1) Via Beach Road, coming from the A10 or through Landbeach2) Via Beach Road, coming from Denmark Road through Cottenham. There are already issues with drivers not staying within their lane on the Denmark Road/Beach Road turn, and mixing those issues with further HGV traffic without improvements to visibility and markings presents scope for tragedies. Further, this will also send HGV traffic through traffic calming measures soon to be installed on Beach Road, which may present additional vibration and noise concerns for Beach Road, Racecourse view and Brenda Gautrey Way residents. Has this been consulted with a highways engineer? 	
Comment from SCDC	
Policy E/2 Rural employment	
<p>10. The wording of this policy has changed subtly but significantly since v3.0 170916 in that it now states that “Planning permission will be allowed for development with potential to increase rural employment....” Whereas V3.0 stated “Support development with potential to increase participation in fenland-related eco-tourism outdoor pursuits or create agrotourism opportunities likely to increase employment...”</p> <p>11. As currently worded, the policy allows any proposals that increase rural employment with no indication of the scale of development or whether the proposal is on a brownfield site. It is not clear whether this policy applies to everything outside the Development Framework? If it does, then the sustainability of such a policy is questioned and it is unlikely to conform to the NPPF, thereby failing a Basic Condition.</p> <p>12. It is unclear how eco-tourism in the form of fishing, riding and shooting and walking will generate employment.</p> <p>13. Criterion b) mentions a fen-edge landscape but this is not described in the supporting text. Also the term minimises in this context could be interpreted to allow for large scale change as the policy does not define what scale of development.</p> <p>14. Criteria d) Why is this criterion about public access to water-side footpaths included here? Can such areas be shown on a map? How does it relate to employment?</p> <p>15. This needs to be a policy specific to Cottenham otherwise the employment policies in the emerging Local Plan are likely to cover this aspiration. If the policy was made to be more specific perhaps relating to use class orders it may make for a clearer policy.</p>	
Does this policy meet the basic conditions?	
<p>16. This policy would seem to be supporting development in the open countryside which is contrary to national policy and therefore the policy could fail the test for having regard to national policy and advice.</p>	
Comment from Gladman	
Commented on many of the policies but not this one	

