

# Cottenham Neighbourhood Plan - submission consultation

C - 67655 - 23632 - Chapter 5 Providing more housing - None

## 67655 Comment

Chapter 5 Providing more housing

Chapter 5 Providing more housing

Respondent: Gladman Developments (Mr John Fleming) [23632] Agent: N/A

### Full Text:

### Summary:

Support Parish Council (PC) commissioning AECOM to undertake housing needs assessment. Question why PC 'corrects' AECOM scenarios to take account of local constraints recognised in Local Plan to provide a 'more realistic constrained number'. Evidence provided by AECOM identifies housing need figure up to 716 dwellings over plan period.

Local Plan elevates Cottenham from Minor Rural Centre to Rural Centre recognising sustainability credentials of Cottenham. PC should not be seeking to restrict level of growth to this settlement. Plan should take a positive approach to growth in this sustainable location.

Attachments: [Under rep 67656](#)

Representation

Response form

# Cottenham Neighbourhood Plan - submission consultation

O - 67658 - 23632 - Chapter 5 Providing more housing - None

## 67658 Object

Chapter 5 Providing more housing

Chapter 5 Providing more housing

Respondent: Gladman Developments (Mr John Fleming) [23632] Agent: N/A

### Full Text:

**Summary:** Policy COH/1-5 Village Character - New Build

Support use of term 'where practical' as this adds element of flexibility within policy wording. Essential that criteria list is not too prescriptive resulting in hindering delivery of development opportunity.

Part b) - too prescriptive and should be removed

Part f) - requirement not supported by any evidence. Too prescriptive as it will not allow most appropriate layout of schemes.

Part i) - admirable aim but aspirational. Clarity on how this is to be delivered. Delivery of communication infrastructure is responsibility of telecommunication and broadband industry. Policy requirement may have unintended impact on housing delivery as delivery of this infrastructure outside control of developer.

**Attachments:** [Under rep 67656](#)

Response form

Representation

# Cottenham Neighbourhood Plan - submission consultation

O - 67660 - 23632 - Chapter 5 Providing more housing - None

## 67660 Object

Chapter 5 Providing more housing

Chapter 5 Providing more housing

Respondent: Gladman Developments (Mr John Fleming) [23632] Agent: N/A

### Full Text:

**Summary:** Policy COH/2-1 Development Framework

Object to use of 'countryside policies' which seek to protect countryside for sake of its intrinsic character. Based on old PPS7 approach - restrictive stance to rural development. NPPF clear presumption in favour of sustainable development. Use of frameworks creates presumption against development in all areas beyond an arbitrary line - confines physical growth of settlement. Contrary to basic conditions.

Wording of policy should be modified to allow for flexibility. Suggest having criteria based policy in Plan.

**Attachments:** [Under rep 67656](#)

Representation

Response form

# Cottenham Neighbourhood Plan - submission consultation

O - 67661 - 23632 - Chapter 5 Providing more housing - None

## 67661 Object

Chapter 5 Providing more housing

Chapter 5 Providing more housing

Respondent: Gladman Developments (Mr John Fleming) [23632] Agent: N/A

### Full Text:

### Summary:

Policy COH/2-2 Large Site Design

Welcomes use of term where practicable as this provides degree of flexibility.

Concern that some of the requirements are ambiguous and subjective - e.g. 'applying imaginative and original design'. This type of design policy should be more guidance rather than actual policy.

Part b) requires schemes apply landscape design criteria but unclear what this criteria requires - need for further detail in policy or its supporting text.

### Attachments: [Under rep 67656](#)

Representation

Response form

# Cottenham Neighbourhood Plan - submission consultation

O - 67662 - 23632 - Chapter 5 Providing more housing - None

## 67662 Object

Chapter 5 Providing more housing

Chapter 5 Providing more housing

Respondent: Gladman Developments (Mr John Fleming) [23632] Agent: N/A

### Full Text:

**Summary:** Policy COH/2-3 Use of Brownfield Sites for Housing

Support principle of policy.

