

Row #	NP Policy #	Representation reference	Comment	Possible amendment	Source	Response
	COH/1-1	67648	Seeking policy variation (housing numbers and framework)	The representation seeks to remove landscape and vista protection from an important area of Cottenham's edge creating a planning harm for which there appears to be no compelling housing driven need. In addition the proposed new sites are difficult to access without extensive infrastructure enhancement.	Southern & Regional Devs	See "housing need and supply" commentary.
	COH/1-1	67656	Seeking policy variation (housing numbers and framework)	The representation seeks to remove landscape and vista protection from an important area of Cottenham's edge creating a planning harm for which there appears to be no compelling housing-driven need.	Gladman Developments	See "housing need and supply" commentary.
	COH/1-1	67670	Seeking policy clarity (landscape)	Scope for some improvement to wording clarity.	South Cambs DC	See revised text COH/1-1
	COH/1-2	67657	Seeking policy clarity (heritage assets)	Cottenham's significant cluster of Listed Buildings and non-designated heritage assets, all set within or near the extensive Conservation Area, and forming the focal points of Cottenham parish, do require more specific protection that might be applied when assessing a single building.	Gladman Developments	Our logic is based on the importance of heritage assets to the character of Cottenham, not least the 66 listed buildings (one at Grade I, others at Grade II) and the extensive Conservation Area. The protective language of the policy is based on Chapter 4 of the SCDC Supplementary Planning Document related to development in Conservation Areas, although this has diminished planning weight as National PPG15 has been withdrawn and current protection under NPPF appears only to protect buildings listed Grade II* or higher
	COH/1-2	67671	Seeking policy clarity (heritage assets)	Scope for some improvement to wording clarity, especially related to policy drawn from VDS.	South Cambs DC	See revised text COH/1-2
	COH/1-3	67672	Seeking policy clarity (non-designated heritage assets)	There is an issue of proportionality in requesting finer detail on location and extent of each asset, unless these are already documented in HMLR title documentation.	South Cambs DC	The revised figure 9 improves site identification by indicates the cadastral plot for each non-designated heritage asset.
	COH/1-4	67673	Seeking policy clarity (alterations and extensions)	Text could include references to details from VDS and AECOM study.	South Cambs DC	Supporting text to include better references to "VDS and AECOM character and heritage" works (not just as Appendices E8 and E12).
	COH/1-5	67658	Seeking policy variation (village character)	Relax "run of 3" to "run of 5"; retain parking provision at sides "where practicable"; comms infrastructure becoming more important and easier to provide.	Gladman Devs	See revised text COH/1-5. Cottenham's character is based on a diversity of building styles as outlined in the Village Design Statement which emphasises the importance of new buildings reflecting their "Cottenham context" (VDS policy B/6) and the inability of mobile homes to reflect that context (VDS policy B/8). Terraces or continuous groups of near-identical homes are unusual in Cottenham even in the newer developments. That said, there are a few terraces of up to 4 or 5 near-identical homes that have blended in well so 5 would be a more representative number. VDS (policy B/6) includes a clause not to obscure house fronts by parking areas and many houses in Cottenham are built close, or directly adjacent, to the footway. Adequate parking at the house sides would help avoid the congestion problems of roads like Rooks Street where inconsiderate and extensive on-street parking often restricts access for blue light service vehicles.
