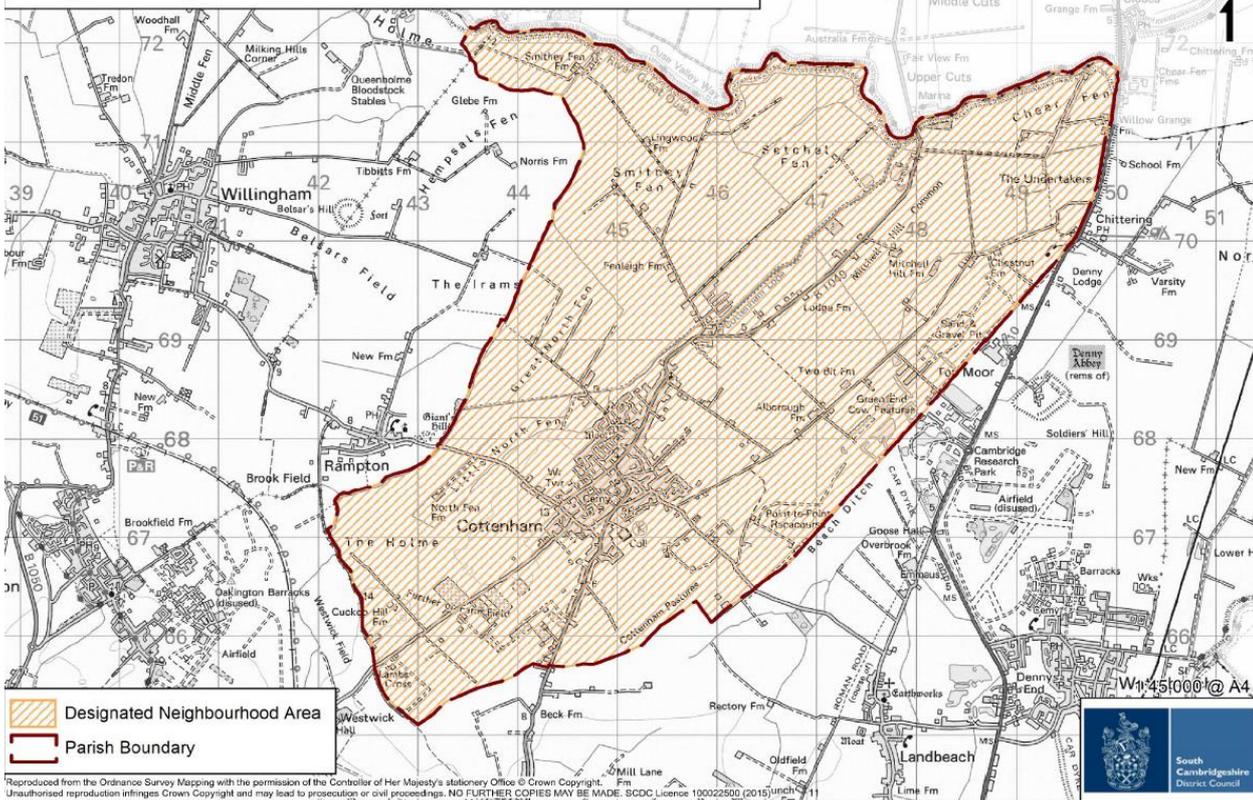


Cottenham Civil Parish

Neighbourhood Development Plan

2017 to 2031

Designated Neighbourhood Area: Cottenham - November 2015



Cottenham Parish Council

Summary Analysis

August 2019

In 2031 Cottenham will still be an attractive safe rural village, proud of its character and retaining its sense of community with improved amenities and facilities, reduced impact of traffic, especially in the centre of the village, and having more affordable housing for the next generation of residents.



Cottenham Neighbourhood Development Plan Submission Plan – Summary Analysis 190812



1 Introduction

These notes supplement the analysis and commentary on the Regulation 16 representations.



Cottenham Neighbourhood Development Plan
Submission Plan – Summary Analysis 190812



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2 Housing Need & Supply

We believe the plan, by allocating sites for well over 500 houses and up to 70 residential places with care – most of which now have at least outline planning permission - not only meets the overall housing need in the Neighbourhood Area but also contributes to the need in the surrounding district.

The evidence for this includes:

- The now adopted SCDC Local Plan allocates no housing to Cottenham, having satisfied its housing need in various sites elsewhere,
- The AECOM weighted assessment indicates a need for 505 additional homes in the plan period.
- Our assessment of housing need, placing less reliance on development of SCDC’s strategic sites, uses weighted averages of various assessment methods to indicate a need for around 400 additional homes in the planned period.

	AECOM unconstrained	AECOM weight	AECOM assessed need
SCDC SHMA	710	1/3	236.7
SCDC LP	891 (0 allocated)	0	0
MHCLG household formations	609	1/3	203
MHCLG standard method	716	0	0
ONS housing completions	196	1/3	65.3
Weighted total			505

- The draft NP applies greater weight to the recently-adopted SCDC Local Plan and evolving importance of the MHCLG standard method and less to the “measure of failure to build” housing completions data, leading to an assessed need for 339 additional homes in the plan period.

