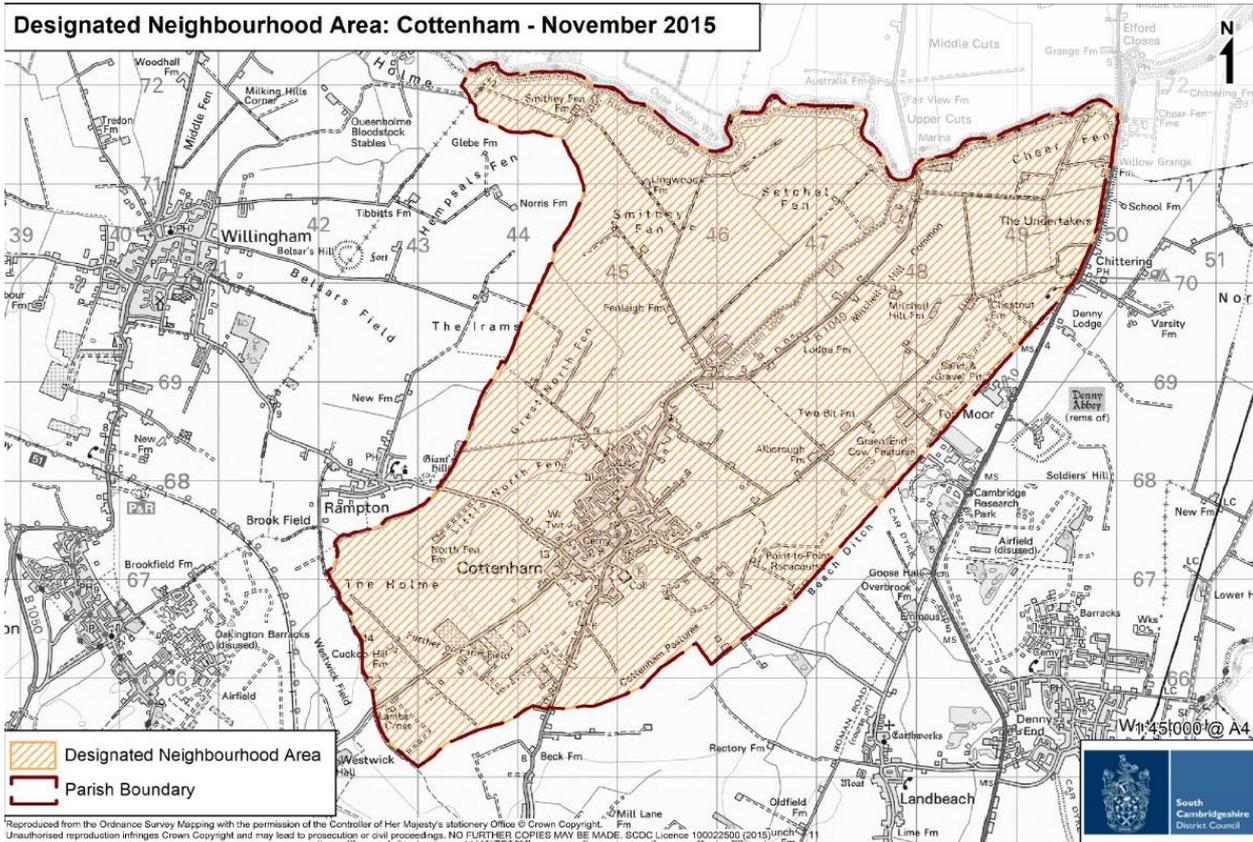


**Cottenham Civil Parish
Neighbourhood Development Plan
2017 to 2031**



Cottenham Parish Council

NP Evidence – Rural Exception Sites & CLT

December 2018

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



Cottenham Neighbourhood Development Plan Submission Plan – NP Evidence Paper E3



1 Summary

- 1.1 Cottenham is seeking to develop a number of truly affordable homes for local people using a Community Land Trust to develop 2 to 3 bedroom houses on several rural exception sites adjacent to the village development framework.



