

Cottenham's Housing Need and possible supply 2017-2031: Housing

1 Summary

(parenthesised comments relate to similarly-numbered paragraph in the AECOM report.)

1. This paper has been prepared in support of housing need and supply issues in Cottenham's emerging Neighbourhood Plan. Although based on the AECOM assessment of unconstrained housing need, this assessment gives different weight to each of their five methods of assessing housing need, includes aspects of SCDC's housing allocations policy and recognises the substantial number of planning permissions extant in the Neighbourhood Plan Area (NPA). The likelihood and timing for adoption of the SCDC Proposed Submission Plan (PSLP) still leads to two possible principal estimates of housing need.
2. There is a total practical local housing requirement arising from Cottenham NPA of **352 dwellings to 2031** if the PSLP is not adopted at the time the Cottenham NP is examined; **otherwise the requirement is technically zero.** (amended from AECOM 1 – see interpretations below). Even the 376 number has already been met by permissions granted in 2017.
3. **Irrespective of the PSLP status, 261 affordable dwellings** will be required in the NPA over the plan period, and private rental housing will also have a significant role to play in meeting the needs of the 50% of the population of the NPA who are unlikely to be able to buy housing in the area. (AECOM2 and 127)
4. There is likely to be a significant requirement for small and medium sized housing of 2-3 bedrooms in the future, with approximately **38% of future need arising in this category**, with some of this likely to be met through the provision of flats.(AECOM 3 and 147)
5. There is a need for significant additional specialist housing for the elderly in the plan area totaling **79 units over the plan period out of the total**, particularly given the recent growth in the 85+ population who often need additional care. (AECOM 4 and 159)
6. **Given the current number of extant planning permissions for 376 homes, including 150 affordable and 70 residential with care, the Neighbourhood Plan should aim to deliver a minimum of 111 affordable – predominantly 2-3 bedroom - homes and 9 units for the elderly.**
7. **Brownfield and windfall developments are unlikely to deliver the necessary additional quantum and allocation of sites, but bringing them within the development framework, would require a higher than necessary number of market homes; nevertheless it is reasonable to assume delivery of 10 1-2 bed room flats from the brownfield sites and a similar number of 2-3 bedroom homes from windfall developments.**
8. **While sites for the permitted 376 homes plus 70 care residential places with care should be allocated in the NP, a policy for Rural Exception Sites for the remaining specialized need (91 affordable 2-3 bed homes plus 9 retirement homes) will be needed later in the plan period. This need can be met most effectively by a Community Land Trust.**

2 Interpretations from AECOM HNA, SCDC Local Plan, etc.

9. Six issues arise from the AECOM assessment:
- i. The PSLP may be adopted by the time the draft Cottenham NP is examined so it should be given substantial (at least 50%) weight in assessing future demand.
 - ii. The “housing completions” method should be excluded (zero weight) as it is more a measure of the past failure to complete which has led to the lack of a 5-year supply of land with housing permission
 - iii. The “Standard Method” may be adopted, although this is unlikely by the time the draft NP is examined so should also be given some weight, similar to that ascribed to both the DCLG projection and SHMA methods.
 - iv. Real development is progressing faster on the city-edge and strategic sites reducing Cottenham’s fair share to around 3.75% rather than the current 4.11%
 - v. Recent planning permissions (446 currently) in Cottenham, when built out will significantly reduce any shortfall within the draft plan.
 - vi. Any final assessment needs to be uplifted by 18% (AECOM 24-27) to take account of market signals indicating growth pressure.
10. The table summarises the AECOM analyses with CPC corrections for the SCDC strategic allocation policy and AECOM’s recommended 18% uplift. Two scores apply AECOM’s weights to the methods and the final one puts greater weight on the emerging PSLP and none on net housing completions.

	AECOM assessment	Corrected for SCDC policy re strategic sites	Weight #1 (AECOM)	Score #1	Weight #2 (AECOM corrected)	Score #2	CPC Weight #3	CPC Score #3
DCLG projection	609 (AECOM 82)	580	1/3	203	1/3	193	1/6	97
Net completions	238 (AECOM 86)	238	1/3	79	1/3	79	0	0
SHMA	710 (AECOM 75)	690	1/3	237	1/3	230	1/6	115
PSLP	715 (AECOM 70)	0	0	0	0	0	1/2	0
New Standard Method	716 (AECOM 93)	687	0	0	0	0	1/6	117
Weighted score				519		502		329
AECOM 18% market signals uplift				93		90		59
Sub-total - need				612		592		388
Extant permissions				(446)		(446)		(446)
Likely small site windfalls				(48)		(48)		(48)
Total				118		98		(106)

