

Cottingham Neighbourhood Plan Steering Group
Notes of meeting held Wednesday 4th March 2026

Present: Cllrs Casson (Chairman), Marten, & Larkin , Geraldine Mathieson (note-taker) and Katrin McClure.

Apologies were note from Cllrs Stather & Jump, and Doug Jennings

1. The meeting had been called specifically to respond to a national consultation closing 10th March 2026 for the new Draft NPPF, published December 2025.

2. Members of the group had read the Draft NPPF and the Consultation document which describes the changes, and worked through these documents together to identify changes relevant to Cottingham. Passages discussed in detail as potentially relevant included guidance on Traveller's sites, buildings in open countryside, higher housing density near railway stations, and 'garden-grabbing' in urban areas to increase density. Members concluded that the general thrust of the NPPF is largely unchanged (from a Parish Council perspective) and that future concerns are more likely to arise from application-specific interpretation of the wording than the wording itself. The steering group therefore recommends that Cottingham Parish Council does not submit a response to the consultation.

3. Cllr Casson updated group members with information gained via ERYC, including:
 - a. ERYC are in discussion with the EA regarding flood maps and data-sharing. As a result, some maps and designations may change, particularly in relation to flood mitigation measures. The group noted that the Eppleworth Road lagoons have probably saved some houses from damage during the last month. Mapping changes may permit housing where it is currently unacceptable, but for Cottingham, the flood-prone areas are generally within the strategic open gap anyway.
 - b. There are currently about forty land bids for building within Cottingham parish within the latest round of allocations. These will eventually be subject to consultation, and if any of the sites are accepted by ERYC into the Local Plan, then the Neighbourhood Plan may also require updating.