Cottenham Neighbourhood Development Plan
Submission Plan – NP Evidence Paper E3



Contents

1 Summary 2
2 Situation 4
3 Complications..... 5
4 Sustainability 6
Figure 1: Central sites reviewed for re-use 7
5 Demand 8
6 Site assessment and allocation 9
Figure 2: Map of the Cottenham sites in the 2013 SHLAA..... 10
Figure 3: Cottenham assessed and potential sites 11
7 Supply 12
Figure 4: Four possible rural exception sites around Cottenham..... 12
8 Suggested Rural Exception Sites 13
Figure 5: Approximate locations of suggested Rural Exception sites 13
Figure 6: X9 site location off Long Drove (only part site, access to be resolved) 14
Figure 7: X10 site location off Beach Road 15
Figure 8: X12 Site location off Broad Lane 16
Figure 9: X13 site location 17
9 Evidence of community consultation and support 18
Appendix A: General References 19



Cottenham Neighbourhood Development Plan Submission Plan – NP Evidence Paper E3



2 Situation

- 2.1 Cottenham has a population of around 6,500, which is soon to expand towards 8,000 as a result of growth in nearby Cambridge and South Cambridgeshire's Local Plan being rendered invalid by persistent under-delivery of housing.

3 Complications

- 3.1 The Cambridge area is a strategic site for economic development and above average growth seems likely for some time into the future. While Cottenham is not a strategic site for South Cambridgeshire District Council due to its limited infrastructure, especially roads and public transport, and location between flood plain and Green Belt, development pressure is likely to continue.
- 3.2 Over and above the affordable homes “promised” within current permissions, Cottenham’s emerging Neighbourhood Plan has identified a residual need for around a further 100 affordable 2 to 3 bedroom homes in the parish later in its plan period.

4 Sustainability

- 4.1 The Neighbourhood Plan aims to deliver sustainable development:
- i. Economic – by increasing the housing stock to service the local economy, creating jobs in a number of improved facilities
 - ii. Environmental – by minimising environmental impact and creating opportunities to enjoy and improve the local “fen-edge” environment, wherever possible reducing the need to use unsustainable travel modes.
 - iii. Social – by upgrading key amenities and facilities
- 4.2 A key part of the plan is regeneration of several brownfield sites within the village centre to:
- i. Remove some heavy goods traffic from the village centre
 - ii. Allocate land and capital for an upgraded central Medical Centre,
 - iii. Retain a more-accessible modernised supermarket in the village centre
 - iv. Provide central sites for affordable accommodation in the form of 1 to 2 bedroom flats.
 - v. Retain a Fire Station in the village
- 4.3 The three central sites (see Figure 1) considered for extension, new build or refurbishment:
- d) Co-op site is a brownfield site located in the Conservation Area close to neighbouring residences. It is privately operated and has some scope for new build but, being on a bend and with restricted rear access, has vehicles access issues, especially for deliveries by large articulate vehicles. Inclusion of some of the neighbouring BT site and surgery may enable better access.
 - e) Durman Stearn is a brownfield site located in the Conservation Area close to neighbouring residences. It is privately operated by a civil engineering business and has some scope for new build but has vehicle access issues.
 - f) Watson’s Yard is a brownfield site located in the Conservation Area close to neighbouring residences. The site is in multiple ownership and has some scope for new build but has vehicle access issues. Inclusion of the neighbouring Fire Station site could be helpful but adds some complexity.

5 Demand

- 5.1 Although the South Cambridgeshire District Plan does not allocate any housing to Cottenham, the recent under-performance in delivering housing has rendered the housing control policies in both the adopted Local Plan and proposed Submission Local Plan (PSLP) temporarily invalid.
- 5.2 The PSLP sought to allocate housing disproportionately to several new strategic sites which would have the necessary investment in infrastructure etc. to make them sustainable and avoid granting permission for any but the smallest sites in the villages.
- 5.3 However the attractiveness of the Cambridge area economically has led to successful speculative applications for planning permissions in many of the more sustainable villages, including Cottenham. Currently permission has been granted for 376 houses and 70 residential places with care in Cottenham, substantially more than allocated in the PSLP – although this is not currently valid.
- 5.4 An objective housing need for Cottenham has been calculated (see CNP Evidence E/1) based on an assessment of unconstrained housing need carried out by AECOM in 2017. This assessment uses the NPPF recommendation to use a weighted combination of five different assessment methods:
 - i. Proposed Submission Local Plan, although not adopted, is given 50% weight
 - ii. DCLG housing projections, SHMA housing projection used to prepare the PSLP, and the new DCLG Standard Method are each give equal weight
 - iii. Housing completion numbers is given zero weight as it is largely a measure of past failure to perform at an acceptable level.
- 5.5 Together these data suggest a housing need, including an 18% uplift to reflect market signals, during the plan period of 400 homes.
- 5.6 With over 500 applications already permitted and a conservative estimate of 48 windfall developments, Cottenham is likely to deliver more houses during the NP plan period than required. The NP will allocate those sites with 500 permissions within the extended village development framework.
- 5.7 Separately, AECOM assessed affordability of housing, concluding that, using a 3.5* mortgage multiplier and 10% deposit, and with average household incomes of around £51,000 p.a., only flats can be considered affordable, and few of those are available.
- 5.8 AECOM suggest, based on interpolation for the SCDC affordable housing waiting list, that 261 affordable homes are needed in Cottenham with around 150 due to be delivered within permitted schemes, leaving 111 to be found with these mainly requiring 2 to 3 bedrooms.

