

# **COTTINGHAM NEIGHBOURHOOD PLAN DECISION STATEMENT**

## **Regulation 18 of the Neighbourhood Planning (General) Regulations 2012 (as amended)**

## **Summary**

Following an independent examination, North Northamptonshire Council confirms that the Cottingham Neighbourhood Plan (the Plan), as revised by the modifications set out in Table 1 below, complies with the Basic Conditions and legal requirements, and can therefore proceed to a Neighbourhood Planning Referendum.

This Decision Statement and Examiner’s Report will be available on North Northamptonshire Council’s website and Cottingham Parish Council’s website. A paper copy will be deposited at relevant council offices and libraires for inspection during opening hours.

## **Background**

Under the Neighbourhood Planning (General) Regulations 2012 and the Localism Act 2011, Cottingham Parish Council have prepared a Neighbourhood Plan for the parish of Cottingham, with the help of the local community.

The Plan area, which comprises the whole of Cottingham parish, was designated by Corby Borough Council (now subsumed in North Northamptonshire Council) on 4 June 2015.

The Plan has been subject to two periods of statutory public consultation. The second of these consultations was organised by North Northamptonshire Council inviting representations on the Plan in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended), during a six-week period closing on 8 October 2021.

## **Independent Examination**

North Northamptonshire Council appointed Christopher Edward Collison BA (Hons) MBA MRTPI MIED IHBC, with the consent of Cottingham Parish Council, to undertake the examination of the Plan and to prepare a report of the independent examination. The examiner determined that the Examination could be undertaken without the need for a public hearing.

The Examiner’s Report was issued on 25November 2021. The examiner concludes that, subject to recommended modifications, the Plan meets the Basic Conditions and all the Statutory Requirements set out in paragraph 8(1) of schedule 4B of the Town and Country Planning Act 1990.

## **Decision and Reasons**

Having considered each of the recommendations made by the Examiner’s Report and the reasons for them, in consultation with the Parish Council, North Northamptonshire Council has decided to accept the modifications to the draft plan as detailed in Table 1 below. North Northamptonshire Council are satisfied that the Neighbourhood Plan as modified complies with legal requirements and can proceed to referendum.

The Examiner recommended that there is no need for the referendum boundary to extend beyond the designated neighbourhood area. The Council agrees with this recommendation and concludes that any referendum that takes place in due course be contiguous with the boundary of the designated Plan area.

In line with the requirements of the Localism Act 2011 it is therefore proposed to hold a referendum to determine whether the Plan should be incorporated into the development plan for North Northamptonshire. The following question will be posed at the referendum, in line with the Neighbourhood Planning (Referendum) Regulations 2012 (as amended):

“*Do you want North Northamptonshire Council to use the neighbourhood plan for Cottingham to help it decide planning applications in the neighbourhood area?*”

The date for the referendum and further details will be published once a date is set by the Council. This is currently being discussed with colleagues in Electoral Services.

Signed:



George Candler

Executive Director of Place and Economy

Dated:

17 December 2021

|  |
| --- |
| **Table 1** |
| **Recommended Modification Number** | **Examiners Report Reference** | **Cottingham** **Neighbourhood Plan Reference** | **Proposed Modification** | **North Northamptonshire Council Decision/Reasoning** |
| Introduction and Whole Plan |
| 1 | Pages 5 - 6 | Section 1 IntroductionWhole Plan | Update the Introduction of the Neighbourhood Plan to explain that in April 2021 North Northamptonshire Council was formed replacing Corby Borough Council and other Councils. Throughout the Neighbourhood Plan, update references to actions or decisions, taken or intended, by Corby Borough Council after April 2021 to refer to North Northamptonshire Council.  | Agree that for clarity and the avoidance of doubt an explanation should be provided in the introduction to the Neighbourhood Plan to explain that North Northamptonshire Council replaced Corby Borough Council and other Councils from 1st April 2021.Agree that for clarity and the avoidance of doubt references throughout the Neighbourhood Plan to actions or decisions, taken or intended, by Corby Borough Council after 1st April 2021 should refer to North Northamptonshire Council.  |
| 2 | Page 24 | Whole Plan | References to the Part 2 Local Plan throughout the Neighbourhood Plan should be updated to recognise adoption of that Plan. | Agree that for clarity and the avoidance of doubt references throughout the Neighbourhood Plan to the Part 2 Local Plan for Corby should reflect the status of the Plan which was adopted in September 2021. |
| Housing and Built Environment Policy H1: Residential Site Allocation |
| 3 | Page 28 - 34 | Policy H1Figure 2Appendix 7 | Replace Policy H1 with:POLICY H1: RESIDENTIAL SITE ALLOCATIONLand is allocated at Hill Farm Cottingham as shown on Figure 2 (area shaded blue).This will be supported subject to the following clauses:1. the development will not exceed ten dwellings and will comprise a mix of market sale dwelling units as set out in Policy H4.2. the development is appropriate, in terms of scale, character and location, and adheres to the design criteria promoted in accordance with this Plan.3. the existing foul sewer infrastructure is protected by easements and should not be built over, or located in, private gardens~~POLICY H1: RESIDENTIAL SITE ALLOCATION~~ ~~Land is allocated at Hill Farm Cottingham as shown on the site plan below (Figure 2,~~~~area shaded blue).~~ ~~This will be supported subject to:~~~~1. the development will not exceed ten dwellings and will provide~~ ~~Affordable Housing as defined under clauses 2 and 3 below;~~~~2. the proposals provide on-site Affordable Housing for shared ownership,~~ ~~shared equity, affordable rent and social rent provision that meets the~~ ~~identified needs of people with established local connections;~~~~3. the development is subject to an agreement which will ensure that the Affordable Housing stock remains as Affordable Housing in perpetuity;~~~~4. up to two of the total units may be open market housing but only where it can be demonstrated to be essential to ensure the delivery of affordable~~ ~~housing as part of the same development;~~~~5. the development is appropriate, in terms of scale, character and location, and adheres to the design criteria promoted in accordance with this Plan.~~~~6 the existing the foul sewer infrastructure is protected by easements and should not be built over or located in private gardens~~~~1~~Revise Figure 2 so that the housing allocation is presented at a scale of 1:750Modify the Site Suitability Assessments document (February 2020) to include an explanation why the site referred to as 6.7 Cottingham 6 Part of Hill Farm on pages 34-37 should be disregarded as it was superseded | Accept modification to simplify the policy in response to concerns expressed by the landowner that Policy H1 was too complicated and doubted whether it could be delivered, as stated in the Examiner’s Report. Accept modification to ensure the Neighbourhood Plan is clearly written and unambiguous, so it is evident how a decision maker should react to development proposals, as stated in the Examiner’s Report.Accept Modification to clarify that the site was reappraised, with the original assessment included only for transparency, as stated in the Examiner’s Report. |
| Housing and Built Environment Policy H2: Settlement Boundary |
| 4 | Pages 34-41 | Policy H2 and supporting text | In Policy H2* delete “where they respect the shape and form of Cottingham and comply with the policies of this plan”
* update the final paragraph in accordance with recommended modifications 1 and 2 of my report