Despite concerns raised in previous representations does not appear that Parish Council has provided certainty that these allocations are available for development. Without this detailed level of understanding regarding deliverability of these sites they are merely aspirations which should be included as appendix to Plan which contains other non land use policies.

**Attachments:** [Under rep 67656](#)

Representation

Response form

# Cottenham Neighbourhood Plan - submission consultation

O - 67663 - 23632 - Chapter 5 Providing more housing - None

## 67663 Object

Chapter 5 Providing more housing

Chapter 5 Providing more housing

Respondent: Gladman Developments (Mr John Fleming) [23632] Agent: N/A

### Full Text:

**Summary:** Policy COH/2-4 Locally Affordable Housing and CLT

Whilst recognising importance of delivering housing to meet identified housing needs rural exception housing can be difficult to deliver if they are to provide 100% affordable housing - unlikely that landowner of development would be willing to promote such a scheme as it is highly doubtful that it will be viable and achieve the most optimum value of land that could be secured.

Recommend that in order to secure affordable housing needs in full consideration should be given to additional housing allocations to provide mix of market and affordable homes to meet affordable housing need in full

**Attachments:** [Under rep 67656](#)

Response form

Representation

# Cottenham Neighbourhood Plan - submission consultation

O - 67666 - 28714 - Chapter 5 Providing more housing - None

## 67666 Object

Chapter 5 Providing more housing

Chapter 5 Providing more housing

**Respondent:** This Land [28714]

**Agent:** Bidwells (Anthony Child) [28713]

**Full Text:**

**Summary:** Policy COH/2.1 Development Framework

Support principle of policy. This Land concerned with site D in Figure 15. However as still in discussions with Parish Council regarding detailed layout of housing development - these are not fixed so need for flexibility. May need to modify development framework boundary to facilitate delivery of housing alongside securing improvements to configuration of sports space and community facilities.

Suggested wording to policy.

**Attachments:** Under rep 67665  
Response

# Cottenham Neighbourhood Plan - submission consultation

C - 67678 - 28090 - Chapter 5 Providing more housing - None

## 67678 Comment

Chapter 5 Providing more housing

Chapter 5 Providing more housing

**Respondent:** South Cambridgeshire District Council (Stephen Kelly) [28090]      **Agent:** N/A

**Full Text:**

**Summary:** Policy COH/2-1: Development Frameworks

SCDC considers that the Local Plan policy that designates a Development Framework is a strategic policy and that amendments to the development framework of a village is not one for a neighbourhood plan to include. Changes to a framework boundary to reflect current and future proposed growth on the edge of a village will be considered in a future review of the Local Plan

**Attachments:** [Under rep 67669](#)

Decision Notice

Response form

# Cottenham Neighbourhood Plan - submission consultation

C - 67679 - 28090 - Chapter 5 Providing more housing - None

## 67679 Comment

Chapter 5 Providing more housing

Chapter 5 Providing more housing

**Respondent:** South Cambridgeshire District Council (Stephen Kelly) [28090]      **Agent:** N/A

### Full Text:

**Summary:** Policy COH/2-2: Large Site Design

Whilst welcoming aim of policy to provide design guidance for large sites in Cottenham, there are criteria that identify locally specific requirements without providing justification for them

i. Criterion c) relates to play space - LEAP which is different from requirement in Local Plan - Policy SC/7: Outdoor Play Space, Informal Open Space and New Developments and Figure 10 which provides a guide for the on-site provision of open space. This criterion could result in development having a lesser provision of open space - is this intention of policy?

ii. Criterion d) relates to distribution of affordable houses. In Local Plan Policy H/10 for affordable housing it mentions that this sort of housing should be in small groups or clusters distributed throughout the site. It is not clear that there is locally supported evidence to support neighbourhood plan approach to have individual affordable houses pepper potted through a site?