6 Site assessment and allocation

- 6.1 Several planning priorities emerged from the survey conducted in late 2015 to early 2016:
- i. A Medical Centre, large enough to house both existing practices and with a wider range of services
 - ii. A new, larger Village Hall and Nursery, to cater for all age groups and abilities
 - iii. A larger supermarket, with safer delivery facilities and more accessible parking
 - iv. Measures to reduce traffic flows within the village
 - v. Two or three housing development sites (each for 30 to 50 houses) near the village edge
 - vi. More and better connected open space within the village supporting a wider range of activities
 - vii. Conserving the character of the village and surrounding landscape
- 6.2 Figures 2 and 3 shows all the sites under consideration and offered for public comment in the draft pre-Submission Plan (v2.1).
- i. A number of possible SHLAA* sites (see Figure 2) were appraised and rejected by the District Council in recent years, although some speculative applications have subsequently emerged and been permitted for development.
 - ii. Further sites – X1 to X13 in Figure 3 - emerged during the “call for sites” stage of preparation of this plan.
- 6.3 The circle encloses sites which would encourage residents’ use of village facilities and minimise additional traffic by being within a nominal 800 metre easy walking distance of the village centre.

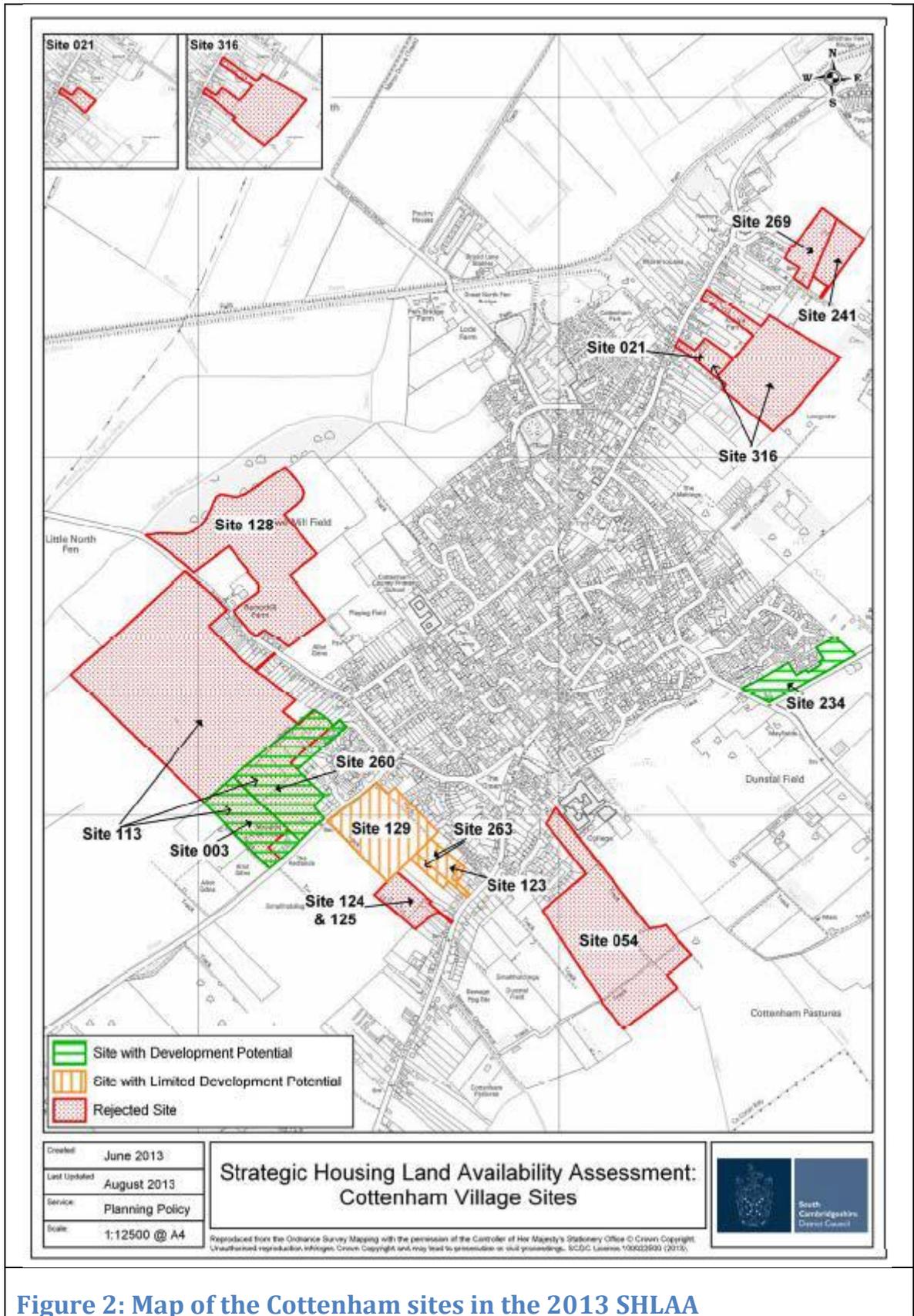


Figure 2: Map of the Cottenham sites in the 2013 SHLAA

7 Supply

- 7.1. Several greenfield sites within the parish may become available for consideration as Rural Exception sites during the plan period.
- 7.2 Three key conditions apply to such sites:
 - i. within 800 metre walking distance from the village centre, and
 - ii. adjacent to the established village development framework, and
 - iii. intended to deliver affordable homes for local people in perpetuity
- 7.3 Some candidate sites have been assessed; this paper outlines some site-specific policies for their use to meet the plan’s priorities.
- 7.4 These potential sites are not being formally allocated within the plan.
- 7.5 Cottenham CLT will further screen the sites for suitability.

Fig 2 Reference	Plan reference	Description	Size (ha)	Possible uses	AECOM view	Potential	RXS potential
X9	GF/5	Long Drove Nursery site	1 from 4	Mixed housing	Acceptable with availability conditions	Up to 72	20
X10	GF/6	Beach Road	2 from 5	Mixed housing	Suitable with minor constraints	Up to 70	30
X12	GF/7	Broad Lane	2 from 5	Mixed housing	Acceptable with conditions	Up to 40	30
X13	GF/2	County Farms	1	Housing	SHLAA reject	0	20

