



Cottingham Neighbourhood Plan 2021 – 2031

April 2022

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Foreword

The Localism Act of November 2011 introduced new rights and powers to allow local communities to shape new development by coming together to prepare Neighbourhood Plans. Local people now have a greater say about what happens in the area in which they live by preparing a Neighbourhood Plan that sets out policies that meet the needs of the community whilst having regard for local and national strategic planning policies. Cottingham's Neighbourhood Development Plan takes its lead from national legislation, the North Northamptonshire Joint Core Strategy and the Part 2 Local Plan for Corby, which was adopted in September 2021. However, it has a local focus aimed at protecting the village's history and heritage.

The process of creating the Cottingham Neighbourhood Plan has been driven by Parish Councillors and members of the community. The aim of this Neighbourhood Plan is to put forward the wishes of the community regarding future development and to deliver local aspirations within the context of the strategic planning framework.

Cottingham is a small rural village with a long history dating back to before the Domesday Book with evidence of Roman and pre-Roman occupation. It is mentioned in the Anglo-Saxon Chronicles and was part of Rockingham Forest, a Medieval forest created by William 1st. Cottingham is a rural community near Corby which is a larger urban area. The village has a conservation area and enjoys extensive views over the attractive Welland Valley. Additionally, Cottingham is close to Rockingham Castle and Rockingham Estates are landowners whose land lies partly within the village, it is also adjacent to Middleton with which it shares a Parish Boundary. The village comprises a number of distinctive characteristics including sixteen listed buildings and a large number of unlisted but nevertheless important heritage assets.

The village has a Village Hall Annexe with a new Community Hub to be called the Mill being developed. This new facility, which has received planning permission, will serve both Cottingham and Middleton. There is a community owned and run Village Store and Café. The Parish owns a particularly attractive pocket park known as The Dale and Cottingham and Middleton support a Community Newsletter. All this evidences a strong community ethos. The Plan aims to ensure the village develops whilst retaining its rural character and enhancing the quality of life for its residents.

We are grateful to Officers from North Northamptonshire Council who have supported us through the process and to our community for engaging so enthusiastically in the process. The Parish Council wishes to express sincere thanks to all the Parishioners who kindly contributed to the development of the Neighbourhood Plan. The perseverance of the various teams who have contributed to this Plan during the trying time created by the Covid 19 Pandemic is appreciated. Cottingham is an attractive and popular place in which to live and the contribution from people who care about their community and want to make it better for generations to come is welcomed.

Cllr David Grayson, Chair, Cottingham Parish Council

1. Introduction

A Neighbourhood Plan is a new type of planning document that gives local people greater control and say over how their community develops and evolves. It is an opportunity for local people to create a framework for delivering a sustainable future for the benefit of all who live or work in that community, or who visit it.

As the Plain English Guide to the Localism Act 2011 states, “Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live”.

It enables a community to create a vision and set clear planning policies for the use and development of land at the neighbourhood level to realise this vision. This includes, for example, where new homes, shops and industrial units should be built, what new buildings and extensions should look like and which areas of land should be protected from development.

Neighbourhood Plans can be general or more detailed, depending on what local people want. They must, however, be in general conformity with Borough-wide planning policies, have regard for national planning policies and must be prepared in a prescribed manner.

In May 2019 the Government announced that two new unitary authorities would be established in Northamptonshire from 1st April 2021. The Northamptonshire Structural Changes Order 2019 confirmed the names of the new unitary authorities as North Northamptonshire Council (replacing Corby, East Northamptonshire, Kettering and Wellingborough Councils) and West Northamptonshire Council (replacing Northampton, Daventry and South Northamptonshire Councils). This Neighbourhood Plan is covered by the plan making arrangements in North Northamptonshire.

The Plan has been through a pre-submission consultation stage and was sent to statutory and local consultees as well as being made available to the local community for comment prior to being formally submitted to North Northamptonshire Council in July 2021, who undertook a further round of consultation. Having successfully passed this stage, it then went to an Independent Examiner, who checked to see that it had been prepared in the prescribed manner. North Northamptonshire Council accepted the examiner’s recommendations that the Plan be put forward to referendum, subject to a number of modifications which were made by the Council. On 17th February 2022 those on the electoral register in the Cottingham Parish were invited to vote on whether or not they support it. 93% (over the 50% required) of those who voted approved the Plan to become a ‘Made’ statutory planning document.

After being ‘Made’, each time a planning decision has to be taken by North Northamptonshire Council or any other body, in Cottingham Parish, they will be required to refer to the Cottingham Neighbourhood Plan (alongside the Council’s own Local Plan and other relevant documents) and check whether the proposed development is in accordance with the policies in this Neighbourhood Plan.

2. How the Neighbourhood Plan fits into the Planning System

The right for communities to prepare Neighbourhood Plans was established through the Localism Act 2011, which set out the general rules governing their preparation.

A Neighbourhood Plan forms part of the statutory Development Plan for the area in which it is prepared. This statutory status means that it must be taken into account when considering planning decisions affecting that area.

A Neighbourhood Plan is not prepared in isolation. It also needs to be in general conformity with relevant national as well as strategic policies set out in the Local Plan, which in this case is the North Northamptonshire Joint Core Strategy (JCS) 2011-2031 adopted in July 2016 which is the Part 1 Local Plan covering the former Boroughs of Corby, East Northamptonshire, Kettering and Wellingborough.

For Cottingham, in addition to the JCS, the Part 2 Local Plan for Corby, adopted in September 2021, has also been considered. However, the Part 2 Local Plan does not contain strategic planning policies and as such there is no requirement for the Neighbourhood Plan to be in conformity with it. Rather, the JCS sets out the strategic planning framework for Corby's future development up to 2031. It contains a number of policies and objectives which are relevant to Cottingham and which the Neighbourhood Plan must be in general conformity with. These policies and objectives span issues such as the provision and location of new housing; providing strong and sustainable communities; protecting and enhancing historic character and local distinctiveness whilst protecting and enhancing natural habitats; and providing transport systems that reduce the need to travel. The Neighbourhood Plan is in general conformity with the policies contained in the JCS.

Also important is the National Planning Policy Framework (NPPF) (July 2019 update). This sets out the Government's planning policies for England and how these are expected to be applied. The NPPF requires the planning system (including Neighbourhood Plans) to promote sustainable development and details three dimensions to that development:

- An economic dimension - they should contribute to economic development;
- A social dimension - they should support strong, vibrant and healthy communities by providing the right supply of housing and creating a high quality built environment with accessible local services; and
- An environmental dimension - they should contribute to protecting and enhancing the natural, built and historic environment.

In addition, Neighbourhood Plans must be compatible with European Union (EU) legislation. Relevant EU obligations in relation to the neighbourhood planning process are those relating to Strategic Environmental Assessments, protected European Habitats and Human Rights Legislation. Following the UK's withdrawal from the EU, the above provisions have been incorporated into UK law. This situation will be reviewed as the precise arrangements for the UK leaving the EU evolve.

This Plan and the policies it contains are consistent with the NPPF, North Northamptonshire Joint Core Strategy and relevant EU legislation. Furthermore, these policies are specific to Cottingham and reflect the needs and aspirations of the community.

It is important to note that not having a Neighbourhood Plan does not mean that development won't happen. Development would still take place, but without the policies in this Plan, which set out the type of development that is in keeping with our area's character. Decisions would instead be primarily based on Corby-wide policies rather than local criteria.

3. The Plan, its vision, aims and what we want it to achieve

The Plan area encompasses the whole of the Parish of Cottingham and covers the period up to 2031. It is our vision that:

- development reflects the general character of the village, with its conservation area, and in line with both Local and National strategies and as far as possible to ensure that development meets locally identified need and the requirements of a “green” economy ensuring a high-quality communication network;
- traffic and parking issues are managed to ensure the safety of pedestrians, cyclists, horse riders and walkers as well as motorists;
- locally appropriate employment is welcomed;
- the green environment is protected from inappropriate development;
- community facilities meet local need and are accessible to all.

Flowing from the vision statement is a range of objectives that help support its delivery:

- a) To provide a balanced range of housing choices which meet the diverse needs of all generations, by increasing the supply of smaller homes and homes for elderly ‘down-sizers’;
- b) To encourage high-quality design reflecting the rural character of the village;
- c) To protect and improve the provision of current facilities and assets which contribute to a vibrant community spirit, and to promote the development of new community facilities which enhance and enrich community life;
- d) To safeguard the most valued and ‘special’ green areas in the parish from inappropriate development and to enhance the biodiversity characteristics of the parish;
- e) To promote development that is safe and that respects the character of neighbouring properties and preserves the rural aspect of the village providing a strong ‘sense of place’;
- f) To ensure that all listed buildings and any identified community or environmental heritage ‘assets’ are protected and improved where possible.

4. How the Plan was prepared

The Parish Council decided to undertake the formulation of a Neighbourhood Plan for Cottingham and appointed neighbourhood plan consultants 'YourLocale' to advise and assist the Council through the process.

The mandate was to drive the process, consult with the local community, gather evidence to support the development of policies and deliver the plan.

The work undertaken built on the Parish Plan which was published in 2009 and the Housing Needs Survey of Cottingham which was prepared in December 2017.

All Parishioners were invited to an initial Consultation Day which was held on 11th May 2019 in the Village Hall Annexe. The purpose of the Consultation was to find out which aspects of life in the village were important and highly valued, and which, if any, needed to change. A series of display boards and large-scale village maps were set out in the hall with each focusing on a topic relating to planning and development in Cottingham.





The event was a great success with 51 people in attendance providing important input into the future development of the Plan. A summary of the responses is available in the supporting information. There was a very lively and engaging atmosphere.

Three 'Theme Groups' were launched on 17 June 2019. Parish Councillors and residents came together to consider in detail the potential policy areas relating to 1) housing and the built environment, 2) the natural and historic environment and 3) Community sustainability (including community facilities; employment and transport).

The groups met throughout 2019 and into 2020.

The sections which contain the policies within this Neighbourhood Plan emerged through this process.

The finalisation of the Plan was complicated by the onset of the Covid-19 Pandemic which disrupted arrangements for community engagement prior to the formal Regulation 14 and Regulation 16 processes.

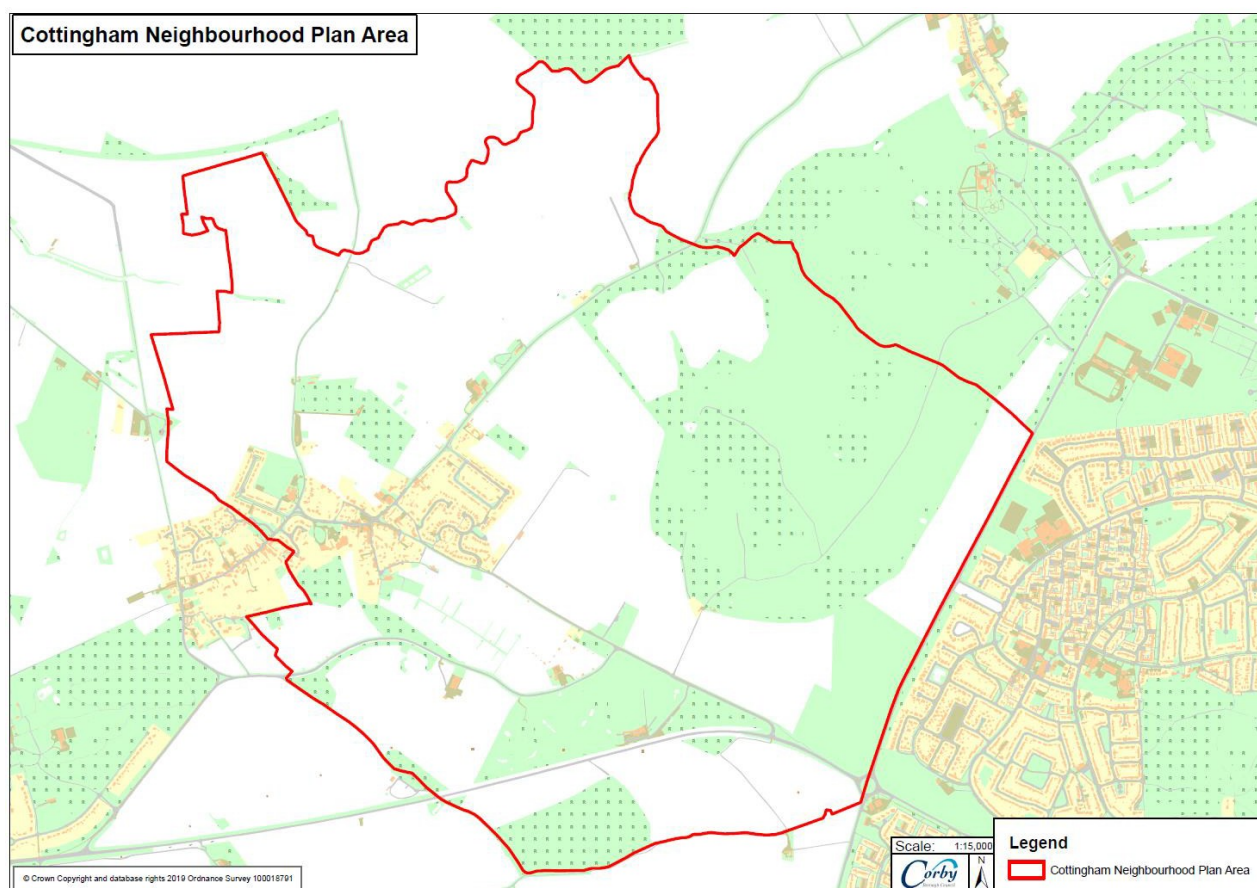
Details of the progress of the Plan were shared with the community through direct mailings and by using social media.

5. Our Parish

The Plan area comprises the whole of the Parish of Cottingham, within the former Borough of Corby (now part of North Northamptonshire), as shown in figure 1. High resolution versions of all figures are available in the supporting information.

The area was formally designated by the former Corby Borough Council on 4th June 2015.

Figure 1 – Parish of Cottingham – Designated Area



5.1 History of Cottingham

The history of Cottingham was described in detail in the 2009 Parish Plan as follows: Cottingham is a village of considerable natural beauty and antiquity, nestling in the foot of the Welland Valley and part of the medieval Rockingham Forest.

The village's history can be traced back to pre-Roman times, lying along the route of the 'Via Devana' Roman Road from Colchester to Chester. The village is recorded in the Domesday Book of 1086, then owned by Peterborough Abbey, and is mentioned in the Anglo-Saxon Chronicle (1197).

The Parish Church of St Mary Magdalene dates back to the 13th Century. A Methodist Church opened in 1808, later to become the Methodist Hall when the larger present Church was built alongside in 1878. The Methodist Church has now closed for worship.



Also, still to be found in the village are the remains of a circa 18th Century limekiln, a late 18th Century windmill, a former clothing factory originally opened by Wallis and Linnell in 1874 and the Grade II* Bury House (now Cottingham Hall) dating back to the 1690s.

5.2 Environment

Cottingham is surrounded by beautiful countryside with the ancient Jurassic Way footpath running right through the village.

'The Dale' - a peaceful, secluded natural meadow owned by the village which is home to a wide variety of native plants and trees - lies on the south side of the village, just behind St Mary Magdalene Church.

5.3 Houses

There are approximately 368 houses in the village, being a mixture of ironstone cottages dating from the 13th to 19th Centuries and modern dwellings mostly built around the 1950s/60s.

5.4 People



According to a village survey, undertaken during the preparation of the Parish Plan, the main reasons for moving to Cottingham were ranked as:

- love of village/country life,
- working within a commutable distance,
- getting married/setting up home,
- to be near to relatives,
- for a period/character property,
- social life within village.

Of the families that have moved to the village, most (65%) have moved from within a 10-mile radius. 14% have moved from within an 11 to 30-mile radius and 21% have moved from 31 miles away or more.

5.5 Education

Cottingham and the nearby villages of Middleton, Rockingham and East Carlton are served by Cottingham Church of England Primary school, providing education for primary and junior school age children.

5.6 Census Profile

At the time of the 2011 Census, the Cottingham Parish was home to around 912 residents living in 363 households. Analysis of the Census suggests that between 2001 and 2011 the population in the local area declined by around 1%. During this period, it is estimated the number of dwellings increased by 6.

There is an over-representation of older people and evidence of an ageing population with the number of over 65-year olds rising between 2001 and 2011 by 18% and up from 18% of total population to 21% in 2011. In line with national trends the local population is likely to get older as average life expectancy continues to rise.

Home ownership levels are very high with around 80% of households owning their homes outright or with a mortgage or loan and at 8% the share of households living in social rented accommodation is very low when compared with regional and national rates. There is evidence of under-occupancy suggesting a need for smaller homes of one to two bedrooms which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents will enable them to remain in the local community and release under-occupied larger properties onto the market which would be suitable for growing families.

There is a predominance of large detached houses and an under-representation of housing for single people with just 4% of dwellings having one bedroom. Land Registry data indicates no new build housing market activity over recent years. Deprivation is not a significant issue in the local area.

Home ownership is dominant in Cottingham and affordable rental properties may be difficult to access for people on low incomes.

Further census information can be seen in Appendix 1.

6. Meeting the requirement for sustainable development

The NPPF states that there are three dimensions to sustainable development: social, environmental and economic, all of which are important and interrelated. Policy 1 of the Joint Core Strategy sets out a locally distinctive interpretation of para 11 of the NPPF on what the presumption in favour of sustainable development means for plan-making and decision-taking.

6.1 Social

We have sought, through the neighbourhood plan, to safeguard existing open space for the future enjoyment of residents.

We are also seeking to protect existing community facilities and to deliver a mix of housing types so that we can meet the needs of present and future generations and ensure that we support the community's needs and its health, social and cultural wellbeing.

6.2 Environmental

In order to protect and enhance our natural, built and historic environment, we are seeking to ensure that housing development is of the right type in the right location, so that it does not harm but instead positively reflects the existing historic character of the area in order to:

- Protect the village identity and conserve the rural nature of its surroundings;
- Recognise the need to protect and, where possible, improve biodiversity and important habitats; and
- Provide for improved pedestrian facilities.

6.3 Economic

Whilst the built-up parts of the parish of Cottingham are primarily residential, there is a significant commercial element within the parish and a desire to ensure that appropriate economic activity is maintained as long as the local infrastructure supports it. We therefore wish to encourage employment opportunities in our area by:

- Supporting appropriate existing business development and expansion where the local infrastructure would not be adversely affected by the proposals; and
- Encourage start-up businesses and home working.

This document sets out local considerations for delivering sustainable development across Cottingham Parish. Development proposals should meet the requirements of all relevant policies in the Local Development Plan.

7. Neighbourhood Plan Policies

MAPS

The maps in the Neighbourhood Plan have been included at reduced size to provide context for the policies and to indicate the locations of sites and features. Larger size maps can be seen in Appendix 11.

7.1 Housing and the Built Environment

7.1.1 Strategy for growth

This Plan promotes new residential development and conversion of existing dwellings as a positive choice to ensure the vibrancy of the parish and continued support for schools, community facilities and commercial services.

To ensure that the Neighbourhood Plan followed a robust process, a number of local residents came together after a well-attended consultation day in the parish to form a Housing Theme Group (HTG). The HTG was facilitated by a member of the consultancy support team from *YourLocale*, the neighbourhood plan consultants engaged by the Parish Council.

The first task of the HTG was to consider the overall planning policy approach agreed in the 2016 adopted North Northamptonshire Joint Core Strategy (JCS). This JCS forms part 1 of the Local Plan. The JCS sets out an ambitious growth programme between 2011 and 2031 with a requirement of 9,200 new residential units and this will be exceeded as 12,044 units are planned. An over delivery of around 30% (see North Northamptonshire monitoring report) of the requirement to 2031 is currently being achieved.

The Part 2 Local Plan for Corby (LP) was adopted in September 2021. The LP approach is to continue to use the overall policy direction adopted in the JCS and to agree a rural housing delivery policy. The JCS seeks to deliver 120 new homes in the rural area of Corby (including Cottingham) between 2011 and 2031 to support sustainable development. As identified in the LP, sufficient sites have been identified to meet the requirement for the rural area and these are expected to be supplemented by additional sites that continue to come forward under the provisions of the JCS to enhance or maintain the vitality of rural communities. To quote the LP; “Due to progress against the rural requirement, it is not considered necessary to make any allocations for development in the rural area within the Local Plan or to identify specific targets for individual settlements. However further allocations could come forward through neighbourhood plans or rural exception sites, in particular to meet local needs identified in Rural Housing Need Surveys or demand for self-build developments”.

In order to better understand local housing need, the HTG analysed a range of available evidence and commissioned its own studies to support the emerging Neighbourhood Plan policies.

A strategic housing market assessment (SHMA) study was completed for the former Corby Borough Council in 2012 and partially reviewed in 2015. This outlined a Borough-wide approach to meeting future housing need but did not provide evidence at an individual parish level. To develop further intelligence at the parish level, in August 2017 the former Corby Borough Council commissioned a rural housing needs survey for Cottingham. It was undertaken by a specialist rural housing consultant and was completed in December 2017 (the survey can be found at <https://www.corby.gov.uk/sites/default/files/files/Cottingham%20Housing%20Needs%20Survey%20Analysis%20Report%20December%202017.PDF>). The survey was circulated to 428 parish households and 93 responses were received; this provided a satisfactory response rate of 22% and makes the results statistically valid. Details of the housing needs survey report are also available within the assessment of affordable housing for sale as Appendix 3. A Housing Needs Report of Cottingham was undertaken in 2017 (Appendix 4). Together, these documents provide much of the evidence for the emerging policies.

One of the key aims of the Plan is to deliver the necessary housing construction required to meet the housing needed in the parish to 2031. Although no “formal” housing target is required by North Northamptonshire Council up until the end of the current planning period, the Parish Council has confirmed its desire to be ambitious and support community aspirations by allocating sites for eight to ten units, an allocation higher than that suggested by the 2017 Housing Needs Report.

The principal aim of the HTG has therefore been to consider the current housing situation and deliver the future housing provision that is required to meet the needs of the parish in a holistic fashion.

7.1.2 The Community's View

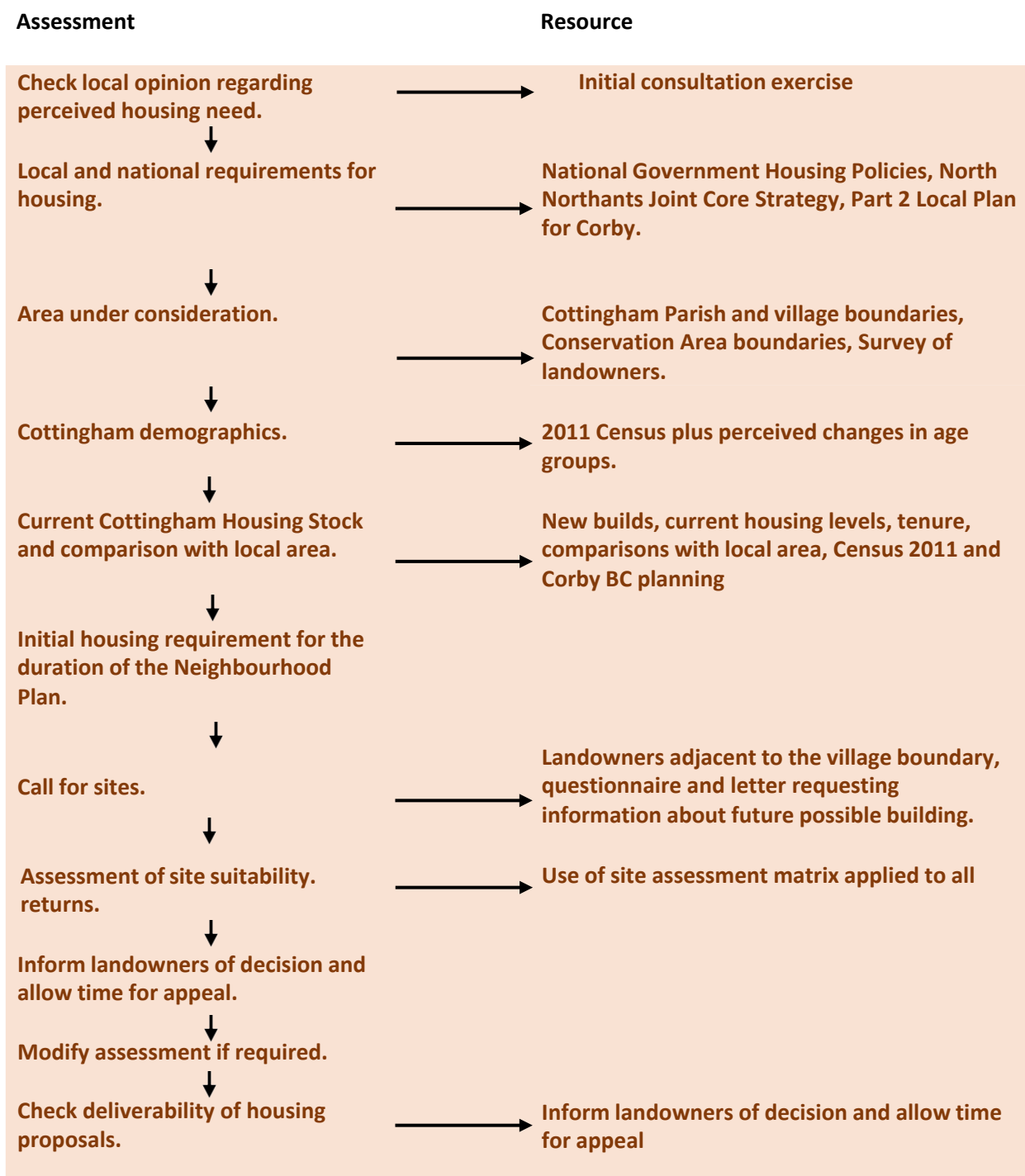
From the information gathered from the introductory exhibition held on 11th May 2019, it is clear that villagers do not want large scale housing developments in or around the village. However, there has been an expressed desire to consider housing development which is designed to meet the needs of young families, the elderly and the needs of people who wish to continue residing in the village. The general opinion supports affordable housing and showed clear preferences for housing types and characteristics for new developments. Most respondents showed a strong desire to cater for the needs of single people, younger families, people trying to access the property ladder and those wishing to down-size. Almost half of the recorded preferences favoured the inclusion of more low-cost, social and affordable rented or shared ownership and a similar proportion felt that the parish would benefit from more bungalows and accessible housing.

The clear message gleaned from the open event and the housing needs survey evidence is that the community seeks to encourage a continued vibrancy and diversity, both suggest that adjusting the housing offer will best achieve this objective. Cottingham's Plan aims to meet this requirement within the context of a rural village with a clearly defined conservation area, and giving consideration to its setting within the Welland Valley and the fact that it adjoins Middleton Village and Rockingham Estates.

7.1.3 Housing Allocations

To help identify the most appropriate locations for further residential development, a comprehensive Site Sustainability Assessment (SSA) process was undertaken. The following flow chart shows the steps that have been taken to ensure that a full and transparent assessment process was undertaken, described in full as Appendix 5.

Site Sustainability Assessment process



A local “call for sites” was undertaken and advertised widely by the Parish Council in September and October 2019. A letter and questionnaire was sent to all known local landowners with fields adjacent to the village settlement boundary and site sponsors identified from a similar exercise undertaken to support the Part 2 Local Plan for Corby. Eight positive returns offering development land were received. Two sites met all the requirements. However, public opinion concerning the loss of a view over the Welland Valley dictated that only the site at Hill farm would be acceptable to residents.

POLICY H1: RESIDENTIAL SITE ALLOCATION

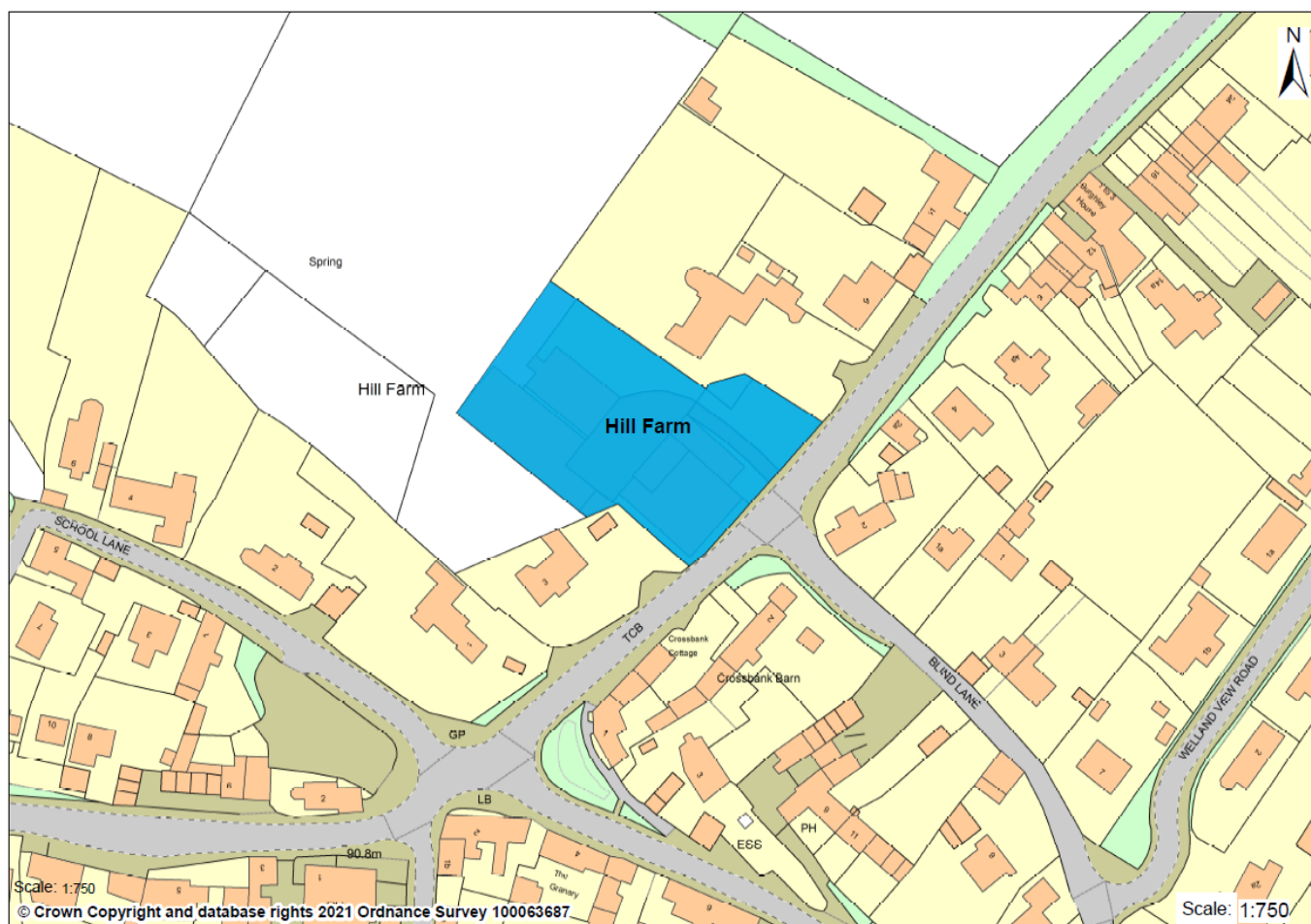
Land is allocated at Hill Farm Cottingham as shown on Figure 2 (area shaded blue).

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 gardens¹.

¹ If this is not possible a formal application to divert Anglia Water’s existing assets may be required.

Figure 2 Residential allocations (App12 shows OS field references)

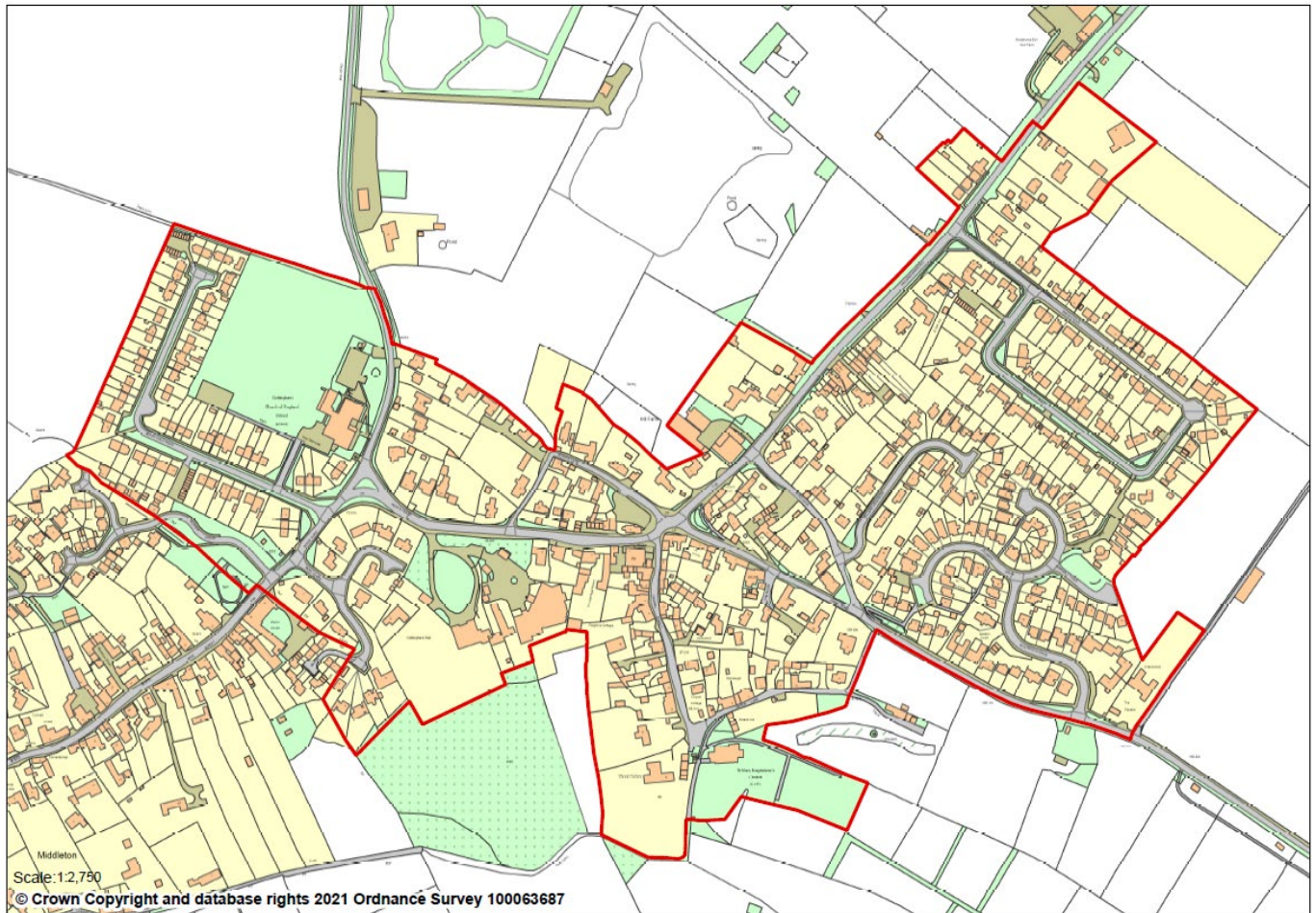


7.1.4 The Settlement Boundary

The purpose of a Settlement boundary is to ensure that sufficient housing and economic activity is available in appropriate locations that will avoid overloading the transport infrastructure and intruding into the local countryside.

Settlement boundaries were established by the former Corby Borough Council in order to clarify where new development is usually best located. They are used to define the extent of a built-up part of a settlement and distinguish between areas where, in planning terms, development is acceptable in principle, such as in the main settlement and where it would be less acceptable, generally in the least sustainable locations such as in the open countryside. Focusing development within the agreed Settlement boundary will help to support existing services within the village and help to protect the countryside and the remainder of the Plan area from inappropriate development.

Figure 3 – Settlement Boundary



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.

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 Part 2 Local Plan for Corby, 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.

7.1.5 Windfall Development

Windfall sites are small infill or redevelopment sites that come forward unexpectedly. These sites can comprise redundant or vacant buildings including barns, or gaps between existing properties in a built-up area.

Such sites have made a regular contribution towards the housing supply in the parish. There remain several small site opportunities for windfall development within the Settlement boundary and it is recognised that they will continue to make an important contribution to housing provision over the lifetime of the plan.

Cottingham's Neighbourhood Plan will adopt the following definition of Windfall Sites defined in NPPF "Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available".

POLICY H3: WINDFALL SITES - Applications for windfall development will be supported subject to proposals being well designed 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.

7.1.6 Housing mix

The Census data suggests evidence of an ageing population with the number of people aged 65 and over increasing by 18% between 2001 and 2011. Over 65s represented 18% of total population in 2001 rising to 21% by 2011. Research shows the number of older people will grow significantly in the future and relative growth will be highest in older cohorts.

Further analysis of the Census data shows the majority (50%) of residential dwellings are detached which is somewhat higher than the borough (21%), regional (32%) and national (22%) shares. Around two thirds (30%) of households live in houses with four or more bedrooms which is significantly higher than the borough (18%), regional (20%) and national (19%) averages. There is an under-representation of housing for single people with just 4% of dwellings having one bedroom against 6% for the borough, 8% for the region and 12% for England as a whole.

Under-occupancy in the local area is particularly evident in larger properties with around 45% of households with 4 or more bedrooms occupied by just one or two people. This is higher than borough (39%), regional (43%) and England (41%) rates.

The age structure of the population of Northamptonshire is forecast to change over the plan

period, with significant implications for the homes, jobs, services and facilities that are required. (See Appendix 3). It is anticipated that the growth in working age population is relatively modest but that there will be significant expansions in 60+ age groups (the number of people over 75 is forecast to increase by 92%). This will increase the demand for specialised provision such as designated, sheltered and extra-care housing and will also increase pressure on health and social services. It also creates the potential for large scale downsizing from under-occupied homes. At the other end of the age range, there will be a significant growth in the number of children (27% increase in 0-14 age group). School places will be needed for this expanding population.

Applying this logic to Cottingham, the 194 residents over the age of 65 could become as high as 374 (approximately 40% of the village population) and of the 0 to 14 age group the current 131 residents could become 166.

This Plan seeks to re-balance the future housing mix by requiring a minimum percentage of affordable, lower cost and smaller units. If left to the market, evidence suggests that more large and expensive housing will be developed, which is neither wanted by the local community nor needed locally. Building more accessible, smaller housing will help reduce under-occupancy and free up older, larger houses in the village for re-sale to families.

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 one, two or three-bedroom accommodation in any development.

7.1.7 Single plot exception sites

The NPPF (2019) defines affordable housing as ‘housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)’. The definition goes on to list different types including affordable housing for rent (including social rent); starter homes, discounted market sale housing and other affordable housing routes to home ownership.

Exception sites are in locations which would not normally obtain planning permission for new housing development. The exception is justified to meet a locally identified need for affordable housing for local people.

Two specific studies explored the need for affordable housing in Cottingham. The Housing Needs Survey (2017) and the Affordable Housing for Sale Report (2020) both identified a need for affordable housing locally.

The headline result of the housing needs survey was that a total of six additional properties were

required to be provided between 2018 and 2023, two open market or sale units, two shared ownership units and two affordable rented units. Much of the major development that has taken place since the 1950s in the parish has provided family homes of three and four bedrooms. Recent schemes in particular have capitalised on the area's geographic location, facilities and desirability by offering a greater percentage of higher-end, expensive large homes for outright purchase.

According to house price data published by the Land Registry for the year ending June 2016, the average house price in Cottingham is around £250,000 (source: House Price Statistics for Small Areas).

The Affordable Housing for Sale report concluded that the high house prices in Cottingham, coupled with low levels of affordable housing (and NO ownership models of affordable housing), alongside current evidence of need, demonstrate the importance of providing a range of affordable housing products.

The high property prices locally mean that subsidised home ownership or rental products offering a discount of around 20% on current values would probably still be unaffordable to most people.

It recommended that consideration should be given to developing shared ownership products which allow people to buy a share of the dwelling from around 25% of its value, with the ability to staircase up as circumstances change.

Supporting the provision of affordable housing exception sites will ensure that dwellings will have permitted development rights removed and future sale of the property will be controlled through a planning obligation to ensure that it remains as an affordable property for local people in perpetuity.

POLICY H5: SINGLE PLOT AFFORDABLE EXCEPTION SITES – Single dwelling plot affordable exception sites will be supported for custom and self-build 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; and
- c) 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 Part 2 Local Plan for Corby, 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.

7.1.8 Housing Design

Cottingham is mentioned in the 1068 Domesday Book. Its history dates back to at least Roman times lying as it does on Via Devana Roman road which ran from Colchester to Chester. The Anglo-Saxon Chronicles (1197) show that the village was the property of Peterborough Abbey and was part of Rockingham Forest, a Medieval Forest created by William the 1st. The forest declined under the reigns of Charles the 1st and Charles the 2nd and was disbanded in 1832.

Considering its long history, the number of residents changed very little from the early 18th century when it had a population of 623 to 631 at the end of the century. Whilst this population figure decreased after the First World War it has steadily risen to over 900 today. From the early 18th century the population of England has risen six-fold whilst Cottingham in comparison has risen by approximately 50%. The Parish of Cottingham therefore has a long and interesting history, resulting in a wide array of heritage assets, attractive landscapes and a distinctive local character. This is reflected in the designation of a Conservation Area covering the village.

The biggest challenge facing the future of Cottingham is to balance the desire to protect the character of the village with the need for it to grow and evolve in a sensitive and proportionate manner to sustain the community and its facilities.

The policy in this section seeks to reflect the design principles which the community believes will help to achieve this aim. It reflects the outcome of consultations of all age groups, of community organisations and of the Housing Theme Group which specifically focused on relevant issues – all of which showed broad unanimity of views. The overall aim is to protect Cottingham so that it retains its character within a unique and distinctive Parish. This can be achieved by the use of the planning system to respond sensitively to the wide range of historic buildings, structures, landscapes and archaeology situated within the Parish. These assets form many of the key characteristics of the Parish, and future development should seek to enhance, reinforce and preserve this distinctive historic environment.

New development proposals should be designed sensitively to sit within the distinctive settlement patterns of the village. Existing settlement patterns have grown incrementally over time. The buildings date from many different periods, providing a richness and variety of styles and materials. This traditional rural character should be enhanced by new development and schemes which are designed to ensure that new buildings sit comfortably within the existing settlement pattern and are respectful of their surroundings.

The community consider it to be important that new residential development is of the highest standard so as to be in keeping with the majority of residential properties in the village. It is not considered necessary to have a uniform series of properties that all look the same, rather to ensure that new developments respect the features of buildings which make Cottingham a desirable place in which to live.

POLICY H6: HOUSING DESIGN - Development proposals should demonstrate a high quality of design, layout and use of materials in order to make a positive contribution to retaining the special character of the Parish. Development proposals must pay regard to the Cottingham Design Guide (See Appendix 2) subject to viability considerations and meet the following criteria:

- a) 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) New development should respect the character and historic context of existing developments within the Parish. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context;
- c) Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should where possible retain their distinctive character, materials and form;
- d) Development should enhance biodiversity and relate well to the topography of the area, with existing trees and hedges preserved whenever possible. Provision should be made for wildlife including roof design, bird boxes and the use of hedges;
- e) 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 in keeping with the original;
- f) Housing plots should accommodate waste and recycling storage containers compliant with the refuse collection system;
- g) 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) Development that incorporates sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change;
- i) Development should not necessitate on-street parking;
- j) All new dwellings should provide for access to high speed broadband; and
- k) Housing retrofit designed for low carbon measures will be supported.

8. The Natural and Historic Environment

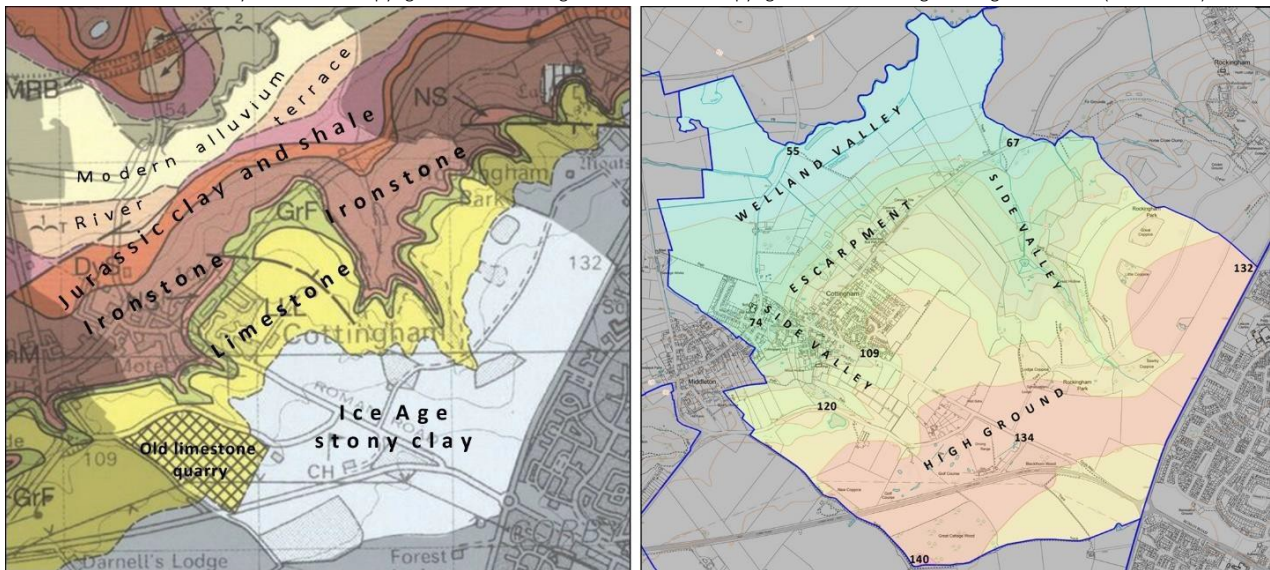
8.1 Landscape, geology and setting

Cottingham lies on the southeast side of the Welland Valley, a regionally significant topographic feature, with the meandering river at its centre marking the boundary between Northamptonshire and Leicestershire. The floodplain is some two kilometres wide, with large flat fields that historically have been marshes or water meadows. The valley sides are (by East Midlands standards) steep and high the difference in elevation across the Plan Area is 85m giving residents a number of extensive views both across the valley (including highly-valued summer sunsets) and of the village from all directions. Two side valleys cut southwards into the escarpment and high ground forming the south part of the parish, both of them being characteristic landscape features ('dales') of the village itself.

The Plan Area is underlain by rocks of Jurassic age (about 175 million years old) whose layers have been revealed by erosion of the escarpment: clay and shale at the bottom, ironstone on the hillside and limestone at the top. The underlying limestone of the highest ground, in the southeast, has a thick covering of glacial stony clay, left here by ice sheets that covered England about 300,000 years ago. Cottingham village was established on the hillside, above the floodplain and away from the heavy clay, on the better-drained ironstone and limestone; both of the latter have provided the characteristic stone for the local vernacular buildings.

Figure 4: Geology (left) and topography of the Plan Area

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8.2 Historic environment

Archaeological finds show that people were present in prehistoric times. A likely villa site close to the *Via Devana* Roman Road, whose course is still followed by Corby Road, School Lane and the footpath beside the playing field, is likely to have been associated with a Romano-British farming community.

After the end of Roman settlement, the Welland valley was an important route into middle England for colonising Anglo-Saxons in the 5th to 7th centuries. The present Cottingham was established at this time, as is shown by its Old English place-name.

Cottingham

'Homestead/village of Cott's/Cotta's people'.

Elements and their meanings:

Cott or *Cotta* pers.n. (Old English)

-ingas (Old English) The people of . . . ; the people called after . . .

hām (Old English) A village, a village community, a manor, an estate, a homestead.

OR *hamm* (Old English) Land hemmed in by water or marsh (perhaps also by high ground); a river-meadow; cultivated plot on the edge of woodland or moor

[Source: Key to English place names *University of Nottingham*]

Middleton (squeezed between the early Saxon territories of Cottingham and Carlton) developed from a farmstead into a village much later, probably as the result of early Norman manorial changes; it remained separate from Cottingham until the mid-20th century, when the growth of Corby as a source of work, particularly quarrying and steel-making, led to the building of housing estates around both villages. The early medieval origin of Cottingham still shows up in its street layout, in the elevated location of the parish church (probably based on an 8th - century early Christian site) and in the patches of medieval ploughlands surviving as ridge and furrow earthworks. The village continued to develop through

the late middle ages and beyond. Houses of 17th, 18th (Georgian, at a time of agricultural improvement) and 19th century dates now give it its attractive mix of architectural styles and building materials.

8.3 Natural environment

The history of land use in the Plan Area – it has been more or less cleared or managed by its various human inhabitants for up to 2500 years – means that all ‘natural’ environment is actually *semi-natural* (as classified by Natural England). This does not imply, however, an absence of wildlife, because animals and plants have adapted and evolved, even moved in, to occupy the landscape features created by human occupation and use. While Cottingham has no recorded nationally important wildlife sites it does have a significant number of local features and habitat areas whose ecological value makes a vital contribution to English biodiversity (see Policy ENV 3). They include watercourses and wetlands, permanent grazing fields where a mix of grassland species still survives, woods, hedgerows, gardens and churchyards, arable field margins and other ‘re-wilded’ places, and – of particular significance by area in Cottingham – the area of Rockingham Castle landscaped grounds classified by Natural England as wood-pasture and parkland habitat.

8.4 Existing environmental designations

The parish is located in National Character Areas (Natural England landscape areas, defined for Planning purposes) 92 *Rockingham Forest* and 93 *High Leicestershire* (the Welland Valley forms the boundary between them) and in the Northamptonshire CC Landscape Character Zones *Rockingham Forest* and *Welland Valley*. There are 16 Listed Buildings, one Scheduled Monument and one Listed Garden, and three further sites and features of historic significance with visible expression in the landscape (Northants CC / Historic England records). There are 23 areas of

Priority Habitat (as defined by Natural England) and nine validated or potential Local Wildlife Sites.

8.5 Environmental inventory

An environmental inventory (Appendix 6) of Cottingham was carried out between July 2019 and April 2020. The work comprised two elements:

- Review of all existing designations and available information, and
- Fieldwork to identify and check sites and features of natural and historical environment significance in the context of the Plan Area.

The review was undertaken as a desk study, compiling information from many sources, including DEFRA, Natural England, Historic England, Northamptonshire Historic Environment Records, Northamptonshire Environmental Record Centre records (biodiversity and geology), Environment Agency, British Geological Survey, Old maps (Ordnance Survey, manuscript), British History Online, local history and archaeology publications, and local knowledge. The fieldwork reviewed all open and currently undeveloped land in the Plan Area, and significant species, habitats, landscape characteristics, earthworks and other extant features were recorded or checked.

These data, along with all relevant site-specific information from the existing information review, were mapped and tabulated, and each site was scored and evaluated using the nine criteria for Local Green Space selection in the *National Planning Policy Framework 2019*.

8.6 Local Green Spaces

Of the approximately 150 inventoried parcels of open land in the parish, some 50 were identified as having notable environmental (natural, historical and/or community value) features. These sites were scored, using the seven criteria for Local Green Space designation noted in the *National Planning Policy Framework 2019*.

Two sites score 72% (18/25) or more of the maximum possible (a threshold agreed by the community to represent a sustainable level of Local Green Space protection in the Plan Area; see Appendix 7 for the criteria and scoring system adopted for this Plan) and meet the essential requirements for designation as Local Green Space as outlined in the National Planning Policy Framework (NPPF 2019, paragraph 100). Their statutory protection will ensure that these most important places in Cottingham's natural and human environment are protected.