POLICY H2: SETTLEMENT BOUNDARY - Development proposals within the plan area on sites within the Settlement boundary, or in terms of new sporting or recreational facilities close or adjacent to the Settlement boundary as identified on the map(Figure 3), will be supported ~~where they respect the shape and form of Cottingham and comply with the policies of this plan.~~Land outside the defined Settlement boundary will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.In keeping with paragraph 1.36 of the ~~modified~~ Part 2 Plan for Corby~~, on adoption,~~ the Neighbourhood Plan for Cottingham will supersede the Part 2 Local Plan for Corby where policies such as site allocations or alterations to the settlement boundaries apply.Modify the Settlement Boundary presented on Figure 3 to follow the alignment of the Settlement Boundary established in the Part 2 Local Plan with the exception that the whole of the housing allocation made in Policy H1 is included within the Settlement Boundary | Accept Modifications to delete unnecessary and potentially confusing text, and to reflect the status of the Council and Part 2 Local Plan for Corby, as stated in the Examiner’s Report.Accept Modification, so that the Settlement Boundary better aligns with that in the Part 2 Local Plan for Corby, has sufficient regard for national policy and includes the whole of the housing allocation made in Policy H1, as stated in the Examiner’s Report. |
| Housing and Built Environment Policy H3: Windfall Sites |
| 5 | Pages 41-43 | Policy H3 | In Policy H3* delete “and meeting all relevant requirements set out in other policies of this Plan and District-wide planning policies”
* delete criterion f)

POLICY H3: WINDFALL SITES - Applications for windfall development will be supported subject to proposals being well designed ~~and meeting all relevant requirements set out in other policies in this Plan and District-wide planning policies~~ and where such development:a) Is within the Settlement boundary for Cottingham;b) Helps to meet the identified housing requirements in terms of housing mix;c) Retains, wherever possible, existing important natural boundaries such as trees, hedges and streams;d) Does not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the existing and future occupiers of the dwelling(s);e) Provides safe pedestrian and vehicular access to the site;~~f) Respects the shape and form of the village in order to maintain its distinctive character and enhance it where possible.~~ | Accept Modifications to remove imprecise and potentially confusing text so that the policy is clearly written and unambiguous, as stated in the Examiner’s Report. |
| Housing and Built Environment Policy H4: Housing Mix |
| 6 | Pages 43-44 | Policy H4 and supporting text | In Policy H4* commence the second sentence with “Unless the latest assessment of local housing needs indicates otherwise”
* replace “subservient in number to any” with “less in number than”