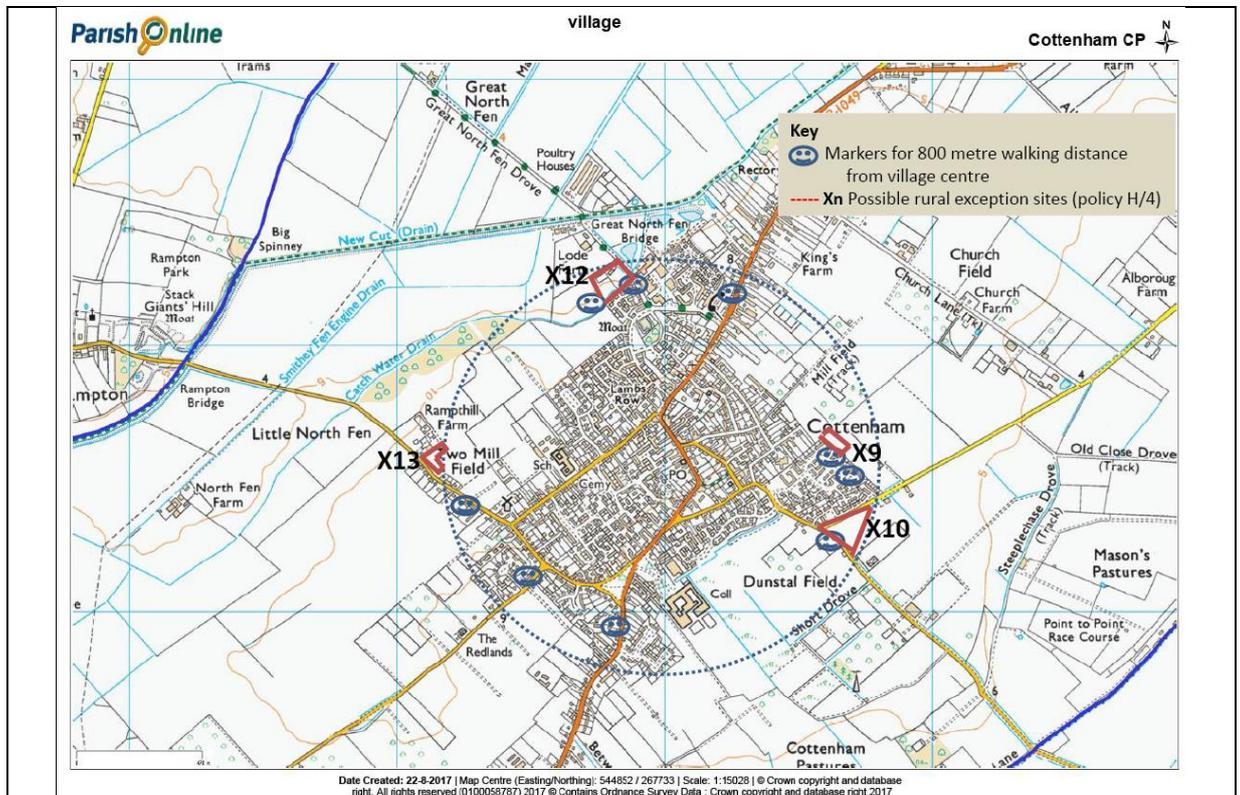


Figure 4: Four possible rural exception sites around Cottenham

8 Suggested Rural Exception Sites

- 8.1 Rural Exceptions sites should be adjacent to the village development framework.
- 8.2 The framework is updated in the NP to include all permitted developments and the sites of Community Facilities like the Nursery and Village Hall:
 - a) The existing residential framework does not include the recently completed development at Racecourse View
 - b) The framework is extended to include facilities and sites approved for development or selected for development under this plan.
 - c) SCDC's planning policies will continue to apply according to whether a proposal is inside or outside the framework.