Policy adaptation following pre-submission consultation: Policy COH/7-3

Evolution	
Traffic growth threatens the character of Cottenham fundamentally; increased local employment can lead to a modest reduction in traffic, especially HGV movements in the village centre. Combined with the scope for significantly increased local employment, these create the very special circumstances necessary to justify a modest further encroachment into the Green Belt. This policy has evolved as a response to the original Neighbourhood Plan survey, becoming policy E/3 in the draft Pre-submission Plan consulted on in June 2017, and subsequently refined to make the policy and its justification clearer.	
Pre-submission Plan version	Proposed Submission Plan version
Policy E/3: new Durman Stearn site	Policy COH/7-3: new Durman Stearn site (X11 in figure 14)
Planning permission will be granted for the development of the Durman Stearn site in Hay Lane to facilitate relocation of their engineering business from the village core and business expansion, provided this: <ul style="list-style-type: none"> a) can be shown to increase local employment, and b) reduces HGV traffic within the village core, and c) preserves, by sensitive site arrangement, the openness of the Green Belt, and d) increases, where practicable, access to the countryside from near Beach Road. 	Planning permission will be granted for the development of the Durman Stearn site in Hay Lane (see figure 27) to relocate their engineering business from the village core and business expansion, provided this: <ul style="list-style-type: none"> a) can be shown to increase local employment, and b) preserves, by sensitive site arrangement, the openness of the Green Belt, and c) increases, where practicable, access to the countryside from near Beach Road.
Reasons for change: cannot control HGV traffic in core; needs better logic for location outside core.	
NPPF compliance: no known issue if GB issues dealt with; may be a deliverability issue as a policy	
Indicative public commentary from Reg 14 consultation in July 2018:	
<ul style="list-style-type: none"> • Comment: Assumption for planning approval; Message: How can the statement that approval will be given for all of the above?. • Support: Yes; Comment: A sensible move; Message: Relocating some traffic to the village edge, completely avoiding the core is a benefit. • Support: Yes; Comment: ; Message: Makes good sense to remove an engineering business away from a built up residential area to reduce traffic/nuisance to residents. • Support: Partial; Comment: Not convinced it will reduce HGV traffic; Message: Any measures to remove HGV traffic from the village is welcome. My concern with the suggested new site is that whatever traffic is removed from one route is likely to be created on another. Hay Lane off Beach Road will either see the HGV's going towards the A10, or back towards Cottenham and through the village...introducing additional HGV traffic to other Cottenham roads. • Support: YES; Comment: ;Message: • Support: Yes; Comment: as long as their drivers respect the speed limit; Message: Yes this is a good idea but on the condition that their lorry movements only go out onto the A10 and their drivers of their smaller vans obey the speed limits in the village • Support: Yes; Comment: Facilitate retention of jobs locally; Message: The three policies together seek to support and grow the local economy, retaining jobs in the local community. • Support: Yes; Comment: Must not set precedent for other Green Belt sites; Message: • Support: Yes; Comment: With a proviso; Message: Relocating Durman Stearn to an edge of village site would be a very good move. Any buildings should be required to be carbon neutral. • Support: Partially; Comment: HGV Traffic Concern; Message: The new site has two directions of access: Via Beach Road, coming from the A10 or through Landbeach Via Beach Road, coming from Denmark Road through Cottenham. There are already issues with drivers not staying within their lane on the Denmark Road/Beach Road turn, and mixing those issues with further HGV traffic without improvements to 74isibility and markings presents scope for tragedies. Further, this will also send HGV traffic through traffic calming measures soon to be installed on Beach Road, which may present additional vibration and noise concerns for Beach Road, Racecourse view and Brenda Gautrey Way residents. Has this been consulted with a highways engineer? 	
Comment from SCDC	
Policy E/3 new Durman Stearn site	
<p>17. This proposal fails the underlying theme throughout the Plan to have development that attracts a large number of users within walkable distances or on a bus route. The site is located in the Green Belt and the proposal is potentially contrary to Green Belt policies. The emerging Local Plan does not allow for amendments to be made to the Green Belt in Cottenham.</p> <p>18. It is not possible from either Figure 25 or the supporting text to understand what new buildings are proposed on the site to judge these against the footprint of what is existing on the site and can be considered previously developed land. Any development larger than this footprint would be contrary to Green Belt policies.</p> <p>19. If this is an allocation it will need to be shown on the Proposals Map for the Plan with clear boundaries to show the extent of the site.</p> <p>20. Criterion b) is unworkable as Durman Stearn has authorised use on its site in the village centre which allows HGVs to operate from it. The new site as it represents an expansion of the existing facilities could also generate HGV traffic through Cottenham and nearby villages.</p> <p>21. Criterion d) – It is unclear as to why and how access to the countryside over land that is not in the control of the owners of the identified site can be delivered and why it is necessary for the acceptability of this development allocation? What is meant by</p>	



**Cottenham Neighbourhood Development Plan
Submission Plan – Consultation Statement: 181231**



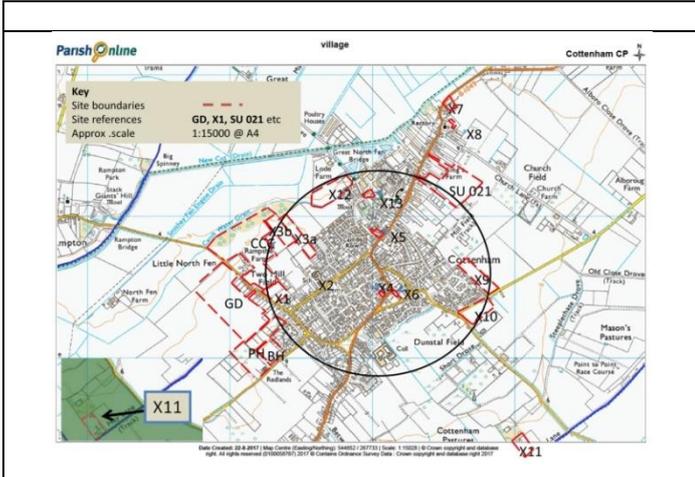
“near” Beach Road?