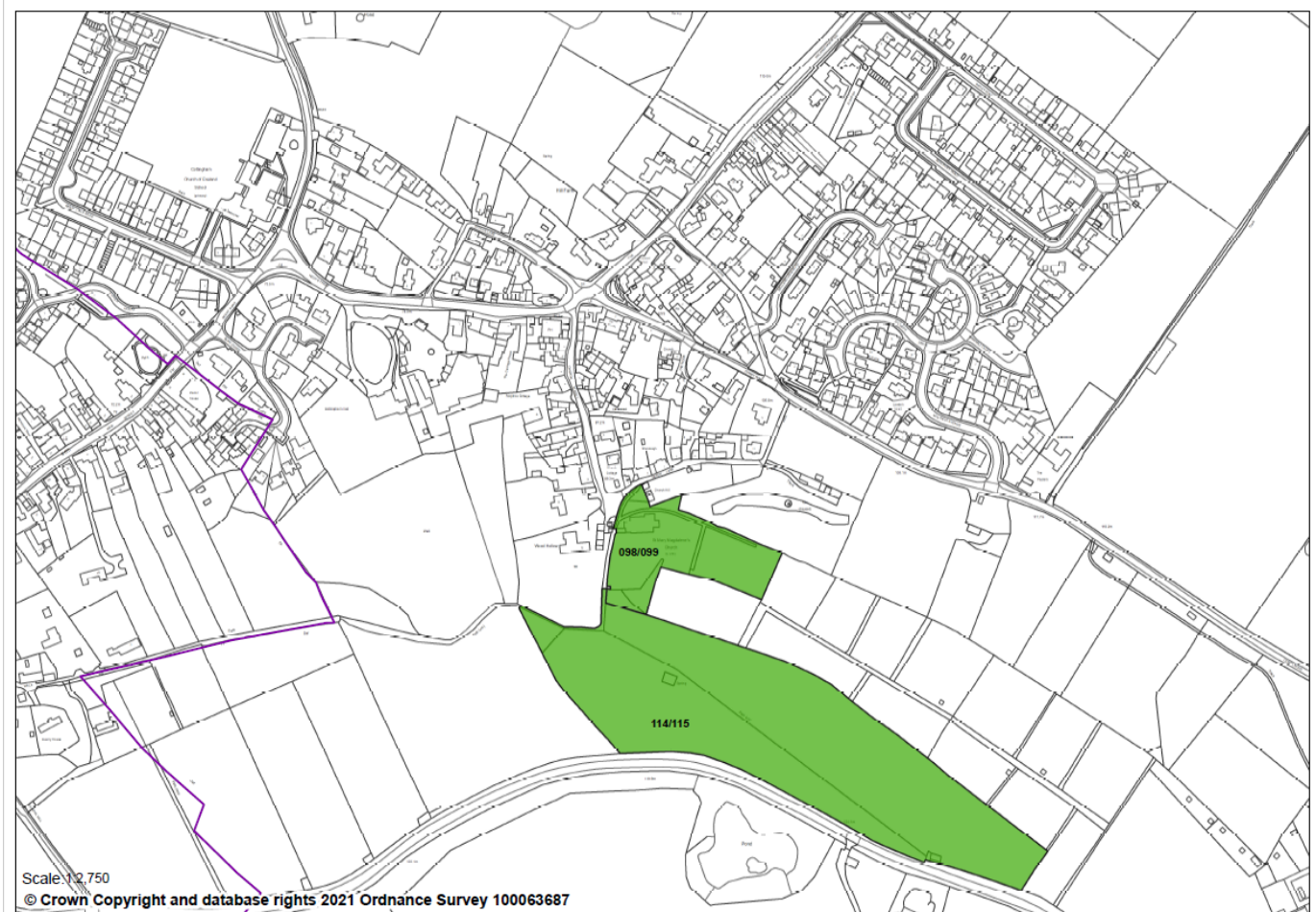
A further site (The Orchard, Middleton/Cottingham) has been designated as Local Green Space in the Part 2 Local Plan for Corby and the part on Cottingham Plan Area is included here for completeness. However, it is noted that the Orchard is owned and managed by Middleton Parish Council.

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.

Figure 5: Local Green Space



8.7 Natural environment

8.7.1 Sites of natural environment significance

A group of inventory sites scores highly for 'wildlife' (scoring at least 3/5 under this criterion). The features for which the identified sites have been selected and notified are listed in the environmental inventory (Appendix 6). The map (figure 6) shows their locations.

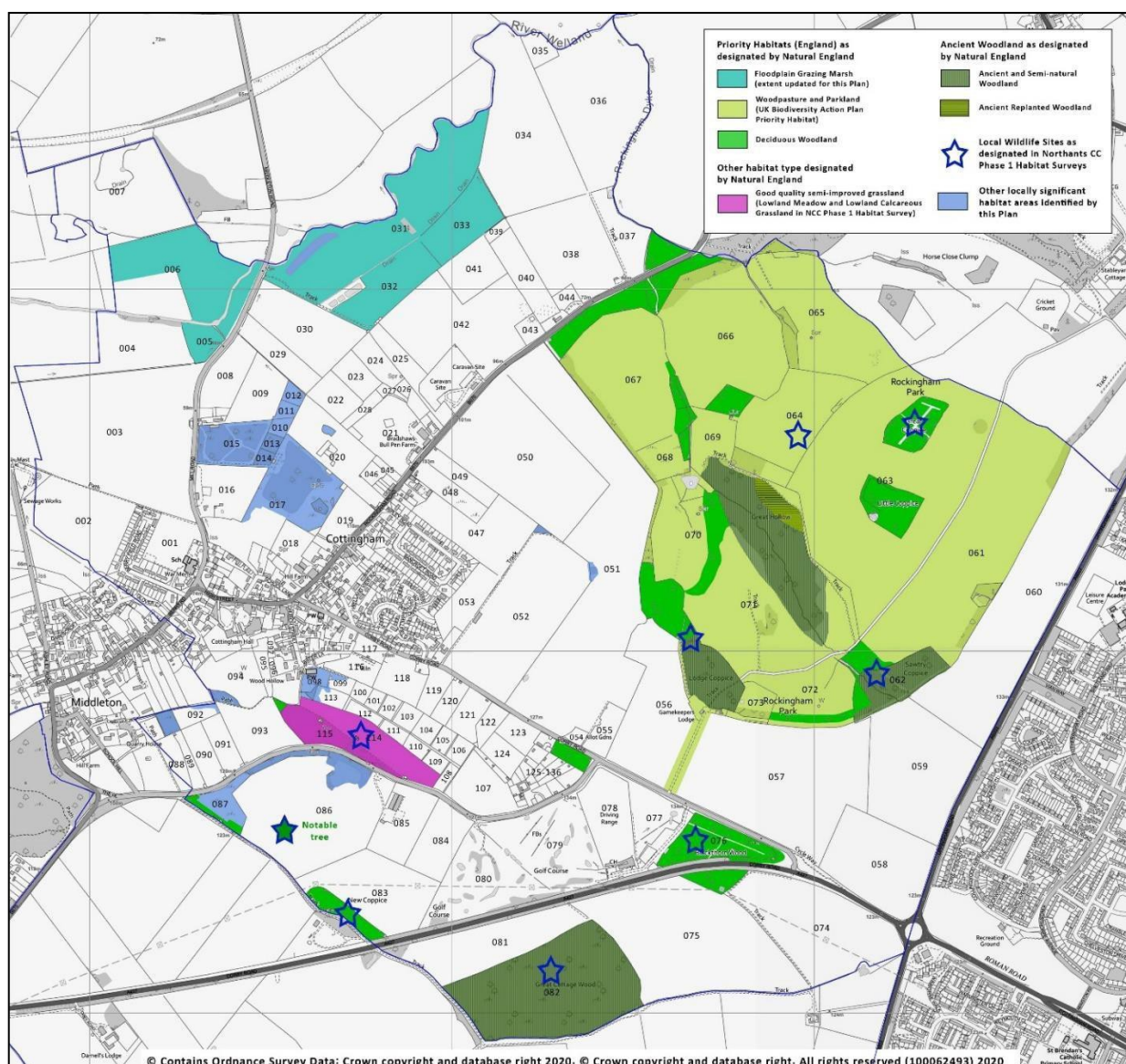
These sites of natural environment significance comprise a) those where *priority habitats* occur (Natural England mapping) or where *biodiversity action plan (BAP) species* have been recorded as breeding or as regular visitors; b) sites identified as ecologically significant by Northamptonshire County Council, including Local Wildlife Sites, c) sites of significance for their geological interest and d) other habitats and features identified during the inventory process as being of high biodiversity significance in the context of the Plan Area.

Policy ENV 2 delivers site-level compliance in the Plan Area with the relevant North

Northamptonshire Council policies, the Wildlife & Countryside Act 1981 (as amended) and the European Habitats and Species Directives / Transitional legislation in the Withdrawal Act 2018 / Draft Environment Bill 2019.

POLICY ENV 2: PROTECTION OF SITES OF NATURAL ENVIRONMENT SIGNIFICANCE – The sites mapped here (figure 6) have been identified as being of at least local significance for their natural environment features. They are ecologically important in their own right, make a contribution to carbon sequestration, and are locally valued. Development proposals that would result in the loss, or have an adverse effect upon these sites will not be supported unless the overall benefits of the development outweigh the harm.

Figure 6: Sites of natural environment significance



8.7.2 Biodiversity and habitat connectivity

It might be argued that, having no nationally designated natural environment features, Cottingham is a 'typical' area of English Midlands countryside with little or no biodiversity significance to be taken into account in the Planning system. This would be a misunderstanding of the concept of biodiversity. England's biodiversity is entirely and only the sum of the wildlife in all of its individual parishes. Cottingham is as important in this regard as every other parish and residents want it to play its essential part in protecting what remains of England's threatened and diminishing biodiversity. Connectivity is an essential component of biodiversity. Isolated populations of animals and plants are at risk of destruction or of simply 'dying out'. Wildlife Corridors aim to re-connect populations and habitats within parishes and more widely. A parish wildlife corridor (figure 7) connecting the main groups of habitat sites and passing through the village has been identified through the fieldwork undertaken as part of the preparation of this Plan.

This policy is about parish-level compliance with the relevant North Northamptonshire Council

Figure 7: Wildlife corridor

Legend:

- Habitat sites for which the wildlife corridor provides connectivity
- Local Wildlife Sites in the vicinity of the wildlife corridor

Map Labels:

- Cottingham
- Rockingham Park
- Notable tree
- 001, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125

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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.

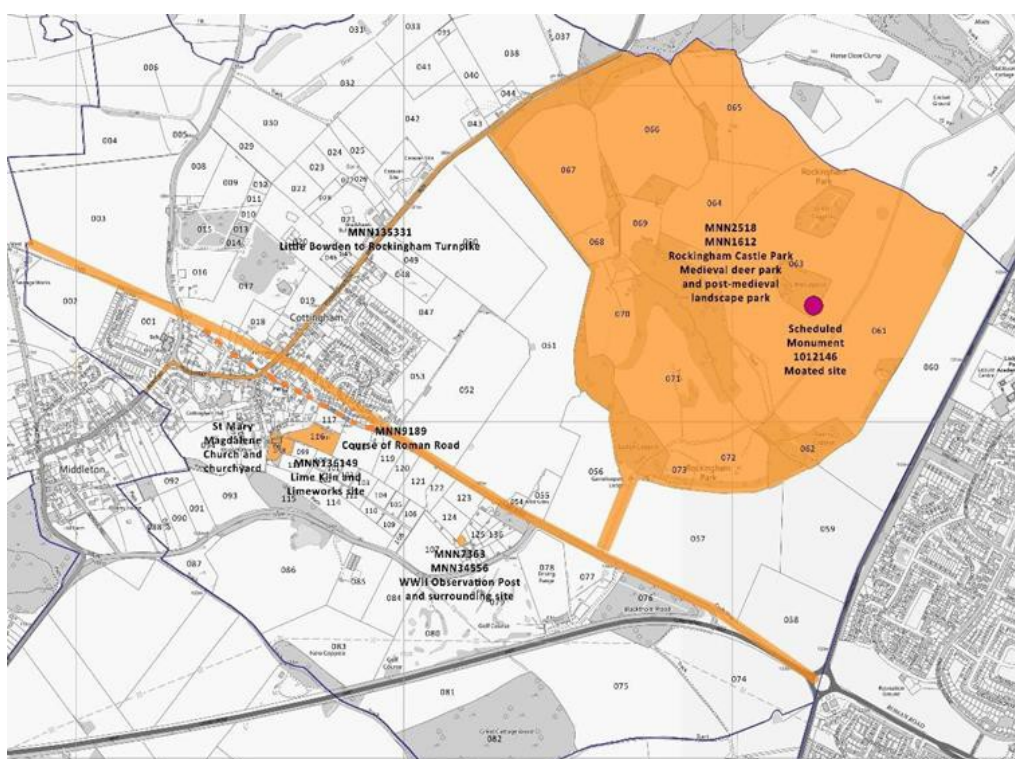
Development proposals should not damage or adversely affect the habitat connectivity provided by the wildlife corridor identified in figure 7.

8.8 Historical environment

8.8.1 Sites of historical environment significance

A group of inventory sites scores highly for history (scoring at least 3/5 under this criterion). The features for which the identified sites have been selected and notified are listed in the environmental inventory (Appendix 6). The map (figure 8) shows their locations.

Figure 8: Sites of historical environment significance¹



¹ Figure 8 shows the Roman Road (Via Devana) following the route of Corby Road and Blind Lane. However, it is thought more likely that the Via Devana followed the route of Corby Road and School Lane as shown by the dotted line.

These sites of historical environment significance comprise a) statutorily protected sites (i.e. not buildings), b) sites with *extant and visible* archaeological or historical features or proven buried archaeology, as recorded in the Historic England or Northamptonshire Historic Environment Records databases, and c) other sites of historical and social significance identified in local records and during the inventory process.

POLICY ENV 4: PROTECTION OF SITES OF HISTORICAL ENVIRONMENT SIGNIFICANCE –

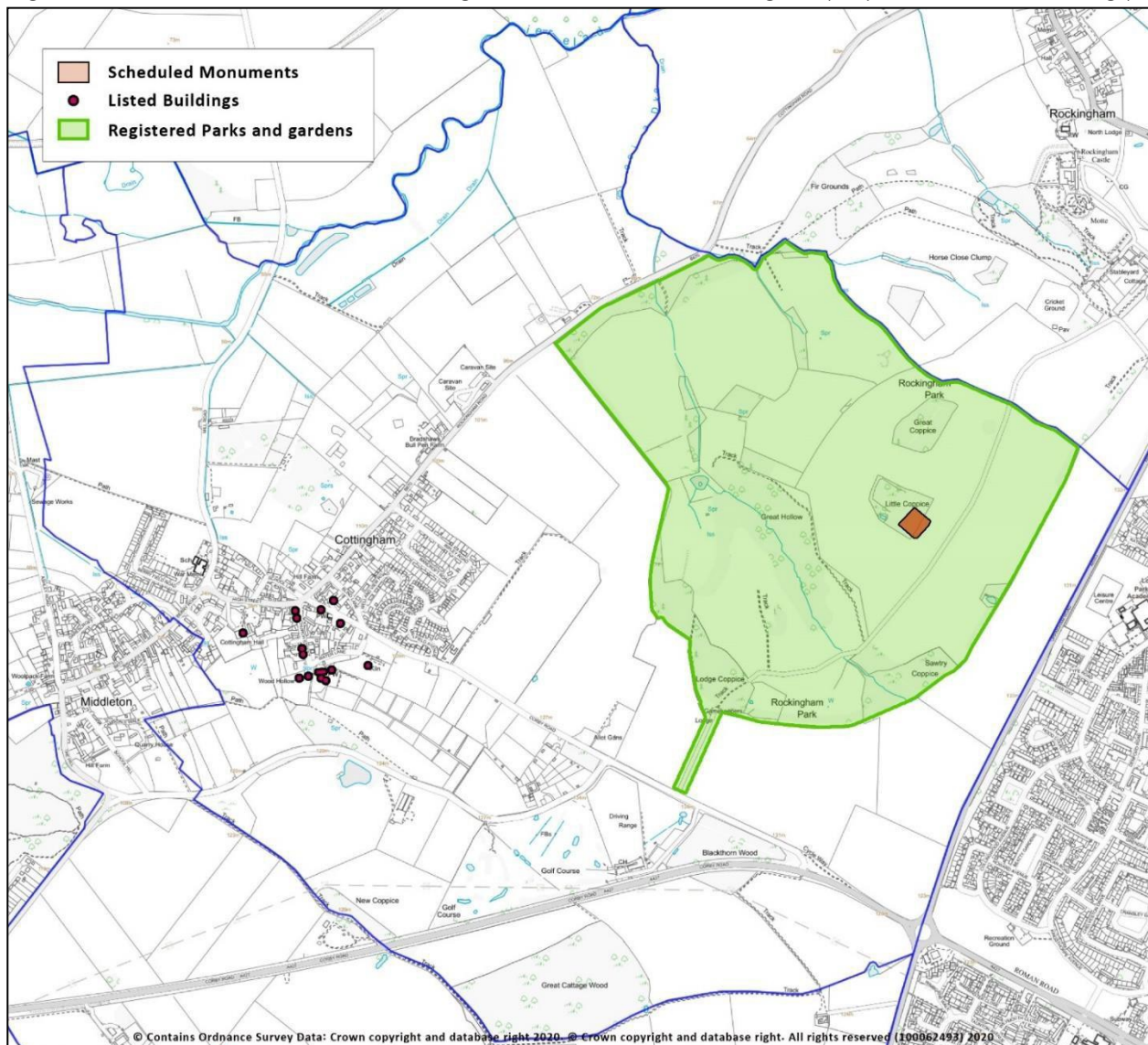
The sites listed below and mapped (figure 8) have been identified as being of local significance for their historical features. The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. The significance of the features present 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)

8.9 Buildings and structures of local significance

8.9.1 Statutorily protected features

Figure 9: Scheduled Monument, Listed Buildings and Listed Parkland in Cottingham (for protection of their settings)

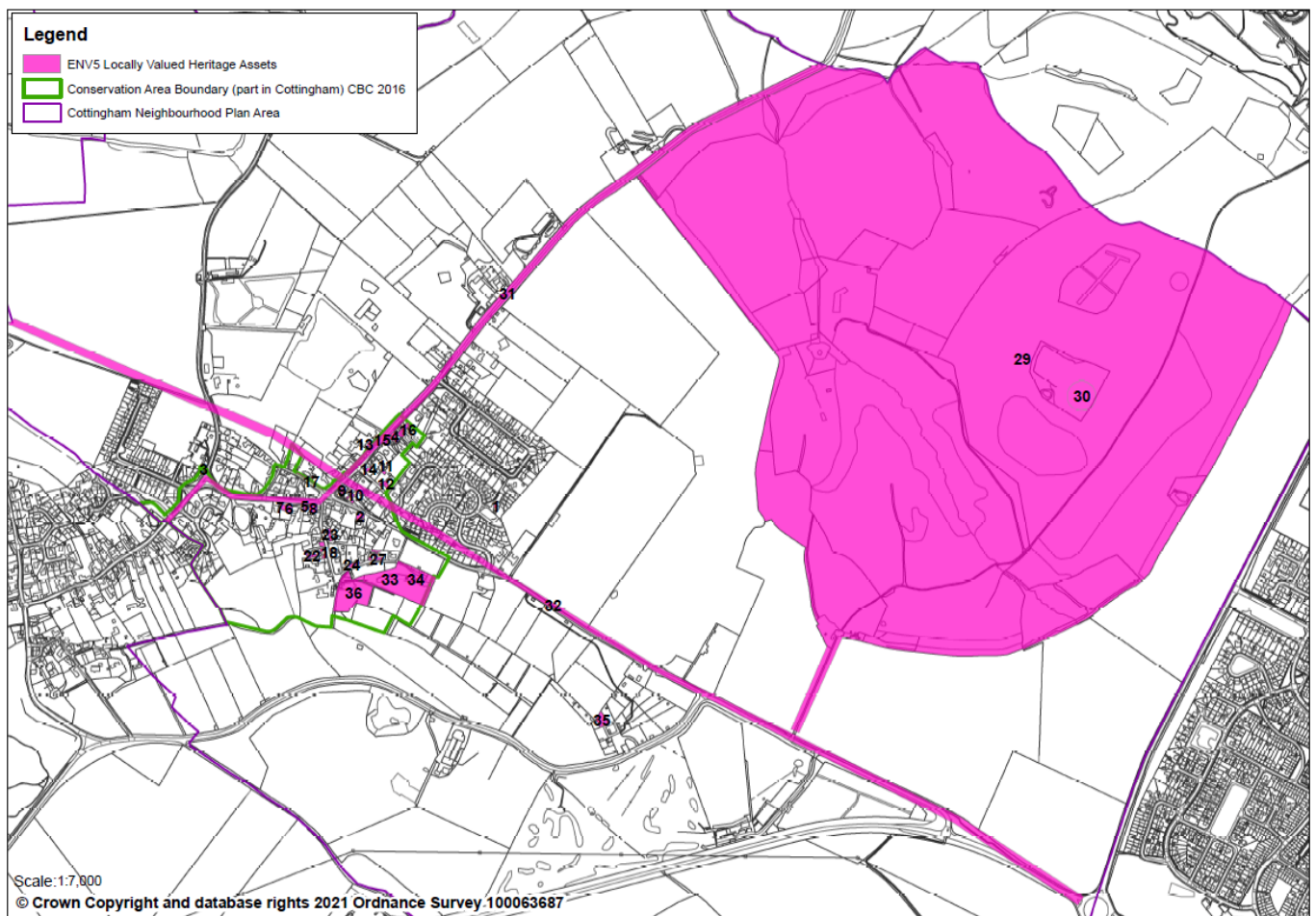


Eighteen landscape features, buildings and other structures in the Plan Area have statutory protection as a Scheduled Monument or through Listing at Grade I, II* or II. The Neighbourhood Plan lists them (in Supporting Information) for reference, and to note that new development will be required to take into account their settings. (Also see the Cottingham and Middleton Conservation Area Appraisal and Management Plan).

8.9.2 Local Heritage Assets

The Neighbourhood Plan identifies several 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 8). Their inclusion here records them in the Planning system as *non-designated heritage assets*.

Figure 10: Local Heritage List for Cottingham: buildings and structures of local significance



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.

ENV 5 cont.

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. 3 and 5 Blind Lane (this Plan)
13. Hill Farmhouse, 9 Rockingham Road (this Plan)
14. No. 2 Rockingham Road (this Plan)
15. Nos. 6, 8, 10, and 12 Rockingham Road (this Plan)
16. Nos. 14 to 24 Rockingham Road (this Plan)
17. School Lane walls (this Plan)
18. No. 8 Church Street (this Plan)
19. No. 10 Church Street (this Plan)
20. No. 10a Church Street (this Plan)
21. No. 12 Church Street (this Plan)
22. No. 12a Church Street (this Plan)
23. Nos. 13 – 17 Church Street (this Plan)
24. No. 3 Water Lane (this Plan)
25. Stoneleigh, 5 Water Lane (CBC Local Heritage Asset in Local Plan 2016)
26. No. 11 Water Lane (this Plan)
27. Stonewalls, 11a Water Lane (this Plan)
28. The Barn North of 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)

8.9.3 Ridge and furrow

Ridge and furrow earthworks are an important component of the historic environment in the Plan Area. They are a tangible record of the farming system used in Cottingham and across the Midlands for over a thousand years, but additionally their quality and distribution here is the result of the atypical history of the parish and thus part of its special character.

“At a regional level, [areas of ridge and furrow] contribute to the character of the landscape, to local identity and to a ‘sense of place’, and their survival affords a *key sustainability indicator* for the regional historic environment.”

Turning the plough: loss of a landscape legacy (Conservation Bulletin 42, March 2002)

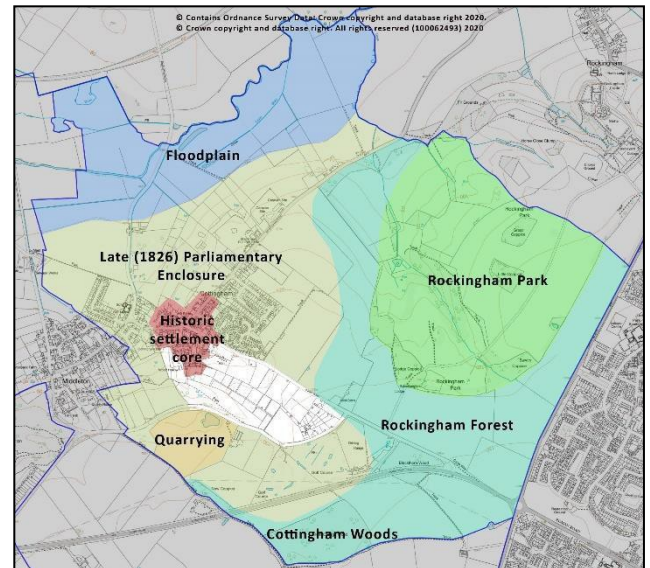
Typical midlands rural parishes were primarily agricultural during the medieval period. Beginning in the 8th or 9th century they were farmed using the *Open Field* system. All the open land, except for small fields backing onto the village, meadows in river valleys and a few patches of woodland or waste, was worked in a seasonal and yearly rotation of arable crops (cereals, beans), grazing and fallow. Medieval ploughs were pulled by oxen and, because they were not reversible, the soil was always turned rightwards as the plough team progressed up and down the furlongs, to produce a corrugated pattern of ridges and furrows whose dimensions increased with every season. The difference in height between ridges and furrows could be as much as 2-3 metres; this had real advantages in the heavy clay of the Midlands, with ridges remaining dry and the furrows acting as drains. The open field system was practised for almost all of the medieval period – perhaps 800 years – until changes in land ownership and an ‘agricultural revolution’ gave rise to a change from the large communal open fields to enclosed, privately-owned small fields with hedged boundaries, and a change from arable to pastoral (livestock) farming. This *Enclosure* of the open fields was ratified by Acts of Parliament.

Cottingham is different. From around the time of the Norman Conquest it was in the northeast part of *Rockingham Forest*, a Royal hunting domain consisting of woodland, open grazing ‘lawns’, heaths and small fields, while a further part of the modern parish was in *Rockingham Park*, first a hunting estate for Rockingham Castle and (from the 15th century) its woodland and pasture grounds. None of these areas were open ploughlands. A substantial strip in the Welland floodplain subject to inundation was similarly not ploughland; it was used as seasonal pasture. Finally, quarrying for building stone and, later, iron ore in the southern half of the Plan Area obliterated areas which may have been ridge and furrow in earlier times. For these reasons (figure 11.1) the area of medieval arable open field in Cottingham probably only covered about half of the modern parish.

Medieval open field agriculture ended in an ‘agricultural revolution’ beginning in the 17th century’. Cottingham’s open fields were enclosed in at least two phases. In the mid- 17th century, a group of local farmers and tenants seized the manor of Cottingham and claimed “common pasture”. This action appears to record the establishment of the *Copyholders* who were to become, and still are, the Lords of the Manor of Cottingham. Official Parliamentary Enclosure of the rest, at the late date of 1826 compared with most Northamptonshire parishes, completed the process.

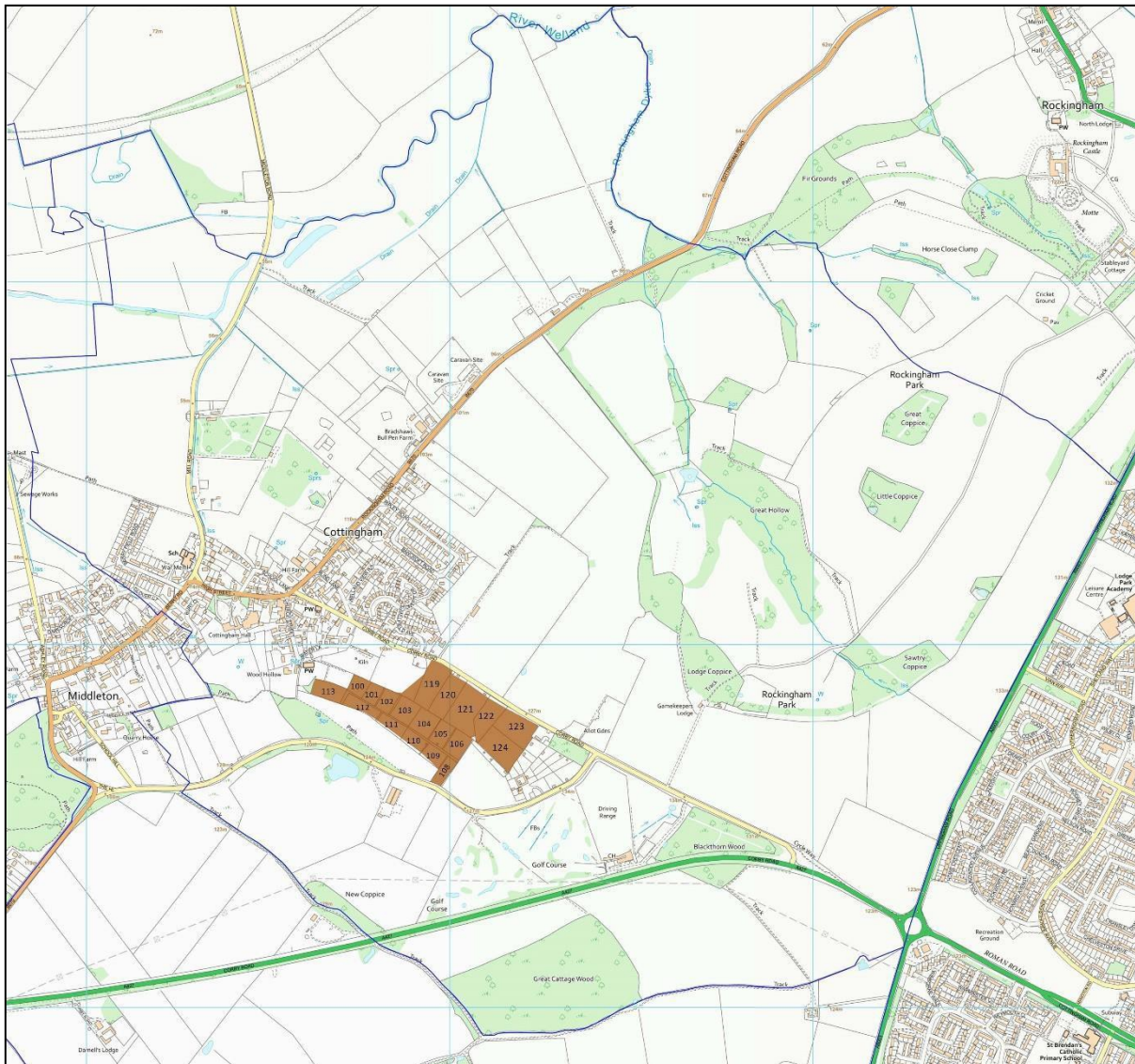
Figure 11 Historical explanation for the rarity of ridge and furrow in Cottingham

Although it was socially disruptive, the result of Enclosure in Cottingham and throughout the Midlands was to ‘fossilise’ the ridges and furrows under permanent grass, and this situation persisted until a second agricultural revolution after the World War II effectively reversed the first one. British governments, later the European Union, encouraged farmers to plough the pastures and turn them over to intensive arable production. Wherever this happened, modern reversible ploughs quickly obliterated the ridge and furrow. In most English open field parishes, the loss of ridge and furrow since 1950 has been over 90%. In the 1990s English Heritage (now Historic England), realising the scale of loss of ridge and furrow in England undertook the first of a series of surveys across the Midlands, including Northamptonshire, and made recommendations for protection and management. In English legislation ridge and furrow fields (except for the few that are Scheduled Monuments) are not statutorily protected, despite recognition that *“as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance”* (English Heritage, 2001).



While the 18 small fields with surviving ridge and furrow in Cottingham (figure 11.2) are not claimed to be of international importance, their rarity across the midlands, and their atypical history and distribution in Cottingham, means that any further, avoidable, loss would be irreversibly detrimental. In conformity with paragraph 194 of the National Planning Policy Framework (including footnote 63) and following the recommendation of Historic England, all surviving ridge and furrow in Cottingham should now be regarded as a non-designated heritage asset and taken into account in the planning system as the visible evidence of a component of national heritage comparable in social history significance to that of surviving medieval churches.

Figure 11.2: Surviving ridge and furrow in Cottingham, 2020

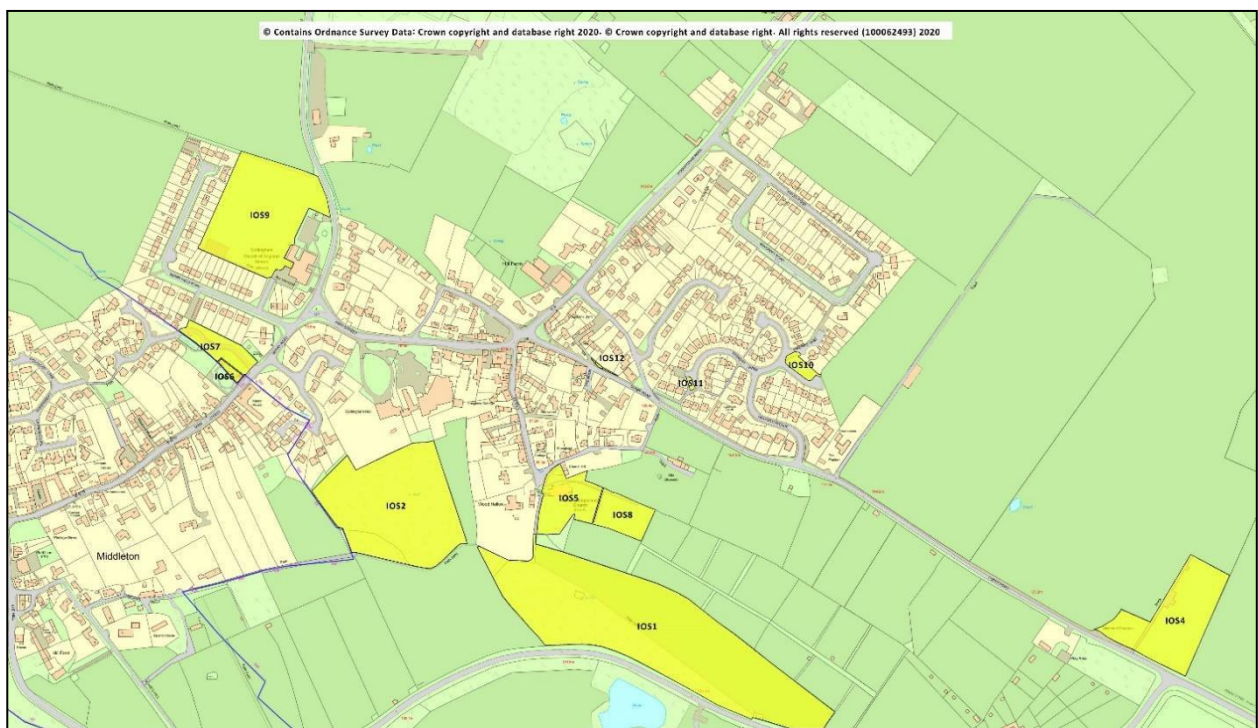


POLICY ENV 6: RIDGE AND FURROW – The areas of ridge and furrow earthworks shown on Figure 11.2 are identified as locally valued heritage assets. In weighing applications that affect, directly or indirectly, the ridge and furrow earthworks, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

8.10 Important Open Spaces

A group of sites scored highly in the inventory under the relevant criteria for their outstanding community value. They have been identified in fieldwork, community consultations and in Parish records; some are recorded as Corby Open Space, Sport & Recreation sites, although they are not shown in the policies map for Cottingham and Middleton in the Part 2 Local Plan for Corby. In Cottingham the sites comprise *Natural and semi-natural open space*; *Amenity green space*; *Provision for children and young people*; *Allotments*; and *Cemeteries and churchyards*. [Reference: open space typologies in CBC *Open Space Assessment Report*, Knight, Kavanagh & Page 2017) The open space typology *Outdoor sports facilities* was not included in the 2017 Assessment but has been taken into account in this Neighbourhood Plan, in conformity with paragraphs 96 and 97 of NPPF 2019.

Figure 12: Important 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, or unless it can be demonstrated that the open space is no longer required by the community.

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)

POLICY ENV 7: IMPORTANT OPEN SPACES continued

IOS4: Corby Road allotments (*Allotments, CBC Assessment #28*) Corby Road
(*Amenity greenspace, this Plan*)

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 Plan*)

IOS10 Windmill Rise greenspace (*Amenity greenspace,
this Plan*)

IOS11: Stonepit Drive greenspace (*Amenity greenspace,
this Plan*)

IOS12: Raised seated area opposite Methodist church

8.11 Managing flood risk

Even if international cooperation and national strategies and policies eventually succeed in halting the human and industrial contributions towards climate change, the effects of recent and current warming on weather events will likely persist for decades. It is therefore desirable to plan for a medium-term future in which weather events continue to become more extreme by putting in place measures that mitigate the challenge of climate change for the lifetime of this Plan and beyond. This objective is explicitly supported by the Environment Agency (EA) draft National Flood and Coastal Erosion Risk Management Strategy for England (2019), in which the strategic emphasis for the EA shifts from mitigation to resilience; in other words from requiring new development to reduce their adverse effects on flood risk to avoiding creating or adding to flood risk at all.

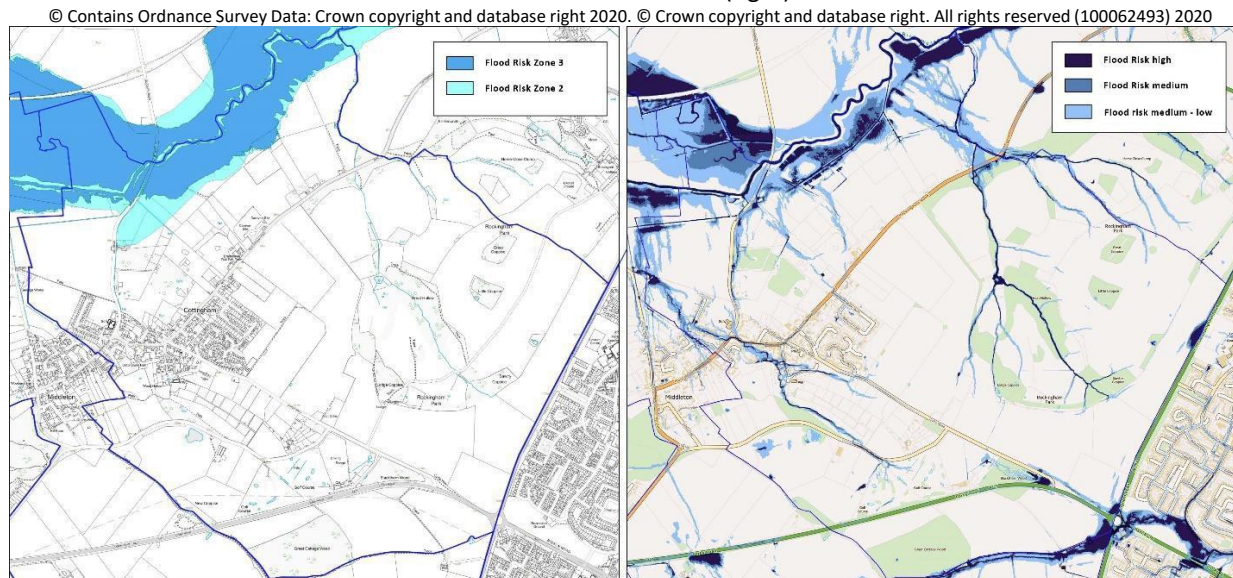
While there is no risk of flooding from rivers in the present built-up areas of the parish, surface water flooding has always been an issue in the centre of the village for reasons of geology, topography and land use. Local experience in recent years, including during the time of preparation of this Neighbourhood Plan (2019-2020), is that this type of flooding has increased in extent, duration and severity. The location and technical standards of all new development proposals in the Plan Area should in future be judged on their likely contribution to flooding in a climate change world. In parallel, the community will support proposals to improve the infrastructure within the built-up areas for managing flash-flooding and surface water run-off events providing this is not unnecessarily detrimental to the historic built environment, biodiversity sites or open and green spaces.

This policy supports and is in conformity with NPPF paragraphs 155, 156 and 157, especially 157(b), and is strongly supported by the 2019 draft National Flood and Coastal Erosion Risk Management Strategy for England, particularly the strategy's recognition of the need to build flood resilience into all future strategic development planning.

POLICY ENV 8: MANAGING FLOOD RISK – Development proposals within the areas indicated in Figure 13 will be required, where appropriate, to demonstrate that the benefit of development outweighs the harm in relation to the likelihood of it conflicting with locally applicable flood mitigation strategies and infrastructure.

Proposals to construct new (or modify existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, etc.), including within the built-up area, will be supported.

Figure 13: Flooding in the Plan Area (Environment Agency mapping): Flood Risk Zones 3 and 2 (left); Flood Risk from Surface Water (right)



8.12 Important views

A number of views towards, from and within the village should be protected and preserved from development that would interrupt or spoil them. These views are an integral part of the character of the village and, together with a high degree of accessibility to many of the landmarks they include, are essential aspects of the deep relationship with the countryside that the residents of Cottingham value and enjoy.

A large part of Cottingham village is elevated above the surrounding landscape and in particular the Welland Valley, giving uninterrupted outward views towards other villages, a rural landscape and the River Welland.

There are internal views which are as important to the village as the vistas described above, notably:

- the iconic view towards St. Mary Magdelene church spire across Peaches Dale. This view (5 below) has a particular significance and impact for anyone entering the village via Corby Road since, quite suddenly, the high hedge ceases and this foreground of gentle, undulating pasture and spire leads the eye to the north valley side several miles away. This Christmas card quality first glimpse of Cottingham is known for leaving a lasting first impression of the village.

- Views in every direction within The Dale, but particularly sighting along the Jurassic Way in both directions (6 below).

The Cottingham and Middleton Conservation Area Appraisal and Management Plan, Supplementary Planning Document, April 2016, (pages 9 and 31) gives weight to the proposal that the views from Cottingham are an intrinsic component of the village's rural nature. The inspector's report of 17th June 2016, App. Ref: APP/u2085/15/30005683, "Land off Bury Close Cottingham", describes the reason for refusal of a proposed housing development. Amongst the reasons stated, para 12 cites the potential damage to the view over the Welland Valley from the Jurassic Way. This opinion is re-iterated in paragraph 16 of the report.

Figure 14: Important views



POLICY ENV 9: IMPORTANT VIEWS – Development proposals should whenever possible respect and preserve the views listed below and described in Appendix 9 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 impact on the identified views will not be supported.

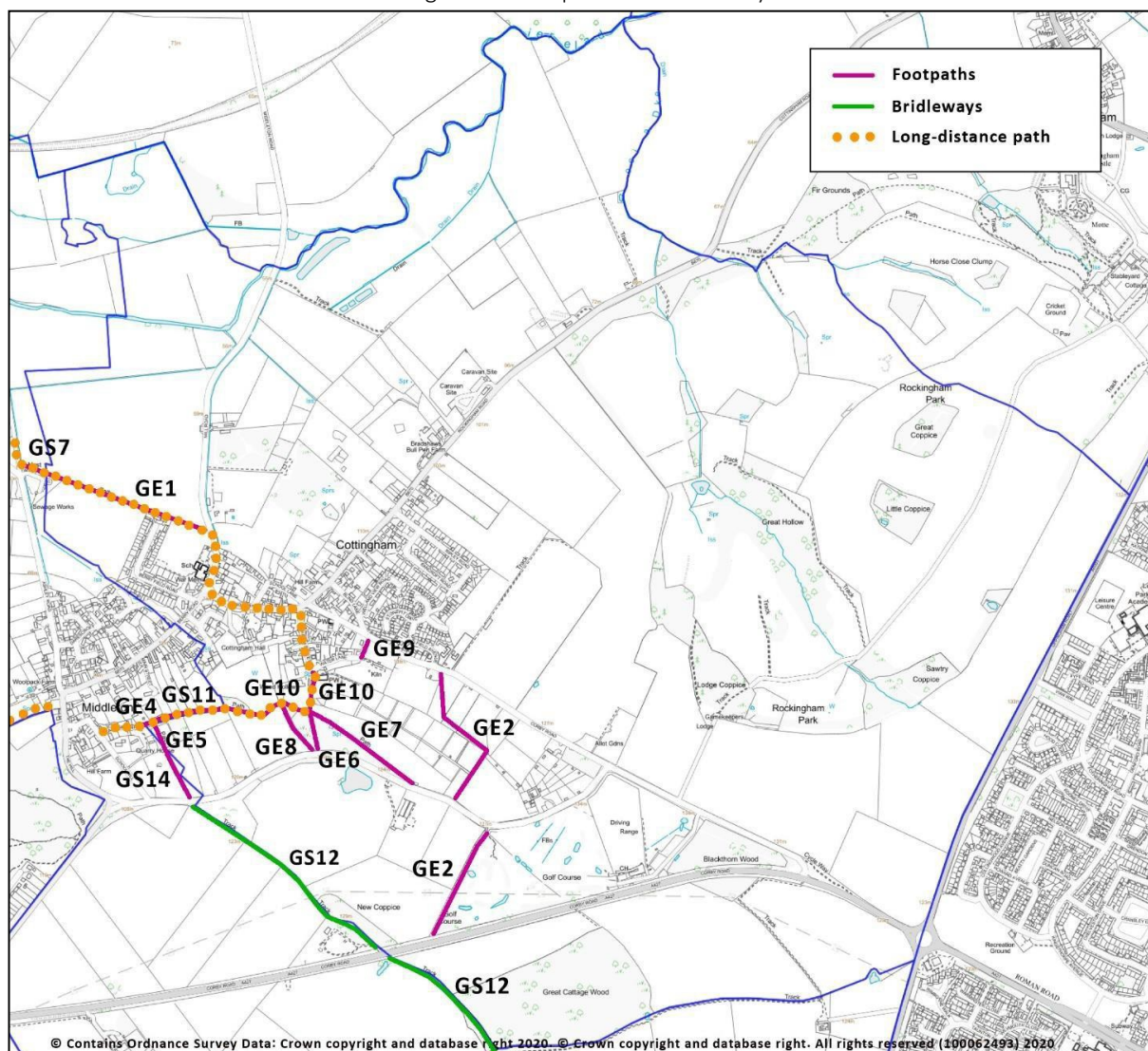
- 1.** Northeast from the Jurassic Way long-distance footpath over the historic village and open countryside of the Welland valley.
- 2.** Northwest from the Jurassic way over historic parkland and Cottingham Hall to the Welland valley.
- 3.** Northwest vistas from Rockingham Road over hedged small fields 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).

8.13 Footpaths and bridleways

The network of footpaths and other rights of way in the Plan Area is limited, being restricted to the area of the village and its immediate environs. Because walking routes everywhere tend to be survivors from before the 18th century Enclosure of the farmed landscape and from before the development of paved motor roads, there are good historical reasons for this, including in the case of Cottingham the privacy of the Rockingham estate and the relative inaccessibility of the flood-prone Welland valley water meadows and marshes. However, with modern recognition of the value of walking routes for health and wellbeing, the lack is unfortunate and any reduction of the network's extent and character will be strongly resisted.

POLICY ENV 10: FOOTPATHS AND BRIDLEWAYS - Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths and bridleways (see Figure 15) will not be supported without appropriate mitigation.

Figure 15: Footpaths and bridleways



8.14 Renewable energy generation infrastructure

Residents of the Plan Area recognise the importance of renewable energy sources to the mitigation of the predicted effects of climate change. They would welcome initiatives for wind or solar generation provided they did not damage the acknowledged sensitive landscapes of the parish, or its biodiversity and heritage features. Large-scale turbine developments are not appropriate, and these are already ruled out by North Northamptonshire Joint strategic policies. The impact of wind generation infrastructure on communities has also been recognised by the government: a Ministerial statement made on 18th June 2015 notes that suitable areas for wind energy development must be identified in local plans, and that any such developments must have the support of local communities.

The National Planning Policy Framework 2019 states that the planning system should help to ‘shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure’. Residents of Cottingham are keen to support local use of appropriately scaled technologies for ecologically sound energy generation and appropriate measures to reduce energy consumption.

POLICY ENV 11: RENEWABLE ENERGY GENERATION INFRASTRUCTURE

Proposals for small-scale local resident, business, amenity or community-initiated, solar and wind generation infrastructure will be supported, subject to their complying with the environmental protection conditions listed in NNJCS Policy 26.

Large scale turbine developments will not be supported, in conformity with the Plan area’s designation in NNJPU *Environmental sensitivity consolidation* 2009 as an area of high landscape, biodiversity and cultural heritage sensitivity, and in conformity with NNJCS Policy 26.

8.15 Increasing Tree Cover

In line with a green agenda the Parish wishes to increase the number of trees within the Parish Boundary. However, the ability of the Parish Council to increase tree cover is restricted to the Dale (Fig 5, Field numbers 14/115). Here it is planned to have native trees of a variety of species to replace those trees lost from Dutch Elm disease, Ash die-back and trees at the end of their life.

COMMUNITY ACTION ENV 12: INCREASING TREE COVER

Over the next 5-10 years a programme of tree planting will take place in the Dale. This will comprise 2 sites at the east and west ends of the dale where existing plantations are situated and further tree planting along the hedge row to the North, South and West boundaries.

9. Community Assets

9.1 Drawing the community together

Community assets are premises and activities, which make a significant contribution to the life of our Parish. They encourage social interaction, friendships and learning, and also facilitate new opportunities. It is essential to the ongoing wellbeing of the community that Cottingham retains and continues to build on these assets.

Cottingham is a wonderful community. Generations of families have been drawn to live and remain here, making the Parish the stage on which the lives of many families play out. Through our community assets we can help to make these lives more positive and help to engender a greater sense of togetherness and mutual support at a time when work and the pace of life can threaten this.

9.2 Community Assets

9.2.1 The Millennium Village Sign

The sign (which was designed and crafted by a Cottingham resident) depicts notable elements of the Parish: the village church, a horse trough, a horse-rider, the village war memorial, a heron and a windmill.

9.2.2 Village Store and Café

The village shop opened in the 1920s as a general store. It became the village post office in the late 1970s. The Cottingham & Middleton Village Store and Cafe closed after being shut for more than five years, but, through the European Union Leader scheme, the Lottery, the Plunkett Foundation, and support from local people, reopened in 2011. Now a Community Benefit Society, it is owned by over 200 shareholders and is run by a Committee, 2 part-time paid staff and a team of volunteers. It provides a place of welcome and is an important village hub.

As a general store and café it provides bread from 3 bakeries, dairy products, meat products, newspapers and basic groceries. The Store is open seven days per week. The shop provides a friendly environment for a chat, tea, coffee, cakes and a variety of both hot and cold sandwiches. Groups are encouraged to use the upstairs part of the café provided they purchase café items.

9.2.3 St Mary Magdalene Church

The church dates from the 12th century and has building styles from many of the following centuries. The construction shows a mixture of bands of ironstone and limestone. Many of the windows have tracery, trefoils and quatre foil circles. There is a particularly rare feature on one of the columns, which is a horizontally portrayed carving of a knight and lady. The graveyard displays memorial stones and tombs dating across several centuries. In the newer second section a grave is still maintained by the Commonwealth War Graves Commission. The upkeep of the churchyard is shared between the church and the two parish councils. The church is used for weddings, funerals

and baptisms and, over the years, has been a popular venue for the community. However, the church is extremely limited in facilities and financial resources having inefficient heating and a badly leaking roof. Due to its location, the church isn't easily accessible to a lot of people without the assistance of volunteers. Notwithstanding the many current issues and challenges, the church is a valuable community asset.

9.2.4 The Methodist Church

There are two parts to the Church which were built at separate times. The part on the right is the older, being built in 1808. In 1870 a decision was made to build a new Church adjacent to the original building. This was completed in 1878 and is now the current Church. The extended Church contributed greatly to village life - as did the Cottingham Wesleyan brass band, strongly active until 1939. In 2021 the Church closed for worship and public use and its future is uncertain.

9.2.5 The War Memorial

The front of the memorial carries the names of those from the village (24 in total) killed in the First World War 1914-18. On the back, it lists those killed in the Second World War, 1939-45 (4). In addition there are now two modern commemorative steel artworks at the site.

9.2.6 The Cottingham and Middleton Village Hall Annexe

The key community meeting place in the Parish is joined to the school building. This building was constructed in 1978, replacing the Wesleyan Chapel as Cottingham's hall. It was originally built as the changing room for Cottingham football team, which, following promotion, moved to an improved facility in Corby. It then became the village hall. It hosts a number of regular events such as shows/plays, it is the meeting place for the Parish Council and various keep fit groups as well as acting as the Polling Station. Attendance at events can be varied but the village hall remains a key facility for community cohesion and inclusion.

9.2.7 The Spread Eagle

This pub used to be a thatched cottage, having been constructed around 1854. It was a much smaller building than now, but as a pub central to the village it featured strongly in many village occasions. The new Spread Eagle was built in the 1960s at the back of the original Spread Eagle, which was subsequently demolished. Sadly, the current situation is suggestive that the public house will not re-open.

9.2.8 The Royal George

This became a pub in 1780 and was named after the Royal George flagship that was commissioned that year. But the building had been in existence from the 13th century. It has several sections and its history explains the rather ad hoc shape. The lower lounge was a farmhouse from the 13th century; the middle lounge is from the early 14th century. The pub apparently contains the earliest domestic roof cruck beam in Britain, the tree-ring dated to 1262. Other rooms have been added and adapted. The Royal George Golf Society has been an important community group since 2001, meeting at the pub each Monday evening and playing a variety of different local courses throughout the year.

9.2.9 Cottingham Church of England Primary School

Built in 1871, the original Cottingham School was in School Lane. The current Cottingham C of E Primary School was built in the late 1960s and became an Academy Trust in March 2016. OFSTED results are good and SATS results are in line with Nationals. The school offers wrap-around care, safety and a warm friendly environment and has an excellent achievement in music and sport. The school mission is to encourage children to care, build, follow and think.