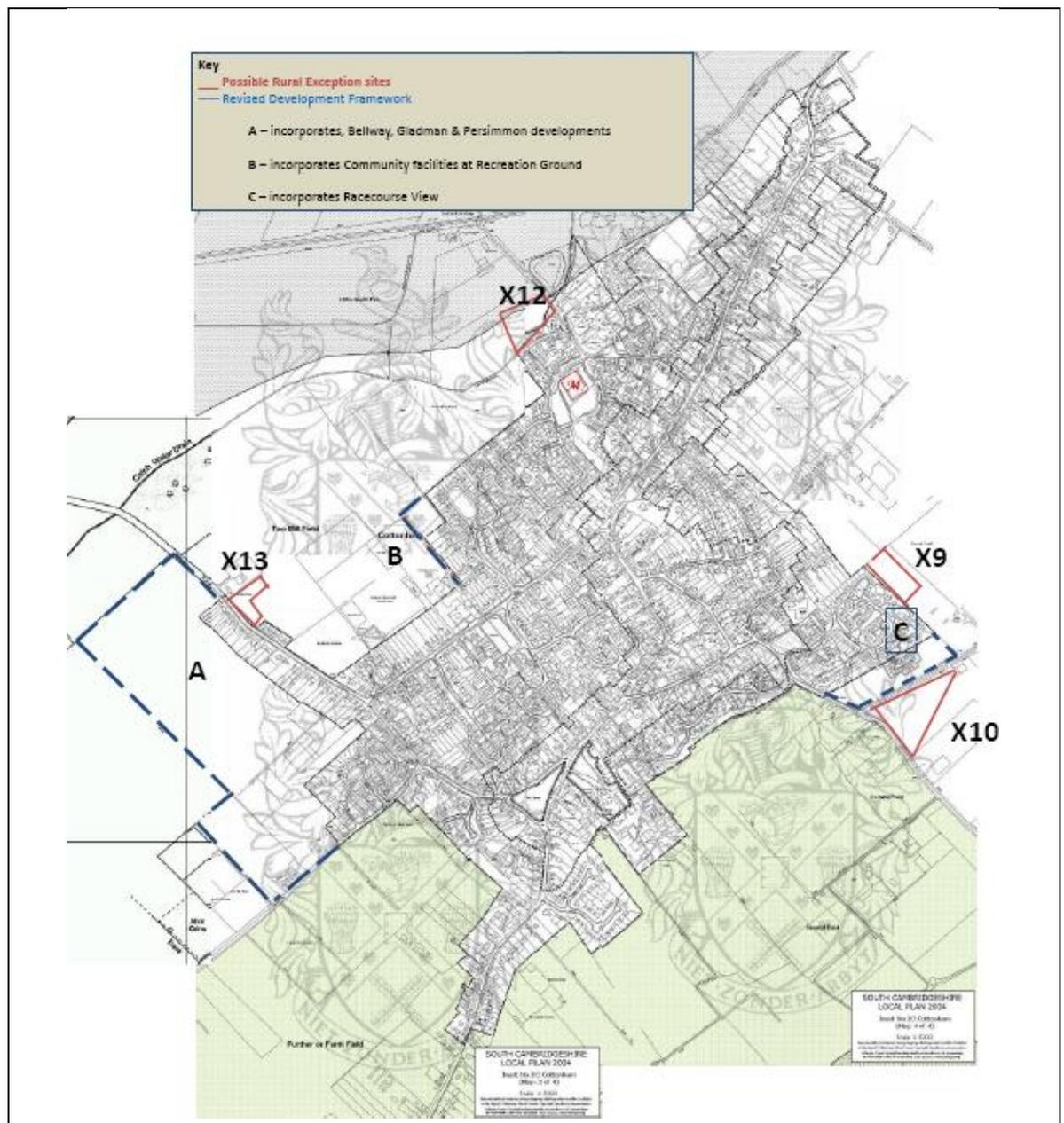


Figure 5: Approximate locations of suggested Rural Exception sites

GF/5: Field (X9 in Figure 2)

Support development as a Rural Exception Site of approximately 0.5 ha within the NW corner of approximately 4 hectare field X10 adjacent to the Cottenham residential framework to provide a small mixed housing development of 20-30 properties, provided that the design:

- 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 working from home
- c) maintains existing wildlife corridors and vistas within the site and along its edge, and
- d) contributes to safer pedestrian, cycle and vehicular access by inclusion of appropriate on-site parking facilities