**Attachments:** [Under rep 67669](#)

Decision Notice

Response form

# Cottenham Neighbourhood Plan - submission consultation

C - 67680 - 28090 - Chapter 5 Providing more housing - None

## 67680 Comment

Chapter 5 Providing more housing

Chapter 5 Providing more housing

Respondent: South Cambridgeshire District Council (Stephen Kelly) [28090] Agent: N/A

### Full Text:

**Summary:** Policy COH/2-3: Use of brownfield sites for housing

a) SCDC considers that this policy would seem to repeat the site-specific policies for these three sites and it is not sure what the policy adds to the Plan?

b)The total housing potential in the table (page 41) is 24. If Durman and Watson's site come forward first with a total of 15 then is it the intention of the Plan that the Co-op site cannot provide any housing as it would be in excess of the 15 total specified in the policy.

c)As this is a policy allocating sites, it is unusual for two figures to be identified in a policy to show the location of any sites. Neither maps shows clearly the boundary of the three sites and are at too small a scale. If Figure 4 is the Site Specific Policies Map for the Plan then we recommend this should be referred to in the policy.

**Attachments:** [Under rep 67669](#)

Response form

Decision Notice

# Cottenham Neighbourhood Plan - submission consultation

C - 67681 - 28090 - Chapter 5 Providing more housing - None

## 67681 Comment

Chapter 5 Providing more housing

Chapter 5 Providing more housing

Respondent: South Cambridgeshire District Council (Stephen Kelly) [28090] Agent: N/A

Full Text:

Summary: Policy COH/2-4: Locally affordable housing and CLT

We feel that this policy could be misinterpreted to imply that it is promoting housing development in the open countryside. In criterion a) it states that homes are located on sites near or immediately adjacent to Cottenham's development framework boundary. We feel that the term "near" would need to be defined very precisely. Developers could see this as an opportunity to propose sites well away from the existing built area of the village of Cottenham which would be contrary to national and local plan policy. Would a preferable term be 'adjoining' to the framework? This would conform to the wording in the Local Plan policy on rural exception sites (Policy H/11)

Attachments: [Under rep 67669](#)

Response form

Decision Notice

# Cottenham Neighbourhood Plan - submission consultation

C - 67638 - 27541 - Chapter 6 Improving Amenities and Facilities - None

## 67638 Comment

Chapter 6 Improving Amenities and Facilities

Chapter 6 Improving Amenities and Facilities

**Respondent:** Anglian Water Services Limited (Stewart Patience) **Agent:** N/A  
[27541]

**Full Text:** Policy COH/3-2.1: Watson's Yard / Fire Station site (site X5 in Figure 14)

There is an existing sewage pumping station and foul sewers in Anglian Water's ownership located within the boundary of this site as highlighted in our previous consultation response. Buildings should be located at least 15m distance from pumping stations to avoid the risk of disturbance to occupants in accordance with the requirements of the current version of Sewers for Adoption.

It is therefore proposed that Policy COH/3-2.1 includes reference to Anglian Water's existing water recycling infrastructure (sewers and pumping station).

We would therefore suggest the following wording be included in Policy (to follow the final paragraph):

'Consider the proximity of the foul pumping station in the design and layout of the scheme, and allow for a distance of 15 metres from the boundary of the pumping station to the buildings to reduce the risk of nuisance/loss of amenity associated with the operation of the pumping station.'

'Suitable access is provided for the maintenance of foul drainage infrastructure'

Similarly it is proposed that the supporting text of Policy BF/3 includes the following wording:

'There are existing sewers in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.'

**Summary:** Policy COH/3-2.1: Watson's Yard / Fire Station site (site X5 in Figure 14)

It is proposed that Policy COH/3-2.1 includes reference to Anglian Water's existing water recycling infrastructure (sewers and pumping station).

Additional wording suggested for the supporting text of Policy BF/3 to take into account Anglian Water ownership.