11. This leads to two scenarios:
- a) If the PSLP is adopted by the time the Cottenham draft NP is examined, then the draft NP need not allocate any additional sites for housing to be made even with only a 3-year supply of housing land in the LPA’s district.
 - b) If the PSLP is not adopted at that time, then three possibilities can be considered:

- i. The AECOM #1 assessment discounts the PSLP entirely despite it being at an advanced stage of examination and, therefore, does not take account of the strategic allocations to sites such as Northstowe rather than the less sustainable villages like Cottenham. Together these two effects considerably inflate the share attributable to Cottenham.
- ii. The second assessment seeks to correct the strategic allocations aspect by reducing the basic estimates each by around 5% to reflect the reduced share of homes and/or population attributable to Cottenham within South Cambridgeshire.
- iii. The third assessment excludes only the net completions number (since it reflects historic under-delivery) and applies substantial weight to the PSLP as it is close to adoption and equal weight to the remaining three assessments after correcting several errors in the AECOM data.

It should be noted that the estimated unmet demand in case #3 is robust even if the market signals indicated an uplift considerably higher than 18%.

A simpler, even more robust analysis, applies the same CPC weightings to the original AECOM projections indicating need for 339 new houses, uplifted by market signals to 400, and reduced to 352 by likely windfall development.

The status of the PSLP needs monitoring and the housing need adjusted in the Cottenham NP if the PSLP is amended or adopted before examination of the Cottenham NP.

3 Situation

12. Housing Needs Assessment at neighbourhood plan level can be focused either on quantity of housing needed, type of housing need, or both. In most cases, there is a need to focus on quantity where the housing target for the settlement being assessed is unclear, for example where the local authority has not set a specific target for the settlement, or where there is no local plan in place. (AECOM 10)
13. The rationale for this recommended approach is that neighbourhood plans need to pass a number of Basic Conditions to pass examination and to be 'made' by the LPA. One of these, Basic Condition E, requires the Neighbourhood Plan to be in 'general conformity with the strategic policies' of the adopted Local Plan, in this case Proposed Submission Local Plan 2011-31 (PSLP) which is likely to be adopted early in 2018. The Government's Planning Practice Guidance indicates that the level of housing development is likely to count as a strategic policy.¹ Another relevant basic condition relates to the need for the NP to deliver sustainable development. (AECOM14 amended)
14. The local authorities in the Cambridge Sub Region Housing Market Area have been working together for some time on a range of planning and housing issues and have prepared a joint SHMA (Strategic Homes Market Assessment), which was updated to inform the new Local Plans being prepared by Councils in the area. The Cambridge Sub Region SHMA 2012 identifies the objectively assessed need for

housing in South Cambridgeshire and all other districts in the Cambridge Sub Region housing market area for the period 2011-2031 (Chapter 12). The SHMA considers jobs forecasts as a key part of the analysis of the overall number of homes required to meet the development needs of the area for the period 2011 to 2031. It identifies the objectively assessed need for 22,000 additional jobs and 19,000 new homes in South Cambridgeshire. (SCDC PSLP2.11)

15. As regards estimated housing need, the Local Development Framework Adopted Core Strategy DPD 2007 (LDF) does not put forward a figure for dwellings at the parish level. While the Proposed Submission Local Plan 2011-31 (PSLP) puts forward a housing requirement for 19,000 (increased to 19,500 in 2016) for the South Cambridgeshire over the Plan Period between 2011 and 2031 drawn from the Cambridgeshire Strategic Housing Market Assessment (the SHMA) produced by Cambridgeshire Insight, published in 2013, it does not specify a target number for the number of dwellings for individual parishes, including Cottenham. (based on AECOM 11).
16. SCDC has confirmed that sites have now been allocated for all 19,500 homes required in the PSLP and the LP Examiner has not, to date, challenged either of these aspects of policy.
17. Thus, assuming that the SCDC PSLP becomes adopted by the time the draft Neighbourhood Plan is examined, allocating a site for a single house would be enough to meet the condition that a NP only needs to allocate more housing than required in the adopted Local Plan, even where the District can only demonstrate a 3-year supply of land with planning permission for housing.
18. In practice, given that outline permission have been granted for up to 50 homes (SCDC - S/1952/15/OL) and up to 200 homes and up to 70 residential places with care (SCDC - S/2435/17/OL) with another, for up to 126 homes imminent (SCDC S/1606/16/OL), the condition is met.