POLICY H4: HOUSING MIX - New housing development shall provide a mixture of housing types which meets identified current local needs in Cottingham Parish. Unless the latest assessment of local housing needs indicates otherwise, development incorporating new dwellings of three or fewer bedrooms and/or single storey accommodation suitable for older people will be supported, whilst dwellings of four or more bedrooms will be supported only where they are less in number than ~~subservient in number to any~~ one, two or three-bedroom accommodation in any development.In section 7.1.7 include the date house price data was gathered.According to ~~returns provided by Estate Agents the average house price in Cottingham is around~~~~£290,000. H~~house price data published ~~provided~~ by the Land Registry for the year ending June 2016, ~~would put~~ the average house price in Cottingham is ~~price somewhat lower at~~ around £250,000 (source: House Price Statistics for Small Areas). | Accept Modifications to remove imprecise and potentially confusing text so that the policy is clearly written and unambiguous, so it is evident how a decision maker should react to development proposals, as stated in the Examiner’s Report.Accept Modification to add clarity, as stated in the Examiner’s Report. |
| Housing and Built Environment Policy H5: Single Plot Affordable Exception Sites |
| 7 | Pages 44-46 | Policy H5 and supporting text | In Policy H5* replace “Such” with “Single dwelling plot affordable exception”
* delete “in the Parish”
* update the final paragraph in accordance with Recommended Modifications 1 and 2 of my report

POLICY H5: SINGLE PLOT AFFORDABLE EXCEPTION SITES - Single dwelling plot affordable exception ~~Such~~ sites will be supported for custom and self-build ~~in the parish~~ provided that the proposal is in accordance with policy 13 of the Joint Core Strategy and:a) The applicant is the prospective occupier of the proposed dwelling;b) The applicant has a strong and evidenced local connection to the village; andc) The applicant has an identifiable housing need which cannot be met on the open market.d) dwellings will have permitted development rights removed and future sale of the property will be controlled through a planning obligation to ensure that the property remains affordable in perpetuity.In keeping with paragraph 1.36 of the ~~modified~~ Part 2 Local Plan for Corby~~, on adoption,~~ the Neighbourhood Plan for Cottingham will supersede the Part 2 Local Plan for Corby where policies such as site allocations or alterations to the settlement boundaries apply. | Accept Modifications to remove imprecise and potentially confusing text so that the policy is clearly written and unambiguous, so it is evident how a decision maker should react to development proposals, and to reflect the status of the Council, as stated in the Examiner’s Report. |
| Housing and Built Environment Policy H6: Housing Design |
| 8 | Pages 46-48 | Policy H6 | In Policy H6* delete “where appropriate”
* after “viability considerations” insert “and meet the following criteria:”
* delete the third and fourth sentences of the first paragraph
* delete part a)
* in part c) replace “reflect” with “respect”
* in part d) replace “be sensitive to retaining” with “where possible retain”
* replace “reinstated” with “compensated for”
* continue part h) with “will be supported” and replace “should incorporate” with “that incorporates”
* replace part j) with “Development should not necessitate on-street parking;”
* in part k) replace “have” with “provide for”
* in part l) replace “Encourage” with “supported”

POLICY H6: HOUSING DESIGN - Development proposals should demonstrate a high qualityof design, layout and use of materials in order to make a positive contribution toretaining the special character of the Parish. Development proposals must pay regard to the Cottingham Design Guide (See appendix 4) ~~where appropriate and~~ subject to viability considerations and meet the following criteria: ~~New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated and proposals should clearly show how the general character, scale, mass, density and layout of the site, building or extension fit in with the aspect of the surrounding area. Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene or impact negatively on any significant wider landscape views;~~~~a) New development should reflect the character and historic context of existing developments within the Parish. However, contemporary and innovative materials and~~a)~~b~~) New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated and proposals should clearly show how the general character, scale, mass, density and layout of the site, building or extension fit in with the aspect of the surrounding area. Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene or impact negatively on any significant wider landscape views;b)~~c)~~ New development should respect ~~reflect~~ the character and historic context of existing developments within the Parish. However, contemporary and innovative materials anddesign will be supported where positive improvement can be robustly demonstrated without detracting from the historic context;c)~~d)~~ Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should where possible retain ~~be sensitive to retaining~~ their distinctive character, materials and form;d)~~e)~~ Development should enhance biodiversity and relate well to the topography of the area, with existing trees and hedges preserved whenever possible. Provision should be madefor wildlife including roof design, bird boxes and the use of hedges;e)~~f)~~ Where possible, enclosure of plots should be of native hedging, wooden fencing with hedgehog friendly openings, or stone/brick wall. Any enclosures that are necessarily removed through the development process should be compensated for ~~reinstated~~ in keeping with the original;f)~~g)~~ Housing plots should accommodate waste and recycling storage containers compliant with the refuse collection system;g)~~h)~~ Development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology will be supported;h)~~i.~~ Development that incorporates ~~should incorporate~~ sustainable drainage systems withmaintenance regimes to minimise vulnerability to flooding and climate change;i)~~j)~~ Development should not necessitate on-street parking; ~~Off-road parking or, for houses, garaging of a size suitable for family cars should be provided to at least meet Highway Authority~~ ~~requirements, sited so as to be unobtrusive and not a dominant feature of the street scene. Adequate off-road parking should be~~ ~~provided as a minimum of two car parking spaces for dwellings of three bedrooms or fewer and three spaces for dwellings of four bedrooms or more; and~~j)~~k)~~ All new dwellings should provide for ~~have~~ access to high speed broadband; andk)~~l)~~ Housing retrofit designed for low carbon measures will be supported ~~encouraged~~. | Accept Modifications to remove inadequately justified, imprecise or overly restrictive text so that the policy is clearly written and unambiguous, so it is evident how a decision maker should react to development proposals, as stated in the Examiner’s Report. |
| The Natural and Historic Environment Policy ENV1: Protection of Local Green Spaces |
| 9 | Pages 47-50 | Policy ENV1 and Figure 5 | Replace Policy ENV1 with “The following sites (identified on Figure 5) are designated as Local Green Space:* St Mary Magdalene churchyard, burial ground extension and access;
* The Dale: meadow, woodland, and access.”