Does this policy meet the basic conditions?

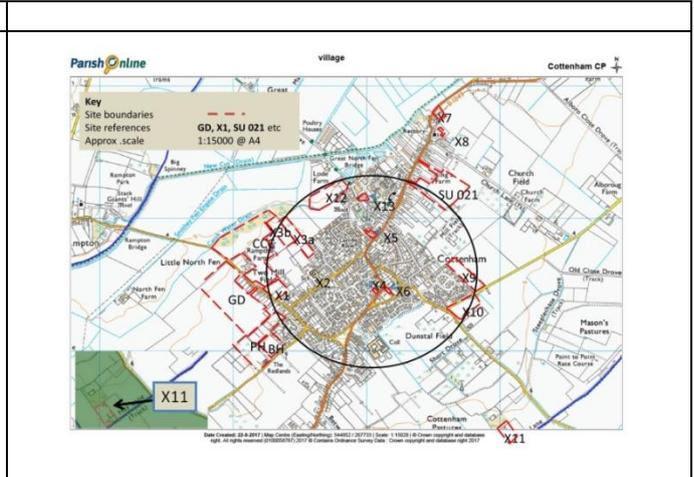
22. This policy would seem to be supporting development in the open countryside within the Green Belt which is contrary to national policy and therefore the policy could fail the test for having regard to national policy and advice.

Comment from Gladman

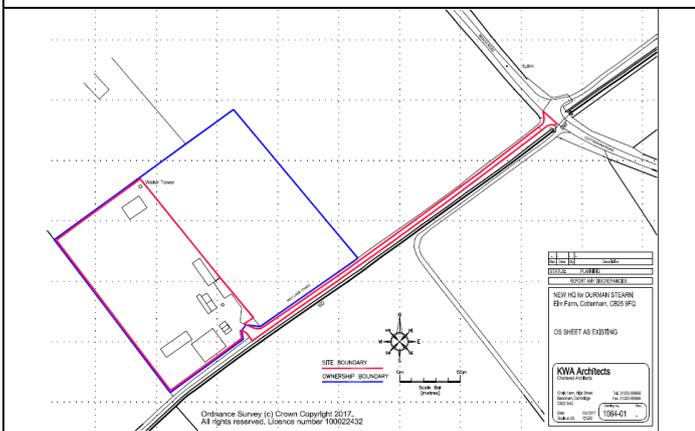
Commented on many of the policies but not this one



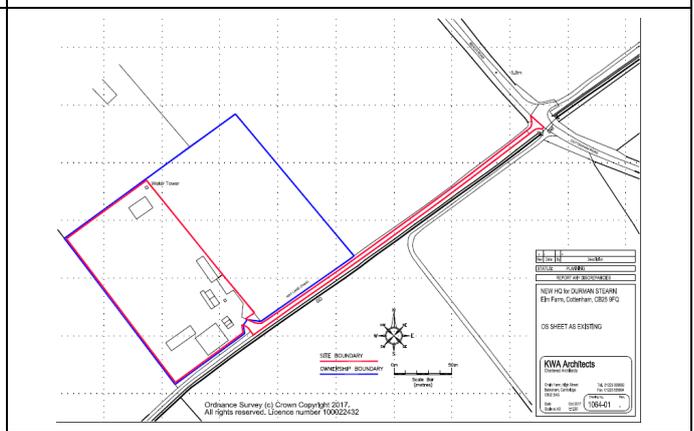
Pre-submission Plan Figure 13



Submission Plan Figure 14



Pre-submission Plan Figure 25



Submission Plan Figure 31

Appendix A: Summary of how policies were developed in consultation

A.1 During the plan development process, some policies and/or their nomenclature have evolved. This “golden thread” table shows the evolution.