	AECOM unconstrained	Draft NP weight	Draft NP assessed need
SCDC SHMA	710	1/6	118.3
SCDC LP	891 (0 allocated)	50%	0
MHCLG household formations	609	1/6	101.5
MHCLG standard method	716	1/6	119.3
ONS housing completions	196	0	0
Weighted total			339.1
Market signal uplift			+60
Likely windfalls			-48
Net total need			352

Currently-approved housing development is dominated by four sites.

Developer	Total permitted	Market permitted	Affordable permitted	Locally connected		Total connected	Rented	Shared ownership
				1 st 8 /site	50% of rest			
			40%				70%	30%
Bellway	50	30	20	8	6	14	9	5
Persimmon	121	72	49	8	20	28	18	9
Redrow	200	120	80	8	36	44	29	15
ThisLand	154	92	62	8	27	35	23	12
Totals	525	314	211	32	89	121	79	42

AECOM’s analysis of the SCDC affordable housing waiting lists indicated that up to 261 affordable homes may be needed in Cottenham with only 211 set to be delivered within existing permissions, a shortfall of 50 even if all the affordable homes were taken up by local people or 140 if only the “locally connected” preference applies.

Development of brownfield sites and /or rural exception sites has the potential to resolve the possible shortfall.

Affordability, especially to local people, remains an issue. AECOM assessed that, using 3.5* income plus 10% deposit, with average incomes of around £51,000p.a. and lower quartile individual incomes as low as £28,000 p.a. households can only afford flats, and few of those are available.

The draft plan allows for up to 90 “predominantly affordable homes” to be developed on rural exception sites. Assuming delivery is achieved via Community Land Trust and up to 20% of the homes are market-priced, the need for locally-affordable homes can be met on two or three such sites but requires a small relaxation of the “adjacency” requirement for rural exception sites to “near or immediately adjacent” with “near” implying “less than 100 metres”.

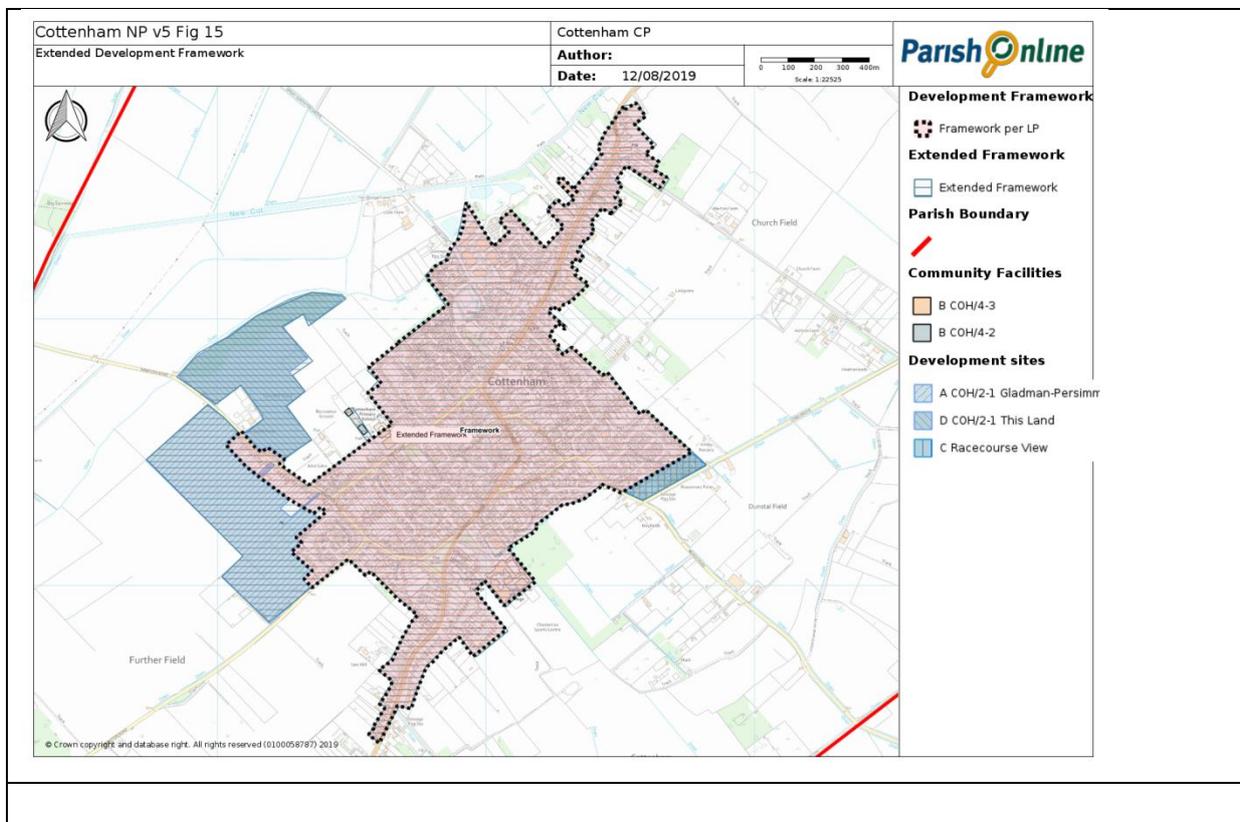
3 Development Framework

The draft plan extends the development framework to include:

- Racecourse View
- The sites of the new Village Hall and Nursery
- The sites of the Bellway, Persimmon, Redrow/Gladman and This Land permissions

All these sites are built or have at least outline planning permission.