There are currently 122 pupils, the capacity being 150. There are 5 classes and 17 staff. Just 40% of the pupils live within the Parish. 80% of pupils go on to Uppingham Community College although some go to Kingswood, Lodge Park, Technical School or the Business Academy - all in Corby.

9.2.10 The Dale

This is a large pocket park, which is owned by the Parish, It is a historic grazing pasture. It is an area for dog walking, picnics and informal play.

9.2.11 Children's playground

Within the field adjacent to the village hall/school there is a small, fenced off children's play area, which contains swings, a slide, a set of goalposts, a climbing frame etc. It is designed for children up to the age of 12.

9.2.12 Allotments

There are allotments on Corby Road, which are well used. Excess produce is often donated to the shop. The ground is owned by Rockingham Estate and is controlled by their agent in Market Harborough. There are 35 plots on site and currently a waiting list of one. People from Corby use most of the plots, with about four being used by people from Cottingham. The allotments look out over the Welland Valley so on a nice day the owners quite often take picnics/barbeques and sit and enjoy the view.

9.2.13 Cottingham Newsletter

The village newsletter, jointly resourced by Middleton and Cottingham Parish Councils is published every two months and distributed to every household in the Parish, provides interest and important community information.

The following policy is designed to align positively with Policy 7 – Community services and facilities in the Joint Core Strategy and reflects the aims of paragraph 92 of the NPPF.

POLICY CF1: RETENTION OF COMMUNITY FACILITIES, AMENITIES and ASSETS

Development leading to the loss of an existing community facility, including the village store, 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 demonstrated that:

- a) There is no longer any need or demand for the existing community facility; or
- b) 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; or
- c) 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.

9.3 New or Improved Community Facilities and Amenities

The Parish encourages the provision of new and improved facilities. For example, as a joint project with Middleton Parish Council, planning permission has been achieved and fundraising has commenced to provide enhanced facilities for sports, entertainment, clubs and social gatherings, for the benefit of both villages.

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) Will not result in disturbance to residential properties including from traffic movements;
- b) Will not generate additional on-street parking;
- c) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle; and
- d) Takes into full account the needs of people with disabilities.

9.4 Parish Communications - Keeping connected

9.4.1 Broadband and mobile infrastructure

The modern economy increasingly depends on high-quality communications infrastructure to reap maximum benefit from technological advances. High-speed internet connectivity drives business innovation and growth and creates business and employment opportunities as well as reducing social exclusion. Online searching and transactions facilitate access to information and services, also providing essential opportunities for education and learning. The standard of broadband and mobile infrastructure is particularly important in rural settings such as Cottingham Parish. Equally, good mobile signal availability is crucial to achieve good communication for each of the above reasons.

BT Open Reach has completed their installation of 'fibre to the cabinet'. This ensures the Cottingham Community has a good standard of Internet connectivity, enough to stream

videos, play games, work from home, and operate multiple devices within a household. An alternative supplier, Gigaclear, has installed fibre to home to the top part of the village – a supply model based on demand and partly funded by the former Corby Borough Council.

Every house will use the old existing telephone lines, which is copper to the house from the local cabinet. 'Fibre to the premises', is currently only available for Gigaclear customers.

The mobile telephone signal is generally not an issue in the village or the Parish generally and there are plans to add a further local mobile phone mast.

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.

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.

9.5 Transport and Road Safety

9.5.1 A safe and connected parish

There are no A-roads running through Cottingham village but access is provided by four minor roads, which are used by through traffic. Corby Road comes in off the main A427 Corby to Harborough road and proceeds into the village down a very steep hill. This particular access road is extremely busy and would benefit from better Safety Management. The B670 Rockingham Road comes into the village off the main A6003 Uppingham Road at Rockingham. This road is also generally busy and is very popular for through traffic to Market Harborough - private, service vans and heavy goods vehicles therefore use it extensively. All types of vehicles including agricultural machinery also heavily use the road coming in from Brighthurst, which significantly passes by the school just after entering the village. The final entrance/exit road, again off the A427, passes through the village centres of both Cottingham and neighbouring Middleton. This is a narrow road, very busy at peak times with residential parking on both sides of the road in some areas, especially around the school at the beginning and end of the school day. It is a village street not built for a large volume of through traffic. It is an objective to create a safe and secure environment that will be an asset to all Parishioners of Cottingham.

The Parish Council has consistently tried to achieve a change of priority from the old A427 round the top of the village/Dale to make the priority in favour of coming into Cottingham. The old A427 appears to be increasingly popular and traffic tends to speed round the bend which, in view of the limited vision makes the right hand turn down into the village, more hazardous.

Suggested solutions to this issue include a more substantial right turn lane and a mirror to increase visibility for those navigating the junction.

In a recent meeting about the above concerns it was again confirmed that no alterations can be made to the road layout but that the current road markings on the A427 will be repainted to increase the visibility of them and that the addition of a danger sign on the grass verge to advise drivers of the bend will be investigated.

The Parish Council regularly produces reports about traffic and transport issues in the Parish. It continues to work through an up to date action plan. The issues outlined through this report remain at the forefront of the Council's attempts to improve the quality of life for residents of Cottingham.

9.5.2 School parking

The 'school run' causes problems for the free flow of traffic through parts of the village, particularly around the junction of Mill Road, High Street, Berry Road (The Triangle) and Berryfield Road. A number of initiatives have been undertaken with a view to reduce the amount of parking around the school at the start and the end of the school day. Park and Stride days have been led by Council and school staff, particularly using the Spread Eagle car park and roads around there. The possible sale of the Spread Eagle Public House has caused this initiative to falter.

It is envisaged that the new car park to be built at the Mill Community Hub could be used during the two daily 'school run' periods, thus significantly reducing the on-road parking volume and mitigating most of the attendant risks.

9.5.3 Parking – private cars/residents

There are significant numbers of vehicles being parked on the grass verges, causing damage to both verges and kerbstones. This is because many residents have nowhere else to park their cars other than on the busy road. Similarly, there is an increasing number of cars/small vans being parked partly on the road and partly on the pedestrian pavement area. This presents obstacles for pedestrians, especially wheelchair and pushchair users, as well as blind and visually impaired pedestrians who find on-pavement parking hazardous.

9.5.4 Yellow lines

There are several places in the village centre that have double yellow line road markings. There is the possibility of altering and extending the provision of yellow lines to alleviate specific parking issues. These include outside the village shop, the Spread Eagle pub and on Church Street. After previous, thorough Parish consultation, the siting of any new yellow lines continues to be reviewed.

9.5.5 Delivery vehicles

Delivery vans are currently a major problem as far as residents' safety is concerned and they are also a cause of disruptive congestion throughout the village particularly during peak periods. There are also a significant number of heavy goods vehicles in excess of 7.5 tons entering the village. However, many of these are delivering to the village, so cannot be prevented.

9.5.6 Speeding

Community Speedwatch has revealed that vehicles exceeding the speed limit are a problem in the Parish, particularly along Corby Road and Rockingham Road. The junction of Millfield Avenue and Corby Road is particularly dangerous.

The Parish Council continues to actively address this issue. Possible solutions include speed bumps installed on the above roads and solar powered speed indicators have been introduced at entry to the village on the Corby and Rockingham Roads.

POLICY T1: TRAFFIC MANAGEMENT - All 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;
- 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;
- f) Provide appropriate footpaths and cycleways.

9.5.7 Electric vehicles

The UK government has recently announced its intention to ban sales of new petrol and diesel cars by 2030 and low emission hybrids by 2035 to combat rising levels of air pollution and address climate change concerns. The implication is that the number of electric vehicles on the road will certainly increase rapidly during the lifetime of this Plan.

This raises the crucial question of battery recharging. Residential charging is a current norm. It is important to include requirements for home charging in all new developments within the Parish. However, residential charging is only possible where off-road parking is available. It does not help residents of houses without onsite parking in Cottingham.

Commercial/communal rapid charging facilities are growing across the country making use of a 3-phase supply not possible at the domestic level and reducing the 7KW re-charge time by a factor of 3. These should be utilised in Cottingham Parish.

POLICY 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 will be supported so long as there is universal access and they do not impact negatively on the availability of existing parking.

9.5.8 Public transport and disability

The parish suffers from a dearth of bus services. Currently two bus services, a long-distance service which links Oakham, Uppingham and Corby and passes through the village (The Rutland Flyer) and a limited service which links Corby to Market Harborough and also passes through the village. The latter service is supported by Parishes residing in the former Corby and Kettering Boroughs and who are geographically located to the North and West of Corby. The limited service (Welland Wanderer) is the only service to have disabled access. Should disabled access be made available on both services then it is likely that passenger numbers would increase slightly.

Ideally buses should be equipped with low entrance platforms to accommodate a wheelchair or similar. Designated stopping places with a special high kerb structure are also desirable, to allow easy access from the pavement onto the public transport vehicle at that site.

9.5.9 Condition of Parish Roads

The repair of dangerous potholes is ongoing but, only the deep potholes are repaired, this leaves others unrepaired and deteriorating. Potholes have to be 40mm deep on major roads and 50mm deep on minor roads to meet the Northants Highways definition of dangerous.

The Zebra Crossing and the surrounding central road markings were improved by the County Council. Unfortunately, the road surface deteriorated sufficiently to erode the road marking, this was later corrected and the Zebra crossing was once again re-painted. This episode highlights the difficulty the Parish Council has faced in ensuring that road surfaces are in good order.



Fig.16.1 Sunken Great Corby Road



Fig. 16.2 Mill Road prior to resurfacing

Source Cottingham Highways Report 2017

COMMUNITY ACTION T3: TRAFFIC MANAGEMENT

The Parish Council will develop a coherent action plan to address traffic and parking issues that have been identified through the Neighbourhood Plan including:

- a) Undertake an ongoing awareness exercise to make explicit the negative impact on residents of inconsiderate parking.
- b) Work to achieve improvement of car parking provision for the Parish for residents and visitors.
- c) Develop appropriate traffic management/calming measures for the Parish.
- d) Continue to Introduce community speed reduction actions.
- e) Work with the school to resolve parking issues at drop off and pick up times.

COMMUNITY ACTION T4: HGVs

The Parish Council will continue to engage with the transport authorities and, where necessary, the police to seek the enforcement of 7.5tonne limits. It will also lead the way in communicating with haulage companies whose lorries are in breach of the weight restrictions and are causing traffic problems within the Parish.

COMMUNITY ACTION T5: TRAFFIC CALMING

The Parish Council will continue to engage with the transport authority to improve traffic calming measures at the entrance points, and to create a safer village environment through schemes such as a 20-mph zone.

9.6 Business and Employment - Helping the community to thrive

Cottingham is typical of Rockingham Forest villages from Roman and through Anglo-Saxon times. Its economic activity has been predominantly rural for most of its existence, largely as an agricultural village inhabited by small farmers and workers to service the surrounding estates, such as Deene and Rockingham. The close proximity to Corby has led to many more recent changes. In 1875 the coming of the railway opened up the community more fully to the wider world.

During 1932 Corby was chosen to be the site of one of the biggest iron and steel making complexes in the world. Several influxes of workers followed from Latvia, Scotland etc. Many Cottingham people began working in the steelworks and many other people who came from outside settled in Cottingham.

In 1980, the steelworks closed causing widespread unemployment in Cottingham. Along with the closure and its effect on the villagers, came a good deal of redundancy money and this gave the village a boost in the form of many small self-employed businesses keeping many people in the village.

With the digital age the nature of work changed using modern media, so it is more viable to set up businesses based in the village. Others use the village as a place to live and to commute to larger conurbations.

9.6.1 Support for Existing Businesses and Employment

Good employment opportunities in the Parish and the strength of the community go hand in hand. Supporting the growth of employment opportunities in the Parish is therefore recognised as an important theme of the Neighbourhood Plan.

Cottingham is a rural parish but not distant from several significant employment centres, such as Corby, Oakham, Uppingham and Market Harborough. People also commute to London following the reopening of the Corby Station in 2009. Employment opportunities within the Parish are however relatively limited in scale. The types of principal businesses and employers located within the Parish include:

- The school (17 employees);
- The Royal George pub (8);
- The Spread Eagle pub (4);
- The Village Shop (2 plus volunteers).

Other businesses include a caravan club site overlooking the river, calligraphy, soft furnishing, goat ice cream producer, electrician, tree surgeon, hairdressing and museum casts consultancy.

POLICY BE1: SUPPORT FOR EXISTING BUSINESSES & EMPLOYMENT OPPORTUNITIES -

There will be a presumption against the loss of commercial premises or employment land. 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.

9.6.2 Support for new businesses and employment

New employment initiatives can help to boost and diversify the local economy, thus providing more local employment opportunities. However, parishioners have indicated through consultation that any new employment initiatives should be small scale and sensitive to the character of the Parish. Employment proposals should only be approved if they avoid harmful impacts on other matters agreed to be locally important such as increased traffic flows, parking, residential amenity, the preservation of historic/heritage assets and the local environment.

POLICY BE2: SUPPORT FOR NEW BUSINESSES AND EMPLOYMENT - In supporting additional employment opportunities, new development will be required to:

- a) Where possible, be sited in existing buildings or on areas of previously developed land;
- b) 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;
- c) Not increase noise levels or light spillage beyond the site or introduce any other environmental nuisance to an extent that would unacceptably disturb occupants of nearby residential properties;
- d) Not generate unacceptable levels of traffic movement or additional on-road parking; and
- e) Contribute to the character, and distinctiveness of the local built environment.

9.6.3 Home working

There is an increasing trend for parishioners to work from home, whether this is for part of the working week or entirely. With improving internet connectivity locally and changing employment patterns nationally, this trend is likely to continue, making the Parish a place where a greater percentage of the population are spending their time. This could create opportunities – for joint working, business hubs, support groups etc. In the past, the Parish has held breakfasts as a small business group for self-employed people.

Homeworking activity in the village includes PR and communication, builders and gardeners, honey producers, goat ice cream, education, catering, music tuition and children's entertainment.

However, it is recognised that people may not have a suitable space within their home from which to run a business, or they may wish to distinctly and deliberately separate their work and living spaces. The construction of extensions, the conversion of outbuildings, and the development of new freestanding buildings in gardens from which businesses can operate will be supported. This is intended to maximise the opportunities for entrepreneurial activity and employment in Cottingham Parish.

Whilst it is acknowledged that it may not always be possible, new housing designs which include a small office space to accommodate home working will be supported subject to Policy BE3.

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;
- b) No significant, adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity; and
- c) Any extension or free-standing building shall be designed to reflect local character 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.

9.6.4 Farm Diversification

Farm diversification is when a farm branches out from traditional farming by adding new money-making activities. This can be in place of, or in addition to its traditional farming pursuits. Farm diversification can involve anything, from adding pastured poultry and organic beef production to starting a bed and breakfast in the barn or setting up a local tourist attraction.

Farming plays a diminishing role in the Parish in employment terms. A few people, mostly living outside the Parish, own a large amount of the land. Few parishioners are therefore employed in agriculture.

Farming has changed over the years driven by economics, advances in knowledge and climate change. It will continue to evolve with new crops, methods and processes. Farmers have diversified in the crops that they grow and in methods of farming.

The agricultural land around the village provides access to the countryside and enhances the environment.

It is not the prerogative of Neighbourhood Plan to advise farmers on how to run their business. Suffice to say that the Parish would welcome farm diversification plans providing that they meet National and Local guidelines and that such plans do not involve the deterioration of the quality of life for people in the village.

POLICY BE4: FARM DIVERSIFICATION - Diversification and the sustainable growth and expansion of farm businesses will be supported subject to:

- a) The use proposed being appropriate to the rural location;
- b) The conversion/adaptation works respecting the local character of the surrounding area;
- c) The development not having 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; and
- e) There being no significant, adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.

9.7 Tourism

Cottingham is an attractive rural parish to which walkers, horse riders, cyclists and other visitors are attracted. The Parish already has a self-produced map for visitors to guide them to places of interest. The Parish is keen to extend a welcome to visitors whilst ensuring that their visit does not have a negative impact on parishioners - for example, in the context of traffic.

The offer to visitors may be enhanced over the lifetime of the Neighbourhood Plan through for example, the development of activities, more places to eat and stay, and through improved infrastructure such as signage, seating, parking and other provision to welcome visitors.

POLICY BE5: TOURISM – Proposals to enhance tourism will be supported where they:

- a) Do not have a detrimental effect on the distinctive rural character of the Parish;
- b) Do not adversely affect the surrounding infrastructure, particularly local road networks; and
- c) Where feasible, the development involves the re-use of existing buildings.

10. Monitoring and review

This Plan will last until 2031. During this time, it is likely that the circumstances which the Plan seeks to address will change.

The Parish Council will consider a review of this Plan at least every five years or at the point at which the Part 2 Local Plan for Corby is updated or other significant review of the North Northamptonshire Joint Core Strategy.

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Appendix 1a

Cottingham Census 2011 Profile

This Parish Profile presents data from the 2011 Census which took place on 27th March 2011.

It provides comparisons against the former Corby Borough Council area, region and England averages.



	Cottingham		Corby	East Midlands	England
	No	%	%	%	%
Usual residents by age band					
Aged 0-4	32	3.5	7.4	6.0	6.3
Aged 5-15	110	12.1	13.2	12.5	12.6
Aged 16-64	570	62.9	65.8	64.5	64.8
Aged 65+	194	21.4	13.6	17.1	16.3
All Usual Residents	906	100.0	100.0	100.0	100.0
Ethnic group					
White	893	98.6	95.5	89.3	85.4
Mixed/Multiple Ethnic groups	11	1.2	1.4	1.9	2.3
Asian	1	0.1	1.3	6.5	7.8
Black	1	0.1	1.6	1.8	3.5
Other Ethnic Groups	-	0.0	0.2	0.6	1.0
All Usual Residents	906	100.0	100.0	100.0	100.0
Religion					
Christian	637	70.3	59.0	58.8	59.4
Buddhist	1	0.1	0.2	0.3	0.5
Hindu	1	0.1	0.3	2.0	1.5
Jewish	2	0.2	0.1	0.1	0.5
Muslim	1	0.1	0.6	3.1	5.0
Sikh	-	-	0.2	1.0	0.8
Other Religion	4	0.4	0.2	0.4	0.4
No Religion	209	23.1	33.3	27.5	24.7
Religion Not Stated	51	5.6	6.1	6.8	7.2
All Usual Residents	906	100.0	100.0	100.0	100.0
Highest level of qualification					
No Qualifications	151	19.8	19.6	24.7	22.5
Level 1 Qualifications	109	14.3	13.3	13.9	13.3
Level 2 Qualifications	113	14.8	16.0	15.6	15.2
Apprenticeship	51	6.7	5.3	4.0	3.6
Level 3 Qualifications	110	14.4	11.7	12.9	12.4
Level 4 Qualifications and Above	204	26.7	28.2	23.6	27.4
Other Qualifications	26	3.4	6.0	5.3	5.7
All Usual Residents Aged 16 and Over	764	100.0	100.0	100.0	100.0
Economic activity & inactivity					
All Usual Residents Aged 16 to 74	693	100.0	100.0	100.0	100.0
Economically Active Total	493	71.1	73.5	69.3	69.9
Employee, Part-time	81	11.7	13.9	14.4	13.7
Employee, Full-time	293	42.3	44.6	38.8	38.6
Self Employed	88	12.7	8.9	8.7	9.8
Unemployed	10	1.4	3.6	4.2	4.4
Full-time Student (economically active)	21	3.0	2.5	3.3	3.4
Economically inactive Total	200	28.9	26.5	30.7	30.1
Retired	134	19.3	14.7	15.0	13.7
Student (including Full-Time Students)	19	2.7	3.9	5.8	5.8
Looking After Home or Family	22	3.2	3.5	4.0	4.4
Long-Term Sick or Disabled	16	2.3	2.8	4.1	4.0
Other	9	1.3	1.5	1.9	2.2

	Cottingham		Corby	East Midlands	England
	No	%	%	%	%
Method of travel to work					
Work Mainly at or From Home	36	5.2	1.8	3.3	3.5
Underground, Metro, Light Rail, Tram	-	0.0	0.1	0.2	2.6
Train	9	1.3	0.7	0.9	3.5
Bus, Minibus or Coach	7	1.0	4.1	4.0	4.9
Taxi	2	0.3	0.9	0.3	0.3
Motorcycle, Scooter or Moped	2	0.3	0.4	0.5	0.5
Driving a Car or Van	374	54.0	44.1	42.2	36.9
Passenger in a Car or Van	24	3.5	7.6	3.9	3.3
Bicycle	7	1.0	1.9	1.8	1.9
On Foot	19	2.7	6.2	7.1	6.9
Other Method of Travel to Work	-	0.0	0.4	0.3	0.4
Not in Employment	213	30.7	31.9	35.7	35.3
All Usual Residents Aged 16 to 74	693	100.0	100.0	100.0	100.0
Health					
Very Good Health	404	44.6	45.9	45.3	47.2
Good Health	331	36.5	35.2	35.1	34.2
Fair Health	127	14.0	13.1	14.0	13.1
Bad Health	31	3.4	4.4	4.3	4.2
Very Bad Health	13	1.4	1.4	1.2	1.2
All Usual Residents	906	100.0	100.0	100.0	100.0
Long-Term Health Problem or Disability					
Day-to-Day Activities Limited a Lot	78	8.6	8.9	8.7	8.3
Day-to-Day Activities Limited a Little	78	8.6	8.9	9.9	9.3
Day-to-Day Activities Not Limited	750	82.8	82.3	81.4	82.4
All Usual Residents	906	100.0	100.0	100.0	100.0
Provision of Unpaid Care					
Provides No Unpaid Care	787	86.9	90.1	89.2	89.8
Provides 1 to 19 Hours Unpaid Care a Week	85	9.4	5.7	6.9	6.5
Provides 20 to 49 Hours Unpaid Care a Week	10	1.1	1.5	1.4	1.4
Provides 50 or More Hours Unpaid Care a Week	24	2.6	2.7	2.5	2.4
All Usual Residents	906	100.0	100.0	100.0	100.0
Households and household spaces					
All Household Spaces	396	100.0	100.0	100.0	100.0
Household Spaces With At Least One Usual Resident	373	94.2	96.3	96.0	95.7
Household Spaces With No Usual Residents (empty homes)	23	5.8	3.7	4.0	4.3
Communal establishments					
Number of communal establishments	-				
All usual residents in communal establishments	-				
Tenure					
All occupied Households	373	100.0	100.0	100.0	100.0
Owned; Owned Outright	158	42.4	23.5	32.8	30.6
Owned; Owned with a Mortgage or Loan	142	38.1	38.7	34.5	32.8
Shared Ownership (Part Owned and Part Rented)	-	0.0	0.4	0.7	0.8
Social Rented; Rented from Council (Local Authority)	28	7.5	17.7	10.1	9.4
Social Rented; Other	1	0.3	3.2	5.7	8.3
Private Rented; Private Landlord or Letting Agency	31	8.3	14.2	13.6	15.4
Private Rented; Other	5	1.3	1.0	1.3	1.4
Living Rent Free	8	2.1	1.3	1.3	1.3
Accommodation type					
All household spaces (occupied + vacant)	396	100.0	100.0	100.0	100.0
Detached	198	50.0	21.1	32.2	22.3
Semi-Detached	139	35.1	37.2	35.1	30.7
Terraced	52	13.1	29.9	20.6	24.5
Flat, Maisonette or Apartment	6	1.5	11.6	11.7	22.1
Caravan or Other Mobile or Temporary Structure	1	0.3	0.2	0.4	0.4
Number of bedrooms					
All Household Spaces With At Least One Usual Resident	373	100.0	100.0	100.0	100.0
No Bedrooms	-	0.0	0.3	0.2	0.2
1 Bedroom	14	3.8	6.2	8.1	11.8
2 Bedrooms	51	13.7	20.8	26.5	27.9
3 Bedrooms	196	52.5	54.7	45.4	41.2
4 Bedrooms	97	26.0	15.4	15.4	14.4
5 or More Bedrooms	15	4.0	2.7	4.4	4.6

	Cottingham		Corby	East Midlands	England
	No	%	%	%	%
Deprivation					
All occupied Households	373	100.0	100.0	100.0	100.0
Household is Not Deprived in Any Dimension	193	51.7	38.0	42.8	42.5
Household is Deprived in 1 Dimension	109	29.2	34.2	32.4	32.7
Household is Deprived in 2 Dimensions	66	17.7	21.3	19.6	19.1
Household is Deprived in 3 Dimensions	5	1.3	6.1	4.8	5.1
Household is Deprived in 4 Dimensions	-	-	0.4	0.4	0.5
Household size					
All Household Spaces With At Least One Usual Resident	373	100.0	100.0	100.0	100.0
1 Person in Household	76	20.4	26.6	29.0	30.2
2 People in Household	156	41.8	34.6	36.2	34.2
3 People in Household	69	18.5	18.6	15.6	15.6
4 People in Household	51	13.7	13.5	12.9	13.0
5 People in Household	19	5.1	4.9	4.3	4.7
6 People in Household	2	0.5	1.3	1.4	1.7
7 People in Household	-	-	0.4	0.3	0.4
8 or More People in Household	-	-	0.1	0.2	0.3
Car or van availability					
All occupied Households	373	100.0	100.0	100.0	100.0
No Cars or Vans in Household	41	11.0	26.6	22.1	25.8
1 Car or Van in Household	132	35.4	44.0	42.5	42.2
2 Cars or Vans in Household	134	35.9	23.5	27.4	24.7
3 Cars or Vans in Household	41	11.0	4.7	6.0	5.5
4 or More Cars or Vans in Household	25	6.7	1.2	2.0	1.9
All Cars or Vans in Area	633				

Source: Office for National Statistics licensed under the Open Government Licence v.3.0.

The data in this profile is derived from the following tables c/o NOMIS website and is subject to Crown Copyright.

Economic Activity, 2011 (QS601EW); Tenure, 2011 (KS402EW); Religion, 2011 (KS209EW); Accommodation Type - Households, 2011 (QS402EW); Number of Bedrooms, 2011 (QS411EW); Provision of Unpaid Care, 2011 (QS301EW); Households by Deprivation Dimensions, 2011 (QS119EW); Age Structure, 2011 (KS102EW); Tenure - Households, 2011 (QS405EW); Household Size, 2011 (QS406EW); Ethnic Group, 2011 (QS201EW); Long-Term Health Problem or Disability, 2011 (QS303EW); Car or Van Availability, 2011 (QS416EW); Method of Travel to Work, 2011 (QS701EW); Household Spaces, 2011 (QS417EW); Dwellings, Household Spaces and Accommodation Type, 2011 (KS401EW); General Health, 2011 (QS302EW); Highest Level of Qualification, 2011 (QS501EW)

Appendix 1b

Land Registry Data 1995 – 2018

Residential Sales by Type -Street Address Cottingham - 1995 to 2018					
Row Labels	D	F	S	T	Grand Total
BANCROFT ROAD	2		15		17
BERRYFIELD ROAD			24	9	33
BLIND LANE	6				6
BURY CLOSE	18				18
CHURCH STREET	17			12	29
CORBY ROAD	6		2	2	10
HIGH STREET	23	15	1	7	46
LAWSON COURT	1		3		4
MILL ROAD	3				3
MILLFIELD AVENUE	21				21
RIPLEY ROAD	4		20	2	26
ROCKINGHAM ROAD	15	3	4	17	39
SCHOOL LANE	5		1		6
STONEPIT DRIVE	46		3		49
WATER LANE	11		2		13
WELLAND VIEW ROAD	9				9
WELLANDVIEW ROAD	14		2		16
WINDMILL CLOSE	5				5
WINDMILL RISE	5				5
Grand Total	211	18	77	49	355

Key D – Detached; F – Flat; S- Semi-detached; T- Terraced.



Appendix 2

Cottingham Neighbourhood Plan 2021-2031

Housing Design Guide

June 2020

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1. Overview

It is the intention of this guide to add further detail to the design policy in the plan.

The aim is to safeguard the setting, feel and character of Cottingham by encouraging future developments to be sympathetic to their surroundings in terms of design, density and scale. There is scope within the village for a range of building styles but these will only be appropriate in particular locations and densities. The design suggestions below offer guidance for the solutions that will enhance and augment the built environment of our village.

Planning Applications should demonstrate how the proposal addresses the issues raised in this design guide.

2. Purpose

Firstly, developers must demonstrate how their proposed development reinforces Cottingham's character and augments, compliments and fits within its neighbourhood.

The guide does not supersede or replace the suggestions and guidance in relevant national and local documents but is designed to augment them. The intention is that development within this Plan area is of a standard as set out in national and regional policy documents. The aspiration is to do more than avoid a negative impact. It is to ensure that future development improves Cottingham for the community.

It is not the intention of this guide to impose a particular style of building design nor to exclude good examples of modern design and construction. It is, however, intended that any development proposals do not conflict with their surroundings nor diminish the existing historical value and local amenity.

Within the conservation area of the village this guide demands a stricter adherence to the prevailing style and character of the immediate neighbours.

3. Summary of Design Codes

The design codes are repeated throughout the document along with supporting text.

Design Code one – All development proposals for more than one unit of residential property will be required to achieve the following density and layout requirements.

Design Code two – All development proposals for more than one unit of residential property will be required to achieve the following height and scale requirements.

Design Code three – All development proposals for extensions and/or more than one unit of residential property will be required to achieve the following materials requirements.

Design Code four – All development proposals for more than one unit of residential property will be required to aspire to achieving the following architectural design features.

Design Code five – All development proposals for extensions and/or more than one unit of residential property will be required to aspire to achieving the following external design features.

4. Any Planning Statement should address the following:

(a) Context and character

New buildings are expected to maintain the integrity of the village character. Building scale, styles and materials must therefore be coherent with, and complementary to, the neighbourhood in terms of visual impact.

Particular care must be taken to reflect and respect the importance of neighbouring listed properties and ancient buildings. Building densities should be concomitant with surrounding residential properties and provide space for greenery and planting if common to the area.

(b) Design appropriate to the historic character of the village.

All residential development will enhance and reinforce the local character and sense of place of the specific location in which it is situated.

(c) Environmental impact

Any new development must demonstrate how it will minimise the negative impact on local flora and fauna. Existing trees, hedgerows and topography should be preserved as far as possible. Existing grass verges and banks should be retained where possible and provision made for the upkeep of any new green areas within the development.

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 and where appropriate, grey water systems. This should be incorporated into the design in such a way that the visual impact in comparison to historical buildings within the village is inconsequential.

(d) Vehicular access and parking

All developments must provide adequate provision for vehicular access and off-road parking and new dwellings must be provided with a charging port for electric vehicles.

Enclosed garage space should include an external drive/forecourt large enough to

accommodate a vehicle standing to allow safe ingress and egress. The minimum acceptable dimensions for a car parking space will be 5.0m x 2.4m x 2.0m (length x width x height). Parking spaces should not require drivers to reverse more than 25m for access.

Any Planning Statement must also prove the suitability of the proposed access roads for the anticipated volume of traffic.

(e) Utilities and waste

Development should incorporate sustainable drainage systems with an adequate maintenance regime in place. Appropriate provision for the secure storage of waste bins and recyclable materials out of sight of public areas is also necessary. Meter cabinets and utility entry points should not be sited on property frontages. All new dwellings must be connected to the local fibre optic network and cabling, pipework and telephone lines must be discreet and protected from damage. All new developments will have to comply with existing policies regarding aërials and satellite dishes

(f) Accessibility

As well as complying with current building regulations, new developments must provide adequate access for wheelchair users and pedestrians throughout the development area by the use of suitable pavements, drop kerbs and avoidance of obstacles such as steps. All new units will be expected to achieve a minimum space and amenity standard of building regulations M2. Access to existing footpaths must be maintained.

(g) Connection with the countryside

The countryside is regarded as a non-renewable and natural resource which must be afforded protection. Developments are expected to demonstrate their compliance to Planning Guidance as relates to the countryside. In addition, the Design & Access statement must show how new buildings will be set into the landscape in such a way that they appear to be a coherent part of the village.

(h) Quality for pedestrians, cyclists and the physically disadvantaged.

New developments must not create problems of access for residents. The creation of safe spaces for access and movement around the development, taking into account expected vehicle numbers and movements, must be catered for in the Design & Access statement.

(i) Implications for local historical narrative.

The Design & Access statement must demonstrate how a proposed development meets the demands of the Plan with regards to the protection and preservation of local historical assets.

Developments close to assets of historical importance must be designed in such a way that they do not detract from or harm these assets.

(j) Implications for local amenity

Developments should demonstrate how they contribute positively to local services and amenities. Any new development should not reduce access to services or amenities for residents. Large developments are not expected. All developments are expected to contribute positively in order to offset any impact of higher demand on existing services and amenities.

(k) Implications for local ecology

Any planning statement must demonstrate an understanding of the ecology local to the proposed development and outline what measures will be put in place to protect important habitats and mitigate the impact on local flora and fauna. It should not only protect current biodiversity but should look to increase and enhance local biodiversity. To this end, we positively encourage the following measures:

- Roof and wall construction should follow current technical best-practice recommendations for integral bird nest boxes and bat breeding and roosting sites. Hedges (or fences with ground-level gaps) should be used for property boundaries to maintain connectivity of habitat for small ground based animals such as hedgehogs.
- Security lighting should be operated by intruder switching, not on constantly. Site and sports facility lighting should be switched off during 'curfew' hours between March and October, following best practice guidelines in Bats and Lighting. Maximum light spillage onto bat foraging corridors should be 1 lux.
- Existing trees and hedges of ecological or arboricultural value on and immediately adjacent to new development sites should be retained and protected whenever possible. Where this is demonstrably not practicable, the developer should be responsible for arranging new plantings on a two new-for-one existing (or better) ratio, using diverse native species, either on site or elsewhere in suitable locations in the Plan Area. Heights and density at maturity should be considered when planning tree planting.
- Any planning Statement should show wildlife corridors that join green spaces within the development to the surrounding landscape and allow wildlife to traverse the area.
- Sustainable drainage and landscaping schemes such as ponds should be designed to incorporate measures for habitat creation and biodiversity enhancement, and should include a resourced management plan to maintain the designed biodiversity value of these features.

5. Design suggestion

All development plans should conform to the suggestions listed below;

Design Code two– All development proposals for more than one unit of residential property will be required to achieve the following density and layout

requirements.

(a) Density & Layout

Density should be sympathetic to the village; no private gated areas of housing should be created, as integration of the new developments to the village is key. All proposed densities should be appropriate to that of the surrounding residential properties, and proportionate to the immediate setting.

Development density typical of cities or towns are not appropriate. As a guide, appropriate density would be an average number of dwellings per hectare that is close to the existing average in the immediate neighbourhood.

The arrangement of buildings should be such that it maximises the benefits of natural light for the properties. It must also avoid a negative impact in terms of noise or light pollution for its neighbours. The arrangement of buildings should be such that the visual impact on village approaches and on views from within and without the village will be small in scale and complement those existing. It should also provide space and amenity for practical considerations such as parking and gardens as set out in later sections below.

Building frontages should be set back from the street and privacy of new dwellings from public areas should be maintained.

Design Code three – All development proposals for more than one unit of residential property will be required to achieve the following height and scale requirements.

(b) Height & Scale

Dwelling heights should be one or two stories. Any dwelling of above average height should be part of a varied scheme, proportionate, and sympathetic to the topography and not over bearing to the surroundings.

The scale of any development must be suitable to the size of Cottingham village.

Design Code four – All development proposals for extensions and/or more than one unit of residential property will be required to achieve the following materials requirements.

(c) Materials

The diversity of materials used in any development should match those found elsewhere in the village, with particular emphasis on neighbouring premises and consideration for listed buildings nearby.

Dwellings in a single development should show a variety of finishes to provide interest and avoid repetition of form.

Elevations should match those in close proximity and be of natural stonework (lime stone/ironstone), facing brickwork (coloured to complement the historic brick used in the

vicinity), or rustic render. Stonework coursing and brick bond should also follow local patterns; using random stone rubble brought to courses, traditional bonds such as English Bond, Flemish Garden Wall/Flemish, or Garden Wall Bond. Ironstone should be a mix of cut and rough stone, as the dwelling requires, and can be used in tandem with brick.

Pigmented render should be used only when highlighting architectural features and panels and it is recommended that this is kept to 20% of the overall elevation except where it already exists on other dwellings in the vicinity.

Sensitive use of Oak Frame and glazing are acceptable when appropriate to the setting if not overlooking adjacent residential property.

There are currently no timber or metal clad properties within the core of the village and any proposed uses of such cladding must be justified on the basis of architectural merit. Other external cladding materials such as composite panels, glass fibre, plastics, tensile sheeting, concrete or similar modern construction materials will only be considered in exceptional cases where the design and setting may justify their use.

Roof Treatments across the development should have a mixture of materials – chiefly natural slate, clay tiles, Collyweston stone or thatch. Modern substitutes for these materials would not normally be encouraged. Solar panels must not detract from the architectural integrity of the area.

Garages should be constructed to match village dwelling materials with conventional dual pitched roofs and either timber framed open fronts or timber doors. No UPVC or aluminium doors should be used unless complementary to the rest of the development style.

Roads and driveways should be of varied materials to sit in with the landscape, taking material examples from the village. Stone cobbles, stone sets, and gravel are all desirable. Tarmac should be used only in smaller areas. Hard standing should not comprise the entirety of property frontage and should be off set using planting or lawns to soften the visual impact and reduce surface water run-off. Boundary kerbs should usually be formed of stone to be in keeping with the village

Use of green building materials:: with a high μ -value for thermal insulation and the exploitation of green technologies is implicit in an appropriate choice of materials. The use of new technologies that can minimise the carbon footprint of new dwellings whilst blending in seamlessly with their surroundings is positively encouraged. Grey water systems, low carbon technologies such as heat pumps and photo voltaic panels are actively encouraged subject to an appropriate consideration of local heritage and visual impact.

Design Code five – All development proposals for more than one unit of residential property will be required to aspire to achieving the following architectural design features.

(d) Architectural Design Features

Housing Design: within any one development, should not normally be replicated

throughout that development. Each development should reflect the diversity of the surrounding village character. Within each development the housing should not be the same in appearance irrelevant of material

Roofs should be pitched with appropriate ridge tiles Flat roofs would not normally be acceptable. Edge detailing to tiled rooflines and gable end boards should be incorporated into the design. Design features such as overhanging eaves must be similar to the local vernacular.

Chimneys should reflect one of the many styles of the village or other materials that can be seen in the immediate vicinity, chimney pots should be encouraged to maximise decorative finish.

Gutters and downpipes should not create a major visual impact. Materials should blend with local usage.

Gables open to prominent view do not need to be represented with equilibrium, but as with existing village housing, the use of odd windows to draw the eye with interest, barge boards or decorative gable boards as part of an accepted design scheme would link with the existing village architecture.

Window Treatments should be varied and consistent to neighbouring properties and building style. Detailing such as stone lintels and sills, coloured cant brick sills and stone pad stones or keystones are actively encouraged. UPVC is acceptable if the style matches neighbouring properties and the overall design.

Doors should be in keeping with the design of the dwelling. A porch, canopy or overhang is desirable for doorways of detached and semi-detached houses. A porch area should be incorporated to the entrances of new dwellings.

Design Code six – All development proposals for extensions and/or more than one unit of residential property will be required to aspire to achieving the following external design features.

(e) External Design Features

Boundary Walls wherever possible plots should be enclosed by native hedging, or a brick or stone wall, or iron railings of a rural character. All plots should support biodiversity and landscaping plans must respect local hedges, trees and wildlife considerations. Boundary walls should not usually exceed 1.8m in height where facing on to roads. Boundary fences should not usually exceed 1.2m in height where visible from public areas and the use of traditional metal rails and bar fences is preferable to picket fencing and timber boards. Walls and hedges should have spaces at ground level to allow for the movement of small mammals.

Colours of doors, windows and walls must be sympathetic to the village and thus bright hues and the use of bold colours should not form the dominant colour of the building or the majority of its design features.

Landscaping existing trees and hedgerows should be preserved and incorporated into the design where possible. Provision for new trees and other plants must be made

where possible to encourage the development to blend into the rural setting and soften the lines between old and new dwellings.



Appendix 3

Cottingham Neighbourhood Plan 2021-2031

Affordable Housing Assessment

Prepared by YourLocal for Cottingham Parish Council

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1. Purpose

This report provides an assessment of the need for affordable housing for sale in the Parish of Cottingham within the former Corby Borough of Northamptonshire, part of North Northamptonshire Council since 1st April 2021.

Affordable housing is not merely cheaper housing, but planning terminology meaning those forms of housing tenure that fall within the definition of Affordable Housing set out in the current National Planning Policy Framework (NPPF), namely: social rent, affordable rent, affordable private rent and forms of affordable housing designed to offer affordable routes to home ownership.

This will help to inform the emerging Neighbourhood Plan in relation to the opportunities to both identify the need for affordable housing for sale and to see how the Neighbourhood Plan can address the issue.

2. Context

According to the latest annual Halifax Rural Housing Review (Halifax, 2017), homes in rural areas across Great Britain are 20% more expensive on average than in urban areas. In financial terms, this percentage equates to £44,454.

However, regionally, these figures increase or decrease dramatically depending on the locality. For example, the West Midlands is the region that commands the highest rural premium across Great Britain. Here, the average house price in rural areas is 47%, or £89,272 higher than the region's urban areas, and in contrast, the East of England has the lowest rural housing premium of 9% or £27,765.

Data from the review shows that first time buyers have more or less found themselves priced out of rural areas. They account for 41% of all mortgaged products in rural areas, compared with 53% in urban areas. Affordability is the main reason for this.

In a local context, figures for the East Midlands show a 38% increase in rural average house prices in the period 2012 - 2017. This equates to a rural housing premium of £55,426, compared to urban locations.

Areas which are predominantly rural typically have higher house prices than urban locations, thus making them less affordable. In 2016, the average lower quartile house price was 8.3 times the average lower quartile earnings in rural areas, in comparison with 7 times in urban areas.

In 2018, the National Housing Federation stated that 'the housing crisis in rural England is acute, with the most affordable rural homes costing 8.3 times wages in rural areas (National Housing Federation, 2018).

3. Cottingham

The Parish Plan (2009) describes Cottingham as a village of considerable natural beauty and antiquity, nestling in the foot of the Welland Valley and part of the medieval Rockingham Forest.

It says that the village's history can be traced back to Roman times, lying along the route of the 'Via Devana' Roman Road from Leicester to Huntingdon. The village is recorded in the Domesday Book of 1086, then owned by Peterborough Abbey, and is mentioned in the Anglo-Saxon Chronicle (1197).

The Parish Church of St Mary Magdalene dates back to the 13th Century. A Methodist Chapel was opened in 1808, later to become the Methodist Hall when the larger present chapel was built alongside in 1878.

Also still to be found in the village are the remains of a circa 18th Century limekiln, a late 18th Century windmill, a former clothing factory originally opened by Wallis and Linnell in 1874 and the Grade II* listed Bury House dating back to the 1690s.

Cottingham is surrounded by beautiful countryside with the ancient Jurassic Way footpath running right through the village. 'The Dale' - a peaceful, secluded natural meadow which is home to a wide variety of native plants and trees - lies on the south side of the village, just behind St Mary Magdalene Church.

There are approximately 373 houses in the village, being a mixture of ironstone cottages dating from the 13th to 19th Centuries and modern dwellings mostly built around the 1950s/60s.

According to the 2011 Census, the Cottingham Parish had an estimated population of 906 residents living in 373 households dispersed across 511 hectares, equating to a population density of 1.8 persons per hectare which is lower than the former borough (7.6), region (2.9) and England (4.1) averages. There were 23 vacant dwellings representing a 5.8% vacancy rate. It is estimated that between 2001 and 2011 the number of people living in the parish decreased by 0.7% (6 people). During the same period the number of dwellings (occupied and vacant) increased by 24.

At the time of the 2011 Census, around 16% of residents were aged under 16 which was below the former borough (21%), regional (18%) and national (19%) rates. Around 63% of residents were aged between 16 and 64 which was below the former borough (66%) and region (64%) and England (65%) rates.

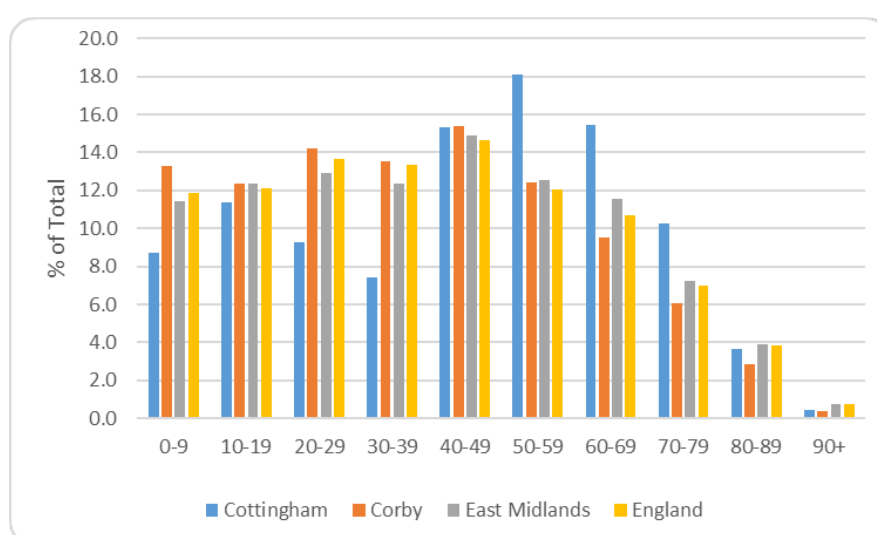
There is an over representation of older people (aged 65+) which accounted for 21% of total residents in 2011 and was above the former borough (14%), region (17%) and England (16%) rates. The median age of people living in the local area was 48 which is higher than the former borough (37), region (40) and England (39) rates.

Table 1: Usual Residents by Age Band, 2011

	Cottingham		Former Corby Borough	East Midlands	England
	No	%	%	%	%
Aged 0-4	32	3.5	7.4	6.0	6.3
Aged 5-15	110	12.1	13.2	12.5	12.6
Aged 16-64	570	62.9	65.8	64.5	64.8
Aged 65+	194	21.4	13.6	17.1	16.3
All Usual Residents	906	100.0	100.0	100.0	100.0
Median age	48		37	40	39

A more detailed breakdown of age bands reveals that at the time of the 2011 Census, Cottingham had a high representation of residents aged between 50 and 79 compared with the national average. It has a lower share of people aged been 20 and 39 which may reflect lack of affordable and suitable accommodation for young people entering the housing market.

Figure 1 Population by 10 year age bands, 2011



The Census data suggests evidence of an ageing population with the number of people aged 65 and over increasing by 18% between 2001 and 2011. Over 65s represented 18% of total population in 2001 rising to 21% by 2011. Research shows the number of older people will grow significantly in the future and relative growth will be highest in older cohorts. Latest available population projections¹ suggest that Corby's 65 plus age group is forecast to grow by around 55% between 2016 and 2036.

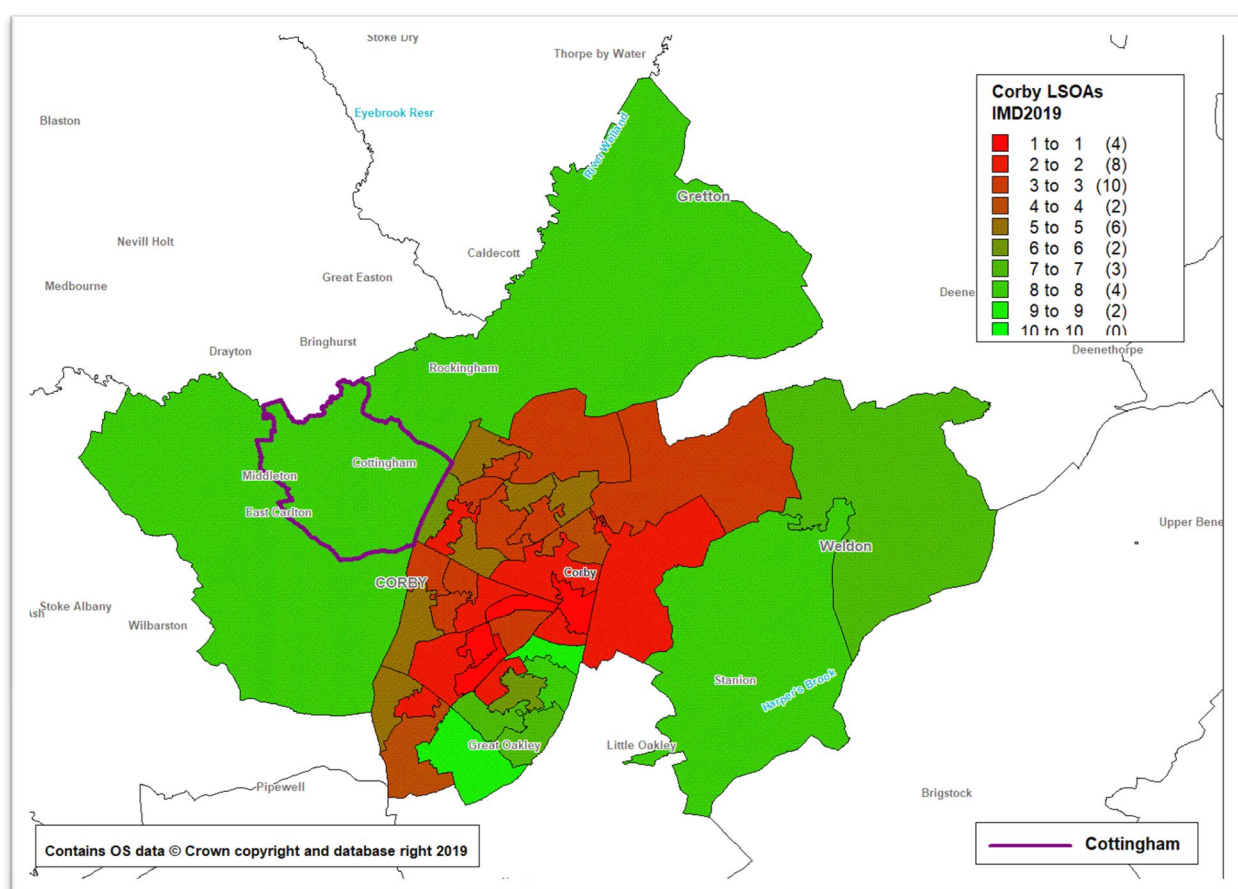
¹ Subnational Population Projections for Local Authorities in England: 2016 based

Deprivation

The English Indices of Deprivation 2019 measures relative levels of deprivation in 32,844 small areas or neighbourhoods, called Lower-layer Super Output Areas (LSOAs) in England. The Cottingham Parish is situated within one LSOA (E01026980).

The overall Index of Multiple Deprivation Decile (where 1 is most deprived 10% of LSOAs) (IMD) shows that on the whole the local area displays relatively low levels of deprivation ranking in the 8th decile on the overall 2015 Index. The following map illustrates overall Index of Multiple Deprivation deciles within the former Corby borough. The Cottingham parish is denoted by a purple boundary to the west of the borough.