**Attachments:**

# Cottenham Neighbourhood Plan - submission consultation

C - 67642 - 23762 - Chapter 6 Improving Amenities and Facilities - None

## 67642 Comment

Chapter 6 Improving Amenities and Facilities

Chapter 6 Improving Amenities and Facilities

**Respondent:** Sport England (Ms Victoria Vernon) [23762]

**Agent:** N/A

**Full Text:** Thank you for consulting Sport England on the above neighbourhood plan.

Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.  
<http://www.sportengland.org/playingfieldspolicy>

Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.  
<http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/>

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 97 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.  
<http://www.sportengland.org/planningtoolsandguidance>

If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.  
<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

**Summary:** Summary of general advice provided by Sport England in relation to neighbourhood planning

# Cottenham Neighbourhood Plan - submission consultation

C - 67642 - 23762 - Chapter 6 Improving Amenities and Facilities - None

## 67642 Comment

Chapter 6 Improving Amenities and Facilities

Chapter 6 Improving Amenities and Facilities

**Attachments:**

# Cottenham Neighbourhood Plan - submission consultation

O - 67654 - 28495 - Chapter 6 Improving Amenities and Facilities - None

## 67654 Object

Chapter 6 Improving Amenities and Facilities

Chapter 6 Improving Amenities and Facilities

**Respondent:** Cambridgeshire County Council (Mrs Sara Anderson) [28495]

**Agent:** N/A

### Full Text:

**Summary:** Policy COH/4-4 Sports Facilities

County Council as owners of the land adjacent to the Recreation Ground object to the site being identified for additional sports facilities.

The revised Development Framework boundary in Figure 26 is not consistent with the boundary shown in Figure 15. The latter is correct as it includes the whole of the County Council's site with planning permission.

### Attachments:

Response form

## PART B – Your Response

For office use only

Agent number:

Representor number:

Representation number:

### What part of the Neighbourhood Plan do you have comments on?

<b>Policy or Paragraph Number</b> (Please state)	COH4-4
<b>Do you Support, Object or have Comments?</b> (Please tick)	<input type="checkbox"/> <b>SUPPORT</b> <input checked="" type="checkbox"/> <b>OBJECT</b> <input type="checkbox"/> <b>COMMENT</b>

### Reason for SUPPORT, OBJECT or COMMENT:

Please give details to explain why you support, object or have comments on the Neighbourhood Plan.

**If you are commenting on more than one policy or paragraph, please make clear which parts of your response relate to each policy or paragraph.**

If you consider that the referendum boundary should be extended please outline your reasons.

Cambridgeshire County Council, as landowner, objects to : -

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, (as shown in figure 26), would:

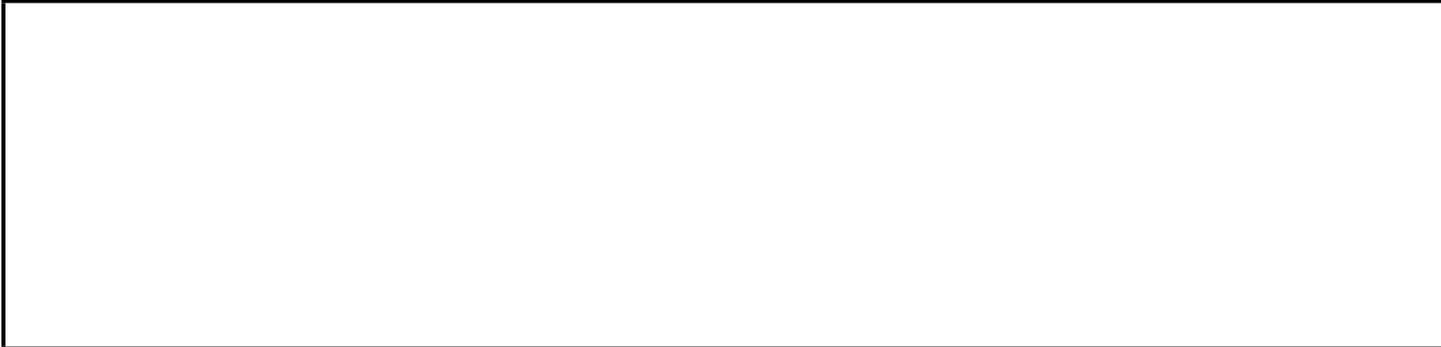
- be contiguous with the existing Recreation Ground, to optimise use of the Sports Pavilion, and
- if possible, provide a 1 to 2 ha "catch-up" provision to meet the current 11 ha target
- if possible, provide a further 1 to 2 ha extension to provide for planned population expansion during the plan period, and
- include provision for all-weather and / or floodlit outdoor sports facilities, and
- provide a road route through the site to Rampton Road