	COH/1-5	67674	Seeking policy variation (new build)	Accept the "run of 3" is too restrictive and "run of 5" more relevant.	South Cambs DC	See revised text COH/1-5
	COH/1-6	67659	Seeking policy clarity (Village core/centre)	Facilitation of pervasive electric vehicle infrastructure is essential; use of "wherever practicable" in the policy avoids deliverability concerns.	Gladman Developments	Text is already softened by "wherever practicable" to assure deliverability
	COH/1-6	67675	Seeking policy clarity (core / centre)	Better map(s) may be useful. Being reliant on others should not necessarily impede progress to a "better" layout as is often the case for pavement improvements etc associated with developments. The "focal point" terminology may be new but Cottenham residents are well aware of the significance of these locations.	South Cambs DC	See revised Figure 11
	COH/1-7	67645	Seeking policy clarity (green space)	The County Council has continually failed to consult locally on the desirability of a further substantial expansion of the Primary School with the inevitable increase in vehicular and pedestrian traffic in Lambs Lane and access to parking via the restricted access road on the Recreation Ground. A substantial part of the affected land was designated as Local Green Space under the Local Plan and confirmed here in this plan.	Cambridgeshire CC	See "Local Green Space and Sports provision" commentary and revised policy text COH/1-7. Allowing part of the wood to be "nibbled" into by the development combined with measures to manage the wood better would create a better margin between the development and the recently-created bridleway alongside the Catchwater Drain. Discussions with This-Land, which now owns the development, although paused for several months, should set the boundary soon
	COH/1-7	67646	Seeking policy clarity (green space)	The County Council has continually failed to consult locally on the desirability of a further substantial expansion of the Primary School with the inevitable increase in vehicular and pedestrian traffic in Lambs Lane and access to parking via the restricted access road on the Recreation Ground. A substantial part of the affected land was designated as Local Green Space under the Local Plan and confirmed here in this plan.	Cambridgeshire CC	See "Local Green Space" commentary and revised policy text COH/1-7

	COH/1-7	67665	Seeking policy clarity (green space)	There is a willingness to modify LGS boundaries in the plan, (these boundaries are already close to current This Land proposals) subject to ensuring adequate provision for sport and recreation on the overall site.	This Land	<i>See "Local Green Space" commentary and revised policy text COH/1-7</i>
	COH/1-7	67676	Seeking policy clarity (green space)	Some improved clarity of the LGS wording and boundaries, including reference to NH/12, will be useful. Inclusion of all the NH/12 sites may just confuse.	South Cambs DC	<i>See "Local Green Space" commentary and revised policy text COH/1-7</i>
	COH/1-8	67677	Seeking policy clarity (PVAA)	Some improved clarity of the PVAA wording and boundaries, including reference to NH/11, will be useful. The Dunningtons scarcely existed at the time of VDS publication but has since become much valued.	South Cambs DC	<i>See revised figure 13</i>
	COH/2-1	67645	Seeking policy variation (framework)	The County Council has continually failed to consult locally on the desirability of a further substantial expansion of the Primary School with the inevitable increase in vehicular and pedestrian traffic in Lambs Lane and access to parking via the restricted access road on the Recreation Ground. The land suggested for development is in Local Green Space and outside the village development framework even as extended by this plan which seeks to recognise extant planning permissions.	Cambridgeshire CC	<i>See "Development Framework" commentary</i>
	COH/2-1	67646	Seeking policy variation (framework)	The County Council has continually failed to consult locally on the desirability of a further substantial expansion of the Primary School with the inevitable increase in vehicular and pedestrian traffic in Lambs Lane and access to parking via the restricted access road on the Recreation Ground. The land suggested for development is in Local Green Space and outside the village development framework even as extended by this plan which seeks to recognise extant planning permissions.	Cambridgeshire CC	<i>See "Development Framework" commentary</i>
	COH/2-1	67647	Seeking policy variation (housing number)	The representation challenges the assessment that Cottenham's housing needs have been met - both the the calculation of need and the permissions are only outline.	Southern & Regional Devs	<i>See "housing need and supply" commentary.</i>
	COH/2-1	67649	Seeking policy variation (framework)	No change. The representation seeks a broader framework despite evidence of housing need being met.	Southern & Regional Devs	<i>See "housing need and supply" commentary.</i>
	COH/2-1	67651	Seeking policy variation (possible sites)	No change. The representation seeks a broader framework despite evidence of housing need being met.	Southern & Regional Devs	<i>See "housing need and supply" commentary.</i>