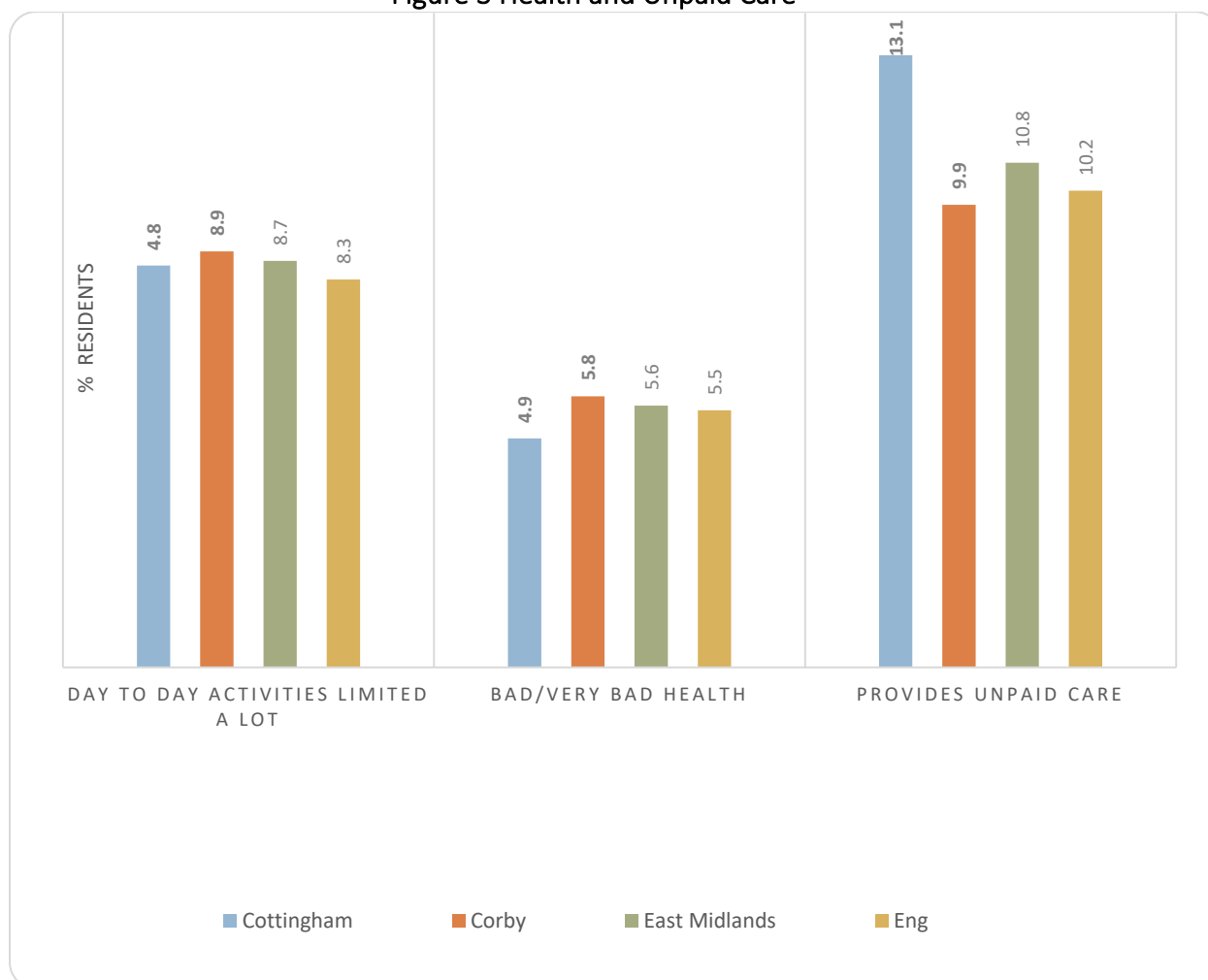
Figure 2 Index of Multiple Deprivation Deciles, 2019 Corby



Health

The Census highlights ill health and disability is an issue for some residents. Figure 3 shows that at 4.9% the proportion of residents reporting to be in bad or very bad health was below the former borough (5.8%), region (5.6%) and England (5.5%) rates. However, local residents are more likely to be providing unpaid care.

Figure 3 Health and Unpaid Care



Source: Census 2011

Economic Activity

The following table illustrates the working status of residents aged 16 to 74. In the Cottingham Parish this accounts for 71% of the population. At 71% the Parish economic activity rate is lower than the former borough (73%), and higher than regional (69%) and national (70%) rates. It has a significantly higher than average share of self-employed residents. At the time of the 2011 Census the unemployment rate was low.

Table 2: Economic Activity and Inactivity, 2011

	Cottingham		Former Corby Borough	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	693	100.0	100.0	100.0	100.0
<i>Economically Active Total</i>	<i>493</i>	<i>71.1</i>	<i>73.5</i>	<i>69.3</i>	<i>69.9</i>
Employee, Part-time	81	11.7	13.9	38.8	38.6
Employee, Full-time	293	42.3	44.6	14.4	13.7
Self Employed	88	12.7	8.9	8.7	9.8
Unemployed	10	1.4	3.6	4.2	4.4
Full-time Student (econ active)	21	3.0	2.5	3.3	3.4
<i>Economically inactive Total</i>	<i>200</i>	<i>28.9</i>	<i>26.5</i>	<i>30.7</i>	<i>30.1</i>
Retired	134	19.3	14.7	15.0	13.7
Student (including Full-Time Students)	19	2.7	3.9	5.8	5.8
Looking After Home or Family	22	3.2	3.5	4.0	4.4
Long-Term Sick or Disabled	16	2.3	2.8	4.1	4.0
Other	9	1.3	1.5	1.9	2.2

Source: Census 2011, QS601E

Household Size

At the time of the 2011 Census, the average household size in the Cottingham Parish was 2.4 people which was in line with the borough and England rates. The average number of rooms per household stood at 6.4 which was above the borough (5.4), region (5.6) and England (5.4) rates.

The average number of bedrooms per household stood at 3.2 which was higher than the borough (2.9), region (2.8) and England (2.7) rates.

4. National Planning Policy Context

The National Planning Policy Framework (NPPF - updated in 2019) confirms the Government's commitment to home ownership, whilst recognising the important role of social, affordable, and private rent tenures for those not currently seeking home ownership.

The 2019 update of the NPPF broadens the definition of affordable housing from merely social and intermediate housing to include a range of low-cost housing opportunities for those wishing to own a home, including starter homes.

Annex 2 defines affordable housing in the following terms:

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) **Affordable housing for rent** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is

at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

- b) **Starter homes** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) **Discounted market sales housing** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) **Other affordable routes to home ownership** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

Paragraph 62 of the NPPF says 'where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site' unless off-site provision or a financial contribution can be robustly justified; or an alternative approach contributes to the objective of creating mixed and balanced communities.

In paragraph 64 of the NPPF, the Government introduces a recommendation that "where major housing development is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership". In line with Planning Practice Guidance, the assumption is that a 'major housing development' can be defined as a site of 10 dwellings or more, and that affordable home ownership includes starter homes, shared ownership homes, and homes available for discount market sale.

Paragraph 77 supports opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs.

The NPPF defines self-build housing as ‘housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act’.

The NPPF (paragraph 61) requires local planning authorities to plan for a mix of housing needs, including for older people and people with disabilities.

Neighbourhood Plan policies are required to have regard for national planning policies.

5. Local Planning Policy context

The Part 2 Local Plan for Corby identifies 6 housing needs, 2 open market; 2 shared ownership and 2 affordable rent. The Part 2 Local Plan seeks to increase the total affordable housing stock. It supports the NNJCS by seeking to provide a mix of housing tenure in the Borough, including affordable housing and older people’s accommodation.

The North Northamptonshire Joint Core Strategy (NNJCS) recognises an ongoing need for affordable housing in its section headed ‘issues to be addressed in the Joint Core Strategy (para 2.49).

Cottingham is defined as within the Villages category in the NNJCS. It says ‘here, the scale of development in an individual village, other than small scale infill opportunities, will be led by locally identified employment, housing, infrastructure and service requirements and dependent upon the form, character and setting of the village and its proximity to larger settlements’. It goes on to say that ‘development within villages that have only a limited range of services and facilities is likely to be limited to small scale infill development and ‘rural exceptions’ affordable housing schemes, unless Local or Neighbourhood Plans identify growth as a means of sustaining or improving the range of services in the village. Policy 13 on Rural Exceptions sets out the conditions against which rural exception sites will be appropriate.

Policy 11 of the JCS establishes the development principles in both Urban and Rural areas, and states that development in the rural areas will be limited to that required to support a prosperous rural economy or to meet a locally arising need, which cannot be met more sustainably at a nearby larger settlement. Policy 11 also permits small scale infill development on suitable sites within Villages where this would not materially harm the character of the settlement and residential amenity or exceed the capacity of local infrastructure and services. It states that Neighbourhood Plans may identify sites within or adjoining Villages to help meet locally identified needs or may designate sensitive areas where infill development will be resisted or subject to special control. The policy also confirms that other than small scale infilling or rural exceptions’ schemes, development above these requirements will be resisted unless agreed through the Part 2 Local Plan or Neighbourhood Plans to meet a particular local need or opportunity.

Policy 13 of the JCS outlines the 'Rural Exceptions' that may be permitted in rural areas as follows:

- a) Development adjoining established settlements, beyond their existing built up area or defined boundary, where the proposal satisfies all of the following criteria:
 - a. The form and scale of the development should be clearly justified by evidence that it meets an identified need arising within a village or network of villages through a local needs survey.
 - b. Sites should be well-related to a settlement that offers services and employment to meet the day to day needs of occupants of the development.
 - c. Development should enable access to local services and facilities by foot, cycle or public transport.
 - d. The scale and nature of the development will not exceed identified needs and must be appropriate to the surroundings, minimise impacts on the environment and be supported by existing or new infrastructure. Rural Exception Housing schemes should be purely affordable housing unless an element of market housing is essential to enable the delivery of the development. In such cases, the scale of market housing will be the minimum necessary to make the scheme viable and should be tailored to meeting specific locally identified housing needs.
 - e. Occupation of affordable units within the development will be controlled through a legal agreement or conditions to ensure that it remains available and affordable in perpetuity to meet local needs.
- b) In open countryside, away from established settlements, permission will not normally be granted for new built residential development, with the exception of.
 - a. Individual dwellings of exceptional quality or innovative design as set out in paragraphs 5.42 and 5.43 and
 - b. Dwellings for rural workers at or near their place of work in the countryside, provided that:
 - i. The dwelling is required to enable someone who is in full time employment in agricultural, forestry or similar rural businesses to meet the essential need of the enterprise concerned and
 - ii. It can be demonstrated the functional, financial and viability tests in paragraph 5.41 have been met.

6. Approach

The approach undertaken was to consider a range of local factors in the context of the NPPF and the Corby Development Plan. These included assessments of local demographic data relating to existing property types and tenures (taken from the 2011 Census), house prices in Cottingham (Land Registry figures); comments made at a local engagement event; consideration of housing need in Cottingham in conjunction with strategic affordable housing officers from the former Corby Borough Council.

The neighbourhood planning group would like to understand the needs of the community for housing of varying tenures, as well as the relative affordability of those tenures that should be provided to meet local need now and into the future.

This evidence will allow Cottingham to establish the right conditions for new development to come forward that is affordable, both in the broader sense of market housing attainable for first-time buyers, and as Affordable Housing for those who may be currently priced out of the market.

The neighbourhood planning group is seeking to determine what size and type of housing would be best suited to the local community. The aim of this is to provide the Parish Council with robust evidence on the types and sizes of dwellings needed by the local community. This will ensure future development truly reflects what residents need. The Open Event from May 2019 invited comment on what people liked or did not like and what people would like to see or see improved in areas of social housing; affordable housing; starter homes and self-build.

The Cottingham Housing Needs Survey questionnaires were delivered to every household in the Parish in early October. The return date for the survey was 31st October and returns were made via a postage paid envelope. Survey forms were distributed to all households in the Parish as well as to those who advised that they had moved away from Cottingham or had a strong connection to the Parish and wished to complete a form. In total 428 survey forms were distributed and 93 were received in return.

The Housing Needs Survey was conducted in order to obtain clear evidence of any local housing need for a range of housing tenures for Cottingham residents.

7. Research findings

Existing property types and tenures – Census 2011 data

Home ownership levels are very high with around 80% of households owning their homes outright or with a mortgage or loan. This is higher than the borough (62%), regional (67%) and national (63%) rates. Around 10% of households live in private rented accommodation which is lower than the borough and region (15%) and England (17%) averages. Just 8% of households live in social rented accommodation which is lower than the borough (21%), regional (16%) and national (18%) rates.

Table 3: Tenure, 2011

	Cottingham		Former Corby Borough	East Midlands	England
	No	%	%	%	%
All occupied Households	373	100.0	100.0	100.0	100.0
Owned; Owned Outright	158	42.4	23.5	32.8	30.6
Owned; Owned with a Mortgage or Loan	142	38.1	38.7	34.5	32.8
Shared Ownership (Part Owned/Part Rented)	-	0.0	0.4	0.7	0.8
Social Rented; Rented from Council (Local Authority)	28	7.5	17.7	10.1	9.4
Social Rented; Other	1	0.3	3.2	5.7	8.3
Private Rented; Private Landlord or Letting Agency	31	8.3	14.2	13.6	15.4
Private Rented; Other	5	1.3	1.0	1.3	1.4
Living Rent Free	8	2.1	1.3	1.3	1.3

Accommodation Type

Data from the 2011 Census shows the majority (50%) of residential dwellings were detached which is somewhat higher than the borough (21%), regional (32%) and national (22%) shares. Semi-detached housing accounted for 35% of the housing stock against 37% for the borough, 35% for the region and 31% nationally. Terraced housing, flats and apartments provide just 15% of accommodation spaces which is lower than the borough (41%), region (32%) and national (47%) shares.

Table 4: Accommodation Type, 2011

	Cottingham		Former Corby Borough	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	396	100.0	100.0	100.0	100.0
Detached	198	50.0	21.1	32.2	22.3
Semi-Detached	139	35.1	37.2	35.1	30.7
Terraced	52	13.1	29.9	20.6	24.5
Flat, Maisonette or Apartment	6	1.5	11.6	11.7	22.1
Caravan or Other Mobile or Temporary Structure	1	0.3	0.2	0.4	0.4

Number of Bedrooms and Occupancy Rates

Around two thirds (30%) of households live in houses with four or more bedrooms which is significantly higher than the borough (18%), regional (20%) and national (19%) averages. There is an under representation of housing for single people with just 4% of dwellings having one bedroom against 6% for the borough, 8% for the region and 12% for England as a whole.

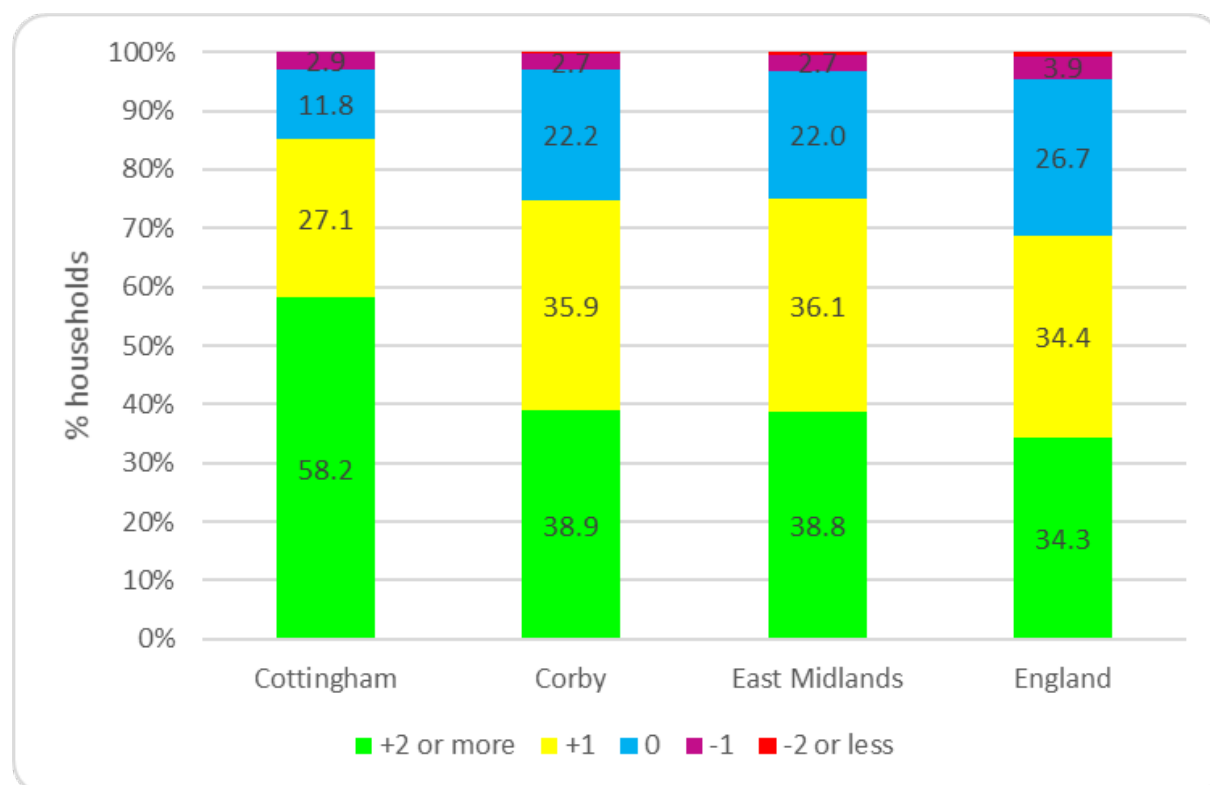
Table 5 Households by number of bedrooms, 2011

Bedrooms	Cottingham		Former Corby Borough	East Midlands	England
All occupied Household Spaces	373	100.0	100.0	100.0	100.0
No Bedrooms	-	0.0	0.3	0.2	0.2
1 Bedroom	14	3.8	6.2	8.1	11.8
2 Bedrooms	51	13.7	20.8	26.5	27.9
3 Bedrooms	196	52.5	54.7	45.4	41.2
4 Bedrooms	97	26.0	15.4	15.4	14.4
5 or More Bedrooms	15	4.0	2.7	4.4	4.6

Source: Census 2011, LC4405EW

There is evidence of under occupancy in the local area (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that around 58% of all occupied households in Cottingham have two or more spare bedrooms and around 27% have one spare bedroom. Under occupancy is higher than borough, regional and national averages.

Figure 4: Bedroom Occupancy Rates, All Households, 2011



Source: Census 2011, QS412EW

Under occupancy in the local area is particularly evident in larger properties with around 45% of households with 4 or more bedrooms occupied by just one or two people. This is higher

than borough (39%), regional (43%) and England (41%) rates.

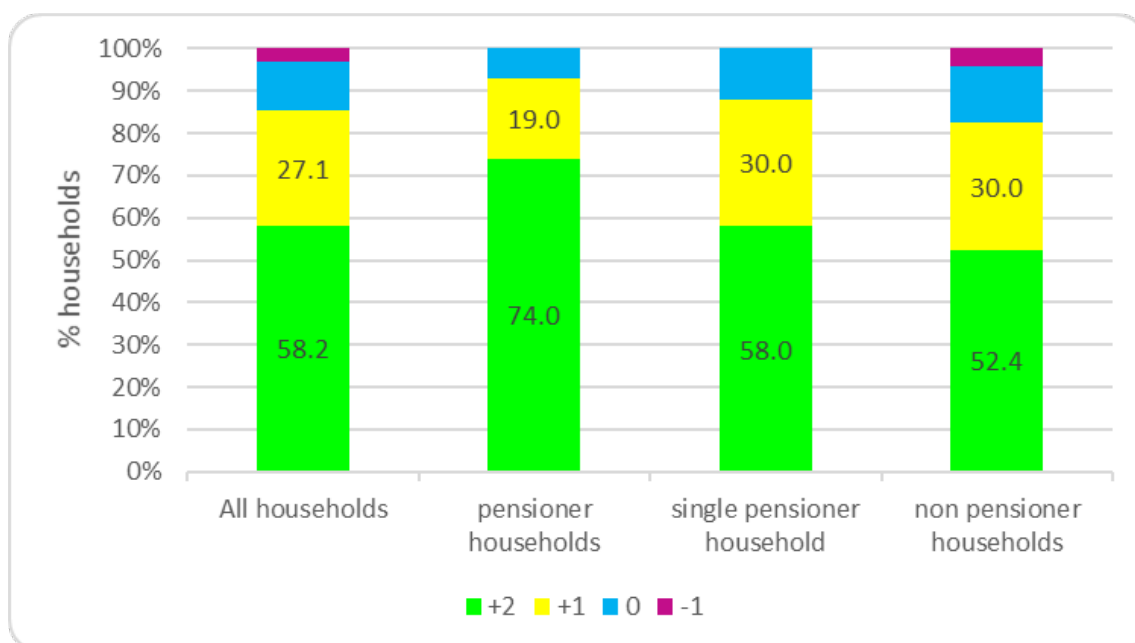
Table 6 Households with 4 or more bedrooms by household size, 2011

	Cottingham		Former Corby Borough	East Midlands	England
HHs with 4 or more bedrooms	112	100.0	100.0	100.0	100.0
1 person in household	8	7.1	11.1	10.4	10.6
2 people in household	42	37.5	28.3	32.3	30.3
3 people in household	31	27.7	21.8	18.8	18.3
4 or more people in household	31	27.7	38.8	38.5	40.8

Source: Census 2011, LC4405EW

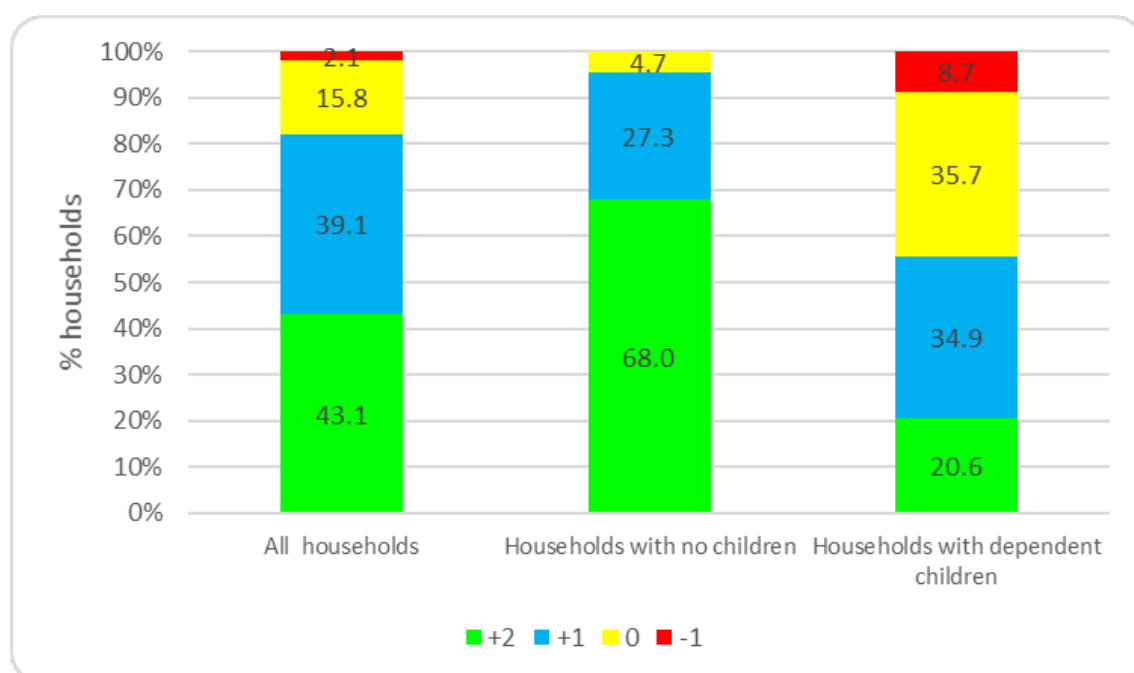
Census data also suggests that older person households are more likely to under-occupy their dwellings. Data from the 2011 Census allows us to investigate this using the bedroom standard. In total, around 74% of pensioner households have an occupancy rating of +2 or more (meaning there are at least two more bedrooms that are technically required by the household) and is somewhat higher than the 52% non-pensioner household rate.

Figure 5: Bedroom Occupancy rating of Older Person Households, Cottingham Parish, 2011



Overcrowding is not a significant issue in the local area. Research shows that households with dependent children are more likely to be overcrowded. At the time of the 2011 Census around 9% of households with dependent children in Cottingham had one fewer room/bedroom than is technically required.

Figure 6: Bedroom Occupancy rating of Family Households
Cottingham, 2011



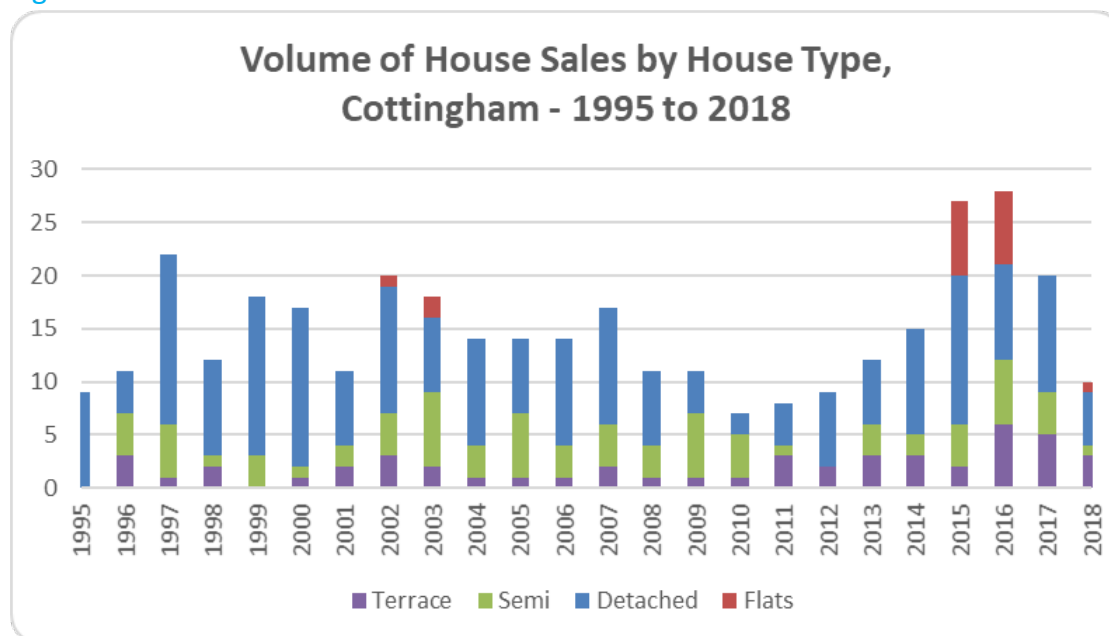
Source: Census 2011, LC4105EW

Housing Market

Residential Sales

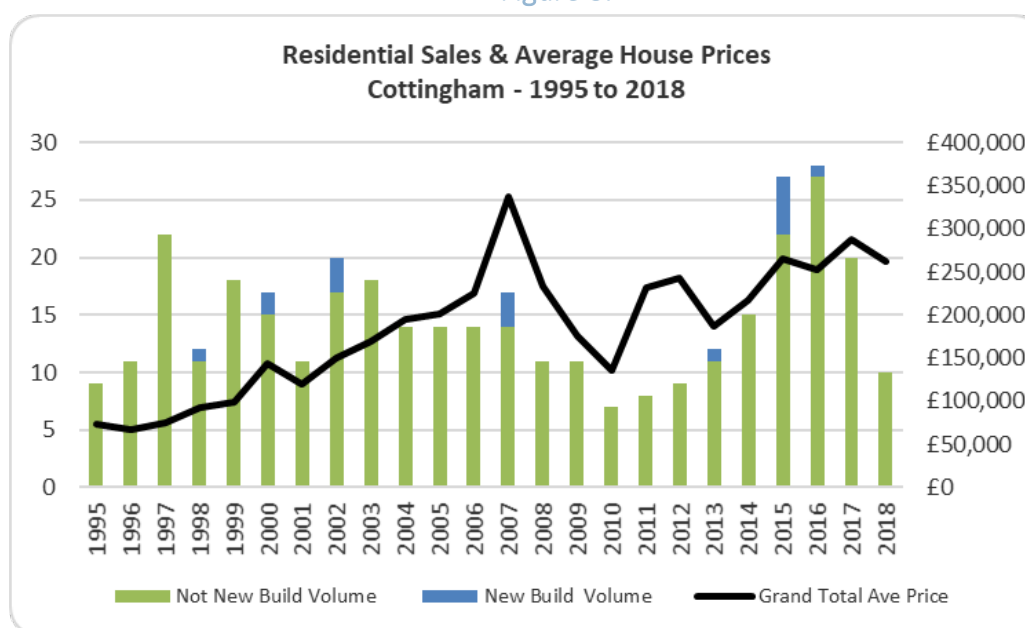
Land Registry price paid data shows around 355 residential property sales were recorded in the Cottingham Parish between 1995 and 2018. At 59% detached housing accounted for the majority of sales, 22% were semi-detached, 14% terraced and 5% flats or apartments. It should be noted that some sales are not captured by the Land Registry, for example properties that were not full market value, right to buy and compulsory purchase orders will be excluded.

Figure 7



There is evidence of new build housing in the local area with 16 new build residential sales recorded between 1995 and 2018. Figure 8 below shows the volume of sales together with the overall annual average house price. Please note caution should be used when analysing figures based on a low number of sales.

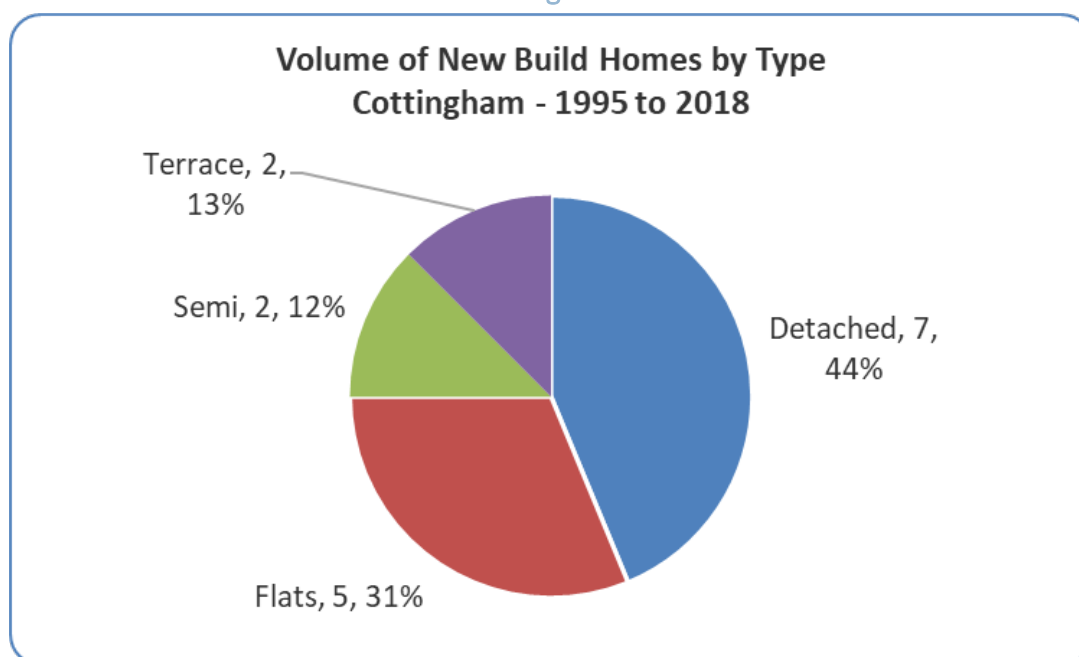
Figure 8:



Data produced by Land Registry © Crown copyright 2019 (data available at 4.10.19)

During this period, the majority (44%) of new build residential sales were detached (Figure 9). It should be noted that not all new builds will be captured in the Land Registry price paid data, e.g. some conversions and social housing units will be excluded. In 2018, newly built dwellings were estimated to be significantly less affordable than existing dwellings.

Figure 9:



Data produced by Land Registry © Crown copyright 2018 (data available at 15.8.19)

Affordability

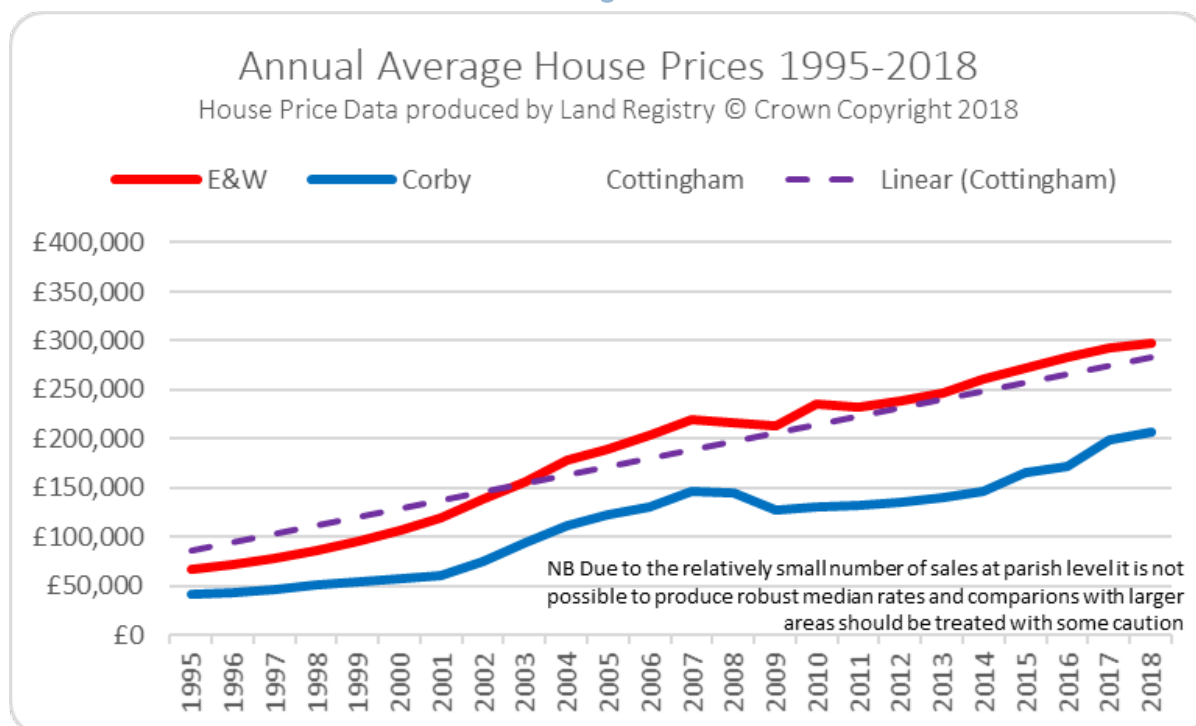
The latest housing affordability data for England Wales shows that on average, full-time workers could expect to pay an estimated 7.8 times their annual workplace-based earnings on purchasing a home in England and Wales in 2018. This affordability ratio² has increased by 0.8% since 2017, but this change is not statistically significant. However, median house prices increased faster than median gross annual full-time earnings (the price paid for properties rose by 3.3% while earnings rose 2.6%).

The housing affordability gap continues to widen between the most and least affordable areas. In Corby the gap has worsened with average house prices estimated at being 6.7 times workplace-based average annual earnings in 2018 compared with 2.5 times in 2008.

Workplace-based earnings are not available at parish level but as the average 2018 house price in Cottingham is estimated to be above the borough average it is presumed the affordability gap is relatively wide. The following chart indicates the linear house price trajectory in Cottingham when compared with the borough and England and Wales averages. It should be noted, however, that due to the relatively small number of sales at parish level it is not possible to produce robust median rates and comparisons against larger geographies and should be treated with extreme caution.

² Median housing affordability ratio refers to the ratio of median price paid for residential property to the median workplace-based gross annual earnings for full-time workers. [Housing affordability in England and Wales: 2018](#)

Figure 10



The latest available ONS House Price Statistics for Small Areas reveals the cost of an entry-level³ property on average across England and Wales has increased by almost 20% in the ten-year period to June 2016 to £140,000. For new properties, the price was nearly £180,000. The data⁴ also shows that home-ownership prospects vary across the country.

In the Cottingham Parish area⁵ in 2016 a low to mid-priced property cost on average £125,000 which is lower than the national average. Assuming a 15% deposit⁶, those entering the property market in the area would require a household income of £36,002 (£26,444 E&W average) and savings of £20,750 which is a challenge for many households.

With the average cost⁷ of an entry-level home in the area being £125,000 prospective buyers would require an estimated £2,000 for legal and moving costs and £18,750 for a 15% deposit, coming to £20,750 in total.

³ The term 'entry level' or 'low to mid-priced property' refers to the lower quartile price paid for residential properties. If all properties sold in a year were ranked from highest to lowest, this would be the value half way between the bottom and the middle.

⁴ Property price data are for year ending June 2016 and are from [House Price Statistics for Small Areas](#). Income data are for financial year ending 2014 and are from [small area model-based income estimates](#).

⁵ The Cottingham Parish area is based on MSOA best fit (E02005612) which also takes in some neighbouring villages in the Broughton area.

⁶ [Data from the Council of Mortgage Lenders](#) suggest that the average deposit paid by first-time buyers in the UK was around 18% in December 2016.

⁷ The price of an entry level property in a given neighbourhood was used to calculate the annual household income that could be needed to secure a mortgage in that area. By comparing this figure with the estimated household income for the same neighbourhood, we can see how affordable the area could be for those looking to buy an entry-level property. Calculations were based on a typical deposit of 15% and an assumption that mortgage lenders will offer 4.5 times an applicant's income.

The house price data used to create the affordability ratio estimates are based on the price paid for residential property only, so are not fully comprehensive for all housing as they only include those that have transacted.

8. Open Event

An open event took place in Cottingham on 11 May 2019 as part of the process of preparing a Neighbourhood Plan. 51 people attended the event. Comments in relation to affordable housing and specialist housing for older people included the following:

- Supported housing needed. Not just £500k houses.
- Homes for older people who want to downsize but stay in the village. That would free up larger homes for families.
- What about the young – they cannot afford any houses in the area.

9. Housing Needs Survey 2016

A detailed study of the housing needs of Cottingham up to 2022 was undertaken in December 2017. This study has not only investigated the affordable housing need of the village, but also for market rent level housing and open market housing.

The survey has identified a need for 5 affordable and 1 open market properties in the next 5 years for those with a connection to Cottingham.

Of the respondents who indicated a housing need in the next 5 years:

- 2 were assessed as being in need of open market housing (for local people) to purchase:

1 x 4 bed house, 1 x 1 bed bungalow

- 3 were assessed as being in need of affordable housing for rent and shared ownership:

1 x 1 bed home – affordable rented, 2 x 2 bed house – Shared Ownership

These results were cross referenced with the former Corby Borough Council Housing Register (Keyways). Respondents to the Housing Needs Survey who were also on the Housing Register were not analysed again (so no double counting has taken place), and there were a further 1 household who have been assessed as being in housing need who feature on the Housing Register but did not complete a Housing Needs Survey questionnaire. These households all have a connection to the Parish and their housing needs are as follows:

1 was assessed as being in need of affordable housing:

1 x 2 bed house – affordable rented

These findings have fed into the Part 2 Local Plan for Corby.

10. Discussions with the former Corby Borough Council strategic housing team

It is reasonable and appropriate for neighbourhood planners to refer to existing needs assessments prepared by the Local Planning Authority as a starting point. As the Cottingham Neighbourhood Area is located within Corby's planning area, it is relevant to examine the Corby Strategic Housing Policies (now part of North Northamptonshire Council) as part of this study.

For the purpose of this paper, data from the former Corby Borough Council's own evidence base to support their housing policies has been considered applicable and relevant unless it conflicts with more locally specific and/or more recently produced evidence.

The Housing Strategy team of the former Corby Borough Council were able to update the Rural Housing Needs Survey undertaken in 2016.

The Housing Options Team who maintain the affordable housing needs register advised that there are (at time of writing), six applicants with a local connection to Cottingham, the breakdown of which is as follows:

Single person (not elderly) = 4 (Bedsit or 1 bedroomed property)

Single parent 2 children = 1 (2 bed, 4 person house or 3 bed house if children are unable to share)

Single parent 1 child = 1 (2 bedroomed property)

The Borough Council holds no other specific housing needs data specific to Cottingham

11. Discussion/analysis of the main issues

At the time of the 2011 Census, the Cottingham Parish was home to around 912 residents living in 363 households. Analysis of the Census suggests that between 2001 and 2011 population in the local area declined by around 1%. During this period, it is estimated the number of dwellings increased by 6.

There is an over representation of older people and evidence of an ageing population with the number of over 65-year olds rising between 2001 and 2011 by 18% and up from 18% of total population to 21% in 2011. In line with national trends the local population is likely to get older as average life expectancy continues to rise.

Home ownership levels are very high with around 80% of households owning their homes outright or with a mortgage or loan and at 8% the share of households living in social rented accommodation is very low when compared with regional and national rates.

There is evidence of under occupancy suggesting a need for smaller homes of one to two bedrooms which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents

will enable them to remain in the local community and release under-occupied larger properties onto the market which would be suitable for growing families.

There is a predominance of large detached and an under representation of housing for single people with just 4% of dwellings having one bedroom.

Land Registry data indicates no new build housing market activity over recent years.

Deprivation is not a significant issue in the local area.

Home ownership is dominant in Cottingham and affordable rental properties may be difficult to access for people on low incomes.

Consultation with the community has indicated some support for Affordable Housing products, although the sample sizes were very low based on the Open Event which took place in May 2019.

The provision of affordable housing in settlements such as Cottingham is promoted through both the NPPF and the Corby Development Plan.

The Part 2 Local Plan (Publication draft) Plan supports Rural Exception sites by allowing development to take place where it would not otherwise be provided, as is also promoted in Policy 13 of the JCS. Policy 30 states that housing development should provide a mix of dwelling sizes and tenures to cater for current and forecast accommodation needs and to assist in the creation of sustainable mixed and inclusive communities. No tenure split is proposed, however the policy also encourages housing provision to meet the specialised housing requirements of older households to enable them to down-size to smaller accommodation. Custom-built developments are also promoted.

12. Conclusion

The high house prices in Cottingham, coupled with low levels of affordable housing (and NO ownership models of affordable housing) alongside current evidence of need demonstrate the importance of providing affordable housing for sale amongst a range of affordable housing products.

The high property prices locally mean that subsidised home ownership or rental products offering a discount of around 20% on current values would probably still be unaffordable to most people.

Consideration should be given to developing shared ownership products which allow people to buy a share of the dwelling from around 25% of its value, with the ability to staircase up as circumstances change.

The availability of affordable housing for sale would enable older people as well as young families to access housing locally, potentially serving both to free up larger properties for families at one end, thus helping to sustain older people in the community for longer and reducing the levels of under-occupation in Cottingham, whilst also helping sustain local

facilities and services by enabling people in low paid employment to live locally and to service local employment such as the School and public house.

13. Next Steps

This Neighbourhood Plan affordable housing needs assessment aims to provide Cottingham with evidence on a range of housing trends and issues from a range of relevant sources. We recommend that the neighbourhood plan group should, as a next step, discuss the contents and conclusions with North Northamptonshire Council with a view to agreeing and formulating draft housing policies to be contained within the Neighbourhood Plan, bearing the following in mind:

- All Neighbourhood Planning Basic Conditions, but in particular the following: Condition A, namely that the Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State; Condition D, that the making of the Neighbourhood Plan contributes to the achievement of sustainable development; and Condition E, which is the need for the Neighbourhood Plan to be in general conformity with the strategic policies of the adopted development plan;
- The views of North Northamptonshire Council – in particular to confirming the tenure balance of affordable housing that should be planned for;
- The views of local residents as expressed through consultation processes;
- The numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any assessment work carried out through any Call for Sites that may take place in Cottingham; and
- The recommendations and findings of this study.

This assessment has been provided by YourLocale on the basis of housing data, national guidance, local consultation and other relevant and available information current at the time of writing.

Bearing this in mind, it is recommended that the Neighbourhood Plan Advisory Committee should monitor carefully strategies and documents with an impact on housing policy produced by the Government, North Northamptonshire Council or any other relevant party and review the Neighbourhood Plan accordingly to ensure that general conformity is maintained.

At the same time, monitoring on-going demographic or other trends over the Neighbourhood Plan period will help ensure the continued relevance and credibility of its policies.

Gary Kirk

YourLocale



Appendix 4

Cottingham Neighbourhood Plan 2021-2031

Housing Needs Report

November 2019

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1. Introduction

This report provides an analysis of housing issues in the Cottingham Parish to support its Neighbourhood Plan policies. The report draws on the latest available data from the Census, Land Registry, Valuation Office Agency, Office for National Statistics and local consultation exercises. The results outlined in this Housing Needs Survey Report and any future Housing Needs Survey will influence the policies of the Cottingham local area Neighbourhood Plan. The Cottingham Parish has a very small population count and comparisons with larger geographies need to be viewed with some caution.

2. Population Age Profile

According to the 2011 Census, the Cottingham Parish had an estimated population of 906 residents living in 373 households dispersed across 511 hectares, equating to a population density of 1.8 persons per hectare which is in lower than the former borough (7.6), region (2.9) and England (4.1) averages. There were 23 vacant dwellings representing a 5.8% vacancy rate. It is estimated that between 2001 and 2011 the number of people living in the parish decreased by 0.7% (6 people). During the same period the number of dwellings (occupied and vacant) increased by 24.

At the time of the 2011 Census, around 16% of residents were aged under 16 which was above below the former borough (21%), regional (18%) and national (19%) rates. Around 63% of residents were aged between 16 and 64 which was below the former borough (66%) and region (64%) and England (65%) rates.

There is an over representation of older people (aged 65+) which accounted for 21% of total residents in 2011 and was above the former borough (14%), region (17%) and England (16%) rates. The median age of people living in the local area was 48 which is higher than the former borough (37), region (40) and England (39) rates.

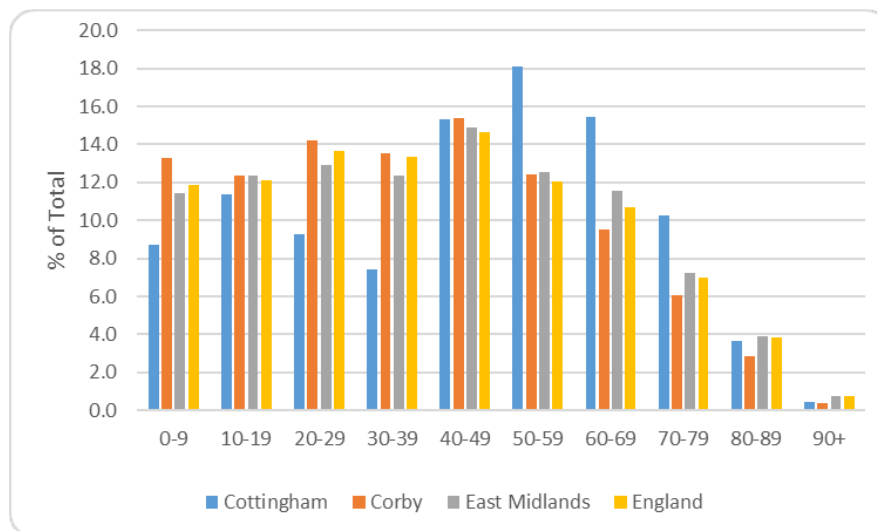
Table 1: Usual Residents by Age Band, 2011

	Cottingham		Former Corby Borough	East Midlands	England
	No	%	%	%	%
Aged 0-4	32	3.5	7.4	6.0	6.3
Aged 5-15	110	12.1	13.2	12.5	12.6
Aged 16-64	570	62.9	65.8	64.5	64.8
Aged 65+	194	21.4	13.6	17.1	16.3
All Usual Residents	906	100.0	100.0	100.0	100.0
Median age	48		37	40	39

Source: Census 2011, KS102

A more detailed breakdown of age bands reveals that at the time of the 2011 Census, Cottingham had a high representation of residents aged between 50 and 79 compared with the national average. It has a lower share of people aged been 20 and 39 which may reflect lack of affordable and suitable accommodation for young people entering the housing market.

Figure 1 Population by 10 year age bands, 2011



Source: Census 2011, QS103

The Census data suggests evidence of an ageing population with the number of people aged 65 and over increasing by 18% between 2001 and 2011. Over 65s represented 18% of total population in 2001 rising to 21% by 2011. Research shows the number of older people will grow significantly in the future and relative growth will be highest in older cohorts. Latest available population projections¹ suggest that Corby's 65 plus age group is forecast to grow by around 55% between 2016 and 2036.

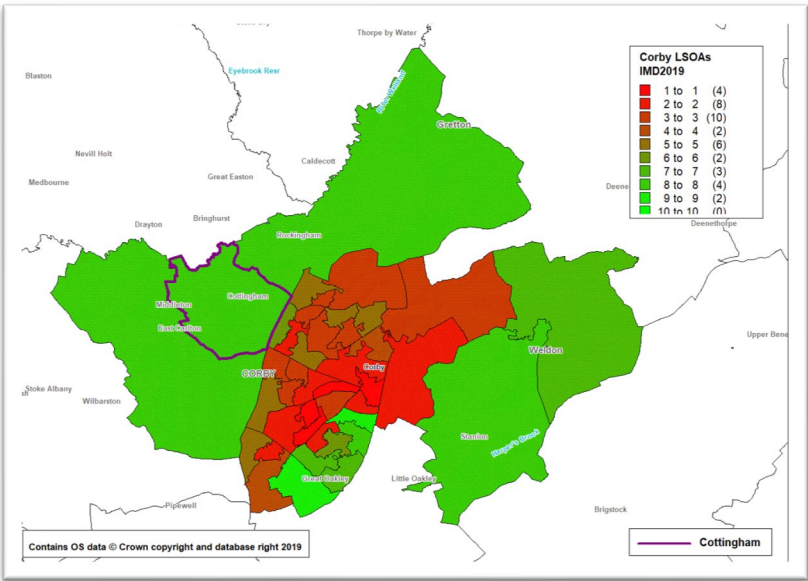
3. Deprivation

The English Indices of Deprivation 2019 measures relative levels of deprivation in 32,844 small areas or neighbourhoods, called Lower-layer Super Output Areas (LSOAs) in England. The Cottingham Parish is situated within one LSOA (E01026980).

The overall Index of Multiple Deprivation Decile (where 1 is most deprived 10% of LSOAs) (IMD) shows that on the whole the local area displays relatively low levels of deprivation ranking in the 8th decile on the overall 2015 Index. The following map illustrates overall Index of Multiple Deprivation deciles within the former Corby borough. The Cottingham parish is denoted by a purple boundary to the west of the former borough.

¹ Subnational Population Projections for Local Authorities in England: 2016 based

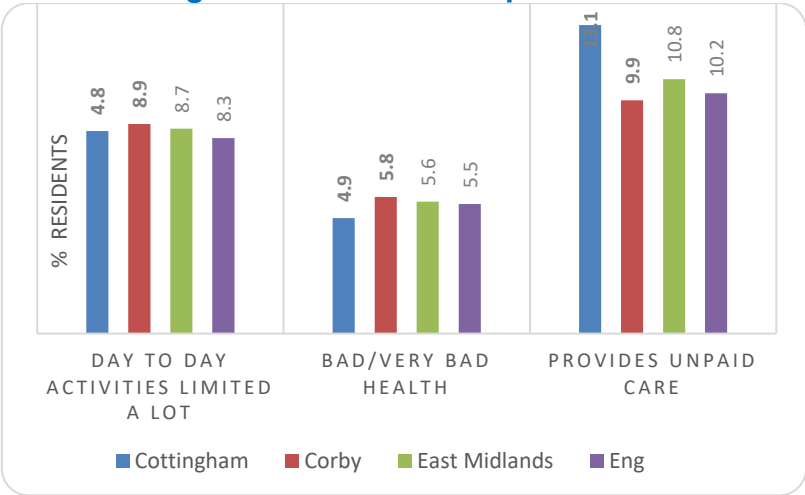
Figure 2 Index of Multiple Deprivation Deciles, 2019
Corby



4. Health

The Census highlights ill health and disability is an issue for some residents. Figure 3 shows that at 4.9% the proportion of residents reporting to be in bad or very bad health was below the former borough (5.8%), region (5.6%) and England (5.5%) rates. However, local residents are more likely to be providing unpaid care.

Figure 3 Health and Unpaid Care



Source: Census 2011

5. Economic Activity

The following table illustrates the working status of residents aged 16 to 74. In the Cottingham Parish this accounts for 76% of the population. At 71% the Parish economic activity rate is lower than the former borough (73%) but higher than regional (69%) and national (70%) rates. It has a significantly higher than average share of self employed residents. At the time of the 2011 Census the unemployment rate was low.

Table 2: Economic Activity and Inactivity, 2011

	Cottingham		Corby	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	693	100.0	100.0	100.0	100.0
Economically Active Total	493	71.1	73.5	69.3	69.9
Employee, Part-time	81	11.7	13.9	38.8	38.6
Employee, Full-time	293	42.3	44.6	14.4	13.7
Self Employed	88	12.7	8.9	8.7	9.8
Unemployed	10	1.4	3.6	4.2	4.4
Full-time Student (econ active)	21	3.0	2.5	3.3	3.4
Economically inactive Total	200	28.9	26.5	30.7	30.1
Retired	134	19.3	14.7	15.0	13.7
Student (including Full-Time Students)	19	2.7	3.9	5.8	5.8
Looking After Home or Family	22	3.2	3.5	4.0	4.4
Long-Term Sick or Disabled	16	2.3	2.8	4.1	4.0
Other	9	1.3	1.5	1.9	2.2

Source: Census 2011, QS601E

6. Household Size

At the time of the 2011 Census, the average household size in the Cottingham Parish was 2.4 people which was in line with the former borough and England rates. The average number of rooms per household stood at 6.4 which was above the former borough (5.4), region (5.6) and England (5.4) rates.

The average number of bedrooms per household stood at 3.2 which was higher than the former borough (2.9), region (2.8) and England (2.7) rates.

7. Housing Characteristics

a. Tenure

Home ownership levels are very high with around 80% of households owning their homes outright or with a mortgage or loan. This is higher than the former borough (62%), regional (67%) and national (63%) rates. Around 10% of households live in private rented accommodation which is lower than the former borough and region (15%) and England (17%) averages. Just 8% of households live in social rented accommodation which is lower than the former borough (21%), regional (16%) and national (18%) rates.