The land identified in Figure 26 identified as 'catch-up extension' and '2017/18 extension' is owned by Cambridgeshire County Council. This land is part of a larger development site, currently owned by Cambridgeshire County Council, which has outline planning permission for 154 residential units (APP/W0530/W/17/3187048). The detailed development of this site should not be frustrated by the allocation of part of CCC's land for sports facilities under policy COH/4-4.

Futhermore the revised Development Framework boundary shown on Figure 26 is not consistent with the boundary defined on Figure 15 and subject to Policy COH/2-1. The latter is correct as it includes the whole of Cambridgeshire County Council's planning permission site, regardless of whether some will be used for open space.

### Summary of Comments:

If your comments are longer than 100 words, please summarise the main issues raised.



**COMPLETED FORMS MUST BE RECEIVED BY 5PM ON 25 MARCH 2019 AT:**

**POST:** Planning Policy Team, South Cambridgeshire District Council, Cambourne Business Park,  
Cambourne, Cambridge, CB23 6EA

**EMAIL:** [neighbourhood.planning@scambs.gov.uk](mailto:neighbourhood.planning@scambs.gov.uk)

# Cottenham Neighbourhood Plan - submission consultation

O - 67664 - 23632 - Chapter 6 Improving Amenities and Facilities - None

## 67664 Object

Chapter 6 Improving Amenities and Facilities

Chapter 6 Improving Amenities and Facilities

**Respondent:** Gladman Developments (Mr John Fleming) [23632] **Agent:** N/A

### Full Text:

**Summary:** Village Facilities - Policies COH/4.1.1 - COH/5.1 - policies for facilities including nursery, doctor's surgery, recreational facilities, village hall.

Important that Parish Council carefully consider ways in which it will fund deficit of provision of these facilities and other community aspirations identified in Plan. Consider that allocation of additional housing land could help secure delivery of these objectives and Plan's aspirations to meet its affordable housing needs through financial contributions provided through section 106 agreements or unilateral undertakings.

**Attachments:** [Under rep 67656](#)

Representation

Response form

# Cottenham Neighbourhood Plan - submission consultation

O - 67667 - 28714 - Chapter 6 Improving Amenities and Facilities - None

## 67667 Object

Chapter 6 Improving Amenities and Facilities

Chapter 6 Improving Amenities and Facilities

Respondent: This Land [28714]

Agent: Bidwells (Anthony Child) [28713]

Full Text:

**Summary:** Policy COH/4.1 Recreation Ground.

Support principle of policy. However as still in discussion with Parish Council over final detailed layout of housing development for whole site the wording of the policy does not allow for flexibility. May need to reconfigure recreation ground expansion to facilitate delivery of housing alongside securing improvement to overall configuration of sports space and community facilities.

Suggested amendments to policy wording.

**Attachments:** [Under rep 67665](#)

Response

# Cottenham Neighbourhood Plan - submission consultation

O - 67668 - 28714 - Chapter 6 Improving Amenities and Facilities - None

## 67668 Object

Chapter 6 Improving Amenities and Facilities

Chapter 6 Improving Amenities and Facilities

**Respondent:** This Land [28714]

**Agent:** Bidwells (Anthony Child) [28713]

**Full Text:**

**Summary:** Policy COH/4.4 Sports facilities

Support principle of policy. However as the discussions are still on going with Parish Council on final detailed layout of housing development for whole site need for flexibility. May need to reconfigure recreation ground expansion to facilitate delivery of housing alongside securing improvement to overall configuration of sports space and community facilities.