Remove the green shading of “The Orchard” from Figure 5In the Policy title replace “space” with “spaces”POLICY ENV 1 PROTECTION OF LOCAL GREEN SPACES- The following sites (identified on Figure 5) are designated as Local Green Space:• St Mary Magdalene churchyard, burial ground extension and access;• The Dale: meadow, woodland, and access.~~Development proposals~~ ~~that would result in the loss of, or have an adverse effect on, the following~~ ~~Local Green Spaces (details Appendix 9; map figure 5) will not be permitted~~ ~~other than in very special circumstances. St Mary Magdalene churchyard,~~ ~~burial ground extension and access (inventory reference 098/099) The Dale:~~ ~~meadow, woodland and access (114/115). If Local Green Space designation~~ ~~is approved for these sites they can be removed from ENV 7~~ | Accept Modifications so the Policy has sufficient regard for national policy, as stated in the Examiner’s Report.Accept Modifications to correct an error in the mapping, as stated in the Examiner’s Report.Accept Modifications to correct a typographical error, as stated in the Examiner’s Report. |
| The Natural and Historic Environment Policy ENV3: Biodiversity and Habitat Connectivity |
| 10 | Pages 52-54 | Policy ENV3 | In Policy ENV3 delete the final sentence of the second paragraph.POLICY ENV 3: BIODIVERSITY AND HABITAT CONNECTIVITY- All new development proposals will be expected to safeguard habitats and species, including those of local significance. If significant harm to biodiversity cannot be avoided (through locating to an alternative site with less harmful impacts), adequately mitigated or compensated for, planning permission should be refused.Trees and hedgerows of good arboricultural, biodiversity and amenity value should be protected from loss or damage resulting from new development. Wherever possible, they should be integrated into the design of development proposals. ~~Development proposals should be accompanied by a tree survey of at least (currently) BS5837 standard, or the standard in force at the time, that establishes the health and longevity of any affected trees.~~Development proposals should not damage or adversely affect the habitat connectivity provided by the wildlife corridor identified in figure 7. | Accept Modifications so that the Policy has sufficient regard for national policy, as stated in the Examiner’s Report. |
| The Natural and Historic Environment Policy ENV4: Protection of Sites of Historical Environment Significance |
| 11 | Pages 54-56 | Policy ENV4 | In Policy ENV4* after “listed” insert “below”
* continue the policy with”