	COH/2-1	67655	Seeking policy variation (housing number)	The representation challenges the assessment that Cottenham's housing needs have been met - the calculation of need.	Gladman Devs	<i>See "housing need and supply" commentary.</i>
	COH/2-1	67660	Seeking policy variation (framework)	Principle of a framework is a strategic SCDC Local Plan policy; logic of line placement is clear.	Gladman Devs	<i>See "development framework" and revised Figure 15. The Plan accepts the SCDC strategy of development frameworks but proposes to align the framework with the boundary of established development permissions extant when the examination is completed.</i>
	COH/2-1	67666	Seeking policy variation (framework)	There is a willingness to modify boundaries in the plan, (these boundaries are already close to current This Land proposals) subject to ensuring adequate provision for sport and recreation on the overall site.	This Land	<i>See commentary on "development framework"</i>
	COH/2-1	67678	Seeking policy variation (framework)	SCDC correctly uses the principle of a development framework as strategic but incorrectly asserts that a NP cannot lead movement of the line of the framework.	South Cambs DC	<i>See commentary on "development framework"</i>
	COH/2-2	67636	Seeking policy variation (affordable homes)	Some clarification may be needed on the number of homes needed of all types and their possible locations	Individual	<i>See "housing need and supply" commentary.</i>
	COH/2-2	67637	Seeking policy variation (SUDS)	SUDS should not be restricted to sites of >50 homes	Anglian Water	<i>Apply SUDS requirement to COH/2-2. Yes, the policy has evolved our of discussions in the Cottenham Flood Risk Forum, a multi-agency working group initiated by CPC with the help of our MP, Heidi Allen, and bringing together the Environment Agency, Internal Drainage Board, Anglian Water, the County, District and Parish Councils to ensure that the risks presented by the extensive new developments in and to the south-east of Cottenham are properly addressed. The relevant surface water planning conditions applied to the Persimmon Reserved Matters permission are now substantively aligned to this policy which will also be pursued on the remaining two large applications which have yet to apply for RM permission. The various partner bodies are applying the principle in major developments such as in Waterbeach.</i>
	COH/2-2	67650	Seeking policy variation (design)	No change - the policy includes "where practicable" so is not unduly restrictive	Southern & Regional Devs	<i>Ensure consistent use of "wherever practicable" to assure deliverability</i>
	COH/2-2	67661	Seeking policy variation (site design)	Improve wording clarity and relationship with VDS policies	Gladman Devs	<i>Supporting text to include better references to "VDS and AECOM character and heritage" works.</i>

COH/2-2	67679	Seeking policy variation (site design)	The Local Plan can distort provision of LEAP and deprive younger children of such a facility; no intention to pepper-pot individual affordable houses	South Cambs DC	<i>See revised policy COH/2-2. The value of the policy is already evident in discussions with developers seeking Reserved Matters permissions and, in some cases, during liaison meetings with developers such as Bellway or Persimmon</i>
COH/2-2	67643	Seeking policy variation (site design)	Ensure "secured by design" conformance in large site design	Cambridgeshire Constabulary	<i>See revised policy COH/2-2</i>
COH/2-3	67636	seeking policy variation (affordable homes)	Some clarification may be needed on the number of homes needed of all types and their possible locations	Individual	<i>See "housing need and supply" commentary.</i>
COH/2-3	67641	Seeking policy variation (brownfield sites)	Include conditions re FRA, contamination and drainage	Environment Agency	<i>See revised policy COH/2-3</i>
COH/2-3	67662	Seeking policy variation (brownfield sites)	The plan lasts for 15 years - adequate time to overcome some apparent delivery issues.	Gladman Devs	<i>Ensure consistent use of "wherever practicable" to assure deliverability</i>
COH/2-3	67680	Seeking policy variation (brownfield sites)	May be possible to absorb policy elements within the site-specific policies. Check clarity of intended housing provision. Rationalise diagrams and cross-reference into policies.	South Cambs DC	<i>See "housing need and supply" commentary.</i>
COH/2-4	67636	Seeking policy variation (affordable homes)	Some clarification may be needed on the number of homes needed of all types and their possible locations	Individual	<i>See "housing need and supply" commentary.</i>
COH/2-4	67663	Seeking policy variation (locally affordable)	May need improved clarity of benefits of "locally affordable"	Gladman Devs	<i>See "housing need and supply" commentary.</i>
COH/2-4	67681	Seeking policy variation (locally affordable)	This is where the NPPF/Gladman approach to sustainable development is better than use of a prescriptive framework line. "adjoining" is too prescriptive" "near" may be too loose - improve clarity	South Cambs DC	<i>See "housing need and supply" commentary.</i>
COH/2-4	67682	Seeking policy variation (locally affordable)	This is where the NPPF/Gladman approach to sustainable development is better than use of a prescriptive framework line. "adjoining" is too prescriptive" "near" may be too loose - improve clarity	South Cambs DC	<i>See "housing need and supply" commentary.</i>