Table 3: Tenure, 2011

	Cottingham		Former Corby Borough	East Midlands	England
	No	%	%	%	%
All occupied Households	373	100.0	100.0	100.0	100.0
Owned; Owned Outright	158	42.4	23.5	32.8	30.6
Owned; Owned with a Mortgage or Loan	142	38.1	38.7	34.5	32.8
Shared Ownership (Part Owned/Part Rented)	-	0.0	0.4	0.7	0.8
Social Rented; Rented from Council (Local Authority)	28	7.5	17.7	10.1	9.4
Social Rented; Other	1	0.3	3.2	5.7	8.3
Private Rented; Private Landlord or Letting Agency	31	8.3	14.2	13.6	15.4
Private Rented; Other	5	1.3	1.0	1.3	1.4
Living Rent Free	8	2.1	1.3	1.3	1.3

Source: Census 2011, KS402EW

b. Accommodation Type

Data from the 2011 Census shows the majority (50%) of residential dwellings were detached which is somewhat higher than the former borough (21%), regional (32%) and national (22%) shares. Semi-detached housing accounted for 35% of the housing stock against 37% for the former borough, 35% for the region and 31% nationally. Terraced housing, flats and apartments provide just 15% of accommodation spaces which is lower than the former borough (41%), region (32%) and national (47%) shares.

Table 4: Accommodation Type, 2011

	Cottingham		Former Corby Borough	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	396	100.0	100.0	100.0	100.0

	Cottingham		Former Corby Borough	East Midlands	England
	No	%	%	%	%
Detached	198	50.0	21.1	32.2	22.3
Semi-Detached	139	35.1	37.2	35.1	30.7
Terraced	52	13.1	29.9	20.6	24.5
Flat, Maisonette or Apartment	6	1.5	11.6	11.7	22.1
Caravan or Other Mobile or Temporary Structure	1	0.3	0.2	0.4	0.4

Source: Census 2011, KS405EW

c. Number of Bedrooms and Occupancy Rates

Around two thirds (30%) of households live in houses with four or more bedrooms which is significantly higher than the former borough (18%), regional (20%) and national (19%) averages. There is an under representation of housing for single people with just 4% of dwellings having one bedroom against 6% for the former borough, 8% for the region and 12% for England as a whole.

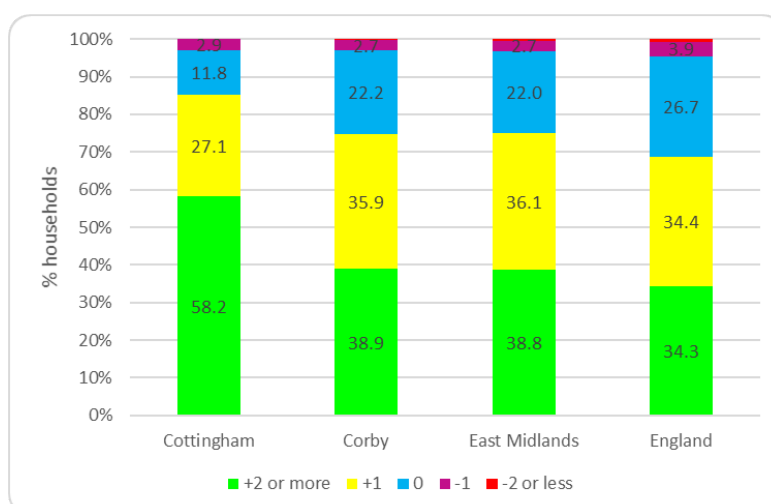
Table 5 Households by number of bedrooms, 2011

Bedrooms	Cottingham		Former Corby Borough	East Midlands	England
All occupied Household Spaces	373	100.0	100.0	100.0	100.0
No Bedrooms	-	0.0	0.3	0.2	0.2
1 Bedroom	14	3.8	6.2	8.1	11.8
2 Bedrooms	51	13.7	20.8	26.5	27.9
3 Bedrooms	196	52.5	54.7	45.4	41.2
4 Bedrooms	97	26.0	15.4	15.4	14.4
5 or More Bedrooms	15	4.0	2.7	4.4	4.6

Source: Census 2011, LC4405EW

There is evidence of under occupancy in the local area (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that around 58% of all occupied households in Cottingham have two or more spare bedrooms and around 27% have one spare bedroom. Under occupancy is higher than the former borough, regional and national averages.

Figure 4: Bedroom Occupancy Rates, All Households, 2011



Source: Census 2011, QS412EW

Under occupancy in the local area is particularly evident in larger properties with around 45% of households with 4 or more bedrooms occupied by just one or two people. This is higher than former borough (39%), regional (43%) and England (41%) rates.

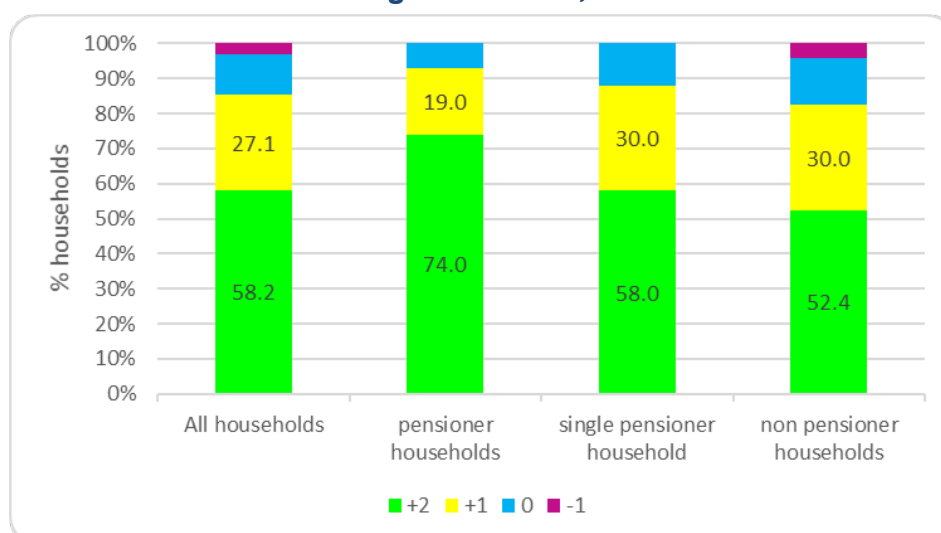
Table 6 Households with 4 or more bedrooms by household size, 2011

	Cottingham		Former Corby Borough	East Midlands	England
HHs with 4 or more bedrooms	112	100.0	100.0	100.0	100.0
1 person in household	8	7.1	11.1	10.4	10.6
2 people in household	42	37.5	28.3	32.3	30.3
3 people in household	31	27.7	21.8	18.8	18.3
4 or more people in household	31	27.7	38.8	38.5	40.8

Source: Census 2011, LC4405EW

Census data also suggests that older person households are more likely to under-occupy their dwellings. Data from the 2011 Census allows us to investigate this using the bedroom standard. In total, around 74% of pensioner households have an occupancy rating of +2 or more (meaning there are at least two more bedrooms that are technically required by the household) and is somewhat higher than the 52% non-pensioner household rate.

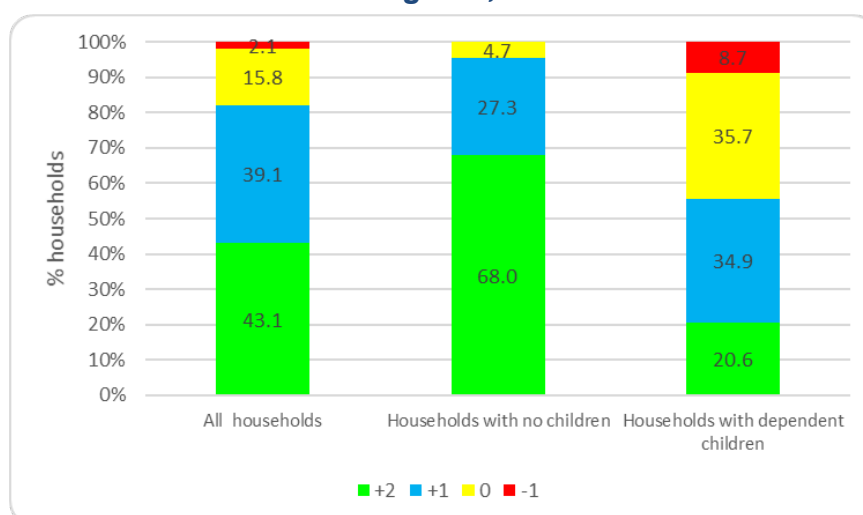
Figure 5: Bedroom Occupancy rating of Older Person Households, Cottingham Parish, 2011



Source: Census 2011, LC4105EW

Overcrowding is not a significant issue in the local area. Research shows that households with dependent children are more likely to be overcrowded. At the time of the 2011 Census around 9% of households with dependent children in Cottingham had one fewer room/bedroom than is technically required.

Figure 6: Bedroom Occupancy rating of Family Households Cottingham, 2011



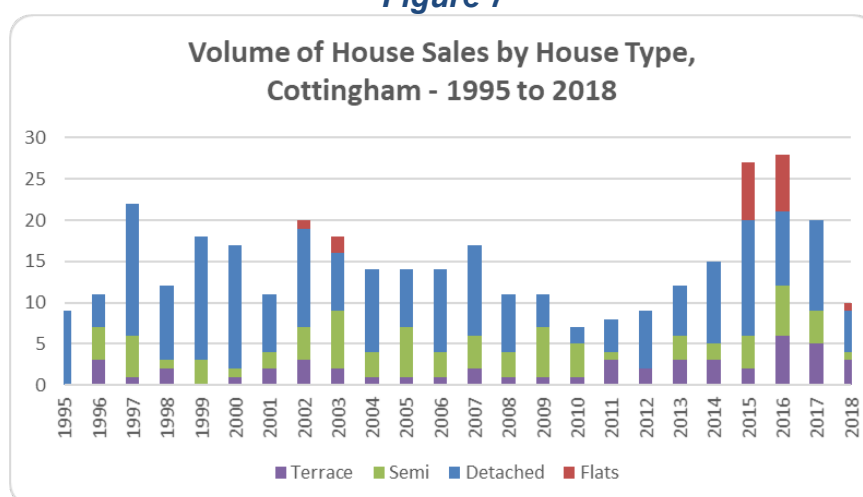
Source: Census 2011, LC4105EW

8. Housing Market

a. Residential Sales

Land Registry price paid data shows around 355 residential property sales were recorded in the Cottingham Parish between 1995 and 2018. At 59% detached housing accounted for the majority of sales, 22% were semi-detached, 14% terraced and 5% flats or apartments. It should be noted that some sales are not captured by the Land Registry, for example properties that were not full market value, right to buy and compulsory purchase orders will be excluded.

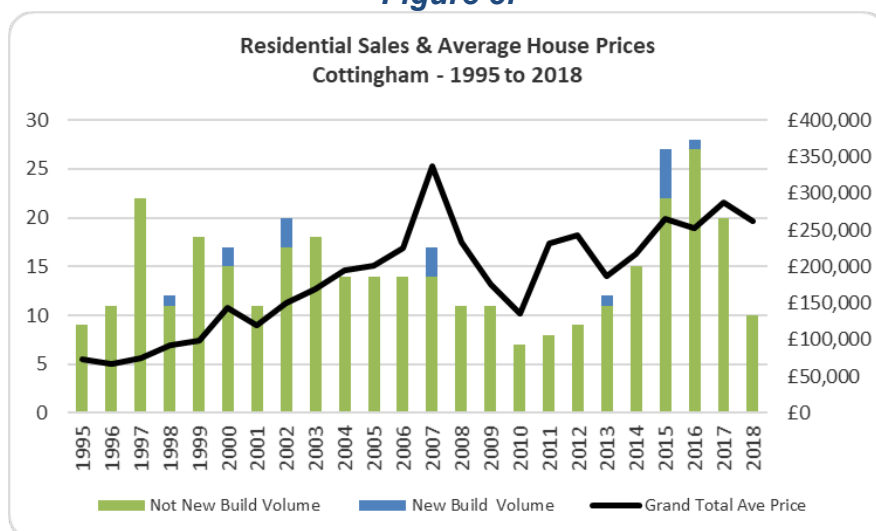
Figure 7



Data produced by Land Registry © Crown copyright 2019 (data available at 22/11/19)

There is evidence of new build housing in the local area with 16 new build residential sales recorded between 1995 and 2018. Figure 8 below shows the volume of sales together with the overall annual average house price. Please note caution should be used when analysing figures based on a low number of sales.

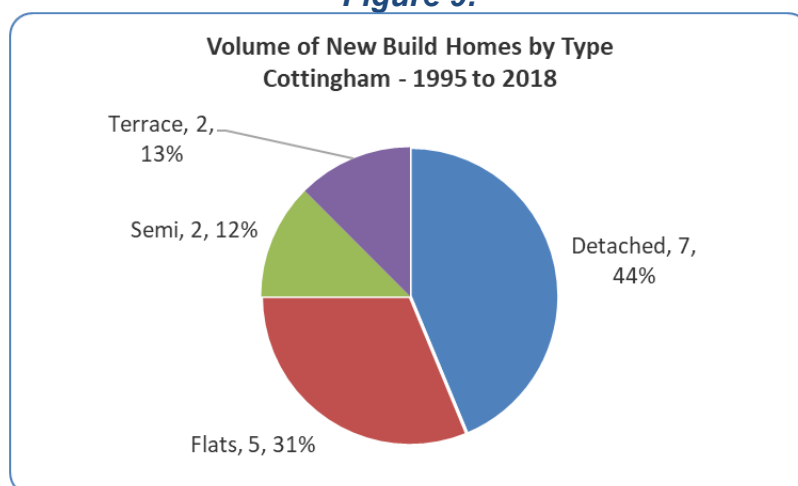
Figure 8:



Data produced by Land Registry © Crown copyright 2019 (data available at 4.10.19)

During this period, the majority (44%) of new build residential sales were detached (Figure 9). It should be noted that not all new builds will be captured in the Land Registry price paid data, e.g. some conversions and social housing units will be excluded. In 2018, newly-built dwellings were estimated to be significantly less affordable than existing dwellings.

Figure 9:



Data produced by Land Registry © Crown copyright 2018 (data available at 15.8.19)

b. Affordability

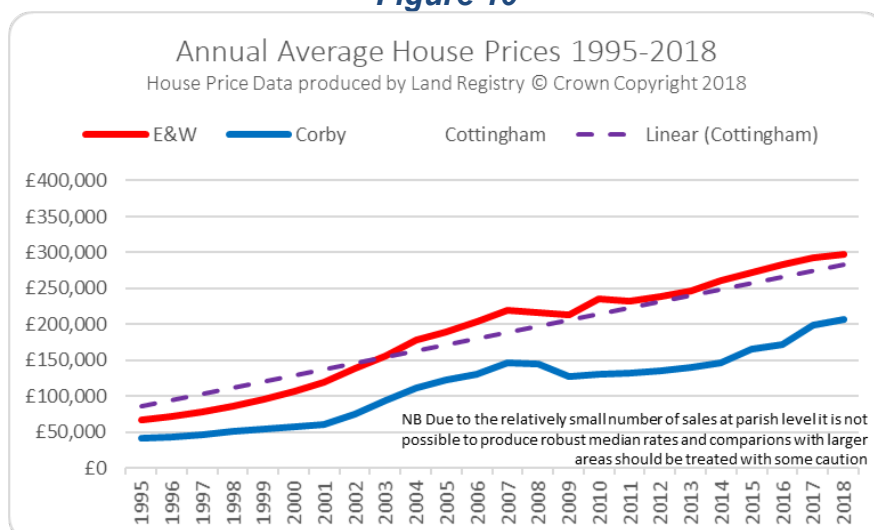
The latest housing affordability data for England Wales shows that on average, full-time workers could expect to pay an estimated 7.8 times their annual workplace-based earnings on purchasing a home in England and Wales in 2018. This affordability ratio² has increased by 0.8% since 2017, but this change is not statistically significant, however, median house prices increased faster than median gross annual full-time earnings (the price paid for properties rose by 3.3% while earnings rose 2.6%).

The housing affordability gap continues to widen between the most and least affordable areas. In Corby the gap has worsened with average house prices estimated at being 6.7 times workplace-based average annual earnings in 2018 compared with 2.5 times in 2008.

Workplace-based earnings are not available at parish level but as the average 2018 house price in Cottingham is estimated to be above the former borough's average it is presumed the affordability gap is relatively wide. The following chart indicates the linear house price trajectory in Cottingham when compared with the former borough and England and Wales averages. It should be noted, however, that due to the relatively small number of sales at parish level it is not possible to produce robust median rates and comparisons against larger geographies and should be treated with extreme caution.

² Median housing affordability ratio refers to the ratio of median price paid for residential property to the median workplace-based gross annual earnings for full-time workers. [Housing affordability in England and Wales: 2018](#)

Figure 10



The latest available ONS House Price Statistics for Small Areas reveals the cost of an entry-level³ property on average across England and Wales has increased by almost 20% in the ten year period to June 2016 to £140,000. For new properties, the price was nearly £180,000. The data⁴ also shows that home-ownership prospects vary across the country.

In the Cottingham Parish area⁵ in 2016 a low to mid-priced property cost on average £125,000 which is lower than the national average. Assuming a 15% deposit⁶, those entering the property market in the area would require a household income of £36,002 (£26,444 E&W average) and savings of £20,750 which is a challenge for many households.

With the average cost⁷ of an entry-level home in the area being £125,000 prospective buyers would require an estimated £2,000 for legal and moving costs and £18,750 for a 15% deposit, coming to £20,750 in total.

The house price data used to create the affordability ratio estimates are based on the price paid for residential property only, so are not fully comprehensive for all housing as they only include those that have transacted.

³ The term 'entry level' or 'low to mid-priced property' refers to the lower quartile price paid for residential properties. If all properties sold in a year were ranked from highest to lowest, this would be the value half way between the bottom and the middle.

⁴ Property price data are for year ending June 2016 and are from [House Price Statistics for Small Areas](#). Income data are for financial year ending 2014 and are from [small area model-based income estimates](#).

⁵ The Cottingham Parish area is based on MSOA best fit (E02005612) which also takes in some neighbouring villages in the Broughton area.

⁶ [Data from the Council of Mortgage Lenders](#) suggest that the average deposit paid by first-time buyers in the UK was around 18% in December 2016.

⁷ The price of an entry level property in a given neighbourhood was used to calculate the annual household income that could be needed to secure a mortgage in that area. By comparing this figure with the estimated household income for the same neighbourhood, we can see how affordable the area could be for those looking to buy an entry-level property. Calculations were based on a typical deposit of 15% and an assumption that mortgage lenders will offer 4.5 times an applicant's income.

9. Summary of Future Housing Need

At the time of the 2011 Census, the Cottingham Parish was home to around 912 residents living in 363 households. Analysis of the Census suggests that between 2001 and 2011 population in the local area declined by around 1%. During this period, it is estimated the number of dwellings increased by 6.

There is an over representation of older people and evidence of an ageing population with the number of over 65 year olds rising between 2001 and 2011 by 18% and up from 18% of total population to 21% in 2011. In line with national trends the local population is likely to get older as average life expectancy continues to rise.

Home ownership levels are very high with around 80% of households owning their homes outright or with a mortgage or loan and at 8% the share of households living in social rented accommodation is very low when compared with regional and national rates.

There is evidence of under occupancy suggesting a need for smaller homes of one to two bedrooms which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents will enable them to remain in the local community and release under-occupied larger properties onto the market which would be suitable for growing families.

There is a predominance of large detached and an under representation of housing for single people with just 4% of dwellings having one bedroom.

Land Registry data indicates no new build housing market activity over recent years.

Deprivation is not a significant issue in the local area.

Home ownership is dominant in Cottingham and affordable rental properties may be difficult to access for people on low incomes.



Appendix 5

Cottingham Neighbourhood Plan 2021-2031

Site Sustainability Assessments

February 2020

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1. Cottingham Site Assessment Pre-amble

1.1 Overview

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for the Neighbourhood Development Plan (NDP) making purposes. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions for a NDP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters that will require approval as a part of testing a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Advisory Committee (NPAC) are identifying the least environmentally damaging and therefore the most sustainable locations are prioritised for potential residential development. The approach uses publicly available data including from the local authority Strategic Housing and Economic Land Availability Assessment (SHELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are only a part of any potential development site selection, it is a best practise tool to rank potential sites in a NDP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. The SSA's are compliant with the advice and guidance in the National Planning Policy Frameworks of 2012, 2018 and 2019.

This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Working in partnership with landowners and the former Corby Borough Council (CBC) enables a positive SSA process that meets or exceeds the housing target and affordable housing requirements in the Part 2 Local Plan.

1.2 Site Selection Criteria – two stages

The first stage is to use a scoring system for the residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Cottingham twenty five indicators are being evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the developable viability of the sites in the parish. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is. However, it is important to note that there may be other factors which result in that site not being appropriate so a second stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the selection of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required;
- Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;
- Green is scored for a generally positive assessment.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of green scores minus red scores.

2 Sustainable Site Assessment (SSA) matrix – Cottingham

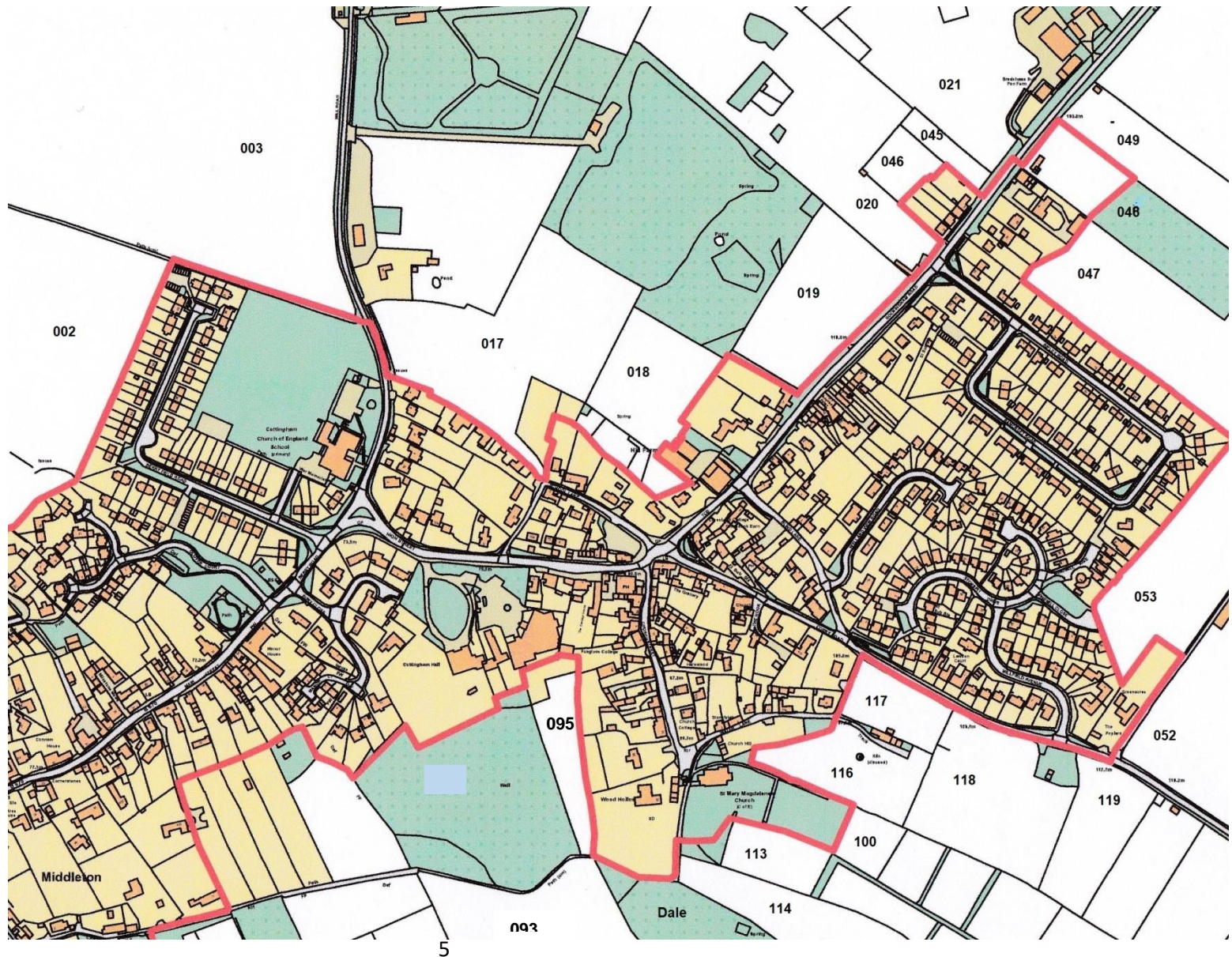
<u>Issue</u>	<u>Green</u>	<u>Amber</u>	<u>Red</u>
1. Site capacity (3 bed houses)	Small capacity up to 4 dwellings	Medium capacity of between 5 and 8 dwellings	Large capacity of more than 8 dwellings
2. Current Use	Vacant	Existing uses need to be relocated	Loss of important local asset
3. Adjoining Uses	Site wholly within residential area or village envelope	Site joined to village envelope or residential location	No physical direct link to village envelope or residential location
4. Topography	Flat or gently sloping site	Undulating site or greater slope that can be mitigated	Severe slope that cannot be mitigated
5. Greenfield or Previously Developed Land	Previously developed land (brownfield)	Mixture of brownfield & greenfield land	Greenfield land
6. Good Quality Agricultural Land (Natural England classification)	Land classified 4 or 5 (poor and very poor)	Land classified 3 (good to moderate)	Land classified 1 or 2 (Excellent and very good)
7. Site availability - Single ownership or multiple ownership	Single ownership	Multiple ownership	Multiple ownership with one or more unwilling partners
8. Landscape Character Assessment and Visual Impact Assessment (LVIA)	No harm to quality.	Less than substantial harm to quality.	Substantial harm to quality.
9. Important Trees, Woodlands & Hedgerows	None affected	Mitigation measures required	Site would harm or require removal of Ancient tree or hedge (or TPO)
10. Relationship with existing pattern of built development	Land visible from a small number of properties	Land visible from a range of sources mitigated through landscaping or planting	Prominent visibility Difficult to improve
11. Local Biodiversity score	A score of 1	A score of 2 or 3	A score of 4 or 5
12. Listed Building or important heritage asset and their setting	No harm to existing building	Less than substantial harm	Substantial harm
13. Safe pedestrian access to and from the site	Existing footpath	No footpath but can be created	No potential for footpath
14. Impact on existing vehicular traffic	Impact on village minimal	Medium scale impact on village	Major impact on village
15. Safe vehicular access to and from the site.	Appropriate access can be easily provided	Appropriate access can only be provided with significant improvement	Appropriate access cannot be provided
16. Safe access to public transport (specifically a bus stop with current service).	Walking distance of 250m or less	Walking distance of 251-500m	Walking distance of greater than 500m
17. Distance to designated village centre (the shop)	Walking distance of 250m or less	Walking distance of 251-500m	Walking distance of greater than 500m

18. Current existing informal/formal recreational opportunities on site	No recreational uses on site	Informal recreational uses on site	Formal recreational uses on site
19. Ancient monuments or archaeological remains	No harm to an ancient monument or remains site	Less than substantial harm to an ancient monument or remains site	Substantial harm to an ancient monument or remains
20. Any existing public rights of ways/bridle paths	No impact on public right of way	Detriment to a public right of way	Re-routing required or would cause significant harm
21. Gas and/or oil pipelines & electricity transmission network (Not water/sewage)	Site unaffected	Re-siting may be necessary or reduces developable area	Re-siting required or may not be feasible
22. Any nuisance issues (Noise, light, odour?)	No nuisance issues	Mitigation may be necessary	Nuisance issues will be an ongoing concern
23. Any contamination issues	No contamination issues	Minor mitigation required	Major mitigation required
24. Any known flooding or surface water issues.	Site in flood zone 1 or no issues	Site in flood zone 2 or flooded once in last 25 years, or suspect a concern	Site in flood zone 3 or flooded more than once in last 25 years, or registered and known issues
25. Any drainage issues.	No drainage issues identified.	Need for mitigation.	Need for substantial mitigation
26. Regionally important geological site (RIGS).	None identified within site.	A RIGS within 25m of the site boundary.	A RIGS within the site.

3 Fields of landowners approached.

Landowners with land adjacent to village boundary.

Field numbers in line with Conservation group



3.1 Draft Letter to landowners

Dear Landowner,

Cottingham Parish Neighbourhood Development Plan 2019 – 2031

You may be aware that Cottingham Parish Council is drawing up a Neighbourhood Plan (“the Plan”) for Cottingham Parish following the enactment of the Localism Act 2011. This Plan will influence and shape future decisions over the growth and development of the parish for the next twelve years.

The Plan is being developed by the Cottingham Neighbourhood Plan Steering Group appointed by the Parish Council, which in turn has set up working groups made up of local people who have the job of making policy recommendations that reflect the collective needs, wishes and aspirations of the community. To do this credibly and fairly, it is necessary for consultation with all those who may be affected by the Plan. This process has already begun with a public consultation event.

We now write to you on behalf of the Housing Theme Group who are tasked with developing and recommending policies for future housing development. These policies will consider housing need, development sites, size of units, the housing mix, the tenure types and appearance of housing as well as how such development can satisfy our obligations under Corby Borough Council and National planning strategies. They must do this in a manner that best accommodates the wishes of parish residents and best meets the policies drafted by the other two theme groups.

The parish-wide Housing Needs Survey demonstrates the need for people to acquire smaller and/or affordable housing, some to meet the specific mobility needs of older persons. The emerging Corby Borough Council (CBC) Local Plan identifies Cottingham as a small village where development should be strictly controlled. CBC has set a target of six residential units for residential development anywhere in the Parish. However, the HTG have assessed the housing need projections to 2031 and accept that about ten units of residential accommodation will be required during the plan period. The HTG have now decided to identify potential development sites that will best meet these needs.

It is expected that we will need to plan for an estimated total of about ten new homes across the parish of which four will be Affordable Housing, on sites of a minimum of three dwellings, each affordable dwelling having a suggested maximum of three bedrooms. The appendix to this letter sets out the definitions of Affordable Housing that we will require.

As an owner of land within the parish boundary (even where in the past CBC has assessed that land for development potential) we would like to invite you to engage with us so that, firstly, we can understand your views on development that might fulfil some or all of the expected need of ten new homes and secondly, whether you think your land may be suitable for the building of some or all of these ten properties.

We would be grateful if you would complete and return the enclosed pro-forma before the 21st September 2019 indicating if you have a desire to develop or to not develop your land during the plan period. At this stage we are undertaking an open “call for sites” for land you own that could accommodate three or more separate independent dwellings, either within or adjacent to the current settlement envelope asset out by CBC. The only sites we will not consider are those that have been refused residential planning consent by a planning inspector. A site will be for three or more units and will have to provide a minimum of 40% Affordable Housing, for example, a site of five dwellings would provide three open market units and two affordable

housing units. (For clarification purposes a site of three dwellings would require two open market units and one affordable housing unit, and a four-dwelling site would require two open market units and two affordable housing units, a six-dwelling site would require three open market and three affordable units etc.)

All initial responses will be treated in confidence and detailed information will only be available to the plan's theme groups and the parish council.

Please note that this is only an information gathering exercise at this point. Our aim is to understand each Landowner's preferences and we are not looking to support or deny any development proposals at this stage. The HTG aim to compile a comprehensive list of all areas of land that may be suitable to meet the housing needs of the Plan.

Once we know where Landowners are willing to develop within or contiguous to the settlement boundary, we can begin to assess each site in order to consider those most suitable and desirable to fulfil the housing need of ten units (four affordable) by 2031. A sustainable site assessment process will be undertaken with professional support and using the National Planning Policy Framework approach to allow a comparison of the sites.

This sustainable site assessments will be based on evidence of sustainability, site constraints, conformity with local priorities and our obligations under housing plans for CBC. The process will be transparent, consultative with the community and Landowners to help shape the outcome and be documented. **Please note that in previous similar assessments in other parishes much of the land assessed is not required for development in the Plan period.**

After sites are selected, the Plan will require formal acknowledgement by CBC and the approval of an Independent Neighbourhood Plan Examiner before a vote by parishioners in the form of a full referendum.

Once approved, the Plan remains a 'living document' and must be kept under review and updated/refreshed on a regular basis. In other words, it will always be subject to the potential for future change.

On completion, the enclosed form should be returned in the attached stamped and addressed envelope to the Parish Council before the deadline of the 21st September 2019.

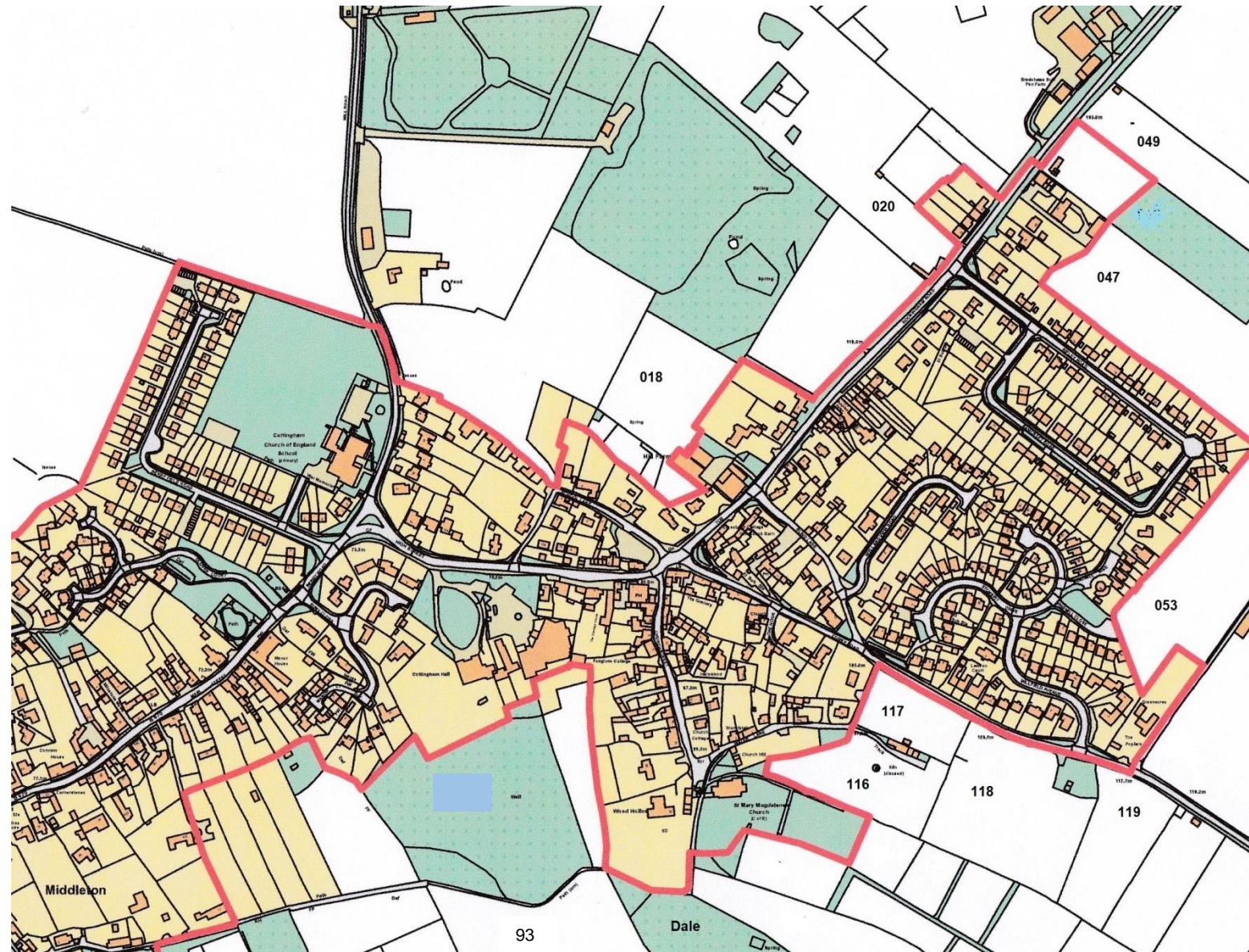
Your help in this regard is greatly appreciated.

Sincerely,

Enc: Questionnaire, Affordable Housing Tenures, stamped-addressed envelope

4 Landowner returns.

Fields suggested by
Landowners as possible
Development sites.



5. Pre-ambles to site survey results

All the completed surveys had the following pre-ambles attached.

1. Overview

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for the Neighbourhood Development Plan (NDP) making purposes. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions for a NDP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters that will require approval as a part of testing a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Advisory Committee (NPAC) are identifying the least environmentally damaging and therefore the most sustainable locations are prioritised for potential residential development. The approach uses publicly available data including from the local authority Strategic Housing and Economic Land Availability Assessment (SHELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context but the site itself has not been accessed in detail during the SSA.

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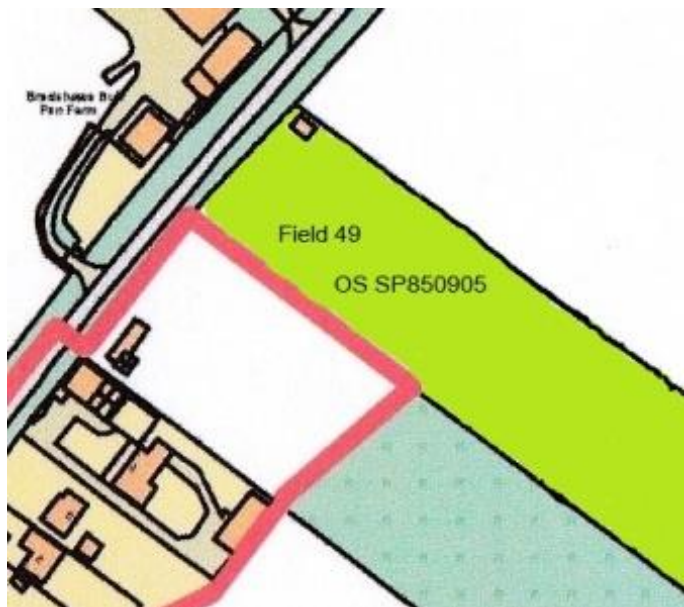
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- Red is scored for a negative assessment where significant mitigation is required;
- Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;
- Green is scored for a generally positive assessment.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of green scores minus red scores.

6. Site Assessments



6.1 Cottingham 1 – East of Cottingham Road (No SHLAA Ref) (Field 49) OS SP850905

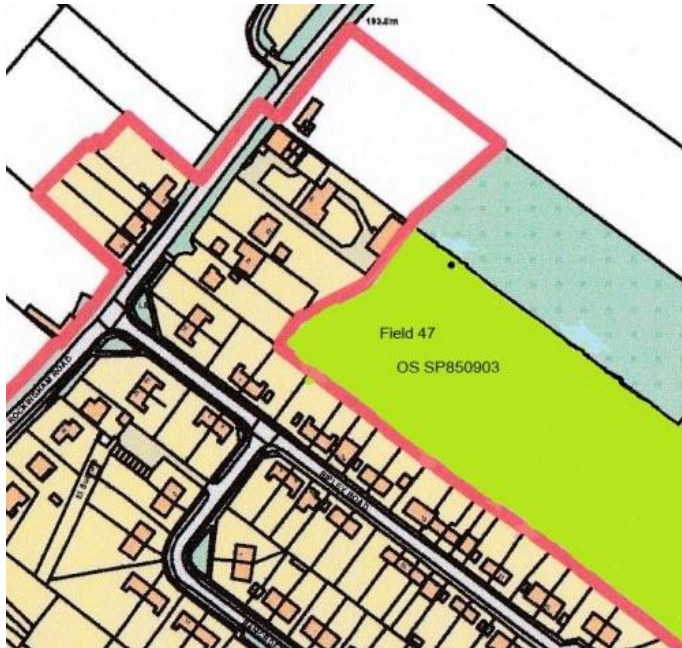
Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary:	No CBC SHLAA Ref.
Site name:	East of Rockingham Road.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 1HA – Approximately 25 units (3 bed dwellings).	Red
2. Current Use:	The site is a large open field with a horse shelter in situ and currently used for grazing purposes, this existing use will need to be relocated.	Amber
3. Adjoining Uses:	The site is to the North of the current built form that makes up the recognised village envelope and is adjacent to a large modern house on an individual plot. There is open countryside to the North of the site and Bull Pen farm on the other side of Rockingham Road.	Amber
4. Topography:	A heavily sloping site that will require major mitigation.	Amber
5. Greenfield or Previously Developed Land?	A greenfield site.	Red
6. Quality of agricultural land?	The site is grade 3 agricultural land of a good to moderate quality.	Amber
7. Site availability - Single ownership or multiple ownership?	Single ownership.	Green
8. Landscape & Visual Impact (LVIA) considerations.	The site has open and long distance views, the location feels very rural in character and development would cause a substantial harm to the quality and amenity of the surrounding open countryside.	Red
9. Important Trees, Woodlands & Hedgerows?	The site is bounded on all sides by hedgerow with some of this ancient and these being interspersed with trees. Development will certainly require the destruction of trees and/or hedgerow possibly ancient.	Red
10. Relationship with existing pattern of built development?	The site is adjacent to the current built form and has a very slight relationship to it. The land is visible from a small number of properties.	Amber
11. Local biodiversity score.	TBC	TBC
12. Listed Building or important heritage assets and their setting?	No listed buildings or important heritage assets are found close to the site or within a sight line.	Green
13. Safe pedestrian access to and from the site?	No existing provision and as the nearest footpath is a long distance away on the other side of Rockingham Road it appears difficult, but not impossible, to provide connectivity with the village centre.	Amber
14. Impact on existing vehicular	A large scale negative impact on the village centre due to the large number of units involved.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
traffic?		
15. Safe vehicular access to and from the site?	An agricultural access is in place to the site and vehicular access should be possible with significant improvements and the destruction of trees and hedgerow to facilitate this residential standard of access. An adequate visibility splay and access dimensions would need to be agreed with the Highways Authority.	Amber
16. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop is approximately a direct distance of more than 500m from the centre of the site.	Red
17. Distance to designated village centre (the shop).	Approximately 500m from the geographical centre of the site.	Red
18. Current existing informal/formal recreational opportunities on site?	None found.	Green
19. Ancient monuments or archaeological remains?	None identified within or adjacent to this site so no harm identified.	Green
20. Any public rights of ways/bridle paths?	None found within this site.	Green
21. Gas, oil, pipelines and networks & electricity transmission network?	None identified.	Green
22. Any nuisance issues (noise, light, odour)?	Yes, a potential light nuisance from the adjacent property on higher ground and slight traffic noise so mitigation may be required.	Amber
23. Any contamination issues?	An agricultural waste heap is within the site and it has been used for animal husbandry so a professional contamination study will be required for the site to proceed.	Amber
24. Any known flooding or surface water issues?	The site is located within flood zone 1 and no flooding issues appear as a concern.	Green
25. Any drainage issues?	None identified due to the relatively steep fall of the land.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
26. Rigs	None identified on site.	Green
SUMMARY	Red - 7 Amber - 9 Green - 9	A LOW GREEN SCORING SITE of 2.



6.2 Cottingham 2 Rear of 46 Rockingham Road – (No SHLAA ref) (Field 47) OSSP850903

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary:	No CBC SHLAA Ref.
Site name:	Rear of 46 Rockingham Road.

Site – Sustainability criteria relating to Location, Surroundings & Constraints	RAG Rating
---	------------

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 3.65HA – Approximately 68 units (3 bed dwellings).	Red
2. Current Use:	The site is one large and one small open field currently used for arable purposes, this existing use will need to be relocated.	Amber
3. Adjoining Uses:	The site is to the North of Ripley Road and is conjoined joined along this extensive built boundary to the recognised village envelope.	Amber
4. Topography:	A sloping site that will require major mitigation.	Amber
5. Greenfield or Previously Developed Land?	A greenfield site.	Red
6. Quality of agricultural land?	The site is grade 3 agricultural land of a good to moderate quality.	Amber
7. Site availability - Single ownership or multiple ownership?	Multiple ownership.	Amber
8. Landscape & Visual Impact (LVIA) considerations.	The site has very open and long distance views, the location feels very rural in character and development would cause a substantial harm to the quality and amenity of the surrounding open countryside.	Red
9. Important Trees, Woodlands & Hedgerows?	The site is bounded on two sides by hedgerow with interspersed trees and a small copse of trees to the Western boundary, development will require the destruction of trees and/or hedgerow possibly ancient.	Red
10. Relationship with existing pattern of built development?	The site is adjacent to the current built form and has a good relationship to it. The land is visible from a large number of properties, this can be easily mitigated through planting.	Amber
11. Local biodiversity score.	TBC	
12. Listed Building or important heritage assets and their setting?	No listed buildings or important heritage assets are found close to the site.	Green
13. Safe pedestrian access to and from the site?	No existing provision and it appears impossible to provide access without the active support of a third party landowner as the site is landlocked, no potential connectivity with the village centre.	Red
14. Impact on existing vehicular	A very large scale negative impact on the village centre due to the very large number of units involved.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
traffic?		
15. Safe vehicular access to and from the site?	No existing provision and it appears difficult to provide access without the support of a third party landowner as the site appears landlocked, potential connectivity with the village centre is good.	Amber
16. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop is approximately a direct distance of more than 500m from the centre of the site.	Red
17. Distance to designated village centre (the shop).	Approximately 490m from the geographical centre of the site.	Amber
18. Current existing informal/formal recreational opportunities on site?	None found.	Green
19. Ancient monuments or archaeological remains?	None identified within or adjacent to this site so no harm identified.	Green
20. Any public rights of ways/bridle paths?	None found within this site.	Green
21. Gas, oil, pipelines and networks & electricity transmission network?	None visible within the site boundary.	Green
22. Any nuisance issues (noise, light, odour)?	Yes, potential light nuisance from the adjacent property and minor traffic noise, so mitigation may be required.	Amber
23. Any contamination issues?	An agricultural waste heap is within the site so a professional contamination study will be required for the site to proceed.	Amber
24. Any known flooding or surface water issues?	The site is located within flood zone 1 and due to the elevation of most of the site no flooding issues appear as a concern.	Green
25. Any drainage issues?	A small amount of pooling around the lower elevation of the site – easily remediated.	Amber
26. RIGS	None identified within site.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
SUMMARY	Red - 7 Amber - 11 Green - 7	Neutral score



**6.3 Cottingham site 3 – Land off Windmill Close – (SHLAA ref HAS 126) (Field 53)
OS SP851901**

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary:	CBC SHLAA Ref HAS 126, states 1.6HA.
Site name:	Land off Windmill Close.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 1.7HA – Approximately 42 units (3 bed dwellings) (CBC use 35 d.p.h. so estimate 56 units)	Red
2. Current Use:	The site is one large open field currently used for hay production, this existing use will need to be relocated.	Amber
3. Adjoining Uses:	The site is to the East of Bancroft Road and Windmill Rise and is conjoined joined along this extensive built boundary to the recognised village envelope.	Amber
4. Topography:	A relatively flat site that will not require remediation.	Green
5. Greenfield or Previously Developed Land?	A greenfield site.	Red
6. Quality of agricultural land?	The site is grade 3 agricultural land of a good to moderate quality.	Amber
7. Site availability - Single ownership or multiple ownership?	Multiple ownership.	Amber
8. Landscape & Visual Impact (LVIA) considerations.	The site has an open and countryside feel. There are extensive views and the location feels rural in character. Development would cause a substantial harm to the quality and amenity of the open countryside.	Red
9. Important Trees, Woodlands & Hedgerows?	The site is bounded on three and a half sides by hedgerow with interspersed trees, access to the development will require the destruction of trees and/or hedgerow possibly ancient.	Red
10. Relationship with existing pattern of built development?	The site is adjacent to the current built form and has a good relationship to it, being conjoined along two boundaries. The land is visible from a large number of properties, this can be easily mitigated through planting.	Amber
11. Local biodiversity score.	TBC	

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
12. Listed Building or important heritage assets and their setting?	A windmill that has been converted to a residential property is adjacent and overlooks the site, no listed buildings or important heritage assets are found within the site.	Amber
13. Safe pedestrian access to and from the site?	Although there is no existing provision it appears possible to provide access with the active support of the Highways Authority, a path ensuring connectivity to the village centre can be easily created.	Amber
14. Impact on existing vehicular traffic?	A very large scale negative impact on the village centre due to the very large number of units involved and the access being required through existing residential development.	Red
15. Safe vehicular access to and from the site?	Although there is no existing provision it appears possible to provide an access with an adequate visibility splay through the active support of the Highways Authority. The access on Windmill Close is fairly narrow so an early dialogue with the Highways Authority is required to ensure the significant improvements that are required can be delivered.	Amber
16. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop is approximately a direct distance of more than 550m from the centre of the site.	Red
17. Distance to designated village centre (the shop).	Approximately 520m from the geographical centre of the site.	Red
18. Current existing informal/formal recreational opportunities on site?	None found within the site, although an informal “play area” may be compromised by the access in to the site.	Amber
19. Ancient monuments or archaeological remains?	None identified within or adjacent to this site so no harm identified.	Green
20. Any public rights of ways/bridle paths?	A circular informal footpath crosses throughout the whole site, but no PROW is currently adopted (this may require further detailed investigation). In addition, several of the properties on Windmill Rise have a gated access directly from their rear gardens in to the site. These issues will need further investigation in terms of potential deliverability.	Amber
21. Gas, oil, pipelines and networks & electricity transmission network?	None identified.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
22. Any nuisance issues (noise, light, odour)?	Minor traffic noise found, this may be dependent upon the prevailing wind but may require mitigation.	Amber
23. Any contamination issues?	None identified in this location.	Green
24. Any known flooding or surface water issues?	The site is located within flood zone 1 and no flooding issues appear as a concern.	Green
25. Any drainage issues?	A small amount of pooling identified on site – easily remediated.	Amber
26. RIGS	None identified within site.	Green
SUMMARY	Red - 7 Amber - 12 Green - 6	A LOW RED SCORING SITE of NEGATIVE 1.



6.4 Cottingham site 3a – Part land off Windmill Close – (Part of SHLAA ref HAS 126)

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary:	CBC SHLAA Ref HAS 126, states 1.6HA.
Site name:	Part land off Windmill Close.

Site – Sustainability criteria relating to Location, Surroundings & Constraints	RAG Rating
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Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 0.13HA – Approximately 4 units (3 bed dwellings) (CBC use 35 d.p.h. so estimate 5 units)	Green
2. Current Use:	The site forms the lower section of a large open field currently used for hay production, this existing use will need to be relocated.	Amber
3. Adjoining Uses:	The site is adjacent to Windmill Close where it joins the existing settlement boundary.	Amber
4. Topography:	An undulating site that can be readily mitigated.	Amber
5. Greenfield or Previously Developed Land?	A greenfield site.	Red
6. Quality of agricultural land?	The site is grade 3 agricultural land of a good to moderate quality.	Amber
7. Site availability - Single ownership or multiple ownership?	Multiple ownership.	Amber
8. Landscape & Visual Impact (LVIA) considerations.	The site has an open and countryside feel. There are extensive views and the location feels rural in character. Development would cause a substantial harm to the quality and amenity of the open countryside.	Red
9. Important Trees, Woodlands & Hedgerows?	The site is bounded on two sides by hedgerow with interspersed trees, access to the development will require the destruction of trees and/or hedgerow, not believed to be ancient.	Amber
10. Relationship with existing pattern of built development?	The site is adjacent to the current built form and has a good relationship to it. The land is visible from a small number of properties and nearby footpaths, this can be easily mitigated through planting.	Amber
11. Local biodiversity score.	TBC	
12. Listed Building or important heritage assets and their setting?	A windmill that has been converted to a residential property is adjacent and overlooks the site, no listed buildings or important heritage assets are found within the site.	Green
13. Safe pedestrian access to and from the site?	Although there is no existing provision it appears possible to provide access with the active support of the Highways Authority, a path ensuring connectivity to the village centre can be easily created.	Amber
14. Impact on existing vehicular traffic?	A minimal impact on the village centre due to the small scale of development.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
15. Safe vehicular access to and from the site?	Although there is no existing provision it appears possible to provide an access with an adequate visibility splay through the active support of the Highways Authority. The access on Windmill Close is fairly narrow so an early dialogue with the Highways Authority is required to ensure the significant improvements that are required can be delivered.	Amber
16. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop is more than a 500m distance from the centre of the site.	Red
17. Distance to designated village centre (the shop).	Approximately 480m from the geographical centre of the site.	Amber
18. Current existing informal/formal recreational opportunities on site?	None found within the site, although an informal “play area” will probably be compromised and required for access in to the site.	Amber
19. Ancient monuments or archaeological remains?	None within or adjacent to the site so no harm identified.	Green
20. Any public rights of ways/bridle paths?	A circular informal footpath crosses throughout the upper section of the site but no PROW is currently adopted (this will require further detailed investigation). In addition, several of the properties on Windmill Rise have a gated access directly from their rear gardens in to the field containing the site. These issues will need further investigation in terms of potential deliverability.	Amber
21. Gas, oil, pipelines and networks & electricity transmission network?	None identified.	Green
22. Any nuisance issues (noise, light, odour)?	Minor traffic noise found, this may be dependent upon the prevailing wind but may require mitigation.	Amber
23. Any contamination issues?	None identified in this location.	Green
24. Any known flooding or surface water issues?	The site is located within flood zone 1 and no flooding issues appear as a concern.	Green
25. Any drainage issues?	A small amount of pooling identified on site – easily remediated.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
SUMMARY	Red - 3 Amber - 14 Green – 7	A LOW GREEN SCORING SITE of 4.