Suggested amended wording to policy

**Attachments:** [Under rep 67665](#)  
Response

# Cottenham Neighbourhood Plan - submission consultation

C - 67682 - 28090 - Chapter 6 Improving Amenities and Facilities - None

## 67682 Comment

Chapter 6 Improving Amenities and Facilities

Chapter 6 Improving Amenities and Facilities

Respondent: South Cambridgeshire District Council (Stephen Kelly) [28090] Agent: N/A

Full Text:

Summary: Policy COH/2-4: Locally affordable housing and CLT

We feel that this policy could be misinterpreted to imply that it is promoting housing development in the open countryside. In criterion a) it states that homes are located on sites near or immediately adjacent to Cottenham's development framework boundary. We feel that the term "near" would need to be defined very precisely. Developers could see this as an opportunity to propose sites well away from the existing built area of the village of Cottenham which would be contrary to national and local plan policy. Would a preferable term be 'adjoining' to the framework? This would conform to the wording in the Local Plan policy on rural exception sites (Policy H/11)

Attachments: [Under rep 67669](#)

Decision Notice

Response form

# Cottenham Neighbourhood Plan - submission consultation

C - 67683 - 28090 - Chapter 6 Improving Amenities and Facilities - None

## 67683 Comment

Chapter 6 Improving Amenities and Facilities

Chapter 6 Improving Amenities and Facilities

Respondent: South Cambridgeshire District Council (Stephen Kelly) [28090] Agent: N/A

### Full Text:

**Summary:** Policy COH/3-1.1: Durman Stearn site (site X4 as shown on Figure 14)

a)SCDC welcomes Figure 20 which shows the site location. However Figure 21, showing indicative redevelopment, is also included in the Plan. The Plan would be clearer if the policy or supporting text explained its status.

b) SCDC considers that there is a lack of clarity concerning housing numbers when compared to Policy COH/2-3.

c)There is a current planning application for this site - Ref S/4698/18/OL

**Attachments:** [Under rep 67669](#)

Decision Notice

Response form

# Cottenham Neighbourhood Plan - submission consultation

C - 67684 - 28090 - Chapter 6 Improving Amenities and Facilities - None

## 67684 Comment

Chapter 6 Improving Amenities and Facilities

Chapter 6 Improving Amenities and Facilities

Respondent: South Cambridgeshire District Council (Stephen Kelly) [28090] Agent: N/A

### Full Text:

**Summary:** Policy COH/3-1.2: Co-op site (site X6 as shown in Figure 14)

a)SCDC welcomes Figure 22 which shows the site location however Figure 23 showing indicative redevelopment is also included but not mentioned in policy or supporting text. The Plan would be clearer if the policy or supporting text explained its status.

b)There is a lack of clarity concerning housing numbers when compared to Policy COH/2-3

**Attachments:** Under rep 67669

Response form

Decision Notice

# Cottenham Neighbourhood Plan - submission consultation

C - 67685 - 28090 - Chapter 6 Improving Amenities and Facilities - None

## 67685 Comment

Chapter 6 Improving Amenities and Facilities

Chapter 6 Improving Amenities and Facilities

Respondent: South Cambridgeshire District Council (Stephen Kelly) [28090] Agent: N/A

Full Text:

Summary: Policy COH/3-2: Supermarket

We consider that this policy somewhat duplicates Local Plan Policy E/22: Applications for new Retail Development and we are unsure as to what this policy adds that is specific to Cottenham other than that it allows for residential uses on upper floors of a supermarket?

Attachments: [Under rep 67669](#)

Decision Notice

Response form

# Cottenham Neighbourhood Plan - submission consultation

C - 67686 - 28090 - Chapter 6 Improving Amenities and Facilities - None

## 67686 Comment

Chapter 6 Improving Amenities and Facilities

Chapter 6 Improving Amenities and Facilities

Respondent: South Cambridgeshire District Council (Stephen Kelly) [28090] Agent: N/A

Full Text:

**Summary:** Policy COH/3-2.1: Watson's Yard / Fire Station site (site X5 in Figure 14)

a)SCDC is concerned that this site is not big enough for all the uses that are proposed for the site. Figure 25 showing indicative redevelopment is included in the Plan but not mentioned in the policy or supporting text. The Plan would be clearer if the policy or supporting text explained its status.

b)As this is the only site being proposed for a supermarket, is it necessary to have COH/3-2 too?

c)There is a lack of clarity concerning housing numbers when compared to COH/2-3

**Attachments:** [Under rep 67669](#)

Response form

Decision Notice

# Cottenham Neighbourhood Plan - submission consultation

C - 67687 - 28090 - Chapter 6 Improving Amenities and Facilities - None

## 67687 Comment

Chapter 6 Improving Amenities and Facilities

Chapter 6 Improving Amenities and Facilities

Respondent: South Cambridgeshire District Council (Stephen Kelly) [28090] Agent: N/A

### Full Text:

**Summary:** Policies COH/4-1.1; COH/4-2; COH/4-3 and COH4-4

There are many policies relating to potential development in and around a concentrated area in the village and it is difficult to understand clearly the story of all the existing and proposed uses. It would be very helpful if there was a comprehensive large scale map or series of maps included in the Plan illustrating all the uses and how they relate to one another.

**Attachments:** [Under rep 67669](#)

Response form

Decision Notice

# Cottenham Neighbourhood Plan - submission consultation

C - 67688 - 28090 - Chapter 6 Improving Amenities and Facilities - None

## 67688 Comment

Chapter 6 Improving Amenities and Facilities

Chapter 6 Improving Amenities and Facilities

Respondent: South Cambridgeshire District Council (Stephen Kelly) [28090] Agent: N/A

### Full Text:

**Summary:** Policy COH/4-1.1: Recreation and Sports Hub

a) This policy has been introduced following the Regulation 14 consultation. The supporting text does not help to explain the hub and all the proposed uses for the area and therefore its interpretation into planning decisions could be compromised.

b) Figure 27 does not clearly show the different uses and the boundaries for each use at the Recreation Ground.

**Attachments:** Under rep 67669

Response form

Decision Notice

# Cottenham Neighbourhood Plan - submission consultation

C - 67689 - 28090 - Chapter 6 Improving Amenities and Facilities - None

## 67689 Comment

Chapter 6 Improving Amenities and Facilities

Chapter 6 Improving Amenities and Facilities

Respondent: South Cambridgeshire District Council (Stephen Kelly) [28090] Agent: N/A

### Full Text:

**Summary:** Policy COH/4-2: Multi-purpose Village Hall + Policy COH/4-3: Nursery

a) It is noted that a planning application for the Nursery was approved 20 December 2018 Ref S/2705/18/FL and for the Village Hall on 21 September 2018 Ref S/2702/18/FL. The supporting text could be helpfully updated to clarify this situation.

b) The maps to show where these uses will be located are not clear. Figure 26 and 27/28 contradict each other. Fig 26 shows a larger site that will accommodate both uses.

**Attachments:** [Under rep 67669](#)

Response form

Decision Notice

# Cottenham Neighbourhood Plan - submission consultation

C - 67690 - 28090 - Chapter 6 Improving Amenities and Facilities - None

## 67690 Comment

Chapter 6 Improving Amenities and Facilities

Chapter 6 Improving Amenities and Facilities

Respondent: South Cambridgeshire District Council (Stephen Kelly) [28090] Agent: N/A

Full Text:

Summary: Policy COH/4-4: Sports Facilities

a) This policy would benefit from having a clear map to show the proposed allocation for the sports facilities. Figure 26 is confusing if you are not familiar with this part of the village.

b) SCDC has concerns about the impact on residential amenity in relation to criterion d) which seeks floodlit outdoor sports facilities. The site is adjacent to a recent residential planning consent and therefore floodlighting could have a significant detrimental impact without very careful design consideration. It could also have a detrimental impact on the wider fen edge. Policy COH/1-1 requires "subdued lighting on the village edge."