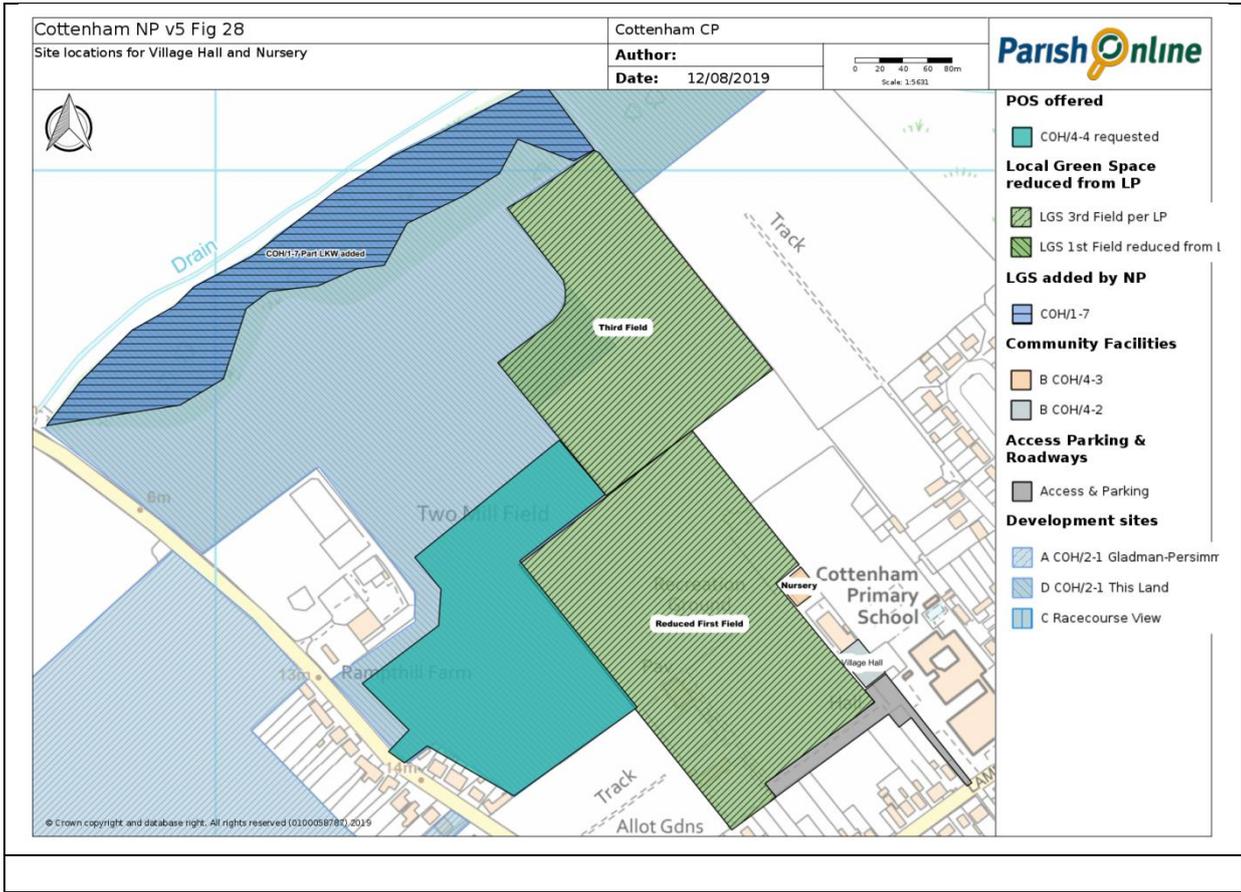
This extension allows us to assert that the NP allocates enough land for housing to satisfy the objectively assessed need. This is in general conformity with the strategic policies of the Local Plan as it does not undermine the policy in the SCDC Local Plan which sets out the principle of a development framework to delineate areas in which different policy sets apply.



4 Local Green Space

The draft plan modifies the Local Green Space delineated in the Local Plan:

- Adding some of Les King Wood (essentially north-west of the path) recognising that developments have brought Les King Wood into closer connection with the village.
- Removing the space required for the Village Hall and Nursery developments



5 Sports provision

Although there remain uncertainties around the exact boundaries of the This Land development, we still hope to secure an extension of land contiguous with our sports pitches, possibly in exchange for some of our leased Third Field.

As this is less than an ideal provision for outdoor sport, we will be seeking a second site for outdoor recreation in due course.