Vision: 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.			
	Pre-submission Plan policies v2.1 June 2017	Pre-submission Plan policies v4.2 July 2018	Submission Plan policies V5 December 2018
Objective 1: Conserving the character of the village as an attractive, safe community			
	C/1 Landscape character	C/1 Landscape character	COH/1-1 Landscape character
	C/2 Heritage character	C/2 Heritage assets	COH/1-2 Heritage assets
	C/2 Heritage character	C/2 Heritage assets	COH/1-3 Non-designated heritage assets
	H/3 Cluster design	C/4 Village character – alterations	COH/1-4 Village character – alterations
	H/3 Cluster design	C/5 Village character – new build	COH/1-5 Village character – new build
		C/3 Development framework	COH/1-6 The village core or centre
	C/3 Tree conservation	C/6 Local Green Space	COH/1-7 Local Green Space
	C/3 Tree conservation	C/7 Protected Village Amenity Areas	COH/1-8 Protected Village Amenity Areas
Objective 2: Making housing more affordable for the next generation			
	C/0 Residential framework	C/3 Development framework	COH/2-1 Development framework
	H/2 New housing sites	H/1 Large site design	COH/2-2 Large site design
	H/1 Up to 35 affordable homes	H/2 Brownfield sites	COH/2-3 Brownfield sites
	H/1 Up to 35 affordable homes	H/3 Greenfield sites and CLT	COH/2-4 Locally affordable housing and CLT
Objective 3: Improving amenities and facilities			
	AF/1 Medical Centre	AF/1 Medical Centre	COH/3-1 Medical Centre
	AF/5 Larger supermarket	AF/6 Supermarket	COH/3-2 Supermarket
	AF/3 Sports facilities	AF/5 Sports facilities AF/2 Multi-purpose Village Hall AF/3 Nursery	COH/4-1 Recreation & Sports Hub
	AF/2 Village Hall & Nursery	AF/2 Multi-purpose Village Hall	COH/4-2 Multi-purpose Village Hall
	AF/2 Village Hall & Nursery	AF/3 Nursery	COH/4-3 Nursery
	AF/3 Sports facilities	AF/5 Sports facilities	COH/4-4 Sport for all
	AF/3 Sports facilities AF/4 Play facilities	AF/5 Sports facilities	COH/5-1 New Recreation Ground
	AF/6 Extending burial grounds	AF/6 Extending burial grounds	COH/6-1 Extension of burial grounds
Objective 4: Encouraging employment opportunities			
	E/1 Village employment	E/1 Village employment	COH/7-1 Village employment
	E/2 Rural employment	E/2 Rural employment	COH/7-2 Rural employment
	E/3 New Durman Stearn site	E/3 New Durman Stearn site	COH/7-3 New Durman Stearn site

Appendix B: The NP Evidence Papers

B.1 During preparation of and consultation on the Neighbourhood Plan, various key documents were prepared to inform the plan.

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



**Cottenham Neighbourhood Development Plan
Submission Plan – Consultation Statement: 181231**



Appendix C: Statutory Consultees

- C.1 Wherever reference is made to statutory consultees, these included:
- a) Environment Agency
 - b) Historic England, and
 - c) Natural England.

Appendix D: Consultees nominated by SCDC

- D.1 The following corporate bodies are understood to have been consulted by SCDC during development of their Local Plan.
- D.2 They were advised by eMail of the Regulation 14 consultation in July 2018 and invited to comment..