Attachments: [Under rep 67669](#)

Response form  
Decision Notice

# Cottenham Neighbourhood Plan - submission consultation

C - 67691 - 28090 - Chapter 6 Improving Amenities and Facilities - None

## 67691 Comment

Chapter 6 Improving Amenities and Facilities

Chapter 6 Improving Amenities and Facilities

Respondent: South Cambridgeshire District Council (Stephen Kelly) [28090] Agent: N/A

Full Text:

Summary: Policy COH/5-1: New Recreation Ground

a) It is unclear why Policy COH/4-4 has been given 5 years to be fully achieved? Whilst recognising that additional recreation facilities will be required by the growing population of Cottenham there is a lack of evidence to support the 5-year deadline for the land adjacent to the Recreation Ground. This is not mentioned in the policy relating to this site - COH/4-4.

b) Whilst recognising that more recreation land is required, the Plan is not clear at explaining where this would be found if not adjacent to the existing recreation ground. Criteria d) implies it would be to the south-east of the village? If this is what is intended then perhaps it should be made clearer?

Attachments: [Under rep 67669](#)

Decision Notice

Response form

# Cottenham Neighbourhood Plan - submission consultation

C - 67692 - 28090 - Chapter 6 Improving Amenities and Facilities - None

## 67692 Comment

Chapter 6 Improving Amenities and Facilities

Chapter 6 Improving Amenities and Facilities

Respondent: South Cambridgeshire District Council (Stephen Kelly) [28090] Agent: N/A

Full Text:

**Summary:** Policy COH/6-1: Extension of burial grounds

SCDC welcomes the inclusion of this policy to ensure that there is adequate burial land within the village. As worded the policy is not clear whether it is actually allocating sites or providing criteria for the consideration of new sites? The supporting text (para 6-1d) refers to extensions or provision of new space but the policy only refers to extensions.

**Attachments:** [Under rep 67669](#)

Decision Notice

Response form

# Cottenham Neighbourhood Plan - submission consultation

C - 67693 - 28090 - Chapter 7 Encouraging Employment - None

## 67693 Comment

Chapter 7 Encouraging Employment

Chapter 7 Encouraging Employment

Respondent: South Cambridgeshire District Council (Stephen Kelly) [28090] Agent: N/A

Full Text:

Summary: Policy COH/7-1: Village Employment

While this approach is supported, we would question whether such an approach is achievable given the shortage of suitable land for providing additional car parking. Is it feasible to require sites in such a tight knit village core to provide on-site parking?

Attachments: [Under rep 67669](#)

Response form

Decision Notice

# Cottenham Neighbourhood Plan - submission consultation

C - 67694 - 28090 - Chapter 7 Encouraging Employment - None

## 67694 Comment

Chapter 7 Encouraging Employment

Chapter 7 Encouraging Employment

Respondent: South Cambridgeshire District Council (Stephen Kelly) [28090] Agent: N/A

Full Text:

**Summary:** Policy COH/7-2: Rural employment

a) As currently worded, the policy allows any proposals that increase rural employment and there is 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 any site outside the Development Framework? If it does, then the sustainability of such a policy is questioned as it may not conform to the NPPF

b) The employment policies in the Local Plan could cover the aspirations of this policy.

**Attachments:** [Under rep 67669](#)

Response form

Decision Notice

# Cottenham Neighbourhood Plan - submission consultation

C - 67695 - 28090 - Chapter 7 Encouraging Employment - None

## 67695 Comment

Chapter 7 Encouraging Employment

Chapter 7 Encouraging Employment

Respondent: South Cambridgeshire District Council (Stephen Kelly) [28090] Agent: N/A

### Full Text:

**Summary:** Policy COH/7-3:new Durman Stearn site (X11 in Figure 14)

a) The site is located in the Green Belt and the proposal is potentially contrary to Green Belt policies. The Local Plan does not allow for amendments to be made to the Green Belt in Cottenham. There would have to be very special circumstances to include a policy in the Plan within the Green Belt

b) There is a current planning application for this site - Ref S/4747/18/OL

**Attachments:** Under rep 67669

Response form

Decision Notice