4 **Complication**

19. In the words of the National Planning Practice Guidance (PPG), establishing future need for housing is not an exact science, and no single approach will provide a definitive answer². The process involves making balanced judgments, as well as gathering statistical data numbers and facts. At a neighbourhood planning level, one important consideration is determining the extent to which the neighbourhood conforms to trends in the wider Housing Market Area (HMA) but also diverges from them, to reveal its own particular characteristics. This approach reflects the fact that a single town or neighbourhood almost never constitutes a housing market on its own and must therefore be assessed in its wider context.(AECOM 7)
20. There are four complications that require further analysis:
 - i. the situation is not so clear if the PSLP has not become the adopted Local Plan by the time the NP is examined or the method of site allocation prioritising edge of city and large new strategic sites is challenged, and

- ii. even if the 376 permitted homes are built out and 40% (150) are affordable, there could still be unmet demand in Cottenham, especially for truly affordable homes when average house prices are currently around £350,000, far above both average household incomes of around £50,000 and far beyond reach of those on lower quartile incomes of around £28,000, and
- iii. Cambridge continues to attract business investment at an extraordinary rate and these and other so-called “market signals” may require a significant uplift of the district’s housing need within just a few years, and
- iv. UK government is consulting on a new standardised approach to housing need assessment which begins with the basis that objective assessments should be demand-based with housing allocated on a “fair share” basis across a district unless and until it can be shown that infrastructure limitations or other planning restrictions (e.g. Green Belt or Flood Plains) restrict a possible allocation.

5 Assessment

- 21. AECOM’s approach is to provide advice on the housing required based on need and/or demand rather than supply (i.e. land that might need to be available). This is in line with the PPG, which states that *‘the assessment of development needs should be an objective assessment of need based on facts and unbiased evidence. Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, viability, infrastructure or environmental constraints.’* (AECOM 18)
- 22. (based on AECOM 20) This assessment interrogates a wide range of data sources and from this we can identify five separate projections of dwelling numbers needed in the Cottenham NPA between 2017 and 2031 based on:
 - a. The Proposed Submission Local Plan 2011-31 (PSLP) which generates a projection of 891 homes between 2017 and 2031 or 59 homes per year (rounded) across all Rural Centres including Cottenham. However that plan allocates **0 homes to Cottenham and, as there are 446 permissions being granted or in the planning permissions pipeline, the NPA housing need has already been met within 2017.**
 - b. The SHMA, Objectively Assessed Housing Need: Further Evidence (OAHNFE), which generates a projection of **710 dwellings over the plan period, or 59 per year;**
 - c. DCLG household growth projections, which generates a projection of **609 dwellings over the plan period, or 30 dwellings per annum;**
 - d. Net home completion rates 2001-2017, which generate a projection of **196 homes over the plan period, or 14 per annum;**
 - e. The new ‘Standard Methodology’ for calculating housing need, proposed by DCLG in September, 2017, which indicates a potential need of **716 dwellings by the end of the plan period, or 51 dwellings per annum.**
- 23. The starting point for AECOM to arrive at an overall projection for housing numbers to be delivered in the NPA over the Plan Period was the average of the projections set out above; they only depart from this approach if they have reason to believe a given projection should be awarded more weight than others, or should be excluded. In the case of Cottenham, the PSLP was excluded as it is an emerging plan which has not

passed its examination yet. (from AECOM 22). **Given the imminent completion of the PSLP examination we have been advised to give the PSLP substantial (50%) weight.**

24. Furthermore, the Standard Methodology was also excluded by AECOM (AECOM 22), given that it is only emerging policy and has not been put into practice yet. As such, based solely on projections, without consideration of other factors such as market signals, or for constraints on housing delivery, a total unconstrained housing need figure in Cottenham would be **509 additional homes over the remaining plan period**, or 32 homes per annum. Taking account of the 446 permissions in the planning pipeline, **a residual 63 homes might be planned for in the NP.** (partly from AECOM 22). We have been advised to include the Standard Methodology, applying similar weight to that given to the SHMA and DCLG household projections.
25. We have been advised to exclude the net home completions as this is largely a measure of past failure to meet local housing need, evidenced by the sustained lack of 5-year supply of housing land in the district.