6.5 Cottingham site 4 – Corby Road – (No SHLAA Ref) (Field2 117, 118 & 119) OS SP847900; SP848899; SP849899

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

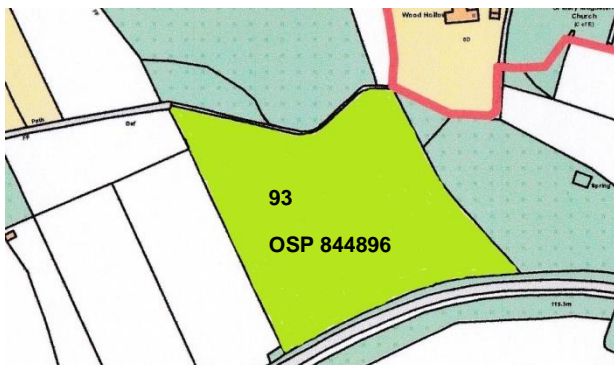
Site - Details	
Site summary:	No SHLAA Ref.
Site name:	Corby Road.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 2.5HA – Approximately 47 units (3 bed dwellings).	Red
2. Current Use:	The site consists of three open fields and a large farmstead with associated buildings and disorganised	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	storage, currently used for grazing purposes, this existing use will need to be relocated.	
3. Adjoining Uses:	The site is to the South of Corby Road and is opposite a large residential development on Millfield Avenue, therefore adjacent to and opposite the recognised village envelope.	Amber
4. Topography:	A heavily sloping site that will require substantial mitigation to allow residential development to take place.	Amber
5. Greenfield or Previously Developed Land?	A greenfield site.	Red
6. Quality of agricultural land?	The site is grade 3 agricultural land of a good to moderate quality.	Amber
7. Site availability - Single ownership or multiple ownership?	Single ownership.	Green
8. Landscape & Visual Impact (LVIA) considerations.	The site creates one side of the entrance to the village from Corby and has a very open and countryside feel. There are important views with panoramic vistas over the church, the location feels very rural in character and development would cause a substantial harm to the quality and amenity of the entrance to the village and the surrounding open countryside.	Red
9. Important Trees, Woodlands & Hedgerows?	The site is bounded on most elevations by ancient hedgerow with interspersed trees, along with individual trees growing within the site. Mitigation measures will be required to protect root structures.	Amber
10. Relationship with existing pattern of built development?	Although the site is adjacent to the current built form it has a poor relationship to it. The land is very open and very prominent, this will be impossible to remediate.	Red
11. Local biodiversity score.	TBC	
12. Listed Building or important heritage assets and their setting?	About a quarter of the site is within the 2016 conservation boundary where development is strictly controlled. A large section of the site is part of the character area 3 of the settlement, listed buildings including the church are found within a direct sight lines so substantial harm would be caused by development.	Red
13. Safe pedestrian access to and from the site?	Although there is no existing provision in to the site there is a footpath on the other side of Corby Road. It appears possible to provide access with significant improvements ensuring connectivity to the village centre.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
14. Impact on existing vehicular traffic?	A very large scale negative impact on the village centre due to the very large number of units involved and the current access being directly opposite the access to an existing residential development.	Red
15. Safe vehicular access to and from the site?	As there is no adequate existing provision it appears impossible to provide an access with an adequate visibility splay and width. Early dialogue with the Highways Authority is required to ensure the location of any access is safe due to the existing vehicular access to Millfield Avenue.	Red
16. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop is approximately a direct distance of more than 425m from the centre of the site.	Amber
17. Distance to designated village centre (the shop).	Approximately 380m from the geographical centre of the site.	Amber
18. Current existing informal/formal recreational opportunities on site?	None identified.	Green
19. Ancient monuments or archaeological remains?	None identified within or adjacent to this site so no harm identified.	Green
20. Any public rights of ways/bridle paths?	A designated PROW crosses directly through the Eastern section of the site, this path would need to be re-routed to allow development to proceed.	Red
21. Gas, oil, pipelines and networks & electricity transmission network?	None visible within the site.	Green
22. Any nuisance issues (noise, light, odour)?	Minor traffic noise and due to the location this will be an ongoing concern.	Red
23. Any contamination issues?	An agricultural waste heap is within the site and it has been used for animal husbandry so a professional contamination study will be required for the site to proceed.	Amber
24. Any known flooding or surface water issues?	The site is located within flood zone 1 and due to the elevation of the land flooding issues do not appear as a concern.	Green
25. Any drainage issues?	The site is known to suffer from drainage concerns, water sits on parts of the site so substantial	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	improvement works would be needed for development to progress.	
26. RIGS	None identified within site.	Green
SUMMARY	Red - 10 Amber - 9 Green - 6	A HIGH RED SCORING SITE OF NEGATIVE 4 .



6.6 Cottingham 5 site – Welland Valley (No SHLAA Ref) (Field 93) OS SP 844896

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

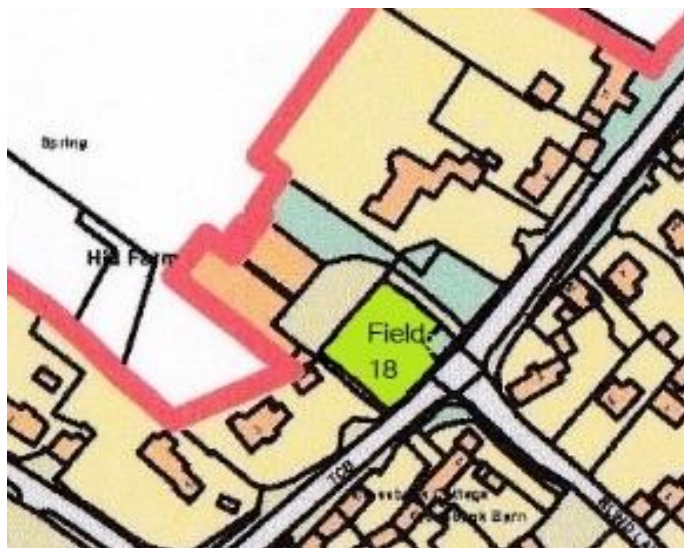
Site - Details	
Site summary:	No SHLAA Ref.
Site name:	Welland Valley.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 2.42HA – Approximately 60 units (3 bed dwellings).	Red
2. Current Use:	The site consists of a large open field currently used for arable purposes, this existing use will need to be relocated.	Amber
3. Adjoining Uses:	The site is to the South of Cottingham Hall and Wood Hollow in open countryside and has no meaningful link to the current built form or recognised village envelope.	Red
4. Topography:	A steeply sloping site that will require substantial mitigation to allow residential development to take	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	place.	
5. Greenfield or Previously Developed Land?	A greenfield site.	Red
6. Quality of agricultural land?	The site is grade 3 agricultural land of a good to moderate quality.	Amber
7. Site availability - Single ownership or multiple ownership?	Multiple ownership.	Amber
8. Landscape & Visual Impact (LVIA) considerations.	The site sits in a very sensitive position within the Welland valley and is a central feature of a large panoramic vista likely to be protected against development in the NDP. It is open countryside of a very high quality and the location feels heavily rural in character. Development would cause a substantial harm to the quality and amenity of the Southern aspect of the village and the surrounding open countryside.	Red
9. Important Trees, Woodlands & Hedgerows?	The site is bounded on three elevations by ancient hedgerow with interspersed trees, access to the development would require the destruction of trees and/or hedgerow. A large stand of trees to the East of the site has substantial TPO protection in place.	Red
10. Relationship with existing pattern of built development?	The site is outside and away from the current built form and has no relationship to it. The land is very open and very prominent, this will be impossible to remediate.	Red
11. Local biodiversity score.	TBC	
12. Listed Building or important heritage assets and their setting?	Cottingham Hall and Wood Hollow are within a direct sight line and the site is adjacent to character area 2 of the settlement, listed buildings are found within a direct sight line so substantial harm would be caused by development.	Red
13. Safe pedestrian access to and from the site?	No existing provision in to the site and it appears impossible to provide access without the support of a third party landowner, no obvious potential for a footpath to ensure connectivity to the village centre.	Red
14. Impact on existing vehicular traffic?	A very large scale negative impact on the village centre due to the large number of units involved.	Red
15. Safe vehicular access to and from the site?	Although there is no existing provision it appears possible to provide an access with an adequate visibility splay with the active support of the Highways Authority. The curvature and speed of the existing carriageway might make this impossible so an early dialogue with the Highways Authority is required to	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	ensure that the significant improvements required can be delivered.	
16. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop is approximately a direct distance of more than 300m from the centre of the site.	Amber
17. Distance to designated village centre (the shop).	The shop is approximately a direct distance of more than 310m from the geographical centre of the site.	Amber
18. Current existing informal/formal recreational opportunities on site?	Dog walking and jogging.	Amber
19. Ancient monuments or archaeological remains?	None identified within or adjacent to this site so no harm identified.	Green
20. Any public rights of ways/bridle paths?	The Jurassic Way a long distance PROW passes along the Northern boundary of the site, this path would probably need to be re-routed to allow residential development to proceed.	Red
21. Gas, oil, pipelines and networks & electricity transmission network?	A utility cable passes through a part of the area so this will require re-siting.	Amber
22. Any nuisance issues (noise, light, odour)?	Minor traffic noise so mitigation will probably be required.	Amber
23. Any contamination issues?	None identified.	Green
24. Any known flooding or surface water issues?	The site is located within flood zone 1 but as springs and wells are nearby, along with a large pond on the other side of the road a hydrology investigation will be required to proceed.	Amber
25. Any drainage issues?	A substantial drainage problem is believed to exist with this location and substantial remedial measures are required alongside a full hydrology survey.	Red
26. RIGS	None identified within site.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
SUMMARY	<p>Red - 11</p> <p>Amber - 11</p> <p>Green - 3</p>	<p>A VERY HIGH RED SCORING SITE OF NEGATIVE 8.</p>



6.7 Cottingham 6 – Part of Hill Farm – (No SHLAA ref) (Field 18) OS SP846903

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

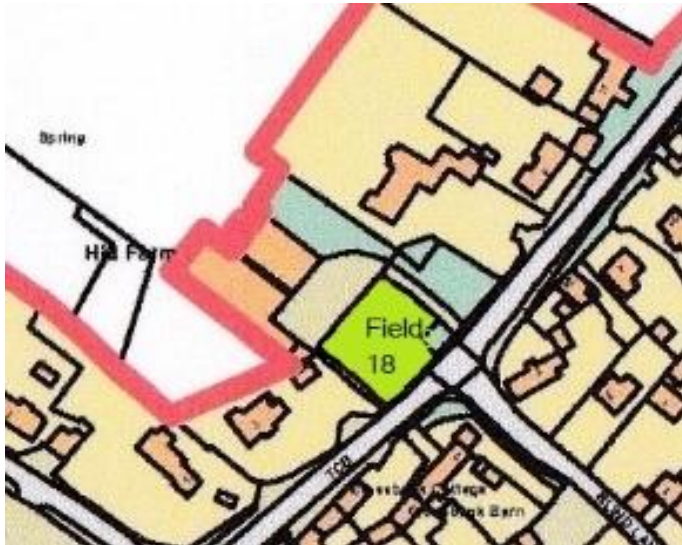
Site - Details	
Site summary:	No CBC SHLAA Ref.
Site name:	Part of Hill farm.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 0.5HA – Approximately 12 units (3 bed dwellings).	Red
2. Current Use:	The site is a small field currently used for farm storage and grazing purposes, this existing use will need to be relocated.	Amber
3. Adjoining Uses:	The site is to the North of School lane and is conjoined joined along this extensive built boundary to the	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	recognised village envelope.	
4. Topography:	A gently sloping site that will require minor mitigation.	Amber
5. Greenfield or Previously Developed Land?	A greenfield site.	Red
6. Quality of agricultural land?	The site is a mixture of grade 3 and grade 4 agricultural land of a good to moderate quality and poor quality.	Amber
7. Site availability - Single ownership or multiple ownership?	Single ownership.	Green
8. Landscape & Visual Impact (LVIA) considerations.	The site has open views to two elevations, the location feels semi-rural in character and development would cause less than substantial harm to the quality and amenity of the open countryside.	Amber
9. Important Trees, Woodlands & Hedgerows?	The site is bounded on two sides by hedgerow with interspersed trees and a small copse of trees is found within the site, development will require the destruction of trees and/or hedgerow although these do not appear to be ancient.	Amber
10. Relationship with existing pattern of built development?	The site is adjacent to the current built form and has a very good relationship to it. The land is visible from a small number of properties, this can be easily mitigated through careful design and planting.	Green
11. Local biodiversity score.	TBC	
12. Listed Building or important heritage assets and their setting?	No listed buildings or important heritage assets are found close to the site or within a direct sight line.	Green
13. Safe pedestrian access to and from the site?	No existing provision although it appears possible to provide access from the current farm access a good potential connectivity with the village centre.	Amber
14. Impact on existing vehicular traffic?	A medium scale negative impact on the village centre due to the number of units involved and the location nearby to a key cross roads.	Amber
15. Safe vehicular access to and from the site?	No existing provision and it appears impossible to provide access without the active support of a third party landowner as the site is opposite current vehicular access on Blind Lane. Early dialogue with the highways authority is required as the site may not be accessible to vehicular	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	traffic.	
16. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop is less than 250m from the centre of the site.	Green
17. Distance to designated village centre (the shop).	The village shop is less than 250m from the centre of the site.	Green
18. Current existing informal/formal recreational opportunities on site?	None found.	Green
19. Ancient monuments or archaeological remains?	None identified within or adjacent to this site so no harm identified.	Green
20. Any public rights of ways/bridle paths?	None found within this site.	Green
21. Gas, oil, pipelines and networks & electricity transmission network?	None identified.	Green
22. Any nuisance issues (noise, light, odour)?	None found.	Green
23. Any contamination issues?	An agricultural waste heap is within the site so a professional contamination study will be required for the site to proceed.	Amber
24. Any known flooding or surface water issues?	The site is located within flood zone 1 and as springs are found nearby a hydrological survey will be required.	Amber
25. Any drainage issues?	A small amount of pooling around the lowest elevation of the site – easily remediated.	Amber
26. RIGS	None identified within site.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
SUMMARY – MAY NOT BE DELIVERABLE.	Red - 3 Amber - 11 Green - 11	A NOTIONAL GREEN SCORING SITE OF 8.
Superceded Assessment	<p>This assessment, in error, included a larger site area than that put forward by the landowner. The site was reappraised to the correct boundaries which is detailed at section 6.8 below. This assessment has been retained for information purposes only.</p>	



**6.8 2nd Cottingham 6 – Part of Hill Farm – (No SHLAA ref) (Field 18)
OS SP846903**

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

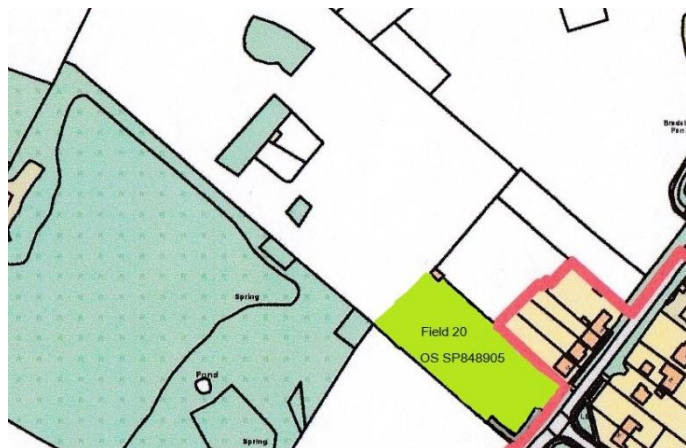
Site - Details

Site summary:	No CBC SHLAA Ref.
Site name:	Part of Hill farm.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 0.18HA – Approximately 6 units (3 bed dwellings).	Amber
2. Current Use:	The site is a series of agricultural buildings used for farm storage, this existing use will need to be relocated.	Amber
3. Adjoining Uses:	The site is to the North of School lane and faces Rockingham Road along this boundary, the whole site is within the existing recognised village envelope.	Green
4. Topography:	A relatively flat site that will not require mitigation.	Green
5. Greenfield or Previously Developed Land?	A brownfield site.	Green
6. Quality of agricultural land?	The site is grade 4 agricultural land of a poor quality.	Green
7. Site availability - Single ownership or multiple ownership?	Single ownership.	Green
8. Landscape & Visual Impact (LVIA) considerations.	The site has an open view to one elevation, the location feels semi-rural in character and development would cause less than substantial harm to the quality and amenity of the open countryside.	Amber
9. Important Trees, Woodlands & Hedgerows?	The site is bounded on two sides by hedgerow with interspersed trees, development will require the destruction of a small number of trees and/or hedgerow although these do not appear to be ancient.	Amber
10. Relationship with existing pattern of built development?	The site is within the current built form and has a very good relationship to it. The land is visible from a small number of properties, this can be easily mitigated through careful design and planting.	Green
11. Local biodiversity score.	TBC	
12. Listed Building or important heritage assets and their setting?	No listed buildings or important heritage assets are found close to the site or within a direct sight line.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
13. Safe pedestrian access to and from the site?	No existing provision although it appears possible to provide a pedestrian link from the current farm access with very good connectivity with the village centre.	Amber
14. Impact on existing vehicular traffic?	A medium scale negative impact on the village centre due to the number of units involved and the location nearby to a key cross roads.	Amber
15. Safe vehicular access to and from the site?	No existing provision and it appears possible to provide access with the active support of the highways authority, the proximity of Blind Lane opposite may be a constraint.	Amber
16. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop is less than 220m from the centre of the site.	Green
17. Distance to designated village centre (the shop).	The village shop is less than 220m from the centre of the site.	Green
18. Current existing informal/formal recreational opportunities on site?	None found.	Green
19. Ancient monuments or archaeological remains?	None identified within or adjacent to this site so no harm identified.	Green
20. Any public rights of ways/bridle paths?	None found within this site.	Green
21. Gas, oil, pipelines and networks & electricity transmission network?	None identified.	Green
22. Any nuisance issues (noise, light, odour)?	None found.	Green
23. Any contamination issues?	Existing and previous use for animal husbandry so a professional contamination study will be required for the site to proceed.	Amber
24. Any known flooding or surface water issues?	The site is located within flood zone 1 and no SUDS required for this small number of units.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
25. Any drainage issues?	No issues identified.	Green
SUMMARY	Red - 0 Amber - 8 Green - 16	A VERY HIGH GREEN SCORING SITE OF 16.



6.9 Cottingham 7 – West of Cottingham Road – (No SHLAA ref) (Field 20) OS SP848905

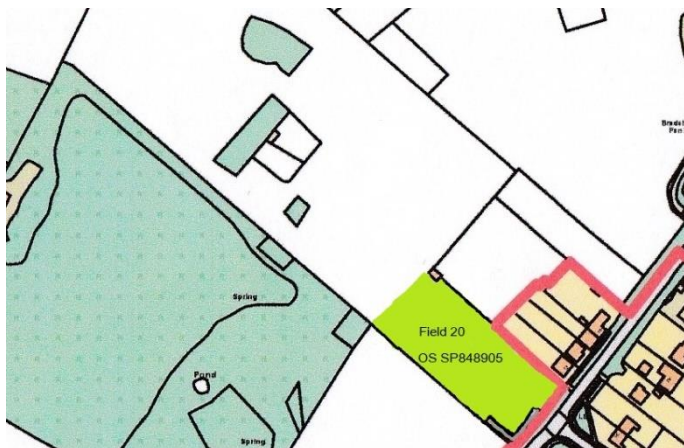
Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary:	No CBC SHLAA Ref.
Site name:	West of Rockingham Road.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 6.35HA – Approximately 120 units (3 bed dwellings), the whole site would provide a 50% increase in the size of the village.	Red
2. Current Use:	The site is a very large field currently used for grazing purposes, along with farm outbuildings used for storing machinery these existing uses will need to be relocated.	Amber
3. Adjoining Uses:	The site is to the North West of the existing settlement and forms a gap in the frontage to Rockingham Road, it is adjacent to the recognised village envelope.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
4. Topography:	A heavily sloping site that will require major mitigation.	Amber
5. Greenfield or Previously Developed Land?	A greenfield site.	Red
6. Quality of agricultural land?	The site is mainly grade 4 agricultural land of a poor quality.	Green
7. Site availability - Single ownership or multiple ownership?	Multiple ownership.	Amber
8. Landscape & Visual Impact (LVIA) considerations.	The site has very open and long distance views to three elevations, the location feels very-rural in character and development of this scale would cause substantial harm to the quality and amenity of the open countryside.	Red
9. Important Trees, Woodlands & Hedgerows?	The site is bounded on two sides by ancient hedgerow with interspersed trees and a large copse of trees is found within the site, development will require the destruction of trees and/or hedgerow.	Red
10. Relationship with existing pattern of built development?	The site is adjacent to the current built form and has a very good relationship to it. The land is visible from a small number of properties, this can be easily mitigated through extensive planting.	Green
11. Local biodiversity score.	TBC	
12. Listed Building or important heritage assets and their setting?	No listed buildings or important heritage assets are found close to the site.	Green
13. Safe pedestrian access to and from the site?	No existing provision although it appears possible to provide access from the other side of Rockingham Road with significant improvement, good potential connectivity with the village centre.	Amber
14. Impact on existing vehicular traffic?	A massive negative impact on the village centre due to the very large number of units involved.	Red
15. Safe vehicular access to and from the site?	No existing provision and it appears impossible to provide access for this many units, an early dialogue with the highways authority is required to confirm if this site can proceed further.	Red
16. Distance to public transport (specifically a bus stop with	The nearest bus stop is less than 400m from the centre of the site.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
current service).		
17. Distance to designated village centre (the shop).	The village shop is less than 400m from the centre of the site.	Amber
18. Current existing informal/formal recreational opportunities on site?	None found.	Green
19. Ancient monuments or archaeological remains?	None identified within or adjacent to this site so no harm identified.	Green
20. Any public rights of ways/bridle paths?	None found within this site.	Green
21. Gas, oil, pipelines and networks & electricity transmission network?	None found.	Green
22. Any nuisance issues (noise, light, odour)?	Minor traffic noise identified.	Amber
23. Any contamination issues?	None visibly apparent.	Green
24. Any known flooding or surface water issues?	The site is located within flood zone 1 and as springs are found nearby a hydrological survey will be required.	Amber
25. Any drainage issues?	A small amount of pooling around the lowest elevation of the site – although this is easily remediated a comprehensive SUDS solution is required for this scale of development.	Amber
26, RIGS	None identified within site.	Green
SUMMARY	Red - 6 Amber - 10 Green - 9	A LOW GREEN SCORING SITE OF 3.



**6.10 2nd Cottingham 7a – Part land West of Rockingham Road –
(No SHLAA ref) (Field 20) OS SP848905**

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary:	No CBC SHLAA Ref.
Site name:	Part land West of Rockingham Road.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 0.21HA – Approximately 6 units (3 bed dwellings), (CBC use 35 d.p.h. so estimate 7 units)	Amber
2. Current Use:	The site is the upper section of a large field currently used for grazing purposes, along with farm outbuildings used for storing machinery these existing uses will need to be relocated.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
3. Adjoining Uses:	The site is to the North West of the existing settlement and forms a gap in the frontage to Rockingham Road, it is adjacent to the recognised village envelope.	Amber
4. Topography:	A heavily sloping site that will require major mitigation.	Amber
5. Greenfield or Previously Developed Land?	A greenfield site.	Red
6. Quality of agricultural land?	The site is mainly grade 4 agricultural land of a poor quality.	Green
7. Site availability - Single ownership or multiple ownership?	Multiple ownership.	Amber
8. Landscape & Visual Impact (LVIA) considerations.	The site has very open and long distance views to three elevations, the location feels very-rural in character and development would cause substantial harm to the quality and amenity of the open countryside.	Red
9. Important Trees, Woodlands & Hedgerows?	The site is bounded on one side by hedgerow with interspersed trees, development will require the destruction of a small number of trees and/or hedgerow.	Amber
10. Relationship with existing pattern of built development?	The site is adjacent to the current built form and has a very good relationship to it. The land is visible from a small number of properties, this can be easily mitigated through extensive planting.	Green
11. Local biodiversity score.	TBC	
12. Listed Building or important heritage assets and their setting?	No listed buildings or important heritage assets are found close to the site.	Green
13. Safe pedestrian access to and from the site?	No existing provision although it appears straightforward to provide access from the other side of Rockingham Road with significant improvement, good potential connectivity with the village centre.	Amber
14. Impact on existing vehicular traffic?	A small impact on the village centre due to the units involved.	Green
15. Safe vehicular access to and from the site?	No existing provision and it appears difficult to provide due to the nearness of the access opposite on Ripley Road, an early dialogue with the highways authority is required to confirm if this site can proceed	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	further.	
16. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop is less than 300m from the centre of the site.	Amber
17. Distance to designated village centre (the shop).	The village shop is less than 280m from the centre of the site.	Amber
18. Current existing informal/formal recreational opportunities on site?	None found.	Green
19. Ancient monuments or archaeological remains?	None identified within or adjacent to this site so no harm identified.	Green
20. Any public rights of ways/bridle paths?	None found within this site.	Green
21. Gas, oil, pipelines and networks & electricity transmission network?	None found.	Green
22. Any nuisance issues (noise, light, odour)?	Minor traffic noise identified.	Amber
23. Any contamination issues?	None visibly apparent.	Green
24. Any known flooding or surface water issues?	The site is located within flood zone 1 and no SUDS required for this small number of dwellings.	Green
25. Any drainage issues?	None identified.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
SUMMARY	Red - 2 Amber - 11 Green - 11	A HIGH GREEN SCORING SITE OF 9.



**6.11 Cottingham site 8 – Off Water Lane (No SHLAA Ref) (Field 116)
OS SP847899**

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary:	No SHLAA Ref.

Site name:	Off Water Lane.
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Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 1.25HA – Approximately 31 units (3 bed dwellings).	Red
2. Current Use:	The site consists of a large field currently used for grazing purposes, this existing use will need to be relocated.	Amber
3. Adjoining Uses:	The site is to the South of Water Lane and is adjacent to the recognised village envelope.	Amber
4. Topography:	A heavily sloping site that appears impossible to mitigate for the suggested residential land use.	Red
5. Greenfield or Previously Developed Land?	A greenfield site.	Red
6. Quality of agricultural land?	The site is grade 3 agricultural land of a good to moderate quality.	Amber
7. Site availability - Single ownership or multiple ownership?	Multiple ownership.	Amber
8. Landscape & Visual Impact (LVIA) considerations.	The site sits in a very sensitive position and is a central feature of a large panoramic vista likely to be protected against development in the NDP. It is open countryside of a very high quality and the location feels heavily rural in character. Development would cause a substantial harm to the quality and amenity of the whole core aspect of the village.	Red
9. Important Trees, Woodlands & Hedgerows?	The site is bounded on most elevations by ancient hedgerow with interspersed trees, access to the development would require the destruction of trees and/or hedgerow. A large stand of trees is present within the site and protecting their root structure would limit the development area significantly.	Red
10. Relationship with existing pattern of built development?	The site is outside of the current built form and has a poor relationship to it. The land is very open and in a very prominent position, this will be impossible to remediate.	Red
11. Local biodiversity score.	TBC	
12. Listed Building or important heritage assets and their setting?	The church and churchyard of St Margaret's is located along the Southern edge of the site. The church and its grounds are grade one listed, so substantial harm would be caused by development.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
13. Safe pedestrian access to and from the site?	An un-adopted footway links the corner of the site to Corby Road and it appears possible to provide access with significant improvements, this would ensure connectivity to the village centre.	Amber
14. Impact on existing vehicular traffic?	A large scale negative impact on the village centre due to the large number of units involved and the central location of the site relatively near to the main junction in the village.	Red
15. Safe vehicular access to and from the site?	No existing provision of a residential standard access road and as Water Lane is only a single carriageway it appears impossible to provide an access of adequate width or with an adequate visibility splay. The current minor agricultural access road could not be safely expanded.	Red
16. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop is approximately a direct distance of more than 500m from the centre of the site.	Red
17. Distance to designated village centre (the shop).	The shop is approximately a direct distance of more than 510m from the geographical centre of the site.	Red
18. Current existing informal/formal recreational opportunities on site?	None identified.	Green
19. Ancient monuments or archaeological remains?	Due to the location next to the church it is highly likely that archaeological remains are present within the site, the monuments within the church site would be undermined by development so further investigations are required. In addition, a lime kiln within the site is listed and the character of this would be undermined by development.	Red
20. Any public rights of ways/bridle paths?	None within the site boundary.	Green
21. Gas, oil, pipelines and networks & electricity transmission network?	None identified.	Green
22. Any nuisance issues (noise, light, odour)?	None found.	Green
23. Any contamination issues?	An agricultural waste heap is within the site so a professional contamination study will be required for the site to proceed.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
24. Any known flooding or surface water issues?	The site is located within flood zone 1 but as springs are located nearby a hydrology investigation will be required to proceed.	Amber
25. Any drainage issues?	A long term concern, a hydrology survey is needed and substantial improvements are required.	Red
26. RIGS	None identified within site.	Green
SUMMARY	Red - 13 Amber - 7 Green - 5	A VERY HIGH RED SCORING SITE OF NEGATIVE 8.

7. Preferred Sites

The overall scores for each sites were:

Site Location	RAG Score	Number of units	Rank
1. East Of Rockingham Road Field 49	Green one	25	Four
2. Rear of 68 Rockingham Road Field 47	Red negative one	68	Five
3. Land off Windmill Close Field 53	Green four after 2 nd survey	42	Three
4. Corby Road Fields 117, 118 & 119	Red negative five	46	Six
5. Welland valley Field 93	Red negative nine	60	Seven
6. Part of Hill Farm Field 18	Green seven after 2 nd survey	6	One
7. West of Rockingham Road Field 20	Green nine after 2 nd survey	6	Two
8. Water Lane Field 116	Red negative nine	31	Seven

Following this thorough SSA process the parish council have allocated the two most sustainable locations, ranked first and second, the land at part of Hill Farm for about ten residential units and the land West of Rockingham Road for about 5 units.

The allocation of these sites for residential use is facilitated by the following policy.

The two Landowners were approached and informed of the outcomes of the survey. Additionally a second letter to the other landowners who responded to the original survey was distributed. The letter asked if they wished to have a smaller section of their fields considered in context with the need for a small number of affordable houses.

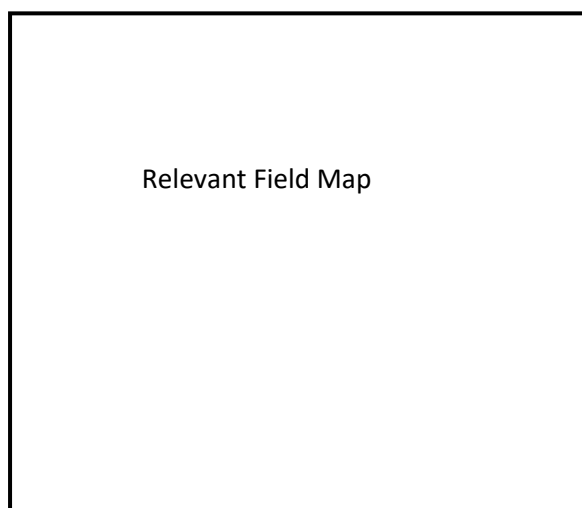
The Landowners were given two weeks to respond. One response was received from Langton Homes objecting to the outcome. Agreement was reached to survey a small section of the filed off Windmill Close. Additionally, further surveys were on Hill Farm and the land west of Cottingham Road to ensure that our first opinions of these sites were valid.

7.1 Draft second letter.

Dear,

Cottingham Neighbourhood Plan

Thank you for returning the landowner's questionnaire pertaining to our "call for sites"



Our Consultant has surveyed your fields and has concluded that they do not meet our requirements to contribute to the 6 – 12 affordable houses we require for the duration of the Neighbourhood Plan. The Plan, if accepted, will be current until 2031.

I have enclosed our scoring mechanism which we have used to assess every site landowners asked us to consider. The format is similar to those used by other Parish and Borough Councils when conducting this type of survey.

You have the option of contesting this decision and/or requesting a survey of a small section of the site which could accommodate a small number of houses. You should reply to us within two weeks of the date of this letter.

Site allocations will be based on our ability to extend the village boundary by small increments and hence any site must be adjacent to the village boundary and have easy access to a road.

Yours sincerely,

Mr D.A. Grayson
Chairman, Cottingham Parish Council



Appendix 6

Cottingham Neighbourhood Plan 2021-2031

Environmental Inventory

April 2020

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1. KEY MAP



2. SCORING SYSTEM USED IN THIS PLAN

CRITERION (NPPF 2019)	Score range			Notes
LOCAL IN CHARACTER, not an extensive tract of land	N	Y		Yes is essential for LGS designation. The site should be a single bounded parcel of land, or a small, coherent group (evidence-based, with shared characteristics and in single ownership).
SPECIAL TO COMMUNITY:				
PROXIMITY	0	1-4	5	<p>5 = an open space <u>within</u> a settlement</p> <p>4 = adjacent to the settlement boundary (Limit to Development line when defined)</p> <p>3, 2, 1 = successively farther from settlement</p> <p>0 = most distant from main settlement(s)</p>
BEAUTY	0	1-2	3	Subjective, relative (give justification); use consultation 'dot' map results for views. Only the most attractive land in the Plan Area should qualify. Most should get 0 or 1.
TRANQUILLITY	0	1	2	<p>Tranquillity should be judged as a real experience; just being 'a long way from anywhere' doesn't make a site tranquil. Most sites should get 0.</p> <p>2 will probably be limited to e.g. churchyards, well-designed memorial gardens, managed semi-natural habitats where birdsong is louder than traffic noise.</p>
RECREATIONAL VALUE	0	1-4	5	<p>5, 4 = Public Open Spaces designed for sport and recreation or as facilities for children and young people</p> <p>3 = Membership sport facilities (tennis, bowls, etc.). Very well used park or other recreational space with full or comprehensive public access. Managed wildlife site with public access. Semi-natural parkland (trees, grass) with public footpaths and no restriction on access.</p> <p>2 = Paddock or grazing field with 1 or more public footpaths, e.g. well-used for dog-walking, traditional sledging field</p> <p>1 = arable farmland with public footpath but no other access.</p> <p>0 = private property with no public recreational value or access</p>

LOCAL SIGNIFICANCE:

HISTORICAL SIGNIFICANCE

0

1-4

5

Historical significance can only apply to sites and features that can be seen (to be appreciated) or are proven buried archaeological features. NB cumulative: more features/designations = higher score.
5 = statutory site, includes or comprises Scheduled monument, Listed Building, feature or structure. National Trust or English Heritage site
4 = site with features in the County *Historic Environment Record*, Historic England *PastScape* records. *Registered park or garden*. Well-preserved *ridge and furrow*.
3, 2 = site includes feature, earthworks or building with known local historic environment significance – history includes 20th century. Fainter *ridge and furrow*
1 = site of local oral or recorded history importance, no actual structure
0 = No evidence for historical environment significance

RICHNESS OF WILDLIFE (BIODIVERSITY); GEOLOGY

0

1-4






5

Protection of habitats and species, in compliance with EU Directives and English legislation, at the local level of individual land parcels. NB cumulative: more features/species = higher score.
5 = Statutory site, includes or comprises SSSI (biodiversity or geology) or other national or European designation.
4 = County Wildlife Trust, etc. *nature reserve*, *Country Park* with importance for biodiversity, etc.
3 – site with National, county and local biodiversity features, e.g. *Priority Habitats*, occurrence of one or more *Species of Conservation Concern* (use national or county Biodiversity Action Plan (BAP) Species lists), mapped Gt Crested newt ponds, bat roosts and foraging areas. County or local site designations e.g. *Local Wildlife Site* (LWS), Regionally Important Geological Site (RIGS), *Site of Importance for Nature Conservation (SINC)*, *Local Nature Reserve*, *Community WildSpace*, etc.
2 = other site of known local biodiversity importance not recorded elsewhere with e.g. BAP species, species-rich hedgerows, watercourse, pond
1 = (parish background level), moderate or potential wildlife value
0 = no evidence for natural environment significance

Maximum possible score

25

3. ENVIRONMENTAL INVENTORY in score order

KEY	 Local Green Space	 Important Open Space	 Site of natural environment significance	 Site of historical environment significance	 Ridge and furrow
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INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY				LOCAL SIGNIFICANCE		
			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
C098	St Mary Magdalene churchyard and access Elevated and sloping churchyard with managed and rough grass, shrubs and trees, including yews <i>Taxus</i> and limes <i>Tilia</i> and a fairly extensive area of woodland. Headstones include Swithland Slate and Lincolnshire Limestone examples with ornate engraving. Setting for 13th Century Grade 1 listed church. Commonwealth & listed graves (including a Knights Templar). Managed wildlife space. High local biodiversity, with 2+ species of bats, badgers, moles, 4+BAP species birds including swift, spotted flycatcher. Extensive views of village and across the Welland valley.	y	4	3	2	5	5	3	22
C099	St Mary Magdalene burial ground Commonwealth & listed graves (including a Knights Templar). Habitat (hedges), wildlife corridor.	y	4	3	2	5	5	2	21
C114	The Dale. Listed in Priority Habitat Inventory, County Wildlife site, sensitive to grazing practice . Various exceptional views within and outside the site. Memorial trees. Cattle April to November.	y	4	3	2	4	2	3	18
C115	The Dale. Habitat (hedges), wildlife corridor. Various exceptional views within and outside the site. Natural spring & pond. Memorial trees. Cattle April to November.	y	4	3	2	3	2	3	17
C150	Privately owned - behind School Lane. Historical structure. Habitat (hedges), wildlife corridor.	Y	5	2	2	0	3	2	14

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY				LOCAL SIGNIFICANCE		
			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
C001	Sch Playing Field. Sch Playing Field with Play equipment in corner -central part of village. Football field, play area, public footpath. 1980 Approx 12 trees planted as an education activity	Y	5	1	0	5	1	1	13
C093	Pasture with hedgerows. Jurassic Way. Dry stone wall. Habitat (hedges), wildlife corridor. Views across Welland Valley northwards.	Y	3	3	2	1	1	2	12
C094	Pasture with hedgerows. Sheep. Jurassic Way. Dry stone wall. Habitat (hedges), wildlife corridor. Views across Welland Valley northwards.	Y	3	3	2	1	1	2	12
C116	Pasture with dry stone wall. Sheep. Historic remains of lime kiln.	y	4	3	0	0	3	1	11
C014	Pasture.	y	4	2	2	0	0	2	10
C019	Pasture. Views across Welland Valley	Y	5	3	0	0	0	2	10
C054	Allotments. Community useage, growing space. Habitat (hedges), wildlife corridor.	Y	1	1	1	5	0	2	10
C055	Allotments. Community useage, growing space. Habitat (hedges), wildlife corridor.	Y	1	1	1	5	0	2	10
C002	Arable. Within parish boundary. Habitat (hedges), wildlife corridor.	Y	4	1	1	1	0	2	9
C013	Pasture.	y	4	1	2	0	0	2	9
C016	Pasture. On the Welland Valley slope. Some wooded copse. Habitat (hedges), wildlife corridor. Views up to the ridge.	Y	5	2	0	0	0	2	9
C017	Pasture. Views across Welland Valley	Y	5	3	0	0	0	1	9
C018	Pasture. Views across Welland Valley	Y	5	3	0	0	0	1	9
C021	Pasture - sheep, cattle. Working farm. Views across Welland Valley	Y	4	3	0	0	0	2	9

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY				LOCAL SIGNIFICANCE		
			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
C045	Pasture with significant hedge boundary. Views across Welland Valley	Y	5	3	0	0	0	1	9
C053	Arable - dog walk - hay meadow.	Y	4	1	1	2	0	1	9
C082	Ancient Woodland. Ancient, priority habitat and corridor.	y	1	2	1	1	2	2	9
C003	Arable. Within parish boundary, Adjacent to water course, floodplain. Habitat (hedges), wildlife corridor.	Y	4	1	1	0	0	2	8
C015	Pasture with several wooded copses. In the Welland Valley	Y	4	2	0	0	0	2	8
C020	Pasture. Some stock & feed shelters Views across Welland Valley	Y	4	3	0	0	0	1	8
C047	Private field. Adjacent to village.	Y	4	2	1	0	0	1	8
C050	Arable - Rock. Est.. Visible from a distance.	Y	4	2	1	0	0	1	8
C052	Arable - Rock. Est. merges with C051. Habitat (hedges), wildlife corridor.	Y	4	1	0	1	0	2	8
C077	Golf range.	Y	1	1	1	3	0	2	8
C078	Golf driving range.	Y	1	1	1	3	0	2	8
C079	Golf course.	Y	1	1	1	3	0	2	8
C080	Golf course public footpath.	Y	1	1	1	3	0	2	8
C092	Pasture with hedgerows. Sheep. Jurassic Way. Dry stone wall. Views across Welland Valley northwards.	Y	2	0	1	2	1	2	8
C095	Pasture with hedgerows. Millenium Community Project tree avenue. Habitat (hedges), wildlife corridor.	Y	3	1	1	0	1	2	8
C096	Pasture with hedgerows. Habitat (hedges), wildlife corridor.	Y	3	1	1	0	1	2	8
C097	Pasture with hedgerows. Habitat (hedges), wildlife corridor.	Y	3	1	1	0	1	2	8
C117	Pasture with hedgerows. Sheep. Jurassic Way. Dry stone wall. This pretty little valley presents attractive views from nearby road and elevated houses .	y	4	2	0	0	0	2	8

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY				LOCAL SIGNIFICANCE		
			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
C118	Pasture with hedgerows. Highland cattle. This pretty little valley presents attractive views from nearby road and elevated houses .	y	4	2	0	0	0	2	8
C119	Pasture with hedgerows, footpath. This pretty little valley presents attractive views from nearby road and elevated houses . Horses.	y	4	2	0	1	0	1	8
C120	Pasture with hedgerows, footpath. Tall hedge boundary with road.	y	4	2	0	1	0	1	8
C121	Pasture with hedgerows, footpath. Tall hedge boundary with road.	y	4	2	0	1	0	1	8
C008	Meadow, ridge & furrow. Views up to the ridge.	Y	2	3	0	0	0	2	7
C009	Hay meadow,ridge & furrow, wood yard. Views up to the ridge.	Y	2	3	0	0	0	2	7
C022	Pasture. Views across Welland Valley	Y	3	3	0	0	0	1	7
C023	Pasture. Views across Welland Valley	Y	3	3	0	0	0	1	7
C024	Pasture. Views across Welland Valley	Y	3	3	0	0	0	1	7
C025	Pasture. Views across Welland Valley	Y	3	3	0	0	0	1	7
C026	Pasture with wooded copse. Views across Welland Valley	Y	3	3	0	0	0	1	7
C027	Pasture with wooded copse. Views across Welland Valley	Y	3	3	0	0	0	1	7
C028	Pasture with wooded copse. Views across Welland Valley	Y	3	3	0	0	0	1	7
C029	Pasture. On the Welland Valley slope. Some wooded copse. Habitat (hedges), wildlife corridor. Views up to the ridge.	Y	3	3	0	0	0	1	7
C046	Pasture with significant hedge boundary. Views across Welland Valley	Y	5	1	0	0	0	1	7
C049	Stable & Paddock. Within parish boundary.	Y	4	2	0	0	0	1	7
C051	Arable - Rock. Est. merges with C052. Habitat (hedges),	Y	3	2	0	0	0	2	7

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY				LOCAL SIGNIFICANCE		
			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
	wildlife corridor. Visible from a distance.								
C076	Blackthorn Wood. Ancient, priority habitat and corridor.	Y	1	1	1	1	1	2	7
C107	Pasture with hedgerows. Habitat (hedges), wildlife corridor. Horses.	y	3	1	0	1	0	2	7
C122	Pasture with hedgerows. Tall hedge boundary with road.	y	4	2	0	0	0	1	7
C004	Arable. Adjacent to water course. Habitat (hedges), wildlife corridor.	Y	2	1	1	0	0	2	6
C006	Pasture. Habitat (hedges), wildlife corridor.	Y	1	2	1	0	0	2	6
C007	Pasture. Habitat (hedges), wildlife corridor.	Y	1	2	1	0	0	2	6
C030	Pasture. On the Welland Valley slope. Some wooded copse. Habitat (hedges), wildlife corridor. Views up to the ridge.	Y	3	2	0	0	0	1	6
C031	Pasture. Adjacent to water course. Habitat (hedges), wildlife corridor. Views up to the ridge.	Y	1	2	1	0	0	2	6
C081	Currently pasture, sometimes arable	Y	1	1	1	1	0	2	6
C086	Farmland for cattle, bridlepath alongside. Habitat (hedges), wildlife corridor. Longhorn cattle	Y	1	1	1	1	0	2	6
C087	Farmland, pasture, bridlepath alongside. Habitat (hedges), wildlife corridor. Longhorn cattle.	Y	1	1	1	1	0	2	6
C100	Pasture with hedgerows. Habitat (hedges), wildlife corridor.	y	4	0	0	0	0	2	6
C101	Pasture with hedgerows. Habitat (hedges), wildlife corridor.	y	4	0	0	0	0	2	6
C102	Pasture. Habitat (hedges), wildlife corridor.	y	4	0	0	0	0	2	6
C103	Pasture. Habitat (hedges), wildlife corridor.	y	4	0	0	0	0	2	6
C104	Pasture. Habitat (hedges), wildlife corridor.	y	4	0	0	0	0	2	6
C108	Pasture with hedgerows. Habitat (hedges), wildlife corridor. Horses.	y	3	1	0	0	0	2	6
C109	Pasture with hedgerows. Habitat (hedges), wildlife corridor.	y	3	1	0	0	0	2	6

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY				LOCAL SIGNIFICANCE		
			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
C110	Pasture with hedgerows. Habitat (hedges), wildlife corridor.	y	3	1	0	0	0	2	6
C111	Pasture with hedgerows. Habitat (hedges), wildlife corridor.	y	3	1	0	0	0	2	6
C112	Pasture with hedgerows. Habitat (hedges), wildlife corridor.	y	3	1	0	0	0	2	6
C113	Pasture with hedgerows. Habitat (hedges), wildlife corridor.	y	3	1	0	0	0	2	6
C123	Pasture with hedgerows. Tall hedge boundary with road.	y	4	1	0	0	0	1	6
C005	Arable. Adjacent to water course. Habitat (hedges), wildlife corridor.	Y	2	0	1	0	0	2	5
C010	Meadow, ridge & furrow.	Y	2	1	0	0	0	2	5
C011	Poultry, ridge & furrow.	Y	2	1	0	0	0	2	5
C012	Meadow, grazing, ridge & furrow.	Y	2	1	0	0	0	2	5
C032	Pasture. Natural ditch, floodplain. On the valley slope. Views up to the ridge.	Y	1	2	1	0	0	1	5
C034	Pasture. Natural ditch, floodplain. Habitat (hedges), wildlife corridor. On the Valley slope	Y	0	2	1	0	0	2	5
C062	Sawtry coppice - woodland on Rock Est.	Y	0	2	0	0	1	2	5
C105	Pasture. Habitat (hedges), wildlife corridor.	y	3	0	0	0	0	2	5
C106	Pasture. Habitat (hedges), wildlife corridor.	y	3	0	0	0	0	2	5
C033	Pasture. Natural ditch, floodplain.	Y	0	2	1	0	0	1	4
C036	Pasture. Natural ditch, floodplain. Habitat (hedges), wildlife corridor. On the Valley slope	Y	0	2	0	0	0	2	4
C037	Pasture. On parish boundary. Views across Welland Valley.	Y	0	3	0	0	0	1	4
C038	Pasture. Views across Welland Valley.	Y	0	3	0	0	0	1	4
C039	Pasture. Views across Welland Valley.	Y	0	3	0	0	0	1	4
C040	Pasture. Views across Welland Valley.	Y	0	3	0	0	0	1	4
C041	Pasture. Views across Welland Valley.	Y	0	3	0	0	0	1	4

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY				LOCAL SIGNIFICANCE		
			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
C042	Pasture. Views across Welland Valley.	Y	0	3	0	0	0	1	4
C043	Garden/orchard. Views across Welland Valley.	Y	0	3	0	0	0	1	4
C044	Garden. Views across Welland Valley.	Y	0	3	0	0	0	1	4
C058	Arable - Copyholders. Copyholdres are a historical land ownership group since c1500AD. Habitat (hedges), wildlife corridor.	Y	0	1	0	1	0	2	4
C067	Arable - Rock. Est.. Habitat (hedges), wildlife corridor.	Y	0	2	0	0	?	2	4
C083	Currently pasture, sometimes arable; adjacent to golf course; some wooded copse and boundary; rich habitat & corridor. Longhorn cattle.	Y	1	0	1	0	0	2	4
C084	Farm. Former landfill. Longhorn cattle.	Y	1	0	0	0	1	2	4
C085	Farm. Former landfill. Longhorn cattle.	Y	1	0	0	0	1	2	4
C088	Pasture with pond. Natural dew pond. Habitat (hedges), wildlife corridor.	Y	2	0	0	0	0	2	4
C089	Pasture with hedgerows. Habitat (hedges), wildlife corridor.	Y	2	0	0	0	0	2	4
C090	Pasture with hedgerows. Habitat (hedges), wildlife corridor.	Y	2	0	0	0	0	2	4
C091	Pasture with hedgerows. Habitat (hedges), wildlife corridor.	Y	2	0	0	0	0	2	4
C035	Pasture. Natural ditch, floodplain. Habitat (hedges), wildlife corridor.	Y	0	1	0	0	0	2	3
C056	Arable - Rock. Est.. Habitat (hedges), wildlife corridor.	Y	0	1	0	0	0	2	3
C057	Arable - Rock. Est.. Habitat (hedges), wildlife corridor.	Y	0	1	0	0	0	2	3
C059	Arable - Rock. Est.. Habitat (hedges), wildlife corridor.	Y	0	1	0	0	0	2	3
C060	Arable - Rock. Est. merges with C059. Habitat (hedges), wildlife corridor.	Y	0	1	0	0	0	2	3
C066	Arable - Rock. Est.. Habitat (hedges), wildlife corridor.	Y	0	1	0	0	?	2	3
C072	Rockingham Park. Habitat (hedges), wildlife corridor.	Y	0	1	0	0	0	2	3

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY				LOCAL SIGNIFICANCE		
			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
C073	Rockingham Park. Habitat (hedges), wildlife corridor.	Y	0	1	0	0	0	2	3
C074	Rockingham Park. Habitat (hedges), wildlife corridor.	Y	0	1	0	0	0	2	3
C075	Rockingham Park. Habitat (hedges), wildlife corridor.	Y	0	1	0	0	0	2	3
C124	Pasture with hedgerows. Tall hedge boundary with road.	y	2	0	0	0	0	1	3
C126	Pasture with hedgerows.	Y	2	0	0	0	0	1	3
C127	Pasture with hedgerows.	Y	2	0	0	0	0	1	3
C128	Pasture with hedgerows.	Y	2	0	0	0	0	1	3
C129	Pasture with hedgerows.	Y	2	0	0	0	0	1	3
C130	Pasture with hedgerows. Occasional horses.	Y	2	0	0	0	0	1	3
C131	Pasture with hedgerows. Occasional horses.	Y	2	0	0	0	0	1	3
C132	Pasture with hedgerows. Occasional horses.	Y	2	0	0	0	0	1	3
C133	Pasture with hedgerows. Occasional horses.	Y	2	0	0	0	0	1	3
C134	Pasture with hedgerows. Occasional horses.	Y	2	0	0	0	0	1	3
C135	Pasture with hedgerows. Occasional horses.	Y	2	0	0	0	0	1	3
C136	Pasture with hedgerows. Occasional horses.	Y	2	0	0	0	0	1	3
C137	Pasture with hedgerows. Occasional horses.	Y	2	0	0	0	0	1	3
C138	Pasture with hedgerows. Occasional horses.	Y	2	0	0	0	0	1	3
C139	Pasture with hedgerows. Occasional horses.	y	2	0	0	0	0	1	3
C140	Pasture with hedgerows. Occasional horses.	y	2	0	0	0	0	1	3
C141	Pasture with hedgerows.	y	2	0	0	0	0	1	3
C142	Pasture with hedgerows.	y	2	0	0	0	0	1	3
C151	Woodland - Opposite Allotments. Habitat (hedges), wildlife corridor.	Y	1	0	0	0	0	2	3
C068	Pheasant rearing pen Rock Est. Habitat (hedges), wildlife corridor.	Y	0	0	0	0	0	2	2