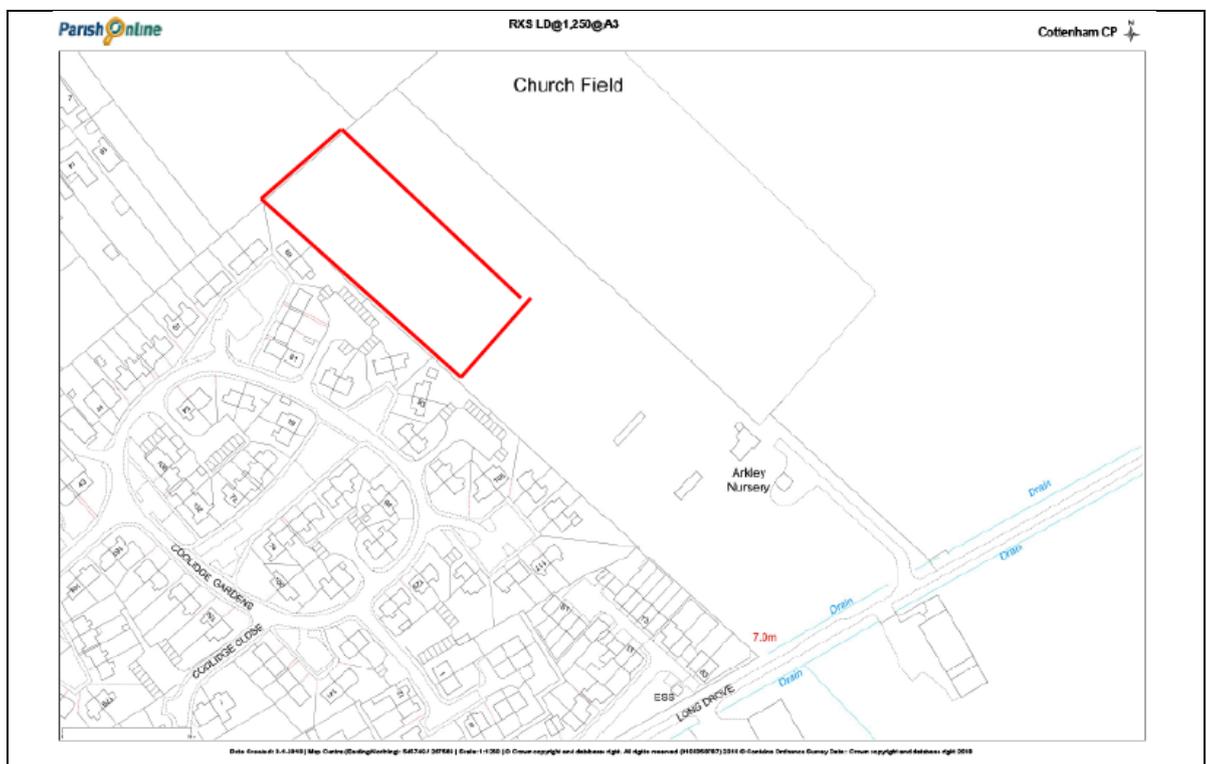


Figure 6: X9 site location off Long Drive (only part site, access to be resolved)

- 8.3 The site lies outside but close to the existing residential framework, but is mostly within easy walking distance of Cottenham's core.
- 8.4 The land is owned by a single landowner and is available for limited development.
- 8.5 The site is just beyond easy walking distance of the village core and would need some improvement to the southern section of Long Drive or negotiation of footpath or road access to the village from the northern end of the site.
- 8.6 The site has established vistas across the site and wildlife corridors along its edge that should be preserved.

GF/6: Field (X10 in Figure 2)

Support development as a Rural Exception Site of some of approximately 5 hectare field X9 adjacent to the Cottenham residential framework to provide a small mixed housing development of up to 30 affordable properties, provided that the design:

- a) applies imaginative and original designs to extend and renew the distinctive character and traditions of Cottenham’s built environment, and
- b) is carefully laid out with hedge and tree screening to soften the built edge, grass areas, retention ponds, and footpaths to permit views through the site from Beach Road towards the All Saints Church to the north and from Racecourse View towards the racecourse to the south-west, and