6 The Proposed Submission Local Plan

26. Given the extent to which the current adopted Development Framework can be considered to be out of date (now more than 10 years since its adoption), this HNA considers only the implications of housing figures put forward by the PSLP. The PSLP puts forward a housing requirement of 19,000 dwellings for the district over the Plan Period between 2011 and 2031; this is the target put forward by the Cambridgeshire Strategic Housing Market Assessment (the SHMA) produced by Cambridgeshire Insight³. This number was revised to a new figure of 19,500 as a result of the Objectively Assessed Need: Further Evidence (OANFE) document prepared in 2015. The 'fair share' of this figure to be apportioned to CPC may be calculated from the proportion of homes in the NPA as recorded in Census 2011. At the time of the last Census there were 2,534 dwellings in the NPA, or 4.11% of all homes in the district. Therefore, **799 homes** (4.11% of 19,500) homes should be allocated as the 'fair share' of the 2015 district target. (AECOM 69)
27. In arriving at a final total for CPC based on this concept of fair share, it is important to take into consideration that there were 84 net dwellings completed between 01/04/11 and 31/03/17 in the NPA⁴. Allowing for these completed dwellings, a housing target for CPC that is in conformity with emerging district policy of SCDC is **715 dwellings (799-84) between 2017 and 2031 or 51 homes per year (rounded).** (AECOM 70)
28. It is important to note that the PSLP clarifies that just 900 of the total number of homes needed will be delivered in more sustainable villages such as Cottenham and other rural centres, and minor rural centres over the plan period. Given that Cottenham makes up 7.12% of the population of the total of all of these villages, (85,580 according to 2011 Census Data) this would **result in a housing need figure of just 64 homes** over the plan period, meaning that **Cottenham would already have met its plan target as of 2017.** (AECOM 71)

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29. However a degree of caution is needed as SPLP is not yet adopted policy. In addition, SCDC has now allocated those 900 homes elsewhere, a policy which, alongside the focus of development on strategic sites, will reduce Cottenham's fair share of housing from 4.11% to 3.75%. With major permissions totalling close to 450 homes already granted in the NPA, **the net additional need is already negative if this PSLP is adopted**. This lower figure reflects constraints based on land availability and other issues such as flood, greenbelt and transport considerations, in rural and minor rural centres.

7 The SHMA

30. It is important to remember that the SHMA presents a demand-side only, or 'unconstrained' assessment of need (often identified as Objectively Assessed Need, or OAN⁵), as opposed to a final housing target. The final housing target will take into account a number of other factors, including for example the availability of land, viability, infrastructure and environmental constraints and the results of consultation (AECOM 72)
31. The evidence base for the emerging South Cambridgeshire Local Plan consists not only of the SHMA referred to above, but also the Objectively Assessed Need: Further Evidence (OANFE) document produced by Peter Brett Associates in 2015. Where the former identifies an OAN of 19,000, the OANFE produces an updated figure, taking into account market signals, to arrive at a target for the district of 19,337 dwellings. (AECOM 73)
32. The SHMA presents an appropriate starting point for deriving need at the NP level, because it is the most up-to-date evidence available, and importantly, because it takes into account the latest population and household projections, as set out in the 2014 Sub-National Population Projections on which the Household Projections are based, which the PPG guidance suggests should be taken as a 'starting point' in determining need at the local authority level. (AECOM 74)
33. To calculate the NPA's 'fair share' of this target, it is again possible to use Cottenham's proportion of all dwellings in the district (4.11%). This produces a figure of 794 dwellings (rounded). Furthermore, it is necessary to take into consideration homes built in the NPA in recent years: since 2011, as set out above, 84 dwellings have been built; producing a final target of **710 dwellings over the plan period, or 47 per year (rounded)**. (AECOM 75)
34. However, with disproportionate growth planned for the city-edge and strategic sites, Cottenham is likely to have around 3,000 homes within a South Cambridgeshire total of 80,000 by 2031 – around 3.75% rather than 4.11%, anticipating around 720 new households in the NPA. Netting off the 84 dwellings completed since 2011, and allowing for the 446 homes in the planning pipeline, the NP group arrives at **a re-based household projections-derived dwellings additional need of 190 dwellings over the plan period**.