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY				LOCAL SIGNIFICANCE		
			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
C069	Pasture - Rock Est. Habitat (hedges), wildlife corridor.	Y	0	0	0	0	0	2	2
C125	Traveller's site.	Y	2	0	0	0	0	0	2
C048	New house.	Y	n/a	n/a	n/a	n/a	n/a	n/a	0
C061	Unseen - trespass risk. Ancient woodland - residue of original Rockingham Forest? Ref: Historical Maps. Deciduous woodland. Ancient, priority habitat and corridor.	Y	n/a	n/a	n/a	n/a	n/a	n/a	0
C063	Unseen - historical monument Rock Est.	Y	n/a	n/a	n/a	n/a	n/a	n/a	0
C064	Unseen - no access Rock Est.	Y	n/a	n/a	n/a	n/a	n/a	n/a	0
C065	Unseen - no access Rock Est.	Y	n/a	n/a	n/a	n/a	n/a	n/a	0
C070	Unseen - no access Rock Est.	Y	n/a	n/a	n/a	n/a	n/a	n/a	0
C071	Unseen - no access Rock Est.	Y	n/a	n/a	n/a	n/a	n/a	n/a	0
C143	The Orchard Part 2 Local Plan for Corby LGS designation. Semi-formal landscaped park/green open space with lawns, longer grass/wildflower areas, trees and shrubs and paths. Seating etc. Although is adjacent to Main Street, it is a quiet and tranquil space that is regularly used by both residents of the two villages and more particularly by the residents of Manor House Care Home. On a few occasions each year the 2 villages collaborate in arranging events in this space such as community picnics, music with local bands and choirs, and seasonal celebrations. The Orchard has a number of mature trees and shrubs, is regularly maintained and supports a good variety of wildlife.	Y	4	3	1	5	1	3	17
C144									0
C145									0
C146									0

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY				LOCAL SIGNIFICANCE		
			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
C147									0
C148									0
C149									0



Appendix 7

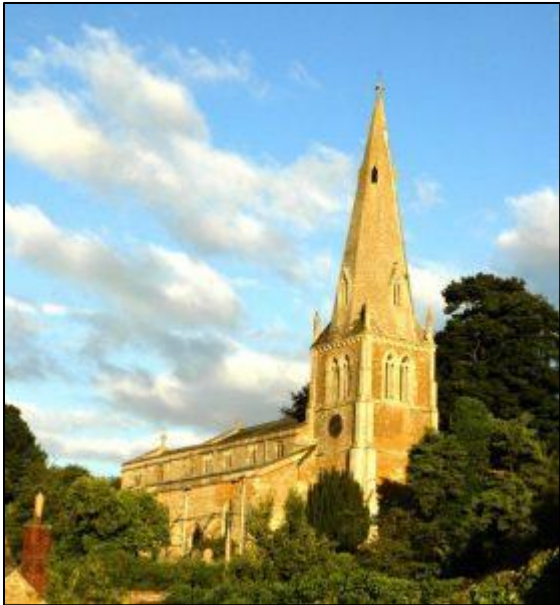
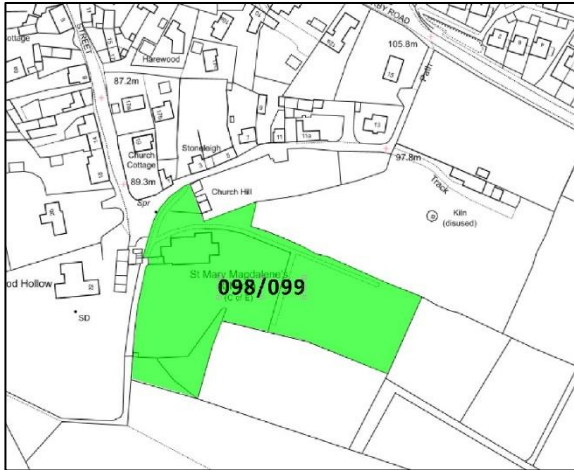
Cottingham Neighbourhood Plan 2021-2031


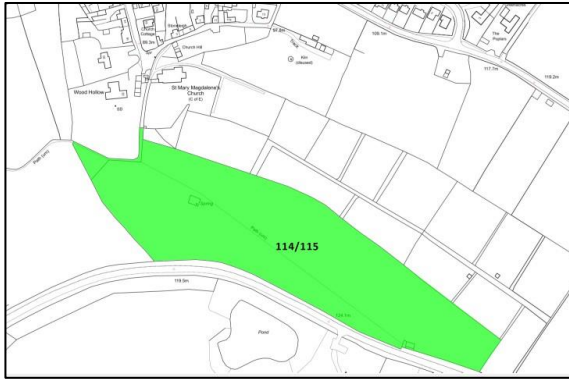


Local Green Spaces

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Appendix 7

1. EVIDENCE BASE FOR LOCAL GREEN SPACES

REF	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA							
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (Max 10)				LOCAL SIGNIFICANCE (Max 10)		TOTAL /25
			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
098/ 099	St Mary Magdalene churchyard, burial ground extension and access	Y	4	3	2	5	5	3	22
	<p>Elevated and sloping churchyard with managed and rough grass, shrubs and trees, including yews <i>Taxus</i> and limes <i>Tilia</i> and a fairly extensive area of woodland. Headstones include Swithland Slate and Lincolnshire Limestone examples with ornate engraving.</p> <p>Setting for 13th Century Grade 1 listed church. Commonwealth & listed graves (including a Knights Templar). Managed wildlife space. High local biodiversity, with 2+ species of bats, badgers, moles, 4+BAP species birds including swift, spotted flycatcher. Extensive views of village and across the Welland valley.</p> <div>   </div>								
114/ 115	The Dale: meadow, open woodland and access	Y	4	3	2	4	2	3	18
	<p>Steep-sided dry valley on hillside above the village with lime-rich soil. Permanent grazing land (historical) with trees and woodland giving a landscaped park-like appearance. Both native and ornamental (memorial, etc.) trees. Natural England Priority Habitat; NCC BAP habitats, NCC Local Wildlife site, sensitive to grazing practice. Species lists are available as Supporting Information.</p> <p>Views within and outside the site. Parish Council asset, grazing (cattle) let for management of grassland April to November. Community project for management of the amenity and wildlife.</p> <p>Informal access throughout, crossed by footpaths GE6 and GE7.</p>								

REF	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA								TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (Max 10)				LOCAL SIGNIFICANCE (Max 10)			
			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5		
	 									
143	The Orchard (part in Cottingham)	Y	4	3	1	5	1	3	17	
<p>Part 2 Local Plan Policy 7 (Local Green Space) and Open Space #154. Semi-formal landscaped park/green open space with lawns, longer grass/wildflower areas, trees and shrubs and paths. Seating etc.</p> <p>Although is adjacent to Main Street, it is a quiet and tranquil space that is regularly used by both residents of the two villages and more particularly by the residents of Manor House Care Home. On a few occasions each year the 2 villages collaborate in arranging events in this space such as community picnics, music with local bands and choirs, and seasonal celebrations. The Orchard has a number of mature trees and shrubs, is regularly maintained and supports a good variety of wildlife. Note that whilst this is included in this list of green spaces the Orchard is wholly owned and managed by Middleton PC.</p>										
	 									



Appendix 8 Cottingham Neighbourhood Plan 2021-2031

Buildings and Structures of Local Significance

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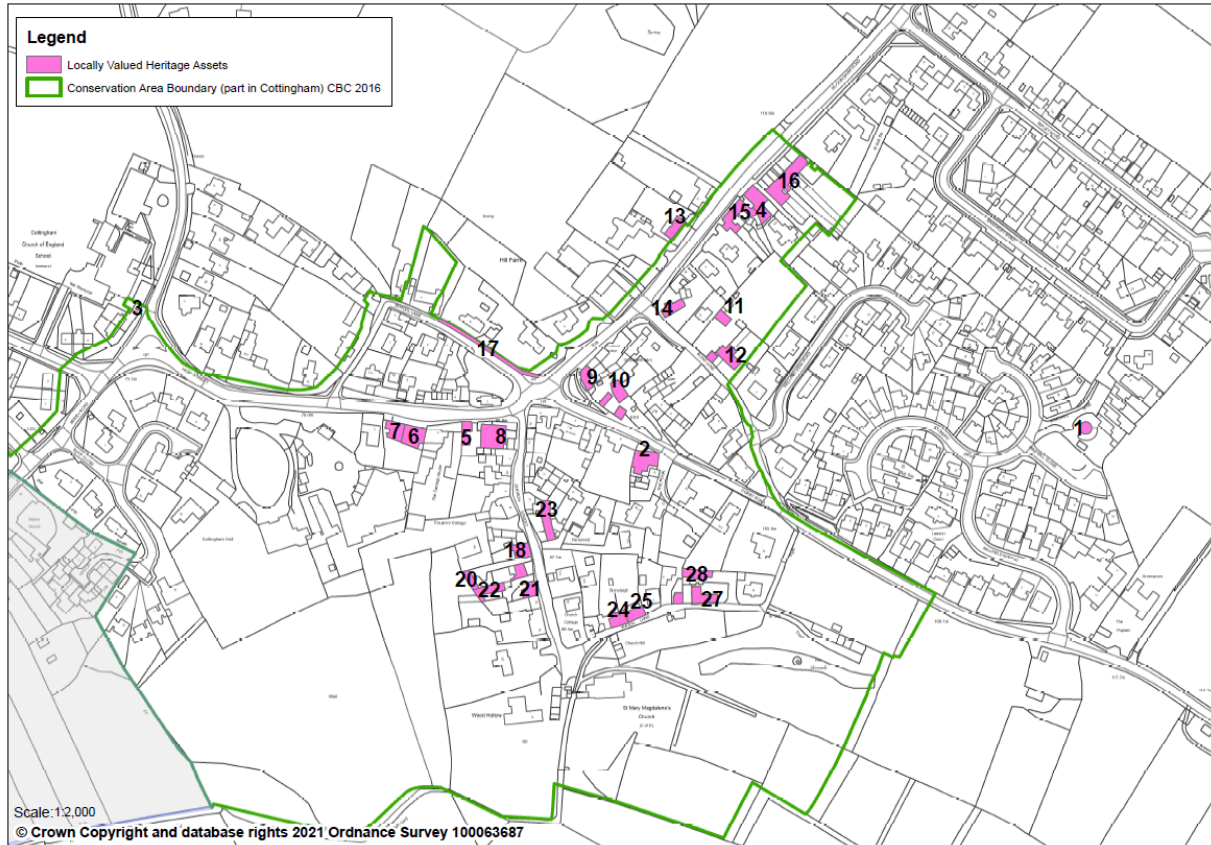
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Buildings and structures of local significance

LOCAL HERITAGE ASSETS

A. Key map



B. Evidence base

1. Tower mill, Windmill

A post mill was recorded in 1536, probably located on the same site as the surviving tower mill, as there is evidence of a mill mound, which was normally only constructed to raise the height of early post mills. In 1720, the mill was owned by John Aldwinckle (recorded on the 1720 enclosure map), and the Aldwinckle family remained active as millers for most of the 19th century. It is believed that the surviving structure dates from the late 18th century. It originally had four storeys, and the sails survived up until the late 19th century, when they were possibly lost in a storm. In 1887 the mill stood alone on land to the left of Corby Road, heading out of the village. In 1934 the mill was sold at auction for £5. The millstones were removed prior to 1955, when Charlie Lawson bought the tower for £25, and reduced its height to three floors. The new estate has since built up around the mill which now stands in Windmill Rise, just off Bancroft Road. It was converted into the current residence in 1996.



Age: late 18th century

Rarity: only example

Architectural/aesthetic value: sympathetic conversion preserving much of the appearance and fabric of the lower tower.

Archaeological significance: n/a

Historical associations: mill site since at least 16th c., local rural economy

Village landmark: yes

Community value: n/a

2. Methodist Church, Corby Road

The Methodist Church sited on Corby Road was built in 1808. The larger present church, shown in the photo was added alongside in 1878. It is a large gable-fronted Victorian (former Wesleyan) church of a red brick with yellow and blue-brick dressings having round-arched windows. Its principal entrance faces to the east, its longer length running down the south side of Corby Road; built with the original Methodist church of 1808 alongside that is now the Sunday school room. In 2021 the Church closed for worship.

Existing CBC Local Heritage Asset in Conservation Area (2016)

Age: 1808/1878

Rarity: only example

Architectural/aesthetic value: good mid-Victorian romanesque

Archaeological significance: n/a

Historical associations: non-conformism

Village landmark: yes

Community value: yes



3. War memorial, Mill Lane and High Street

The memorial to the war heroes of Cottingham and Middleton stands on Mill Road, just in front of the school. It was erected just after the First World War and records the names of Cottingham's and Middleton's fallen – 24 in WWI and four in WWII.

It has the following inscriptions:

"To the glorious memory of the men from this parish who gave their lives in the Great War, 1914-1918"

Second World War (1939-1945) "Greater love hath no man than this, that a man lay down his life for his friends".

Two-stepped octagonal base surmounted by a square sectioned stone plinth with platform top face, capstone, tapering octagonal shaft, capital and plain Latin cross. Inscriptions on plinth faces. The whole memorial stands in a small roadside shrubbery styled garden. **Registered War Memorial 15102.**



Age: c.1920

Rarity: only example

Architectural/aesthetic value:

Archaeological significance: n/a

Historical associations: local fallen in 20th century world wars

Village landmark: yes

Community value: yes

4. Burghley House, former Wallis & Linnell factory, Rockingham Road

The building was originally erected in 1874 as a clothing factory by Kettering clothing company Wallis and Linnell. In 1901, the factory employed 30 villagers. The factory eventually became the Cottingham Closures shoe factory in the early 1980s but closed in 2003; it made shoes from the start but later moved on to make other leather goods such as mobile phone covers.

This is a large gable-fronted factory building, built of brick. It has an impressive 5-bay symmetrical facade with a 6-bay return, its facade featuring continuous limestone ashlar-bands set above the windows to each of its 3 floors. The gable is treated as a broken-pediment with a moulded stone coping having a small window set in its apex; this was originally a loading-door with a projecting cat-head hoist above. The ground and first floor windows all have UPVC sash-style glazing that probably copies the small-pane style of the original 16-paned sashes, the top floor with smaller UPVC windows; all have segmental brick arched heads with a raised ashlar keystone. Its central semi-circular arched doorway has a stone lintel with an expressed keystone, and a 3-paned over-light above its double doors, each of two panels (probably the original door) that is approached by a flight of stone steps.

Above the central window at the first floor is a carved stone plaque inscribed 'INO / 1872', recording the date of the building. Immediately above, set above the central 3rd floor window, are four curious and amusing carved heads, three male and one female, that are probably by the same carver of the plaque, and seem to follow a local stone-carving tradition of incorporating figures or heads into the facades of buildings. An impressive landmark building that dominates the street scene built on the edge of the village.

Existing CBC Local Heritage Asset in Conservation Area (2016)

Age: 1874

Rarity: only example

Architectural/aesthetic value: mid-late Victorian classical styled industrial building (see description)

Archaeological significance: n/a

Historical associations: small-scale industrialisation of midlands villages in late 19th century

Village landmark: yes

Community value: n/a



5. No. 3 High Street

A 19th century 3-bay small detached house with a date stone inscribed 1865. It is set forward directly onto the edge of the pavement. On its west side it has a stone gable with attic window, but a painted rendered 2-storied front and east gable, which continues up its tall chimney stack. It is a simple mid-19th century 3-bay small detached house with a date-stone inscribed "INC 1865". Its central door has painted stone pilasters, an over-light and cornice; to either side a former sashed window (replaced with 4-paned DG widows) has flat-arched (painted) ashlar voussoirs. Being set near to the top of the hill, and close to the edge of the road, it is a prominent building within the CA. On its east side is a double boarded gate immediately adjacent to the inn next door.



Age: 1865

Rarity: n/a

Architectural/aesthetic value: attractive example of mid-Victorian villa

Archaeological significance: n/a

Historical associations: development of the village's economy and population in 19th century

Village landmark: n/a

Community value: n/a

6. No. 7 High Street

In its original form this is probably an 18th century small stone cottage built of limestone (that appears to have been scraped making it look unnaturally light coloured) with an old hand-made thin-brick chimney stack set on its west gable, and a blue slate roof. It has two bays of small (unpainted) stained timber easements to either side of its front door, and a timber fence enclosing its front. It is attached on to no 9 by a lower stone wall coursed through with the cottage walling, suggesting it is an original feature. It has traditional boarded timber double doors on strap-hinges that may be for a garage, or simply lead through to a yard (no roof visible).



Age: 18th century

Rarity: n/a

Architectural/aesthetic value:

Archaeological significance: n/a

Historical associations: contemporary with village development at the time of Cottingham's first agricultural enclosures

Village landmark: yes

Community value: n/a

7. No. 9 High Street

Probably 19th or early 20th century. It is the largest, and probably the latest of this small group of buildings. Built of ironstone with brick gable-end chimney stacks. It is T-shaped with a gabled wing set behind its long road-side front. This has 4 bays of 2-paned casement-windows with limestone lintels linked by a coloured-brick band set between them; with mock brick quoins at the outer gable-edges. It may have been purpose-built as a public house, originally called the Three Horse Shoes and probably built in the late-19th or early 20th century; there are three horse shoes incorporated into the design of the stained-glass over-light above its entrance door as a reminder that the building was once an inn. A postcard shows that the left-hand end was once occupied by "V.W.Coles" as a shop, with a door to the left of its shop-window.

Age: late 19th century

Rarity: n/a

Architectural/aesthetic value: attractive use of local building materials (two types of stone and brick)

Archaeological significance: n/a

Historical associations:

Village landmark: yes – prominent terrace

Community value: n/a



8. Spread Eagle public house, High Street

The Spread Eagle Public House is a prominently sited inn that replaced an earlier thatch-roofed Inn during the 1960s. It is built of a light-coloured brick with a long sweeping red-tiled roof with a single hipped dormer, and a wide front-facing gable to the right of its hooded entrance door with a projecting clapper-boarded apex and a canted bay-window under. The hanging inn sign at its front is well painted and illustrates an eagle in flight. However, this totally misses the point of the inn's name that is probably derived from a Roman standard. The former Roman Road the Via Devana once passed through the village down the Corby Road and across to School Lane then in a straight line across former open fields to the Mill Road. The route of this former Roman road has been built on in recent years by nos. 8, 8a and 8b School Lane, set behind one another in a straight line downhill to no. 8 Mill Road.

Age: c. 1960s

Rarity: only example

Architectural/aesthetic value: interesting example of 1960s 'tudorbethan' style, similar to many suburban estates of the time but here used as a roadside pub.

Archaeological significance: n/a

Historical associations: on old roadside inn site (on Great Bowden to Rockingham turnpike)

Village landmark: yes

Community value: high



9. No. 1 Corby Road

A prominently sited 3-bay late-Georgian house of c.1800 built of ironstone, its original roof covering replaced by artificial concrete pantiles, with brick chimney stacks. Its central 6-panelled door has stone jambs and a projecting hood carried on console brackets. To either side windows with cambered heads formed by thin-stone voussoirs retain original 16-paned sashes set in timber surrounds, with smaller 12-paned sashes above to the 1st floor. Attached on to the west gable, and at a canted angle facing the road alignment, is a single-cell cottage added in the mid- 19th century, with a 3-light casement window with thin wooden lintel to the right of its door at the left-hand end that is approached up a flight of stone steps. The left-return extends up the Rockingham Road, the whole being part of no.1. The house is set on a small grassy hill with an old track cutting across its front that has a small garden bounded by a hedge with stone steps up to its front door. **Existing CBC Local Heritage Asset in Conservation Area (2016)**



Age:1800

Rarity: only example

Architectural/aesthetic value:

Archaeological significance: n/a

Historical associations:

Village landmark: yes, very attractive building in prominent elevated position

Community value: n/a

10. No. 3 Corby Road: house and outbuildings

The house is set back above the road on a hill, behind and to the east of no. 1. This is a traditional stone farmhouse with a long front having a similar hooded door-case to no. 1, but its small-paned casement windows with wooden lintels may indicate an earlier, possibly 18th century date for the building that has brick chimney stacks to its gables. Set before it on either side of its colourful garden are single-storied gable-fronted buildings (also of Local Interest) that may have had some industrial purpose originally; they do not appear to have been built as dwellings. The sale map of the Bury Estate of 1918 marks the east building as a 'Smithy', so it would have been used by the village blacksmith. **Existing CBC Local Heritage Asset in Conservation Area (2016)**



Age: early 18th – late 19th century

Rarity: only example

Architectural/aesthetic value: attractive and interesting group in various local building materials surrounding a courtyard, now garden.

Archaeological significance:

Historical associations: local agricultural economy and related crafts/industries

Village landmark: yes

Community value: n/a

11. No. 1 Blind Lane: cottage and outbuilding

The cottage is an attractive early-19th century ironstone cottage with a blue-slate roof having 2 bays of segmental arched windows with stone voussoirs and 3-light transom glazing to the ground floor, with smaller 3-light windows above to the 1st floor. It has an unattractive enclosed modern gabled-porch its apex hung with tiles, not a local feature. However, it has an attractive garden with mature topiary bushes, and a clipped hedge at its road-side boundary. The house is set back from the road and has a grassy curving drive.



By the entrance is a small 2-storey 18th century outbuilding with an ironstone gable on to the road that features irregular sized quoins to its corner angles. The west face unusually is constructed of brick inset with timber, probably a later repair following a partial collapse as indicated by the three circular metal tie-bar ends in the wall.



Age: early and late 19th century

Rarity: only example

Architectural/aesthetic value: country cottage with functional outbuilding form an interesting and attractive group

Archaeological significance: n/a

Historical associations: mix of vernacular styles and materials reflect the village's piecemeal historical evolution

Village landmark: yes

Community value: n/a

12. Nos. 3 and 5 Blind Lane

A handed-pair of semi-detached single-cell ironstone cottages with similar arched windows to No. 1. No. 5 has a late 20th-century extension built flush with the front, but rising higher, constructed of a buff-coloured brick, the windows with vertically bedded brick 'soldiers'. The front gardens are bounded by a brick wall topped by blue-copings.



Age: probably early 19th century

Rarity: n/a

Architectural/aesthetic value: good example of modest farm-workers' cottages surviving with only minor external alteration

Archaeological significance: n/a

Historical associations: n/a

Village landmark: n/a
Community value: n/a

13. Hill Farmhouse, 9 Rockingham Road

Hill Farmhouse is a 2-cell house c.1800 built of ironstone with wedge-shaped lintels to its 2-light (double glazed) windows with a central open timber porch and brick gable chimney stacks to its concrete pantile roof. At its southern end a mid-19th century addition with a single-bay of limestone wedge-shaped lintels and a gable chimney stack. It has a small garden to its road-side front bounded by a wooden paled fence. To the right of it is a contemporary stone outbuilding with a hay-loft door and a blue-slate roof built next to the road.



Age: c.1800
Rarity: only example in this style
Architectural/aesthetic value: n/a
Archaeological significance: n/a
Historical associations: early 19th century development of the village and its agricultural practice.
Village landmark: yes
Community value: n/a

14. No. 2 Rockingham Road

Built on a raised plot on the corner junction with Blind Lane. It has an old and original flaggy limestone boundary wall constructed of unmortared and irregularly sized thin stones, but with vertical-bedded copings (some missing) set into a lime mortar, of a rare type that curves around this corner junction; probably dating from the early 1700s made from split rather than cut-stone. This wall represents a local building tradition that once would have been common but is now increasingly rare in the villages of the Welland Valley, and as such this wall is designated as a Local Interest Building. The house is a typical ironstone farmhouse of c.1800 with 20th century brick chimneys to its gables, and a blue-slate roof. It appears to have a 3-room plan, but this is obscured at its road-side front by 20th century lean-to additions to its façade. It has two 4-paned sashes at the 1st floor. The rear has 6-paned sashes at the 1st floor that are just visible when viewed from Blind Lane. The house is mostly obscured on the Blind Lane side by recent fence panels that have been set behind its old stone wall.



Age: c.1800 (wall c.1700)
Rarity: good example
Architectural/aesthetic value: n/a
Archaeological significance: n/a
Historical associations:
Village landmark:
Community value:

15. Nos 6, 8, 10 and 12 Rockingham Road

Nos. 6 – 10 form an attractive terraced-row of three single-cell houses constructed of ironstone with contrasting limestone window and door surrounds and brick chimneys. There is an arch-headed passageway set between nos. 8 and 10, that has a carved date-plaque set between the 1st floor windows inscribed “JS 1888”.

No. 12 breaks forward and is attached to no. 10 with which it forms an L-shape. It is built of the same stonework and has a date tablet inscribed “1901”. This group of workers’ cottages (nos. 6 to 12) may have been purpose-built as such to provide accommodation for the workers at the ‘mill building’ immediately adjacent on its north-east side and as such they are designated Local Interest Buildings.

Age: 1888 - 1901

Rarity: only example

Architectural/aesthetic value: good example of late Victorian village housing

Archaeological significance: n/a

Historical associations: local development around the turn of the 20th century

Village landmark: n/a

Community value: n/a



16. Nos 14 to 24 Rockingham Road

An attached row (or linear assemblage) of cottages that date from the early 19th century through to c.1900. Nos. 20 & 22 are earliest, built in ironstone, with a slightly later and lower roofed addition. No. 24 is also in ironstone. Nos. 14 & 16 were formerly a semi-detached pair of brick cottages set forward that are taller with a date stone inscribed “INO / 1882” (appears detached on the 1st Edition 1889 OS. map). No. 18 is a single-cell brick cottage that links the two formerly separate ranges together, built probably just before c.1900 (as it appears as a linked block on the 1901 OS. map). It is likely that these cottages all provided workers’ housing for the factory immediately adjacent. Individually they are not architecturally important, but as a linked group they are all Local Interest Buildings. They are all set within similar brick boundary walls enclosing large gardens to their front, probably built around c.1900. Beyond them the Conservation Area boundary terminates. The opposite north-west side of the road is an undeveloped held; wide open views of the Welland Valley can be had via the access gate cut into the tall and dense hedge that otherwise blocks the view. This helps to establish the rural nature of the Conservation Area at its entry point from Rockingham west of the centre of the Village.



Age: c.1800 - 1900

Rarity: n/a

Architectural/aesthetic value: good example of leasing result of unplanned, gradual development and use of local building materials available at different times.

Archaeological significance: n/a

Historical associations: ongoing development of the village through the 19th century

Village landmark: n/a

Community value: n/a

17. School Lane walls

The north side of School Lane is bounded by a fine traditional rubble-stone wall, similar to that described on Blind Lane

Age: unknown

Rarity: n/a



Architectural/aesthetic value: very characteristic feature using local building stone

Archaeological significance: n/a

Historical associations: n/a

Village landmark: yes

Community value: n/a

18. No. 8 Church Street

An attractive small detached house formed by two attached buildings. That to the left (south) is an 18th century ironstone cottage with brown-stone quoins to its southern gable end. This is well constructed in coursed stone, with a tall brick chimney stack and a steeply pitched blue-slate roof with a diagonally-set brick course set under the eaves (the steep roof was probably thatched originally). It has 2 unequal bays of windows: 12-paned to the ground floor with altered easements to the first floor. Attached onto its north end is a 19th century extension with a shallower roof pitch (covered with Collyweston slates), set below the original cottage's north gable. The exposed section of the gable between the two is constructed of brick, this suggests that it was rebuilt when the addition was added, as the thin hand-made bricks match those of the brick chimney on the north gable.

Age: 18th – 19th century

Rarity: n/a

Architectural/aesthetic value: use of local building materials etc. demonstrates building and alteration history

Archaeological significance: n/a

Historical associations: n/a

Village landmark: n/a

Community value: n/a



19. No. 10 Church Street

The house fronts the street and is set behind a neat fenced-in garden with brick side walls and cast-iron interlinked hooped railings at its front with a central gate and paved path that leads to its front entrance; this is decorated with a timber-arch covered with roses framing its door. It is an attractive 3-bay mid-19th century small farmhouse with a symmetrical facade, constructed of ironstone with a limestone ashlar band set above its windows that feature a raised keystone, with other limestone banding to the 1st floor windows and quoined angles. Its southern gable has brickwork at the eaves, and is an indicator that the roof has been raised, when the steeper probably thatched roof was changed for a mid-20th century concrete tiled roof. The UPVC glazing of the windows is also damaging to the integrity of this historic building.

Age: 19th century

Rarity: only example

Architectural/aesthetic value: high – very attractive use of ironstone and limestone

Archaeological significance: n/a

Historical associations: 19th century growth of the village's economy

Village landmark: yes

Community value: n/a



20. No. 10a Church Street

Situated west of No. 10, this is set well back from the road and approached down a part gravelled drive, but with tarmac alongside no.8. It is a long 2-storey mid-19th century stone building with a blue-slate roof that would appear to have had some former industrial use (perhaps as a brewery), indicated by the large loading-bay to the right of its large brick basket-arched entrance, now fully glazed. Being converted to a dwelling in recent years it has a number of modest-sized 2-light windows with small-paned (white) UPVC glazed casements, unfortunately with small top-hung openers; these do not follow local vernacular building traditions or reflect its industrial origins.



Age: 19th century

Rarity: only example of this age of local industrial building

Architectural/aesthetic value: attractive as building and as part of group

Archaeological significance: n/a

Historical associations: Victorian industrial development reflecting population growth

Village landmark: yes

Community value: n/a

21. No 12 Church Street

This is the end cottage of a longer terraced row of interesting older stone cottages built of ironstone, with different roof pitches and roofed variously with Collyweston slates and blue-slate. Its north gable has quoined angles formed by small uneven-sized stones, but has a straight-joint where it meets the adjacent cottage, to which it is attached. It has 3 bays of 2-light easements, and a door at the right-hand end all with thin wooden lintels suggestive of an 18th century date for the building. Unlisted but attached on to a Listed Building, so within its *setting*.



Age: 18th century

Rarity: n/a

Architectural/aesthetic value: ironstone fabric is of good quality and cottage is on of a characteristic (and partly Listed) group

Archaeological significance: n/a

Historical associations: ongoing development of the village through the 18th and 19th centuries.

Village landmark: no

Community value: n/a

22. No. 12a Church Street

An outbuilding that may have had some agricultural use originally. It is approached down a pea-gravelled drive which runs down the south side of No. 12 and is set well back from the street, but is visible from it. Its main feature of interest is its stone gable end facing towards the street that has an external stone stair built against it that leads to a door at the first floor; in the apex of the gable is a date-stone recording the date "1821"; this adds interest and diversity to the street scene. Attached to its rear is an L-shaped brick range converted to form a single residence, its garden wall screened from view by a boundary wall and new fencing.



Age: 1821?

Rarity: only example

Architectural/aesthetic value: typical small brick and ironstone functional building forming part of an attractive yard off the street

Archaeological significance:

Historical associations: ongoing development of the village through the 18th and 19th centuries – local history of agriculture

Village landmark: np

Community value: n/a

23. Nos. 13 – 17 Church Street

Nos. 13, 15 & 17 are a terraced row of brick-fronted cottages set back from the street, built in two stages: nos. 13 & 15 are late-Georgian c.1800 with 16-paned sashes set under cambered brick arches with a stone keystone, their paired doorways set under hooded open porches with curved wooden brackets. The building would appear to have been a 3-bay detached brick farmhouse originally that was later altered by the insertion of a new door and a window to form two cottages. At the junction with no. 17 is a straight joint in the brick-work, and a former stone gable chimney stack. No. 13 has a brick chimney stack. No. 17 is a double-fronted house with similar windows with cambered arches and a keystone, but with 4-paned sashes (with horns), contemporary with its date-stone above the central door that records "J C. / 1871". Its gable end is built of ironstone with a stone chimney stack. Set before them facing towards the street are attractive small gardens behind low brick walls with iron railings.



Age: c.1800 and 1871

Rarity: only example

Architectural/aesthetic value: A largely unaltered group that make a positive contribution to the street-scene.

Archaeological significance: n/a

Historical associations: ongoing development of the village through the 18th and 19th centuries

Village landmark: yes

Community value: n/a

24. No. 3 Water Lane

A small ironstone 2-cell cottage with brown-stone quoins that has had its roof raised; this would originally have sat on the edge of the 1st windows. It now has attic rooms lit by a pair of gabled dormers. The ground-floor has a pair of 6-paned 19th century sashed windows, but with altered 20th century glazing above. It has a small stone lean-to built against its west gable that follows local vernacular building traditions.



Age: 19th century

Rarity: only example

Architectural/aesthetic value: Very attractive part of the village landscape: the roses growing around its door and up its front wall enhance its Old English cottage character.

Archaeological significance: n/a

Historical associations: of a size to have been the home of a local small business person – expansion and economic growth in the 19th century

Village landmark: yes

Community value: n/a

25. Stoneleigh, 5 Water Lane

A long stone-built farmhouse with a 3-room linear plan that suggests it may have 17th century origins; the entrance is set between the 1st and 2nd window bays. The windows have been altered with modern glazing and part brick walls set into the older stonework that diminishes its interest. In terms of scale it forms a contrast with the adjacent small early-20th century suburban-looking house (No. 7) that is set back behind a neat brick front wall.

Existing CBC Local Heritage Asset in Conservation Area (2016)



Age: possibly 17th century origin but altered 19th and 21st centuries

Rarity: only example

Architectural/aesthetic value: characteristic, thanks to use of local stone, despite alterations. Contrasts with adjacent 20th century 'suburban' aesthetic next door

Archaeological significance: n/a

Historical associations: demonstrates length of habitation of Water Lane

Village landmark: n/a

Community value: n/a

26. No 11 Water Lane

A tiny single-cell cottage, originally cruck framed and part of a larger building, since demolished. Its west gable is rendered but leaving small sections of the timber cruck-blades exposed, the curved shape is still discernible on the exterior but is not visible inside of the building. It has a single bay of 6-paned windows to the right of its Tudor-style doorway. It has a blue-slate roof and a brick chimney-stack on its east gable; it is probably a fragment of a larger, probably thatched, building originally. On the opposite side of the road is a small 2-storey square stone building that has been converted to form a studio-office, with next to it a gravelled parking area on the site of a demolished cottage, and a raised lawn that provides a small garden for the cottage opposite.



Age: 17th century origin, alterations since

Rarity: only example – including survival of cruck frame

Architectural/aesthetic value: high for materials, proportions and historical survivals

Archaeological significance: cruck frame (including opportunities for dendrochronology)

Historical associations: demonstrates length of habitation of Water Lane

Village landmark: n/a

Community value: n/a

27. 'Stonewalls', 11a Water Lane

Large former 2-storey 18th century farmhouse constructed from banded ironstone with brick gable-end chimney stacks; that to the east has a date stone in its apex recording when the roof was raised to 3 storeys in "1863"; this was probably when its thatched roof was replaced by blue-slate, as happened elsewhere in the village. It has a largely original 3-bay facade, with random-sized brown-stone quoins on its front corner angles. The central door opens directly off the street against the staircase forming a lobby-entrance with two large rooms to either side; a narrow window above the door lights the 1st floor landing. Cambered-arched windows with brownstone voussoirs and keystones retain 16-paned casement glazing to the rooms to either side of the door. The top floor has small casement windows above the outer bays only, set under the eaves, where various curious carvings are incorporated into the walling of a naked man to the centre, with to either side heads of a man and woman, and another head of a woman with a medieval-style head-dress set within a quatrefoil. At the outer edges of the eaves are two more carvings one of a king with a crown, the other of a medieval-style female head set within a quatrefoil on a shield. These may be the work of some artisan stone mason or maybe of older origin re-used. The rear also features other carved stones with cross-heads, much like medieval sanctuary stones from a demolished church, which also be re-used. Built against its east gable is a 21st century extension (c. 2005) that carefully copies local vernacular building traditions.

Age: early-mid 18th century

Rarity: n/a

Architectural/aesthetic value: good example of use of locally quarried Jurassic ironstone and limestone in an otherwise quite formal, symmetrical, Georgian farmhouse

Archaeological significance: n/a



Historical associations: contemporary with the parish's first, independent enclosure and the reorganisation of agriculture (arable to pastoral; farmers' houses built in the village

Village landmark: n/a

Community value: n/a

28. Barn north of Water Lane

The barn and attached derelict building to the north of No. 11a is a small unused barn with a blue-slate roof having an attached single-storey building with a brick chimney stack, which may have been a single-cell cottage originally and is in a poor condition.

Age: 18th – 20th century

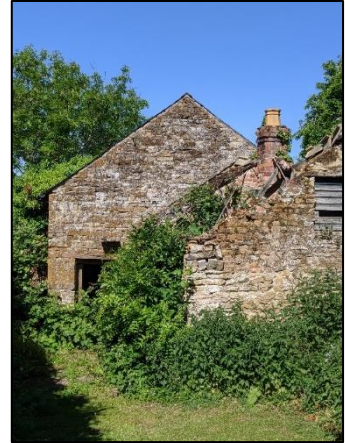
Rarity: very few examples, this is the least affected by e.g. re-use

Architectural/aesthetic value: although semi-derelict and overgrown the group is a good example of

Historical associations: agriculture and small industries/crafts in the Victorian and early 20th century village

Village landmark: no

Community value: n/a



C. SUPPORTING INFORMATION STATUTORILY PROTECTED HERITAGE ASSETS

SOURCE: Historic England

<https://historicengland.org.uk/listing/the-list/results/?searchType=NHLE+Simple&search=Cottingham+Northamptonshire>

Moated site 1km south west of Rockingham Castle

List Entry Number: 1012146

Heritage Category: Scheduling

Location: Cottingham, Corby, Northamptonshire

Listed Grade I

CHURCH OF ST MARY MAGDALENE

List Entry Number: 1051745

Heritage Category: Listing Grade: I

Location: CHURCH STREET, Cottingham, Corby, Northamptonshire

Listed Grade II*

ROCKINGHAM CASTLE PARKLAND

List Entry Number: 1001038

Heritage Category: Park and Garden

Grade: II*

Location: Rockingham, ROCKINGHAM PARK, Corby, Northamptonshire

THE BURY HOUSE (COTTINGHAM HALL)

List Entry Number: 1372572

Heritage Category: Listing Grade: II*

Location: HIGH STREET, Cottingham, Corby, Northamptonshire

Listed Grade II

The Royal George Public House

List Entry Number: 1429807

Heritage Category: Listing Grade: II

Location: 4 Blind Lane, Cottingham, Market Harborough, LE16 8XE, Cottingham, Corby, Northamptonshire

KILN AT OS 8474 8996 List Entry Number: 1286691 (listed in Neighbourhood Plan Policies ENV4 and ENV5 as Lime Kiln)

Heritage Category: Listing Grade: II

Location: WATER LANE, Cottingham, Corby, Northamptonshire

PAIR OF CHEST TOMBS APPROXIMATELY 2 METRES SOUTH OF SOUTH AISLE OF CHURCH OF ST MARY MAGDALENE

List Entry Number: 1051746

Heritage Category: Listing Grade: II

Location: CHURCH STREET, Cottingham, Corby, Northamptonshire

PAIR OF CHEST TOMBS APPROXIMATELY 2 METRES EAST OF NORTH CHAPEL OF CHURCH OF ST MARY MAGDALENE

List Entry Number: 1372569

Heritage Category: Listing Grade: II

Location: CHURCH STREET, Cottingham, Corby, Northamptonshire

GROUP OF 3 CHEST TOMBS APPROXIMATELY 2 METRES SOUTH OF SOUTH CHAPEL OF CHURCH OF ST MARY MAGDALENE

List Entry Number: 1372570

Heritage Category: Listing Grade: II

Location: CHURCH STREET, Cottingham, Corby, Northamptonshire

STABLES APPROXIMATELY 8 METRES EAST OF WOODHOLLOW

List Entry Number: 1372571

Heritage Category: Listing Grade: II

Location: CHURCH STREET, Cottingham, Corby, Northamptonshire

14, CHURCH STREET

List Entry Number: 1192166

Heritage Category: Listing Grade: II

Location: 14, CHURCH STREET, Cottingham, Corby, Northamptonshire

GREYSTONES

List Entry Number: 1051749

Heritage Category: Listing Grade: II

Location: 12, CORBY ROAD, Cottingham, Corby, Northamptonshire

CHURCH HOUSE

List Entry Number: 1051748

Heritage Category: Listing Grade: II

Location: 16, CHURCH STREET, Cottingham, Corby, Northamptonshire

NUMBER 2 AND ATTACHED ENTRANCE TO NUMBER 4

List Entry Number: 1286754

Heritage Category: Listing Grade: II

Location: CHURCH STREET, Cottingham, Corby, Northamptonshire

THE OLD BAKEHOUSE

List Entry Number: 1192219

Heritage Category: Listing Grade: II

Location: 6, CORBY ROAD, Cottingham, Corby, Northamptonshire

WOOD HOLLOW

List Entry Number: 1286708

Heritage Category: Listing Grade: II

Location: 22, CHURCH STREET, Cottingham, Corby, Northamptonshire

NUMBER 4 AND ATTACHED STUDIO AND OUTBUILDINGS

List Entry Number: 1051747

Heritage Category: Listing Grade: II

Location: CHURCH STREET, Cottingham, Corby, Northamptonshire

PARISH BOUNDARY MARKER APPROXIMATELY 12 METRES NORTH OF NUMBER 58 (MANOR FARMHOUSE), MAIN STREET, MIDDLETON

List Entry Number: 1372568

Heritage Category: Listing Grade: II

Location: BERRY ROAD, Cottingham, Corby, Northamptonshire



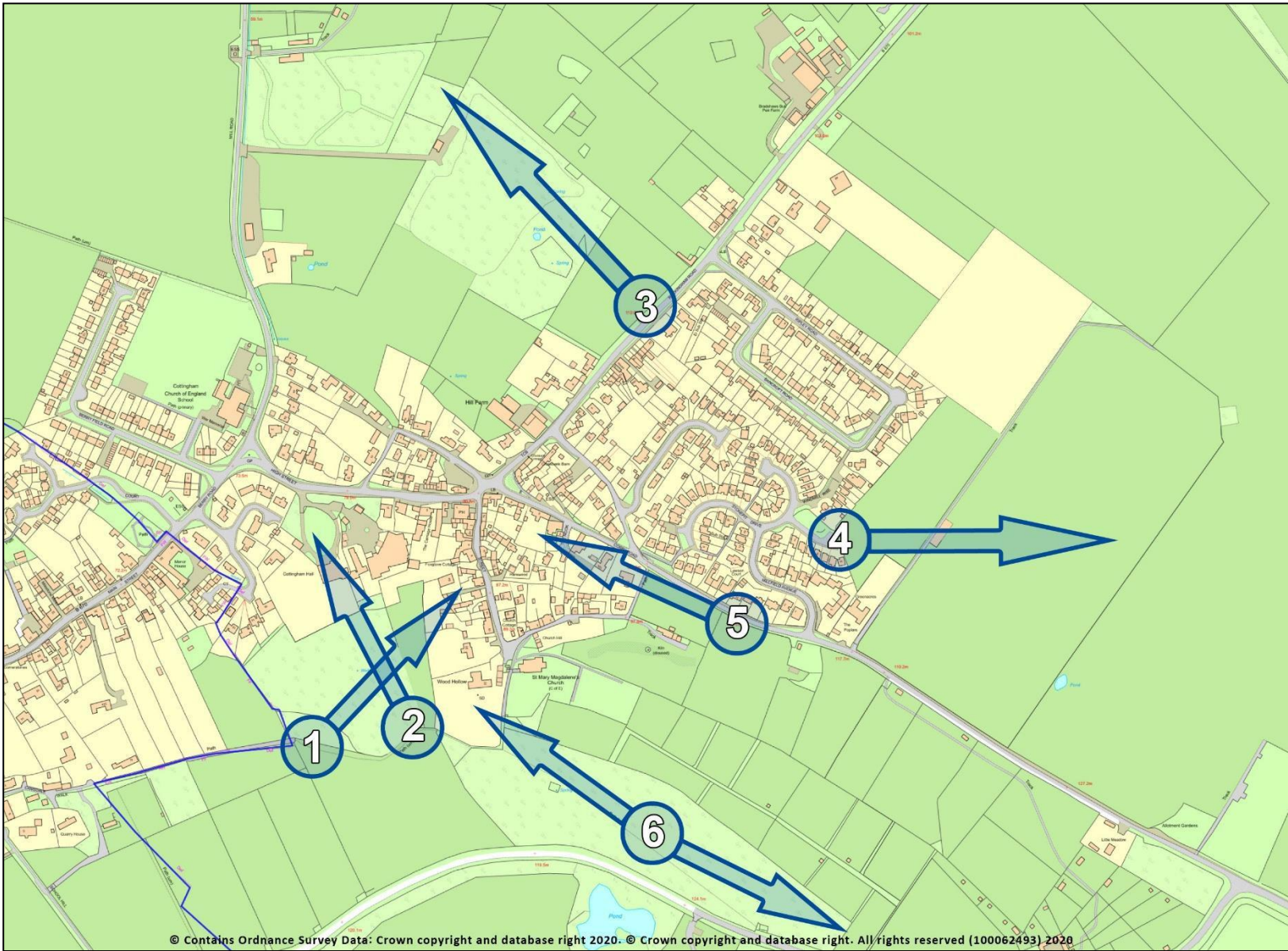
Appendix 9

Cottingham Neighbourhood Plan 2021-2031

Important Views

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Location map



Evidence base

1. Northeast from the Jurassic Way long-distance footpath over the historic village and open countryside of the Welland valley



2. Northwest from the Jurassic way over historic parkland and Cottingham Hall to the Welland valley.



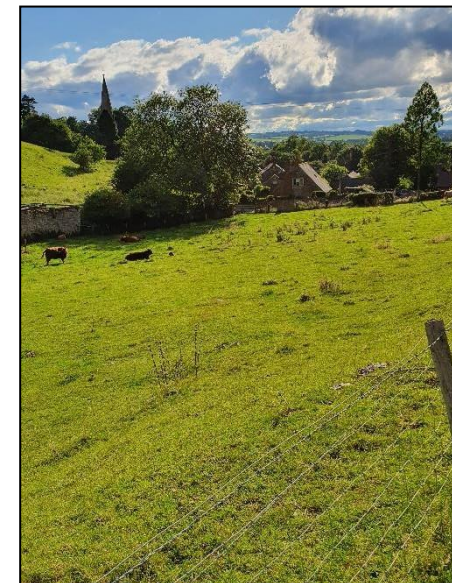
3. Northwest vistas from Rockingham Road over hedged small fields and the Welland valley to the distant horizon.



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 community -managed wildlife site) on the Jurassic Way long-distance path.