Name	Email	Organisation	Post Code
Carol Aston	cpdt@cambs.pnn.police.uk	Cambridgeshire Constabulary	PE29 6NP
The Chair	capccg.camhealth@nhs.net	CamHealth - Local Commissioning Group	CB2 8FH
Mr Dean Harris	dean.harris@hca.gsi.gov.uk	Homes and Communities Agency	CB2 8DF
Mr D Phillips	admin@middlelevel.gov.uk	Swavesey Internal Drainage Board	PE15 8AF
Mrs Debbie Mack	eastplanningpolicy@historicensland.org.uk	Historic England	CB2 8BU
Jim Whiteley	jim.whiteley@ukpowernetworks.co.uk	UK Power Networks	IP32 7BG
Mr Phil Newland	philnewland@south-staffs-water.co.uk	Cambridge Water (South Staffs Water)	CB1 9JN
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Neighbourhood Planning	neighbourhood.planning@westsuffolk.gov.uk	West Suffolk (Forest Heath and St Edmundsbury Councils)	
Andrew Taylor	planningpolicy@uttlesford.gov.uk	Uttlesford District Council	CB11 4ER
Mr David Collinson	david.collinson@westsuffolk.gov.uk	St Edmundsbury Borough Council	IP33 3YU
Mr Simon Payne	simon.payne@cambridge.gov.uk	Cambridge City Council	CB2 3QJ
Mr N Marston		British Telecom Network Capacity Forecast	LE5 0AQ
Mr Graham Moore	planningmatters@middlelevel.gov.uk	Middle Level Commissioners	PE15 0AH
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Richard Kay	ldf@eastcambs.gov.uk	East Cambridgeshire District Council	CB7 4PL
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Mr Graham Hughes	graham.hughes@cambridgeshire.gov.uk	Cambridgeshire County Council	CB3 0AP
Mr Jeremy Smith	jeremy.smith@cambridgeshire.gov.uk	Cambridgeshire County Council	CB3 0AP
Ms Gill Cowie	gill.cowie@bedford.gov.uk	Bedford Borough Council	MK42 9AP
Mayor James Palmer	james.palmer@cambridgeshirepeterborough-ca.gov.uk	Cambridgeshire & Peterborough Combined Authority	
Mr Andrew Newton	andrew@elydrainageboards.co.uk	Ely Group of Internal Drainage Boards	CB7 4UN
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Mr Iain Martin	iain.martin@anglia.ac.uk	Anglia Ruskin University - Cambridge Campus	CB1 1PT
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Nicky Lem	nicky.lem@orr.gsi.gov.uk	Network Regulation	WC2B 4AN
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Ms Joanne Bull	joanne.bull@cambridgeshirefa.com	Cambridgeshire Football Association	CB24 9PH
Mr Stephen Posey		Papworth Hospital NHS Foundation Trust	CB23 3RE
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The Director		Department for Transport	SW1P 4DR
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The Manager (CB City)		Royal Mail	CB1 7QQ
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Scott Bailey	norfolk@shelter.org.uk	Shelter	NR3 1SE
The Director	p.scotney@rha.uk.net	Road Haulage Association	PE3 8DD
Mr James Stevens	james.stevens@hbf.co.uk	Home Builders Federation	SW1A 1EE
.	info@tfw.org.uk	Travel for Work Partnership	CB3 0AP
Mr Philip Clark	philip.clark@cambridgeshire.gov.uk	Local Nature Partnership	CB3 0AP
Jane Evans	jane.evans@three.co.uk	Three	RG1 8DJ
Mr Stuart Liddington	stuart.liddington@pins.gsi.gov.uk	Planning Inspectorate	BS1 6PN
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Ms Jane Darlington	jane@cambscf.org.uk	Cambridgeshire Community Foundation	CB5 8RE
Mr Mark Fisher	mark.fisher@lta.org.uk	The Lawn Tennis Association	SW15 5JQ
David Barnes	david.barnes@fsb.org.uk	Federation of Small Businesses	CO10 9JU
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