8 DCLG household projections

35. The Department for Communities and Local Government (DCLG) periodically publishes household projections. The NPPG recommends that these household projections should form the starting point for the assessment of housing need. (AECOM 76)
36. The most recent (2014-based) household projections were published in July 2016⁶, and extend to 2039. Although population projections are only available at a local authority level, a calculation of the share for the NPA is nevertheless possible for the household projections based on the NPA's household numbers in the 2011 Census. (AECOM 77)
37. At the 2011 Census, South Cambridgeshire had 59,960 households and the NPA 2,469 households, or 4.11% of the total (rounded). (AECOM 78)
38. In the 2014-based household projections, the projection for 2031 is for 76,558 households in South Cambridgeshire. As the NPA share of homes is expected to fall from 4.11% to 3.75% of the district total over the plan period, the NPA's new total number of households would be 2876 (rounded); anticipating 352 new households forming in the NPA between 2011 and 2031 (or a rate of growth of 18 households per year). The number of households does not, however, equate precisely to number of homes, with the latter slightly higher in most places. The NPA is no exception; in the 2011 Census, there were 2,469 households but 2,534 homes. This gives a ratio of 0.97 households per home. In the case of NPA, then, a projection of $(352/.97)$ new households translates into a need for 2877 homes (rounded) by 2031. (AECOM 79 modified)
39. These figures are based on the assumption that 2014-based government projections as to household growth at the Local Authority level are accurate. As the annual mid-year population estimates have now been released for 2016, the 2014-based household projections may need to be 'rebased' for accuracy. The mid-2016 population estimates give the actual number of people in the NPA at that point, meaning the difference between the estimated and the previously projected number of households can be taken into account in future projections. (AECOM 80)
40. The 2014-based household projections were based on the 2014-based Sub-National Population Projections, which estimated that by 2016 there would be 157,100 people in South Cambridgeshire. The mid-2016 Estimates show that based on the latest information there were estimated to be 156,468 people, which is lower than the projections by 632 people. Assuming average household sizes remain constant (in 2011 there were an average of 2.48 people per household, obtained by dividing population by number of households) this equates to 255 fewer households across South Cambridgeshire. (AECOM 81)
41. Taking 76,303 $(76,558-255)$ as our revised household number at 2031, this equates proportionally to 3,142 households in the NPA (rounded), producing a revised growth in the number of households between 2011 and 2031 of 673. Taking into account the disparity between household numbers and dwelling numbers $(673/.97)$, this produces figure of 693 homes. Netting off the 84 dwellings completed since 2011, we arrive at a **re-based household projections-derived dwellings need of 609 dwellings over the plan period, or 30 dwellings per annum.** (AECOM 82)

42. This projection is an entirely unconstrained, theoretical figure comprising a relative proportion of the overall projected increase, and thus does not take into account political, economic, demographic or any other drivers or sustainability considerations that might have influenced, or may in future influence, the Local Plan distribution across the District and hence any difference between this figure and a future Local Plan-derived figure. (AECOM 83)
43. Allowing for the 446 homes in the planning pipeline, the NP group arrives at **a re-based household projections-derived dwellings additional need of 163 dwellings over the plan period.**

9 Net completion rates

44. Consideration of home growth 2001-2011 provides a projection based on the rate of delivery of net new homes between the two censuses. There was an increase of 189 homes in the NPA between these two dates, or an average annual rate of increase of 19 homes (rounded). Multiplying this annual figure by the number of years remaining of the plan period from 2017 **produces a gross need for 266 homes, based on 19 per annum.** (AECOM 84)
45. It is also helpful to consider a projection based on the rate of delivery of net new homes since the last census (2011), using data gathered and monitored by the LPA. As we have seen, between 1st April 2011 and the 31st March 2017, 84 new dwellings were completed. This equates to an annual rate of delivery of 14 homes (84 divided by 6, the number of years elapsed). If this rate of delivery was continued to 2031, this would equate to **a projection of 196 homes over the plan period of 2017-2031** (14 x 14, rounded to the nearest whole number). (AECOM 85)
46. It is important to note the disparity between the two 'home growth' figures; this reflects the susceptibility of the development industry to fluctuations in demand and costs of development, among other factors. To allow for these peaks and troughs, and provide a more realistic picture of the quantum of development could be delivered over the plan period, we have taken the aggregate of the homes growth between 2001 and 2017; this comes to 273 (189 + 84) dwellings. Expressed as an annual average rate, this is 17 dwellings per annum. This produces projection derived from homes growth between 2001 and 2017 of **238 homes (rounded) over the remaining plan period of 2017-2031** (17 x14 years), based simply on past supply rates, which are affected by significant constraints as discussed above. (AECOM 86)
47. It is also relevant to note that recent major permissions in Cottenham include provisions for some 446 homes (S/1952/15/OL - 50, S/2413/17/OL – 270 and S/1606/17/OL - 126) over the next five to ten years, which could represent a significant increase in delivery over past completions.