• In Rockingham Castle Park:- Medieval deer park (Locally valued)- Post medieval landscape park (Locally valued)• Moated site 1km south-west of Rockingham Castle (Scheduled ref 1012146)• Little Bowden to Rockingham turnpike (Locally valued)• Course of the Via Devana roman road (Locally valued)• Lime Kiln (Listed Grade II ref 1286691)• Limeworks site (Locally valued)• WWII Observation post and surrounding site (Locally valued)• St Mary Magdalene Church and Churchyard (Listed Grade 1 ref 1051745)”POLICY ENV 4: PROTECTION OF SITES OF HISTORICAL ENVIRONMENT SIGNIFICANCE – The siteslisted below and mapped (figure 8) have been identified as being of local significance for their historical features. The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. The significance of the features present should be balanced against the local benefit of any development that would affect or damage them.• In Rockingham Castle Park:- Medieval deer park (Locally valued)- Post medieval landscape park (Locally valued)• Moated site 1km south-west of Rockingham Castle (Scheduled ref 1012146)• Little Bowden to Rockingham turnpike (Locally valued)• Course of the Via Devana roman road (Locally valued)• Lime Kiln (Listed Grade II ref 1286691)• Limeworks site (Locally valued)• WWII Observation post and surrounding site (Locally valued)• St Mary Magdalene Church and Churchyard (Listed Grade 1 ref 1051745) | Accept Modifications to ensure the policy is clearly written and unambiguous, so it is evident how a decision maker should react to development proposals, as stated in the Examiner’s Report. |
| The Natural and Historic Environment Policy ENV5: Local Heritage Assets |
| 12 | Pages 56-59 | Policy ENV5 and Figure 10 | Replace Policy ENV5 with “The following heritage assets are identified as locally valued heritage assets. In weighing applications that affect, directly or indirectly, any of these heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”Add the list of sites named in Policy ENV4 to the list of sites in Policy ENV5 and identify them on Figure 10Replace the policy title with “Policy ENV5: Locally Valued Heritage Assets” and adjust the title and legend to Figure 10 and the Policy Index to match.POLICY ENV 5: LOCALLY VALUED HERITAGE ASSETS – The following heritage assets are identified as locally valued heritage assets. In weighing applications that affect, directly or indirectly, any of these heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. ~~The structures and buildings listed here (map figure 10) are non-designated local heritage assets. Development proposals will be required to protect, preserve and where possible enhance these assets. The benefits of a development proposal, or of a change of land use requiring planning approval, will need to be judged against their significance as heritage assets~~1. Tower Mill, Windmill Rise (this Plan)2. Methodist Church, Corby Road (CBC Local Heritage Asset in Local Plan 2016)3. War memorial, Mill Road and High Street (this Plan; Registered war memorial 15102)4. Burghley House (former Wallis & Linnell factory) Rockingham Road (CBC Local Heritage Asset in Local Plan 2016)5. No. 3 High Street (this Plan)6. No. 7 High Street (this Plan)7. No. 9 High Street (this Plan)8. Spread Eagle public house, High Street (this Plan)9. No. 1 Corby Road (CBC Local Heritage Asset in Local Plan 2016)10. No. 3 Corby Road and outbuildings (CBC Local Heritage Asset in Local Plan 2016)11. No. 1 Blind Lane: cottage and outbuilding (this Plan)12. Nos. 5 and 5 Blind Lane (this Plan)14. Hill Farmhouse, 9 Rockingham Road (this Plan)15. No. 2 Rockingham Road (this Plan)16. Nos. 6, 8, 10, and 12 Rockingham Road (this Plan)17. Nos. 14 to 24 Rockingham Road (this Plan)18. School Lane walls (this Plan)19. No. 8 Church Street (this Plan)20. No. 10 Church Street (this Plan)21. No. 10a Church Street (this Plan)22. No. 12 Church Street (this Plan)23. No. 12a Church Street (this Plan)24. Nos. 13 – 17 Church Street (this Plan)25. No. 3 Water Lane (this Plan)26. Stoneleigh, 5 Water Lane (CBC Local Heritage Asset in Local Plan 2016)27. No. 11 Water Lane (this Plan)28. Stonewalls, 11a Water Lane (this Plan)29. In Rockingham Castle Park:- Medieval deer park (Locally valued)- Post medieval landscape park (Locally valued)30. Moated site 1km south-west of Rockingham Castle (Scheduled ref 1012146)31. Little Bowden to Rockingham turnpike (Locally valued)32. Course of the Via Devana roman road (Locally valued)33. Lime Kiln (Listed Grade II ref 1286691)34. Limeworks site (Locally valued)35. WWII Observation post and surrounding site (Locally valued)36. St Mary Magdalene Church and Churchyard (Listed Grade 1 ref 1051745)Adjust Figure 10 as necessary with respect to the location of the Methodist ChurchIn supporting text section 8.9.2 replace “seven” with “several”8.9.2. Local Heritage AssetsThe Neighbourhood Plan identifies several ~~seven~~ other buildings and structures in the built environment of the Plan Area that are considered to be of local significance for architectural, historical or social reasons (details in Appendix 10). | Accept Modifications so that the Policy has sufficient regard for national policy, avoids duplicating the National Planning Policy Framework and to ensure the policy is clearly written and unambiguous, so it is evident how a decision maker should react to development proposals as stated in the Examiner’s Report.Accept Modifications to correct an error in the mapping, as stated in the Examiner’s Report.Accept Modifications to correct a typographical error, as stated in the Examiner’s Report. |
| The Natural and Historic Environment Policy ENV6: Ridge and Furrow |
| 13 | Pages 59-60 | Policy ENV6 | Replace Policy ENV6 with “The areas of ridge and furrow earthworks shown on Figure 11.2 are identified as locally valued heritage assets. In weighing applications that affect, directly or indirectly, the ridge and furrow earthworks, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”POLICY ENV 6: RIDGE AND FURROW - The areas of ridge and furrow earthworks shown on Figure 11.2 are identified as locally valued heritage assets. In weighing applications that affect, directly or indirectly, the ridge and furrow earthworks, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.~~POLICY ENV 6: RIDGE AND FURROW - The areas of ridge and furrow earthworks mapped (figure 11.2) are non-designated heritage assets.~~~~Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the demonstrable benefits of such development must be balanced against the significance of the ridge and~~ ~~furrow features as heritage assets.~~ | Accept Modification so that the policy is clearly written and unambiguous, so it is evident how a decision maker should react to development proposals, as stated in the Examiner’s Report. |
| The Natural and Historic Environment Policy ENV7: Important Open Spaces |
| 14 | Pages 60-61 | Policy ENV7 | In Policy ENV7:* replace “suitable location” with “accessible location for users”
* delete the sentence commencing “Note”
* delete the Dale and the Churchyard from the list of open spaces