COH/3-1.1	67683	Seeking policy clarity (Durman Stearn)	Improve clarity of planning status, housing numbers etc.	South Cambs DC	<i>See "housing need and supply" commentary; improve policy COH/3-1.1</i>
COH/3-1.2	67684	Seeking policy clarity (Co-op)	Improve clarity of housing numbers etc.	South Cambs DC	<i>See "housing need and supply" commentary; improve policy COH/3-1.2</i>
COH/3-2	67685	Seeking policy clarity (supermarket)	Improve clarity of policy purposes etc.	South Cambs DC	<i>See revised text COH/3-2; Watson's Yard appears to be the only central site of sufficient scale that would make a new supermarket possible. The language can be made less prescriptive with a clearer statement of priorities. a) Ensure the future of the Fire Station b) If possible add a supermarket c) If possible add residential</i>
COH/3-2.1	67638	Seeking policy variation (Watson's Yard)	Inclusion of specific wording in policy and supporting text	Anglian Water	<i>See revised policy text COH/3-2.1</i>
COH/3-2.1	67686	Seeking policy clarity (Watson's Yard)	Some clarity needed re amd/and where applicable? Housing numbers - is 3.2 necessary?	South Cambs DC	<i>See revised policy text COH/3-2.1</i>
COH/4-1	67667	Seeking policy variation (facilities)	There is a willingness to modify boundaries in the plan, (these boundaries are already close to current This Land proposals) subject to ensuring adequate provision for sport and recreation on the overall site.	This Land	<i>See "Sports provision" commentary and revised policy text COH/4-1, COH/4-1 and COH/5-1</i>
COH/4-1.1	67664	Informative	No change; developer is pointing out usefulness of developer contributions to financing improved facilities	Gladman Devs	<i>No further action planned</i>
COH/4-1.1	67687	Requesting a clearer policy map of area (Rec)	Single site map may be useful	South Cambs DC	<i>See revised Figure 26</i>
COH/4-1.1	67688	Requesting a clearer policy map of area (Rec)	Single site map may be useful, especially as standalone policy appears new	South Cambs DC	<i>See revised Figure 26</i>
COH/4-2	67664	Informative	No change; developer is pointing out usefulness of developer contributions to financing improved facilities	Gladman Devs	<i>No further action planned</i>
COH/4-2	67687	Requesting a clearer policy map of area (Rec)	Single map may be useful	South Cambs DC	<i>See revised Figure 26</i>
COH/4-2	67689	Requesting clarifications (Hall)	Requesting improved clarity of planning status and map positions	South Cambs DC	<i>See revised Figure 26 and supporting text. Policy is still needed to ensure that the planning permission, in the event of a failure to start within three years, would not lapse and be difficult to renew given the Local Green Space and other restrictions (although the framework move helps, of course).</i>

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	COH/4-3	67687	Requesting a clearer policy map of area (Rec)	Single map may be useful	South Cambs DC	<i>See revised Figure 26</i>
	COH/4-3	67689	Requesting clarifications (Nursery)	Requesting improved clarity of planning status and map positions	South Cambs DC	<i>See revised Figure 26 and supporting text. Policy is still needed to ensure that the planning permission, in the event of a failure to start within three years, would not lapse and be difficult to renew given the Local Green Space and other restrictions (although the framework move helps, of course).</i>
	COH/4-4	67642	Seeking policy variation (sports pitches)	Emphasise importance of adequacy and fitness for purpose when sports pitches are provided	Sport England	<i>See "Sports provision" commentary and revised policy text COH/4-1. The policies can be simplified and 4-4c deleted now that the County Council intentions are clearer. 4.4 can meet the medium-term needs in Cottenham if the additional land is prepared for more intensive use with all-weather flood lit provision. 5.1 is the "back-up" plan should floodlit operation be precluded.</i>
	COH/4-4	67654	Seeking policy variation (sports pitches)	The County Council has continually failed to consult locally on the desirability of a further substantial expansion of the Primary School with the inevitable increase in vehicular and pedestrian traffic in Lambs Lane and access to parking via the restricted access road on the Recreation Ground. A substantial part of the affected land was designated as Local Green Space under the Local Plan and confirmed here in this plan.	Cambridgeshire CC	<i>See "Sports provision" commentary and revised policy text COH/4-1, COH/4-1 and COH/5-1</i>
	COH/4-4	67664	Informative	No change; developer is pointing out usefulness of developer contributions to financing improved facilities	Gladman Devs	<i>No further action planned</i>
	COH/4-4	67668	Seeking policy variation (facilities)	There is a willingness to modify boundaries in the plan, (these boundaries are already close to current This Land proposals) subject to ensuring adequate provision for sport and recreation on the overall site.	This Land	<i>See "Sports provision" commentary and revised policy text COH/4-1, COH/4-1 and COH/5-1</i>
	COH/4-4	67687	requesting a clearer policy map of area (Rec)	Single map may be useful	South Cambs DC	<i>See revised Figure 26</i>