- c) includes infrastructure for modern technology to facilitate working from home, and
- d) contributes to safer pedestrian, cycle and vehicular access by inclusion of appropriate on-site parking facilities

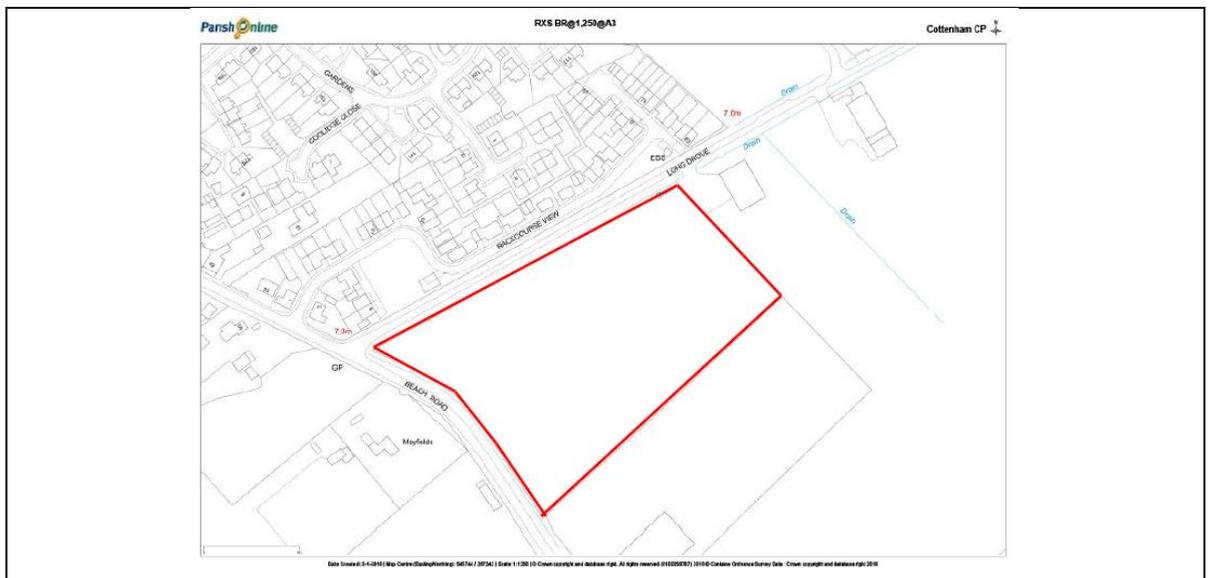


Figure 7: X10 site location off Beach Road

- 8.7 The site lies outside but close to the existing residential framework, is mostly within easy walking distance of Cottenham’s centre; however attention will be needed to ensure a safe route to school can be provided or a contribution made to Cottenham’s proposed Community Bus service.
- 8.8 The land is owned by a single landowner and understood to be available for development.
- 8.9 The site could incorporate a substantial area of public open space providing views of the Grade I Listed All Saints Church and retaining views through the site towards the Racecourse while complementing the provision at the diagonally-opposite Recreation Ground. This would justify a lower than usual development density on the site. Hedge and tree screen could soften the built edge.
- 8.10 Beach Road is a busy road and additional traffic will need safety improvements to roadside pavements into the village.