10 New Standard Methodology

48. In October 2017, the government issued for consultation the Standard Methodology for Assessing Housing Need (SMAHN). The purpose of the SMAHN is to simplify the process of arriving at an OAN for housing at local authority level, thus avoiding both the expense

of producing complex SHMAs and the disagreements surrounding their methodologies. (AECOM 88)

49. Given that, within the next six months some form of SMAHN is likely to be introduced, it is worth considering what impact, if any, this will have on assessing housing need in Cottenham.
50. Proposed updates to the PPG include a requirement that LPAs provide a housing need figure to neighbourhood planning groups, and that they may do this by making a reasoned judgement based on the settlement strategy and housing allocations in their plan, so long as the local plan provides a sufficiently up-to-date basis to do so. (AECOM 89)
51. In the case of South Cambridgeshire District Council, the adopted Local Development Framework was adopted in 2007, and is therefore out-of-date, and does not provide a reliable basis for arriving at a housing needs figure for the NPA. The indicative assessment using the SMAHN formula 1,182 dwellings per annum for South Cambridgeshire District. This is an uplift on the current annual figure of **26%** set out in the currently adopted Local Plan (2007), and suggests there should be an increase of 215 additional dwellings per annum, or 5160 over the Plan Period from 2007-2031.(AECOM 90)
52. As this total falls well within the proposed 40% cap using the annual housing requirement figure currently set out in their Local Plan, it is reasonable to assume at this point that SCDC may see an uplift in its housing need figure (to approximately 25,000) in the order of 26% with the introduction of the SMAHN.(AECOM 91)
53. Given the Local Plan is not currently up-to-date, it is necessary to use the Government's proposed formula for arriving at a housing needs figure for NPA in these circumstances. (AECOM 92)

"The proposed formula is simply to take the population of the neighbourhood planning area and calculate what percentage it is of the overall population in the local planning authority area. The housing need figure in the neighbourhood planning area would then be that percentage of the local planning authority's housing need."

54. Building on this proposed approach, we can estimate that the annual requirement for NPA, based on the proportion of the population of South Cambridgeshire falling into the NPA rather than the number of dwellings, would be 40 dwellings per annum (rounded). Annualising this rate for 2011-2031 gives a figure of 800 homes, and subtracting the number of homes already delivered since 2011 leaves **716 homes to be built in the NPA to 2031, or 51 homes per annum for the rest of the plan period.**(AECOM 93)
55. However, with disproportionate growth planned for the city-edge and strategic sites and taking into account the 446 likely permissions, Cottenham is likely to have around 3,000 homes within a South Cambridgeshire total of 80,000 by 2031 – around 3.75% rather than 4.11%, anticipating around 720 new households in the NPA. Netting off the 84 dwellings completed since 2011, and allowing for the 446 homes in the planning pipeline, we arrive at **a re-based household projections-derived dwellings additional need of 190 dwellings over the plan period.**

11 References

- 1 Cottenham draft Pre-submission Neighbourhood Plan
- 2 Cottenham Village Design Statement 2007
- 3 Cottenham Vision Plan Survey 2014
- 4 Cottenham Neighbourhood Plan Survey
- 5 Cottenham NP "7 Issues" Survey
- 6 CNP Evidence paper E1: Housing need and supply
- 7 CNP Evidence paper E2: Brownfield sites
- 8 CNP Evidence paper E3: Rural exception sites and Community Land Trust
- 9 CNP Evidence paper E4: Recreation Ground
- 10 CNP Evidence paper E5: Village Hall
- 11 CNP Evidence paper E6: Nursery
- 12 CNP Evidence paper E7: Medical Centre
- 13 CNP Evidence paper E8: Village Heritage & Character
- 14 CNP Evidence paper E9: NP Golden Thread
- 15 CNP Evidence paper E10: Burial Ground extensions
- 16 CNP Evidence paper E11: Drainage & Flooding
- 17 CNP Evidence paper E12: Design
- 18 CNP Evidence paper E13: Traffic & Transport
- 19 CNP Evidence paper E14: Community Transport
- 20 CNP Evidence paper E15: Play
- 21 CNP Evidence Paper E16: Surveys to Key Issues
- 22 AECOM Heritage& Character assessment
- 23 AECOM Housing needs assessment
- 24 AECOM Sites assessment