Appendix 10

Cottingham Neighbourhood Plan 2021-2031

Supporting Information – Field References

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1. Field Map



2. OS Field References

Field No.	OS Ref. SP...	Field No.	OS Ref. SP...	Field No.	OS Ref. SP...
1	84209030	51	85509030	101	84878985
2	84009040	52	85309020	102	84818984
3	84009070	53	85109010	103	84888982
4	84109090	54	85358975	104	84928979
5	84309090	55	85408980	105	84978975
6	84209100	56	85608980	106	85058971
7	84109130	57	85908970	107	85108960
8	84309080	58	86208940	108	84978965
9	84509070	59	86308970	109	84958970
10	84509060	60	86609020	110	84908971
11	84509070	61	86409030	111	84838975
12	84609070	62	86208990	112	84768981
13	84509060	63	86209040	113	84658986
14	84509050	64	85909060	114	84808980
15	84409060	65	86109090	115	84708980
16	84409040	66	85809080	116	84708990
17	84609050	67	85509070	117	84709000
18	84609030	68	85609060	118	84808990
19	84709030	69	85709050	119	84908990
20	84809050	70	85609030	120	85008985
21	84809060	71	85809010	121	85108995
22	84659070	72	86008990	122	85178980
23	84709075	73	85908990	123	85238975
24	84759080	74	86008920	124	85208970
25	84909080	75	85708920	125	85288971
26	84909070	76	85708940	126	85238970
27	84809070	77	85708950	127	85208964
28	84759065	78	85608950	128	85208964
29	84409080	79	85308940	129	85208964
30	84509090	80	85108930	130	85208964
31	84809120	81	85108920	131	85288960
32	85009110	82	85308910	132	85288960
33	85109120	83	84808930	133	85288960
34	85209140	84	85008950	134	85288960
35	85209170	85	84908950	135	85288960
36	85409150	86	84608960	136	85288960
37	85509120	87	83908930	137	85288960
38	85309120	88	84258970	138	85288960
39	85109120	89	84308970	139	85288960
40	85209100	90	84328970	140	85288960
41	85109100	91	84408972	141	85288960
42	85009080	92	89808432	142	85288960
43	85209090	93	84408960	150	84509021
44	85309100	94	84408990	151	85318970
45	84809050	95	84508995		
46	84859050	96	84528994		
47	85009030	97	84529000		
48	85009040	98	84758990		
49	85009050	99	84698991		
50	85209050	100	84758988		



Appendix 11 Cottingham Neighbourhood Plan 2021-2031

Larger map section

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Figure 1. Parish of Cottingham – Designated Area

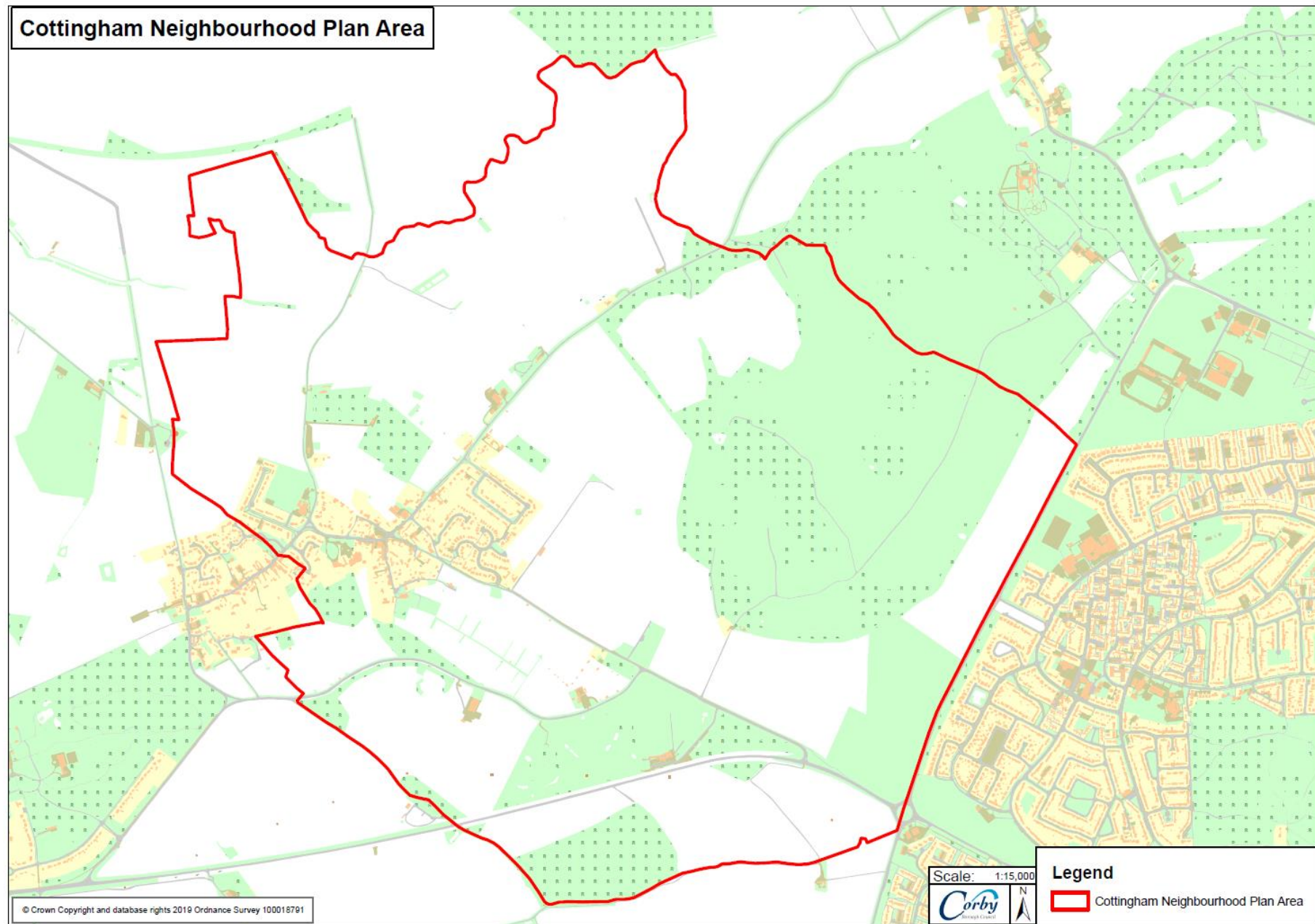


Figure 2. Residential allocation (App 12 shows OS field references)

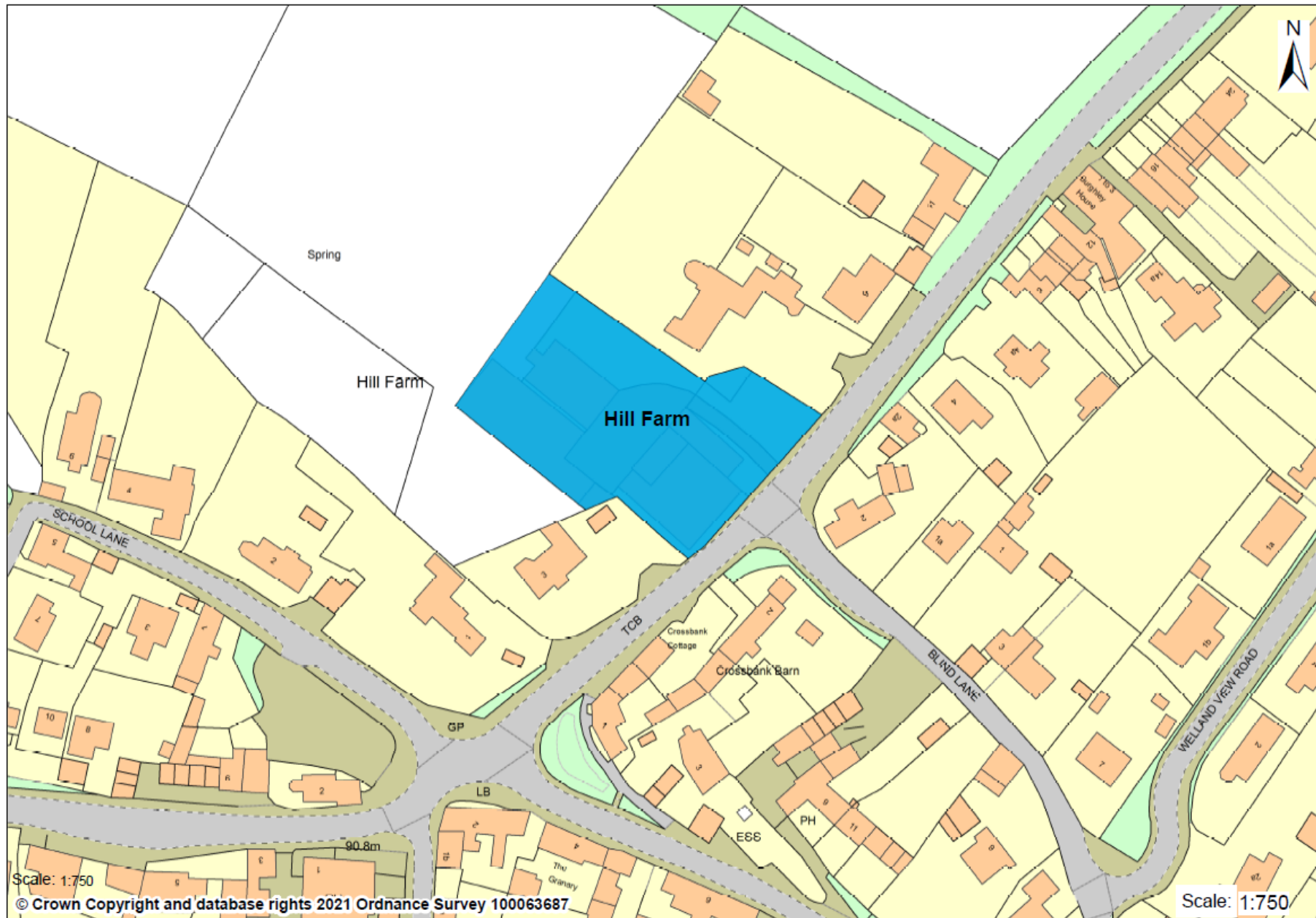


Figure 3. Settlement Boundary

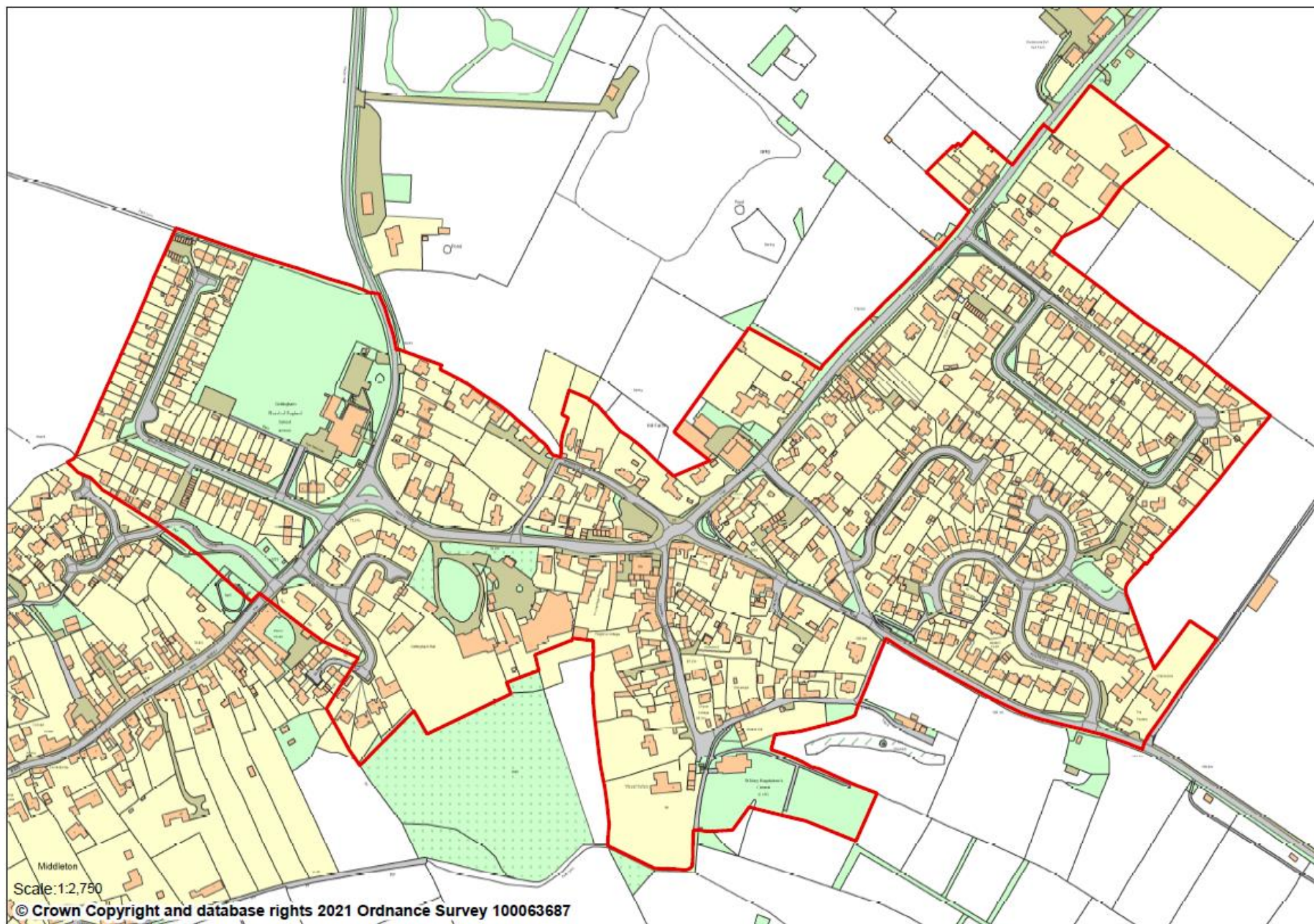


Figure 4. Geology (left) and topography of the Plan Area

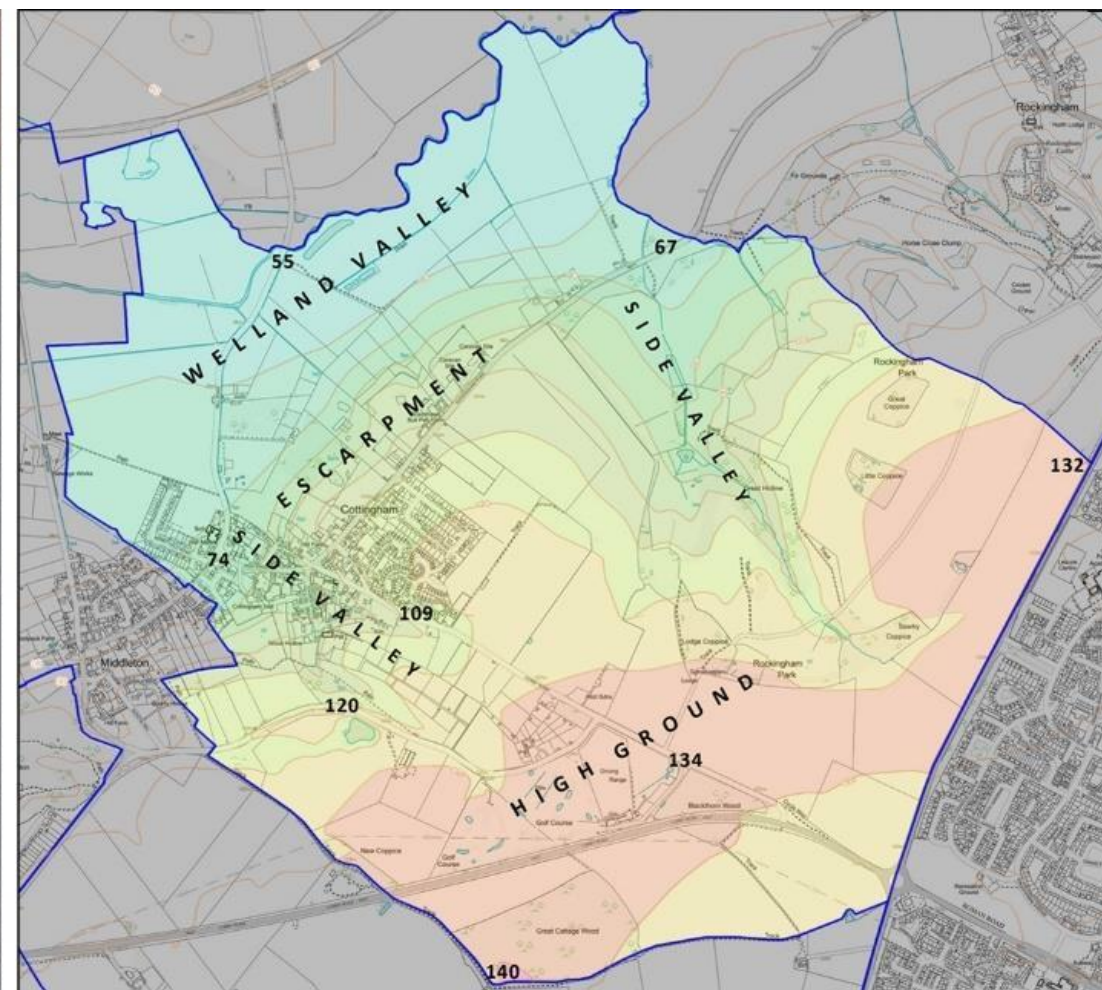
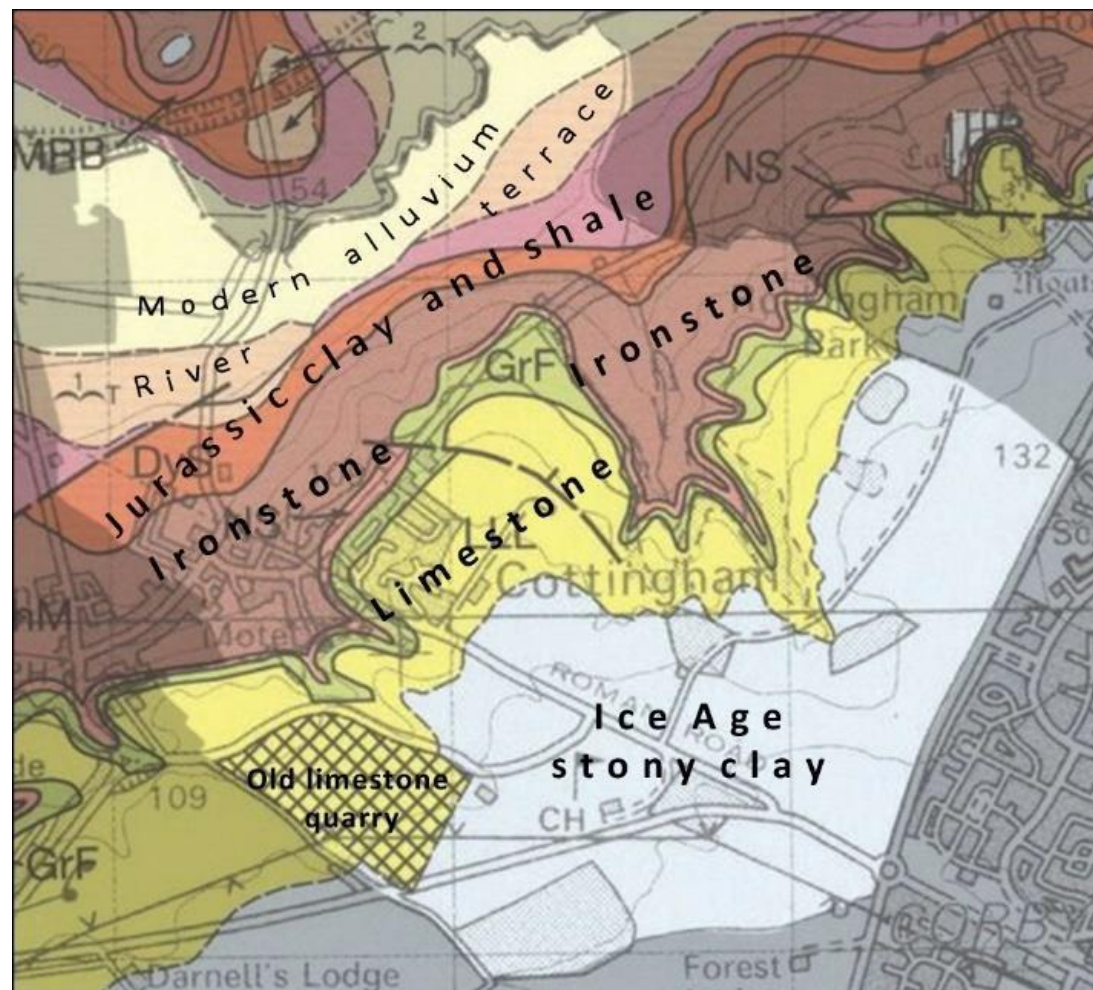


Figure 5. Local Green Space

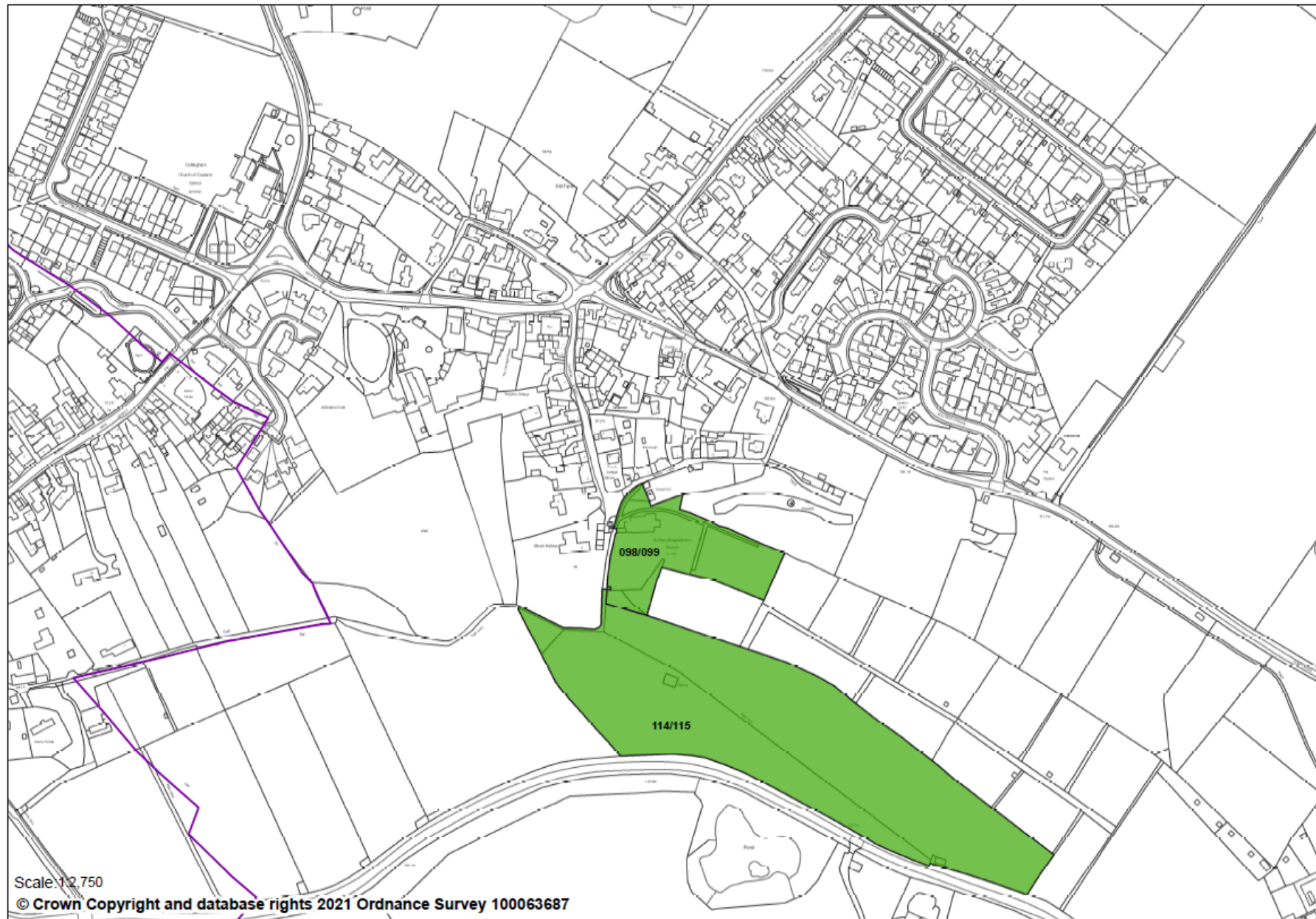


Figure 7. Wildlife corridor

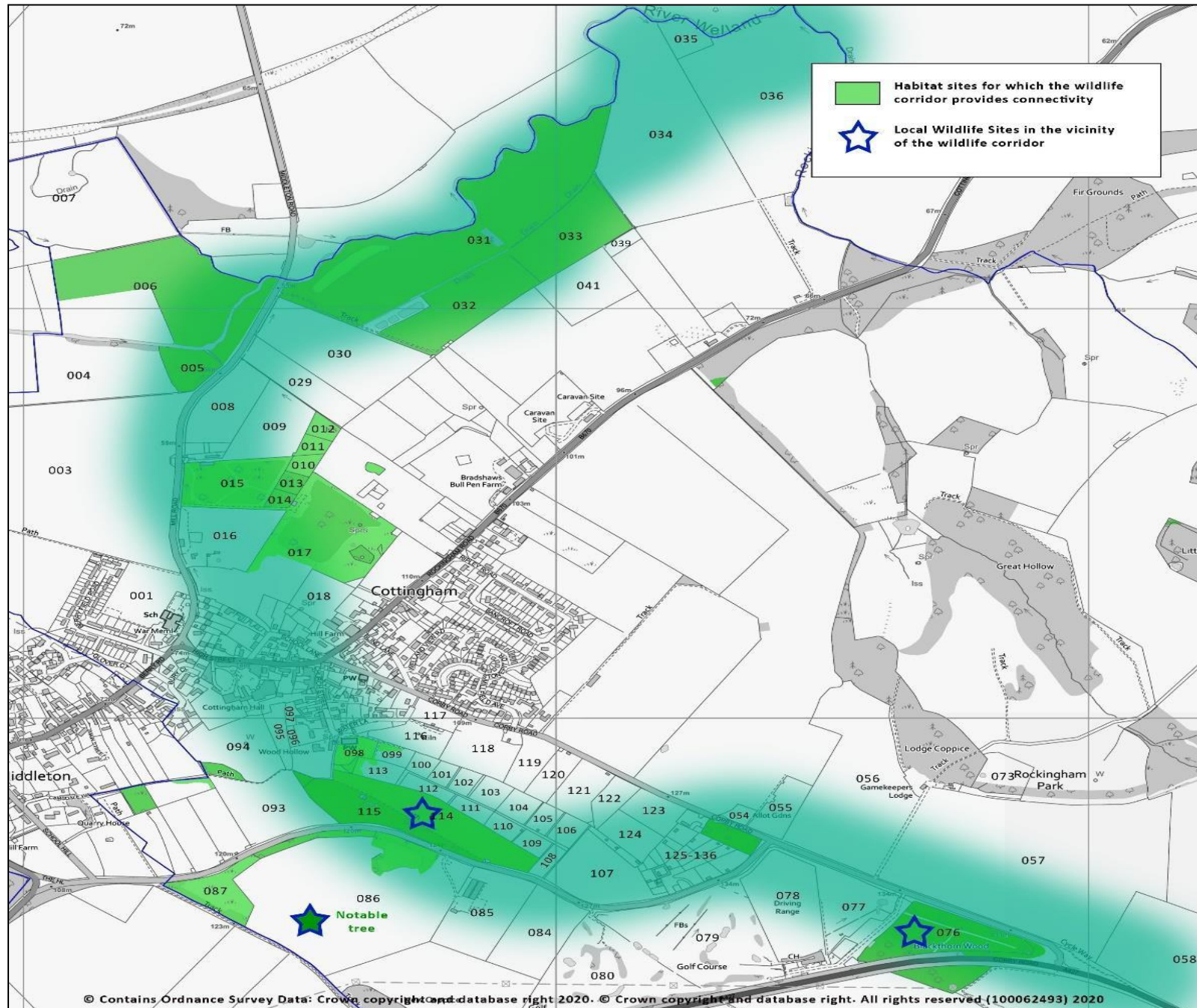


Figure 8. Sites of historic environmental significance

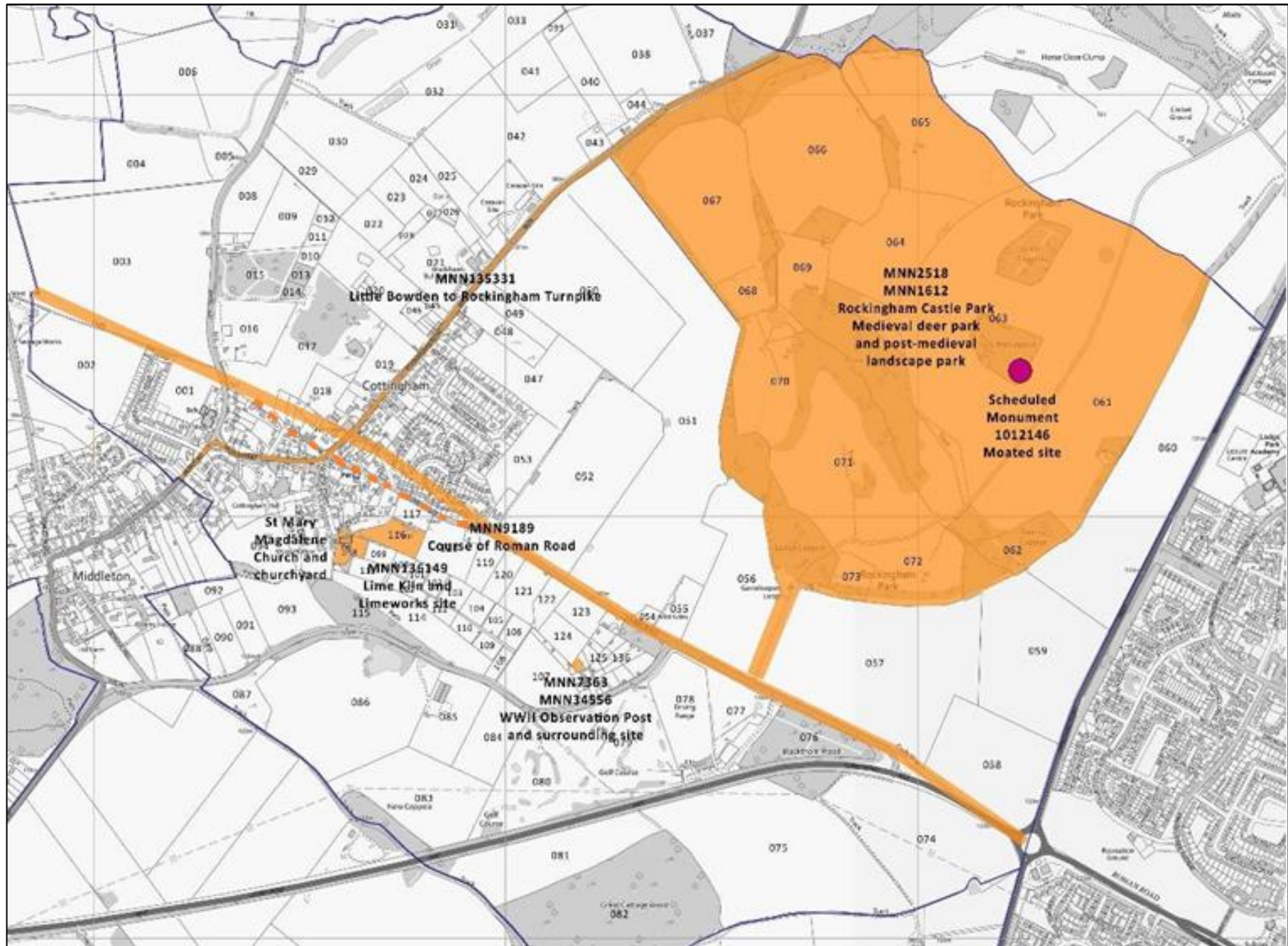


Figure 9. Scheduled Monument, Listed Buildings and Listed Parkland in Cottingham (for protection of their settings)

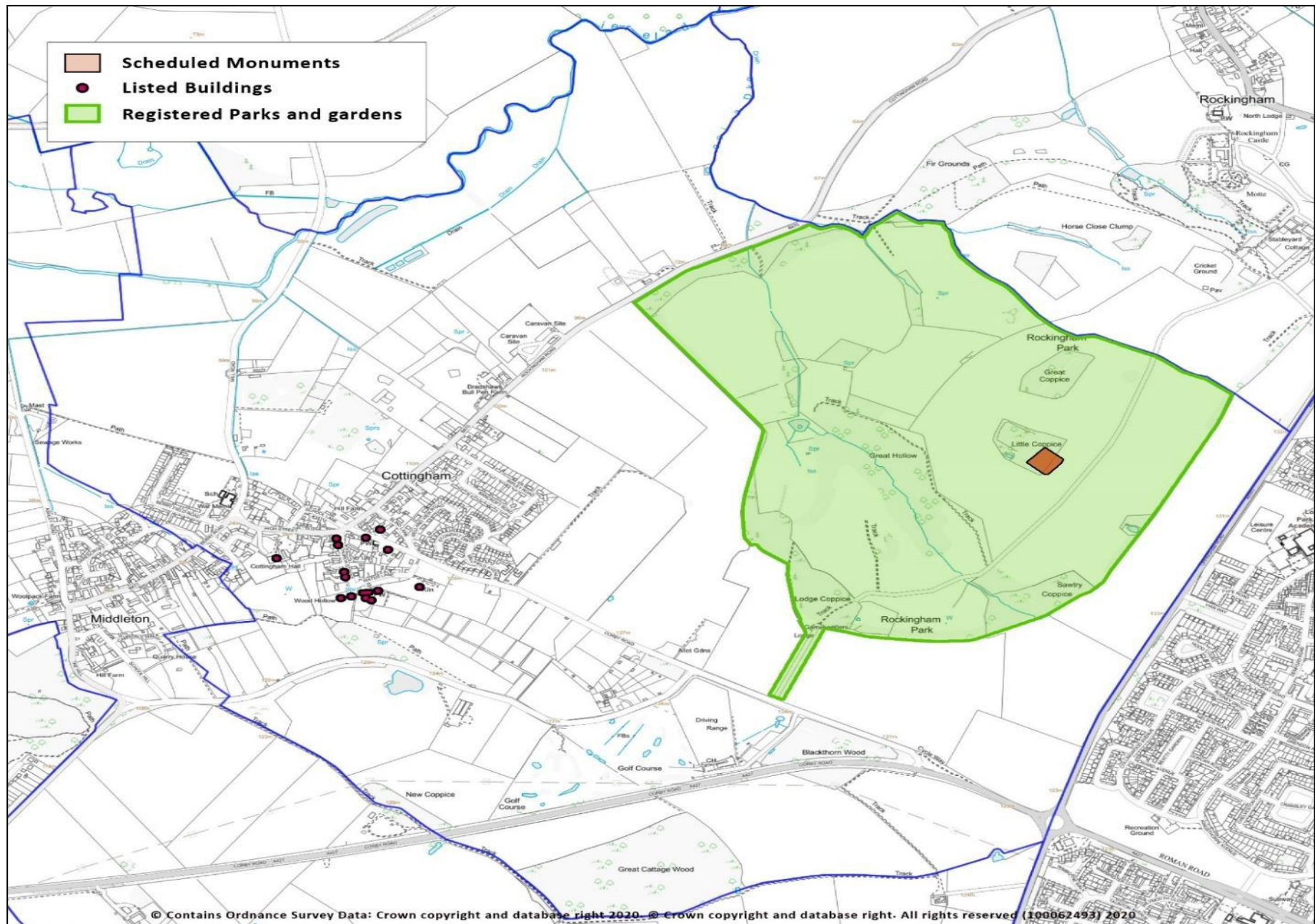
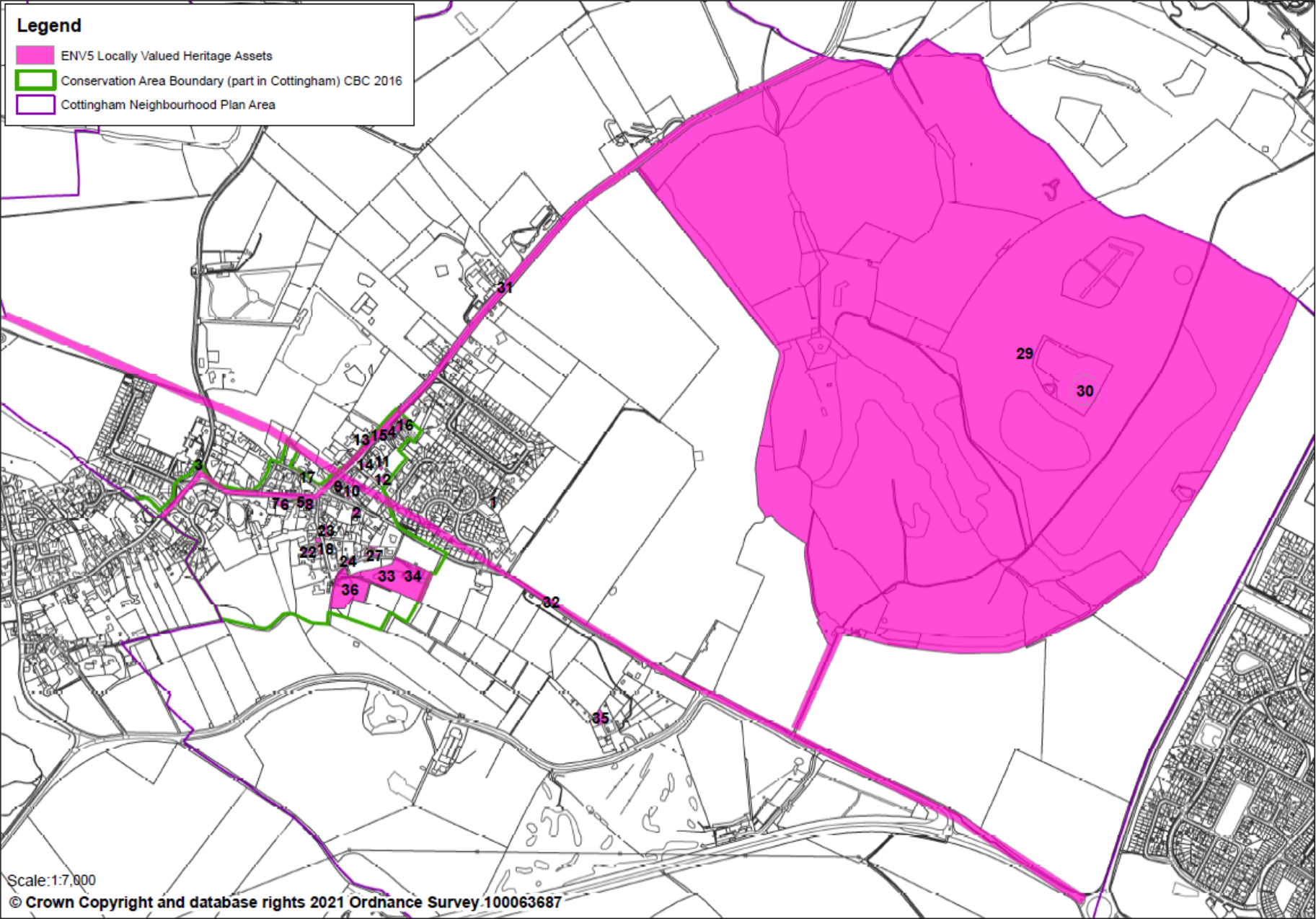


Figure 10. Local Heritage List for Cottingham: buildings and structures of local significance



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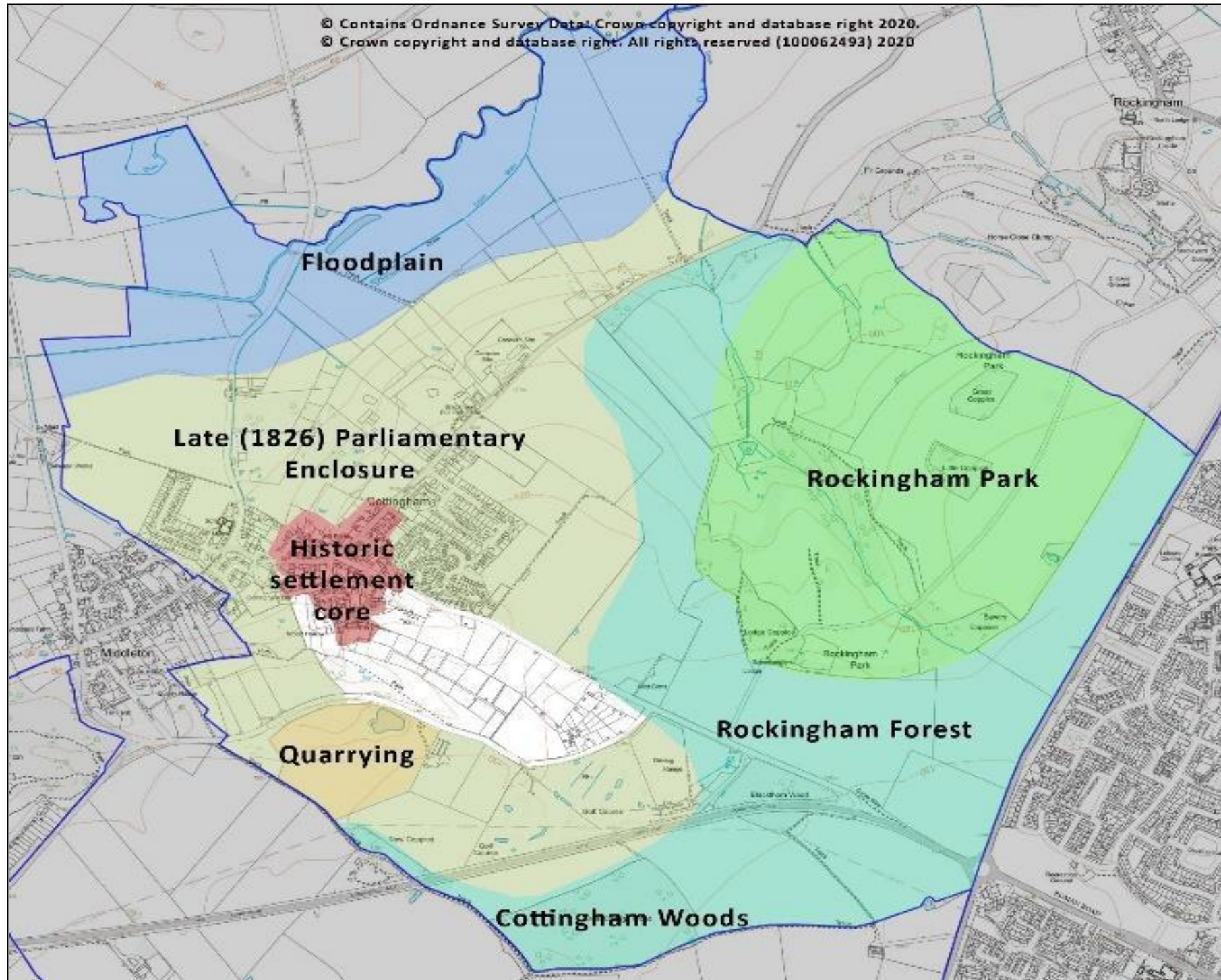


Figure 11.2 Surviving ridge and furrow in Cottingham, 2020

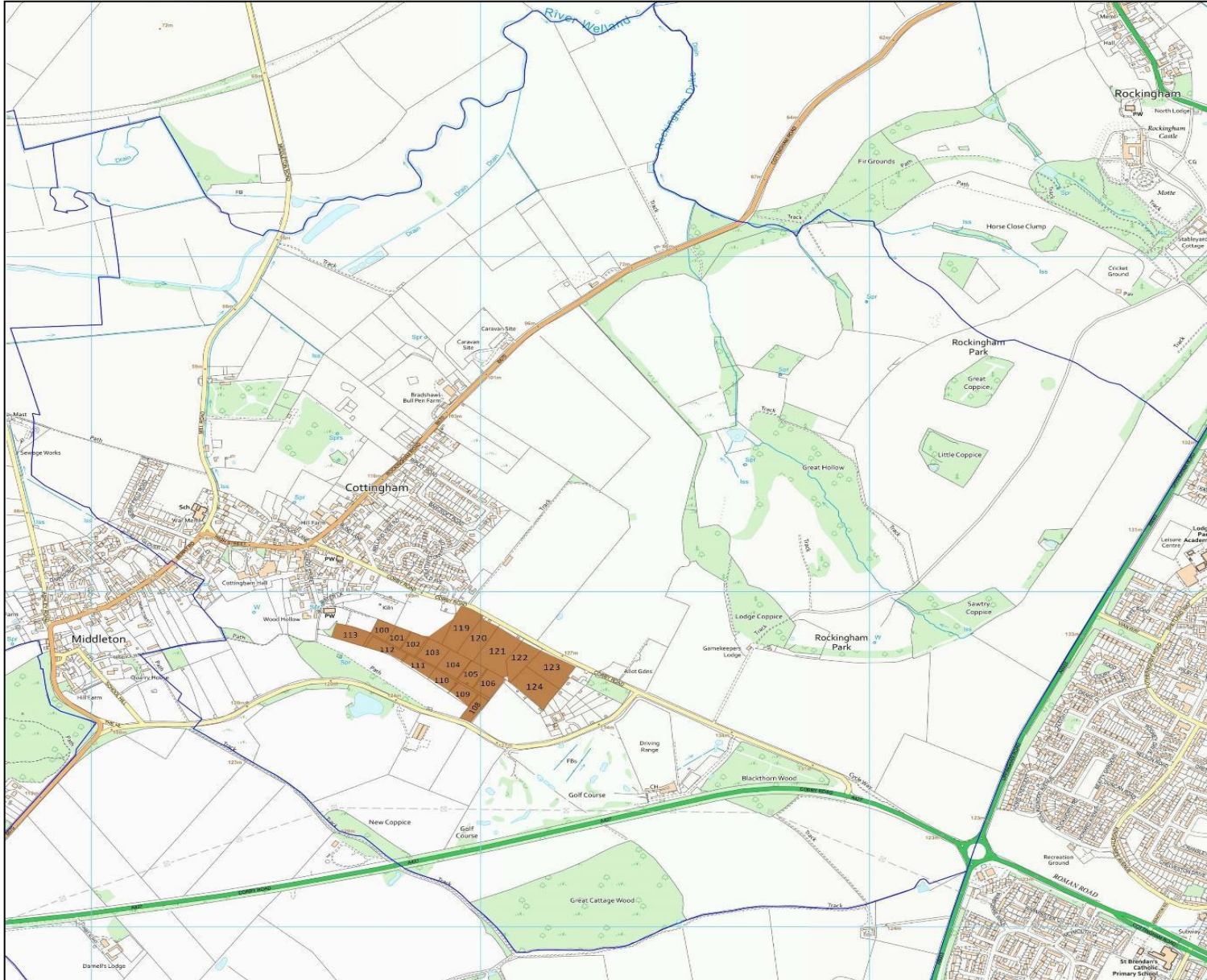


Figure 12. Important Open Spaces

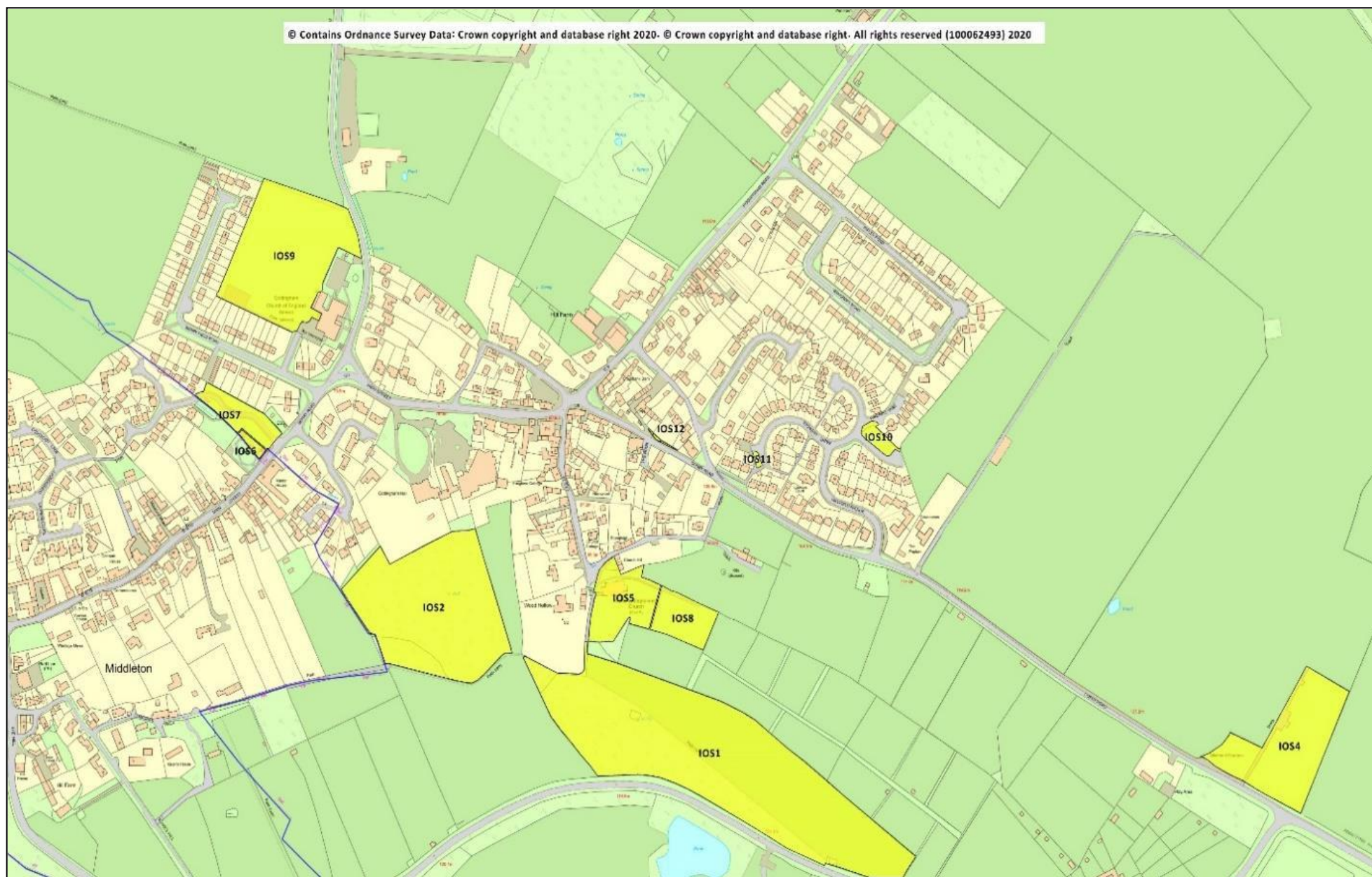


Figure 13. Flooding in the Plan Area (Environmental Agency mapping): Flood Risk Zones 3 and 2 (left); Flood Risk from surface water (right)

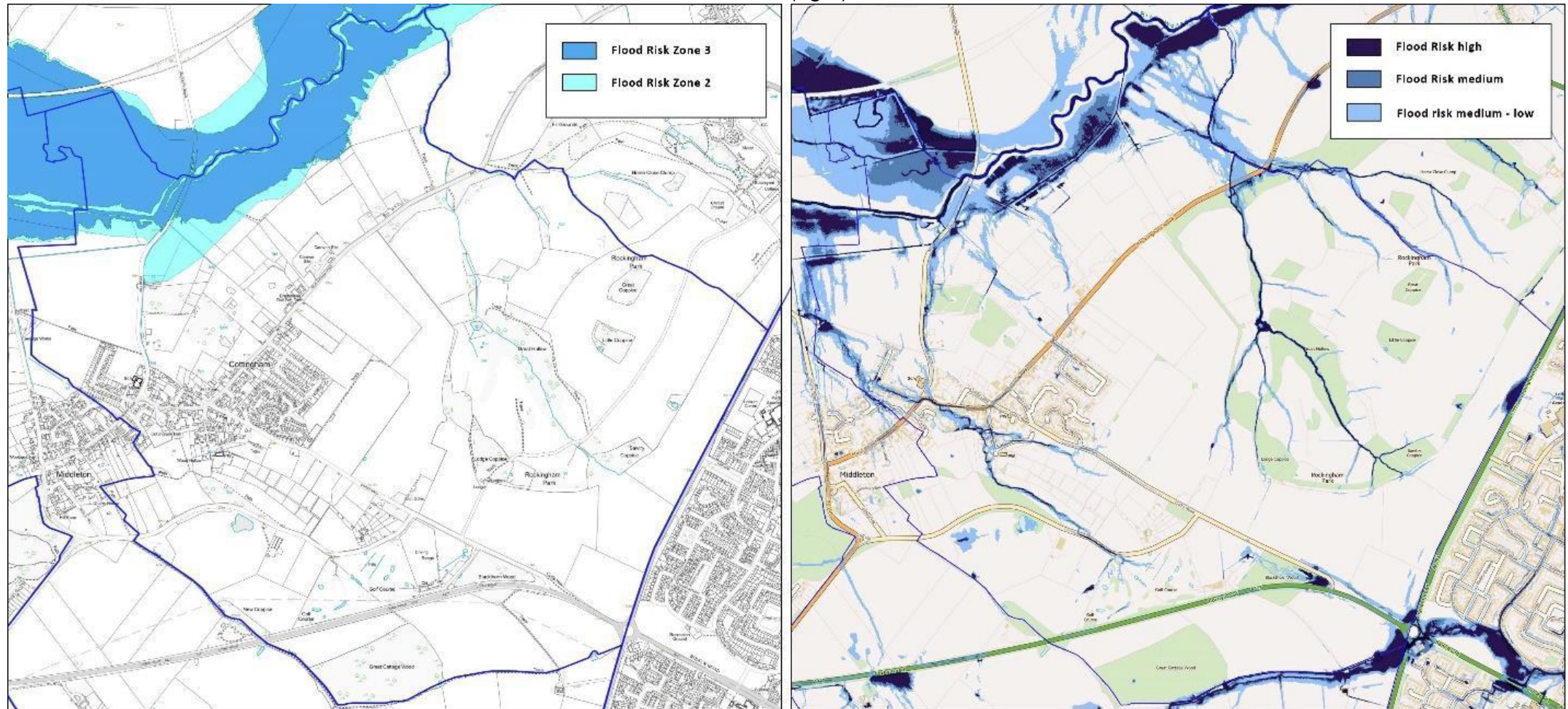


Figure 14. Important views

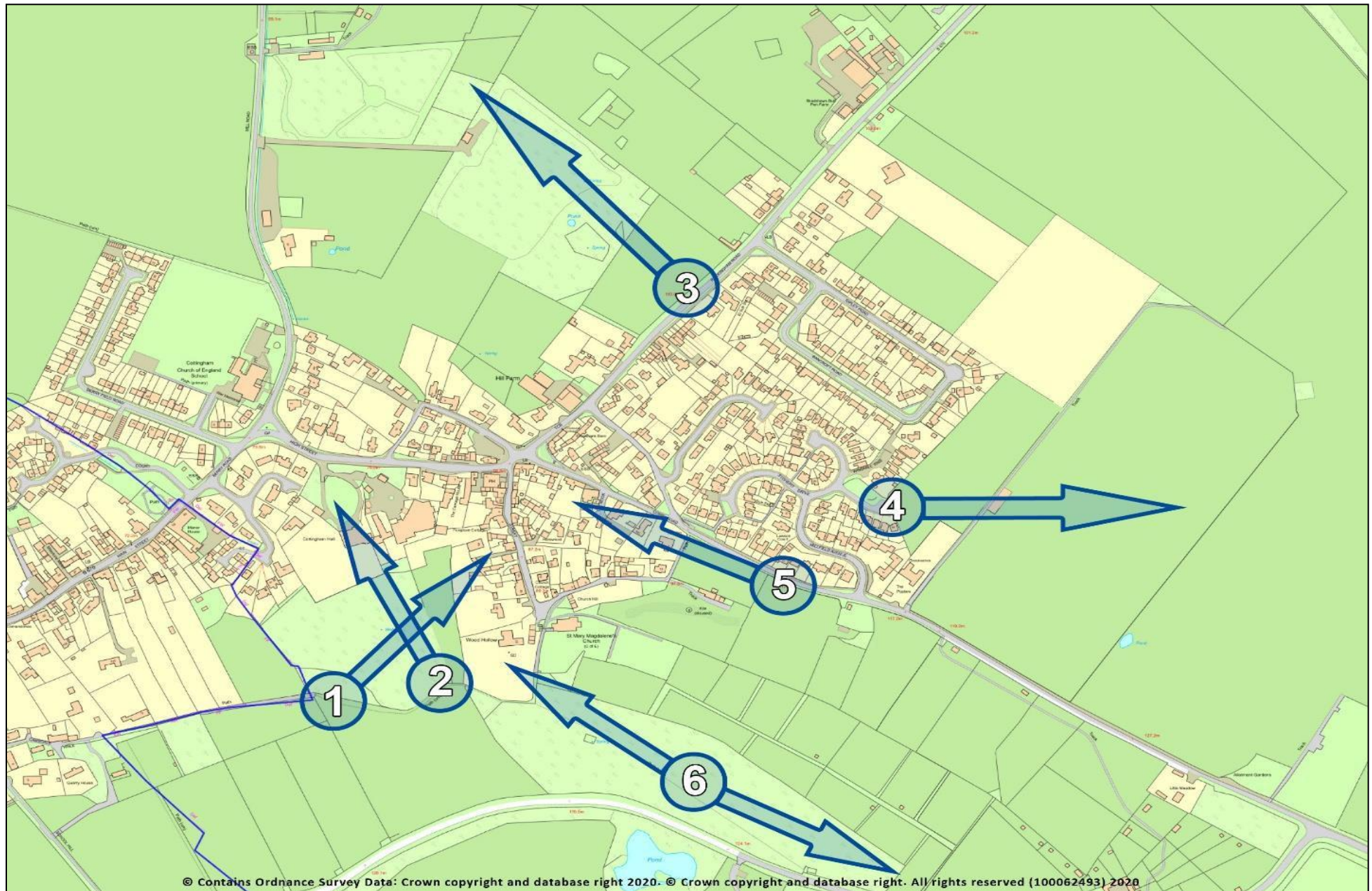


Figure 15. Footpaths and bridleways