	COH/4-4	67690	Requesting clarifications (Sports)	Requesting improved clarity of planning status and map positions; floodlighting concerns	South Cambs DC	<i>See "Sports provision" commentary and revised policy text COH/4-1, COH/4-1 and COH/5-1</i>
	COH/5-1	67642	Seeking policy variation (sports pitches)	Emphasise importance of adequacy and fitness for purpose when sports pitches are provided	Sport England	<i>See "Sports provision" commentary and revised policy text COH/4-1. The policies can be simplified and 4-4c deleted now that the County Council intentions are clearer. 4.4 can meet the medium-term needs in Cottenham if the additional land is prepared for more intensive use with all-weather flood lit provision. 5.1 is the "back-up" plan should floodlit operation be precluded. 4.4 can meet the medium-term needs Cottenham if the additional land is prepared for more intensive use with all-weather flood lit provision.</i>
	COH/5-1	67664	Informative	No change; developer is pointing out usefulness of developer contributions to financing improved facilities	Gladman Devs	<i>No further action planned</i>
	COH/5-1	67691	Requesting clarifications (Sports)	Mostly timing and location of new field	South Cambs DC	<i>See revised COH/5-1. There are suitable areas of Green Belt land available to the southeast of Cottenham and provision of a Play Area in that quarter would help balance geographic provision within Cottenham. The land purchase could be funded from Open Space s106 contributions from the permitted developments. There are suitable areas of Green Belt land available to the southeast of Cottenham and provision of a Play Area in that quarter would help balance geographic provision within Cottenham. The land purchase could be funded from Open Space s106 contributions from the permitted developments..</i>
	COH/6-1	67692	Requesting clarifications (burial grounds)	Mostly timing and location of new provision	South Cambs DC	<i>A general extension with the Evidence Paper indicating how it might be achieved.</i>
	COH/7-1	67693	Challenging viability	"wherever practicable"	South Cambs DC	<i>Ensure consistent use of "wherever practicable" to assure deliverability</i>
	COH/7-2	67694	Challenging sustainability	Needs clarification	South Cambs DC	<i>See revised COH/7-2. It should make "outside the framework" explicit.</i>
	COH/7-3	67695	Seeking policy clarity (Hay Lane)	planning status etc	South Cambs DC	<i>SCDC to comment</i>

		67635	General support	N/A	Individual	<i>No further action planned</i>
		67639	General support	N/A	Historic England	<i>No further action planned</i>
		67640	General support	N/A	National Grid	<i>No further action planned</i>
		67644	No comment	N/A	Essex County Council	<i>No further action planned</i>
		67652	General support	N/A	CPRE	<i>No further action planned</i>
		67653	No comment	N/A	Hertfordshire County Council	<i>No further action planned</i>
		67669	Some policies insufficiently clear / unambiguous	Tighter delineation of some policies, esp. COH/4-1.1 and COH/5-1	South Cambs DC	<i>See changes to policies ...</i>
		67669	Concern about lack of proposals maps and clarity of some figures	Better cross-referencing between policies and figures; Larger-scale figures (or HMLR title refs) where boundary delineation is critical to understanding of the policy; unclear that extensive elaboration of proposal maps (e.g. to include site boundaries of non-designated heritage assets) would add proportionate value.	South Cambs DC	<i>Open to Examiner suggestions</i>
		67669	Gaps in some supporting text / justifications	Review supporting text to ensure proportionate evidence is included.	South Cambs DC	<i>Open to Examiner suggestions</i>
		67669	Use of Village Design Statement	The VDS is only an advisory document but has been drawn on and referenced as an evidence document to inform various policies; this may need tightening in places to ensure appropriate weight is given to key policies.	South Cambs DC	<i>Supporting text to include better references to "VDS and AECOM character and heritage" works.</i>
		67669	Logic trail from AECOM assessment to site selection	The AECOM assessment was advisory and useful; their methodologies have been applied and evolved.	South Cambs DC	<i>See "housing need and supply" commentary.</i>
		67669	Policy and paragraph numbering	It is Cottenham's Neighbourhood Plan intended not just to serve LPA. The COH/ prefix has been accepted to designate policies as Cottenham-specific; a linear sequence of policy numbering, avoiding any context, adds no value and can confuse.	South Cambs DC	<i>No further action planned</i>
		67669	Concern about criteria-based policies	While some policy wording could be open to review, we believe that policy tempering by by "wherever practicable" gives proper advice and emphasis to planners	South Cambs DC	<i>Ensure consistent use of "wherever practicable" to assure deliverability</i>
		67669	Concern about car parking policies	We believe the parking provision in Local Plan TI/3 is inadequate for Cottenham's situation where car ownership and use are inevitably higher than in more compact villages better served by public transport. We may need to include that evidence now the Local Plan has been adopted.	South Cambs DC	<i>Open to Examiner suggestions</i>