POLICY ENV 7: IMPORTANT OPEN SPACES - The following open spaces (map figure 12) are of high value for recreation, beauty, amenity, or tranquillity, within or close to the built-up area. Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the open space is replaced by at least equivalent provision in an equally accessible location for users ~~suitable location~~, or unless it can be demonstrated that the open space is no longer required by the community. ~~Note: If the Dale and the Churchyard are designated Local Green Spaces they cease to form part of the list below (see ENV1)~~~~IOS1: The Dale (Inventory site 114/115; Pocket Park and Natural and semi-natural open space, CBC Assessment #130)~~IOS2: Wooded meadow south of Cottingham Hall and north of Jurassic Way (Inventory 094; Natural and semi-natural open space, CBC Assessment #183)IOS3: Berryfield Road play area (Provision for children and young people, CBC Assessment #7)IOS4: Corby Road allotments (Allotments, CBC Assessment #28) Corby Road (Amenity greenspace, this Plan~~IOS5: St Mary Magdalene churchyard (Cemeteries and churchyards, CBC~~ ~~Assessment #158)~~ IOS7: Glover Court greenspace (part in Cottingham) (amenity greenspace, CBC Assessment #155) IOS8: St Mary Magdalene cemetery (Cemeteries and churchyards, this Plan)IOS9: Cottingham C of E School playing fields (Open air sports facilities, Amenity greenspace, this PlanIOS10 Windmill Rise greenspace (Amenity greenspace, this Plan) IOS11: Stonepit Drive greenspace (Amenity greenspace, this Plan)IOS12: Raised seated area opposite Methodist church | Accept Modifications so the policy has sufficient regard for national policy and it is evident how a decision maker should react to development proposals, as stated in the Examiner’s Report. |
| The Natural and Historic Environment Policy ENV8: Managing Flood Risk |
| 15 | Pages 62-63 | Policy ENV8 | In Policy ENV8* delete the first two paragraphs and the fourth paragraph
* in the third paragraph delete “its adverse impact on climate change targets, and on”
* in the final paragraph delete “strongly”

POLICY ENV 8: MANAGING FLOOD RISK –~~The sequential test~~~~2~~ ~~will be applied to all development proposals in flood zones 2 and 3. In addition, development proposals in areas of flood zone 1 adjacent to zones 2~~~~and 3 should take account of the flooding levels expected as a result of climate change.~~~~Developments proposed within Flood Zones 2 and 3 will need to be accompanied by~~ ~~an NPPF compliant Flood Risk Assessment which demonstrates that the development~~ ~~will be safe for its lifetime and will not increase flood risk elsewhere.~~Development proposals within the areas indicated in Figure 13 will be required, whereappropriate, to demonstrate that the benefit of development outweighs the harm in relation to ~~its adverse impact on climate change targets~~, ~~and on~~ the likelihood of it conflicting with locally applicable flood mitigation strategies and infrastructure.~~Except where inapplicable, each development proposal in the Plan Area will also be~~ ~~required to demonstrate that:~~* ~~Its location takes geology, hydrology and flood risk into account;~~
* ~~Its design includes, as appropriate, sustainable drainage systems (SuDS),~~
* ~~surface water management measures and permeable surfaces; and~~
* ~~It does not increase the risk of flooding downstream.~~

Proposals to construct new (or modify existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, etc.), including within the built-up area, will be ~~strongly~~ supported. | Accept Modifications so the policy avoids duplicating the National Planning Policy Framework, avoids imprecise terms and is evident how a decision maker should react to development proposals, as stated in the Examiner’s Report. |
| The Natural and Historic Environment Policy ENV9: Important Views |
| 16 | Pages 63-65 | Policy ENV9 and Appendix 11 | In Policy ENV9* before “described” insert “listed below and”
* replace “an unacceptable” with “a significant adverse”

POLICY ENV 9: IMPORTANT VIEWS –Development proposals should whenever possible respect and preserve the views listed below and described in Appendix 11 and shown in Figure 14 as being significant aspects of the environmental, historic and aesthetic character of the village. Development which would have a significant adverse ~~an unacceptable~~ impact on the identified views will not be supported.1. Northeast from the Jurassic Way long-distance footpath over the historic village and open countryside of the Welland valley2. Northwest from the Jurassic way over historic parkland and Cottingham Hall to the Welland valley.3. Northwest vistas from Rockingham Road over hedged small fields and the Welland valley to the distant horizon.4. East from amenity open space off Windmill Close over Rockingham Park (Registered heritage asset) toward the castle grounds.5. West, down and across Peaches Dale and over the village, the church spire and up the Welland valley.6. Northwest and southeast, up and down The Dale (Local Green Space) ~~and~~In Appendix 11 replace the photograph illustrating important view 4 with a photograph that more accurately reflects the view as seen on site | Accept Modifications to remove imprecise wording so that the policy is clearly written and unambiguous, so it is evident how a decision maker should react to development proposals.Accept Modifications to replace photograph that more accurately reflects the view as seen on site, as stated in the Examiner’s Report. |
| Community Assets Policy CF1: Retention of Community Facilities, Amenities and Assets |
| 17 | Pages 67-68 | Policy CF1 | In Policy CF1 delete “which complies with the other general policies of the Neighbourhood Plan”POLICY CF1: RETENTION OF COMMUNITY FACILITIES, AMENITIES and ASSETSDevelopment leading to the loss of an existing community facility, including the villagestore, St Mary Magdalene Church, the Methodist Church, the village hall, the Spread Eagle and Royal George public houses, Cottingham Primary School, The Dale, the playground and the allotments, will not be supported unless it can be demonstratedthat:a) There is no longer any need or demand for the existing community facility; orb) The existing community facility is, demonstrably, economically unviable and not able to be supported by the community – such viability and support includes fundraising and volunteering by parishioners and others; orc) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish ~~which complies with the other general policies of the Neighbourhood Plan~~. | Accept Modifications to remove imprecise wording so that the policy is clearly written and unambiguous, so it is evident how a decision maker should react to development proposals. |
| Community Assets Policy CF2: New or Improved Community Facilities |
| 18 | Pages 68-69 | Policy CF2 | In Policy CF2* delete part a)
* in part b) delete “unacceptable traffic movements or other” and continue part b) with “including from traffic movements”
* in part c) replace “a need for parking that cannot be adequately catered for” with “additional on-street parking”

POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES - Proposals that improve the quality and/or range of community facilities, will be supported provided that the development:~~a) Meets the design criteria stated in Policy H6;~~a)~~b)~~ Will not result in ~~unacceptable traffic movements or other~~ disturbance to residential properties including from traffic movements;b)~~c)~~ Will not generate additional on-street parking ~~a need for parking that cannot be adequately catered for~~;c)~~d)~~ Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle; andd)~~e)~~ Takes into full account the needs of people with disabilities. | Accept Modifications to remove terms which are imprecise so that the policy is clearly written and unambiguous, so it is evident how a decision maker should react to development proposals, as stated in the Examiner’s Report. |
| Community Assets Policy BM1: Broadband and Mobile Infrastructure |
| 19 | Pages 70-72 | Policy BM1 | In Policy BM1* replace the first paragraph with “Proposals to provide improved access to faster broadband, including connectivity to future generations of mobile technology, will be supported”
* in the third paragraph replace “be in or near to open landscapes” with “significantly adversely affect the landscape setting”

POLICY BM1: BROADBAND AND MOBILE INFRASTRUCTURE - Proposals to provide improved access to faster broadband, including connectivity to future generations of mobile technology, will be supported ~~Proposals to provide improved access to faster broadband for all businesses and households in Cottingham Parish will be supported, since the Parish wishes to be at the forefront of any future communications technology enhancements. This includes suitable connectivity for future generations of mobile technology.~~Improvements to the mobile telecommunication network that serves all businesses and households within the Parish will be supported. If a new mast is installed, this should be shared, where possible, by more than one provider.Any infrastructure improvements requiring above ground network installations, must be sympathetically located, designed to integrate into the local area, and not significantly adversely affect the landscape setting ~~be in or near to open landscapes~~. | Accept Modification so that the policy is clearly written and unambiguous, so it is evident how a decision maker should react to development proposals, as stated in the Examiner’s Report. |
| Community Assets Policy T1: Traffic Management |
| 20 | Pages 71-72 | Policy T1 | In Policy T1* delete “With regard to the rural highway network of the Parish and the need to minimise any increase in vehicular traffic,”
* replace part b) with “Not result in additional on-road parking”
* replace part e) with “Provide for traffic calming measures required as a result of the development;”
* replace f) with “Provide appropriate footpaths and cycleways.”

POLICY T1: TRAFFIC MANAGEMENT - ~~With regard to the rural highway network of the Parish and the need to minimise any increase in vehicular traffic,~~ A~~a~~ll new housing and commercial development must:a) Be designed to minimize additional traffic generation and movement through the village.b) Not result in additional on-road parking ~~Incorporate sufficient off-road parking in line with housing policy H6~~;c) Not remove or compromise the use of any existing off-road parking areas unless a suitable equivalent alternative is provided;d) Provide any necessary improvements to site access, communal parking and the highway network either directly or by financial contributions;e) Provide for traffic calming measures required as a result of the development ~~Explore the possibility of introducing appropriate traffic calming~~;f) Provide appropriate footpaths and cycleways ~~Consider, where appropriate, the improvement and where possible the creation of, footpaths and cycle ways~~. | Accept Modifications to remove terms which are not sufficiently justified and/or imprecise, confusing and unnecessary so that the policy is clearly written and unambiguous, so it is evident how a decision maker should react to development proposals, as stated in the Examiner’s Report. |
| Community Assets Policy T2: Electric Vehicles |
| 21 | Pages 72-73 | Policy T2 | In Policy T2 delete “within the parish” twicePOLICY T2: ELECTRIC VEHICLES - Residential development of one dwelling or more should provide 7kW cabling, or better if feasible, to the most practical point in the home to facilitate subsequent installation of a home electric vehicle charging point.The provision of communal vehicular charging points ~~within the Parish~~ will be supported so long as there is universal access and they do not impact negatively on the availability of existing parking ~~within the Parish~~. | Accept Modification so that the policy is clearly written and unambiguous, so it is evident how a decision maker should react to development proposals, as stated in the Examiner’s Report. |
| Business and Employment Policy BE1: Support for Existing Businesses & Employment Opportunities |
| 22 | Pages 73-74 | Policy BE1 | In Policy BE1* replace “land that provides employment or future potential employment opportunities” with “employment land”
* after “Applications for” insert “development or”