GF/7: Field (X12 in Figure 2)

Support development as a Rural Exception Site of some of approximately 5 hectare field X12 adjacent to the Cottenham residential framework, if and when available, to provide a small affordable housing development of up to 30 properties, provided that the design:

- 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, and
- b) is carefully laid out with hedge and tree screening to soften the built edge, grass areas, retention ponds, and footpaths to permit views through the site towards the All Saints Church, and
- c) increases access to the countryside by providing a rustic 3-metre wide footway alongside the drain at the site’s southern edge, and
- c) avoids building on the three “far fields” within the site, and
- d) includes infrastructure for modern technology to facilitate working from home, and
- e) contributes to safer pedestrian, cycle and vehicular access by inclusion of appropriate on-site parking facilities

- 8.11 The site lies outside but close to the existing residential framework, but is mostly within easy walking distance of Cottenham’s core.
- 8.12 The land is owned by a single landowner and understood to be available for development.
- 8.13 The site would need some improvement to the northern section of Broad Lane and negotiation of footpath access to the village from the southern end of the site.
- 8.14 Development of the site would need a 9 metre separation from the Catchwater Drain at the southern boundary, including provision of a rustic pathway along its edge to improve access to the countryside.
- 8.15 Development should avoid the northern end due to flood plain considerations and include a “gapped” tree screen to soften the view from Cottenham Lode while creating views of countryside.



Figure 8: X12 Site location off Broad Lane

GF/2: Field (X13 in figure 2)

Support development as a Rural Exception Site of up to 1 hectare of the field between Ramphill Farm and the Allotments on Rampton Road to provide up to 20 affordable homes additional open space for sports adjacent to the Recreation Ground behind a small strip housing development of 10 houses, provided that the design:

- a) provides a roadway access between Rampton Road and the Sports Pavilion on the Recreation Ground, and
- b) contributes to safer pedestrian, cycle and vehicular access by inclusion of appropriate on-site parking and delivery facilities



Figure 9: X13 site location

- 8.16 The site lies outside but close to the existing residential framework, and is a little outside 800 metres easy walking distance of Cottenham’s core, but is adjacent to the Recreation Ground.
- 8.17 The land is owned by a single public-sector landowner and understood to be available for development, although the owner has its own agenda as a “speculative developer”.

9 Evidence of community consultation and support

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

- i. **Vision Plan** – this parish-wide survey in 2014, with 217 responses, focused on improvements to facilities, rather than housing.
- ii. **NP survey** – this parish-wide survey in the winter of 2016, with 973 responses, tested residents' views on a wide range of issues:
 - o Four findings relate to housing:
 - 51% thought we should Improve the number / availability of affordable homes (either to purchase or rent)
 - 68% thought more affordable or starter homes are needed
 - 59% think more “growing family (2 to 3 bed) homes” are needed
 - 69% thought the housing should be in small developments
 - iii. **Ballot** – this parish-wide ballot in late 2016, with 453 responses, tested residents' views on whether or not “a new Village Hall and Nursery is worth £1/week on each home's Council Tax”?
 - iv. **7 issues** – this parish-wide survey in late 2017, with 466 responses, included testing residents' views on:
 - o mixed developments (including 40% affordable homes) on brownfield sites in the village, and
 - o mixed clusters of 20-30 affordable* and market homes on the village edge especially if more than 40% of the site is affordable.
*'affordable' means affordable by households whose combined income is below approx. £40,000 and includes social rented and shared equity housing.
 - 38% favoured several developments totalling approx. 75 mixed housing in the village
 - 39% favoured a small cluster (up to 30 homes) off Beach Road
 - 37% favoured a small cluster (up to 30 homes) off Broad Lane
 - 31% favoured a small cluster (up to 30 homes) off Rampton Road



**Cottenham Neighbourhood Development Plan
Submission Plan – NP Evidence Paper E3**



Appendix A: General References

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