POLICY BE1: SUPPORT FOR EXISTING BUSINESSES & EMPLOYMENT OPPORTUNITIES - There will be a presumption against the loss of commercial premises or employment land ~~land that provides employment or future potential employment opportunities~~. Applications for development or a change of use to an activity that does not provide employment opportunities will only be supported if it can be demonstrated that: The commercial premises or land in question has not been in active use for at least 12 months; and the commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least 6 months. | Accept Modifications to remove terms which are imprecise and not sufficiently justified so that the policy is clearly written and unambiguous, so it is evident how a decision maker should react to development proposals, as stated in the Examiner’s Report. |
| Business and Employment Policy BE2: Support for New Businesses and Employment |
| 23 | Pages 74-76 | Policy BE2 | In Policy BE2* delete parts a); d); and h) of the policy
* in part e) replace “light pollution” with “light spillage beyond the site” and replace “any pollution” with “any other environmental nuisance”
* in part f) replace “and” with “or additional”
* in part g) replace “, the design” with “and distinctiveness” and delete “and the vitality of the local area”

POLICY BE2: SUPPORT FOR NEW BUSINESSES AND EMPLOYMENT - In supporting additional employment opportunities, new development will be required to:~~a) Fall within the Settlement Boundary for the Cottingham Parish, 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 exceptional circumstances;~~a)~~b)~~ Where possible, be sited in existing buildings or on areas of previously developed land;b)~~c)~~ Be of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the Neighbourhood Plan area, including the countryside;~~d) Not generally involve the loss of dwellings;~~c)~~e)~~ Not increase noise levels or light spillage beyond the site ~~pollution~~ or introduce any other environmental nuisance ~~pollution~~ to an extent that would unacceptably disturb occupants of nearby residential properties;d)~~f)~~ Not generate unacceptable levels of traffic movement or additional ~~and~~ on road parking; ande)~~g)~~ Contribute to the character, and distinctiveness ~~the design~~ of the local built environment ~~and the vitality of the local area; and~~~~h) Be well integrated into and complement existing businesses.~~ | Accept Modifications to remove terms which are imprecise and not justified so that the policy is clearly written and unambiguous, so it is evident how a decision maker should react to development proposals, as stated in the Examiner’s Report. |
| Business and Employment Policy BE3: Home Working |
| 24 | Pages 76-77 | Policy BE3 | In Policy BE3* replace part a) with “Such development will not result in traffic movements that cause nuisance and not generate additional on-road parking;”
* in part c) replace “having regard to policies in this plan” with “to reflect local character”

POLICY BE3: HOME WORKING - Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:a) Such development will not result in traffic movements that cause nuisance and not generate additional on-road parking ~~Such development will not result in unacceptable traffic movements and that appropriate parking provision is made~~;b) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity; andc) Any extension or free-standing building shall be designed to reflect local character ~~having regard to policies in this Plan~~ and should not detract from the quality and character of the building to which they must be subservient by reason of height, scale, massing, location or the facing materials used in their construction. | Accept Modifications to remove terms which are imprecise so that the policy is clearly written and unambiguous, so it is evident how a decision maker should react to development proposals, as stated in the Examiner’s Report. |
| Business and Employment Policy BE4: Farm Diversification |
| 25 | Pages 77-78 | Policy BE4 | In Policy BE4* replace the text before a) with “Diversification and the sustainable growth and expansion of farm businesses will be supported subject to:”
* replace d) with “Development proposals will not have unacceptable impact on local roads or generate additional on-road parking;”

POLICY BE4: FARM DIVERSIFICATION - Diversification and the sustainable growth and expansion of farm businesses will be supported subject to:~~Notwithstanding permitted development rights granted by the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 or any subsequent amendment, and, in order to support farm diversification and the sustainable growth and expansion of businesses, the conversion of existing agricultural and commercial buildings will be supported subject to:~~a) The use proposed being ~~is~~ appropriate to the rural location;b) The conversion/adaptation works respecting the local character of the surrounding area;c) The development ~~will~~ not havinge an adverse impact on any archaeological, architectural, historic or environmental features;d) Development proposals not having unacceptable impact on local roads or generating additional on-road parking;~~The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site;~~ ande) There being ~~is~~ no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk. | Accept Modifications so that the policy is clearly written and unambiguous, so it is evident how a decision maker should react to development proposals, as stated in the Examiner’s Report. |
| Business and Employment Policy BE5: Tourism |
| 26 | Pages 78-79 | Policy BE5 | In Policy BE5* delete parts a) and d)
* in part e) delete “or is part of farm diversification”

POLICY BE5: TOURISM – Proposals to enhance tourism will be supported where they:~~a) Are within or adjoining Cottingham village, on a scale appropriate to the settlement;~~a)~~b)~~ Do not have a detrimental effect on the distinctive rural character of the Parish;b)~~c)~~ Do not adversely affect the surrounding infrastructure, particularly local road networks; and~~d) Benefit the local community, through for instance, provision of local employment opportunities and improvements to local service provision; and~~c)~~e)~~ Where feasible, the development involves the re-use of existing buildings ~~or is part of farm diversification.~~ | Accept Modifications so that the policy is clearly written and unambiguous, so it is evident how a decision maker should react to development proposals, as stated in the Examiner’s Report. |
| 27 | Page 81 | Whole Plan, and in particular page 57 (Policy Index), sections 5.1, 9.2.4 and Appendix 10 as described in paras. 260-262 of the Examiner’s Report | Modify policy explanation sections, general text, figures and images to achieve consistency with the modified policies, and to correct identified errors. | Accept Modifications to achieve consistency with modified policies and to correct any errors, in line with the Examiner’s Report. |