

Important notice for villagers as agreed by Cottingham Parish Council and Middleton Parish Council

21 August 2015

Housing development on land behind Bury Close, Cottingham

Appeal Reference: APP/U2805/W/15/3005683

The above planning appeal has been submitted for the housing development behind Bury Close, Cottingham by appellants the Kiff and Troke Partnership.

If you objected to the original application for 57 houses, you will have received a letter from Corby Borough Council (CBC) advising you that your letter or email has been forwarded to the Planning Inspectorate. You will also have received a letter from the appellants' representatives Peter Brett Associates (PBA), advising you that the number of houses in the 'appeal scheme' has been reduced to 33, all on the western half of the site (which is towards Middleton).

What should I do next?

Please bear in mind that the amended scheme submitted by the appellants is indicative only. If outline planning permission is obtained, the land would be sold to a developer who may make changes to the layout and the number of houses.

Whatever your views on the amended housing scheme, we would strongly urge you not to withdraw or amend your objection, as PBA have suggested in their letter. Instead, we would ask you to contact the Planning Inspectorate directly to request that this amended scheme should not be considered at appeal, but should be submitted back to CBC as a new planning application, because this 'appeal scheme' has changed substantially from the scheme that was refused by CBC on 20 January 2015. If a new planning application is submitted, you will have the opportunity to be fully consulted on the amended scheme, ask any questions you may have and express your views.

You can make a representation to the Planning Inspectorate whether or not you objected to the original application.

Please quote the planning appeal reference above in any correspondence. You can express your views, and also submit any other comments you may have on the appeal, in three ways:

- (1) **Online through the Planning Inspectorate's website** at <https://acp.planningportal.gov.uk> – search for the application and select 'Make representation'
- (2) **By email to:** teamp7@pins.gsi.gov.uk
- (3) **In writing (please send three copies of your letter) to:** Rose Holland, The Planning Inspectorate, 3/06, Temple Quay House, 2 The Square, Bristol BS1 6PN

All representations must be received by the Planning Inspectorate by 27 August 2015. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations.

On the back of this notice, we have included some points that you may wish to consider when making your representation to the Planning Inspectorate.

If you do submit any comments to the Planning Inspectorate, please also send a copy of your message, email or letter to info@cottinghamnews.co.uk so that we can keep track of activity and reaction relating to this appeal.

The appeal documents can be viewed on the planning portal at www.corby.gov.uk and can also be inspected at Corby Borough Council's offices at The Cube without an appointment. A copy of this notice, the CBC and PBA letters and the main appeal documents are also available on the village website www.cottinghamnews.co.uk.

See overleaf

Points to consider when contacting the Planning Inspectorate

1. The appellants have openly stated that the amended scheme for 33 houses has been presented to address Corby Borough Council's reasons for refusing the original application. In line with the **Planning Inspectorate's procedural guide for planning appeals in England**, 31 July 2015 (*Annexe M, 'Can a proposed scheme be amended?'*) this revised scheme should therefore not be considered at appeal, but should be submitted as a new planning application to our local planning authority, Corby Borough Council (CBC). This would give villagers the opportunity to ask questions and express their views on this revised scheme as part of a new, full public consultation. Allowing this amended scheme to be considered at appeal would deny villagers that right.
2. The independent Landscape Sensitivity and Capacity Study for Cottingham and Middleton, carried out on behalf of CBC in connection with this planning application, has identified that **any development** on this piece of land *"would cause a prominent impact both within the parcel of land and within the wider landscape of the Welland Valley, with limited scope for providing adequate mitigation"*.
3. Even with the reduced number of houses, the reasons for CBC's rejection of the original planning application remain relevant. The development is not sustainable as it causes landscape and heritage harm, has not demonstrated longer term contributions towards the local economy and, due to the location, has an over reliance on private (car) travel.
4. The points raised in the original objections, that have been forwarded by CBC, remain relevant. These points should be considered in connection with this appeal.
5. If this appeal is to be considered, in any form, then a site visit should be made, in order for the Inspector to appreciate the major and irreversible impact that a housing development of any size on this piece of land would have.

Contacts

Corby Borough Council Planning Team

Case Officer, Gavin Ferries
01536 464158
gavin.ferries@corby.gov.uk

Cottingham Parish Council

Parish Clerk, Peter Taylor
01536 761752
peter.taylor@cottingham.org.uk

Middleton Parish Council

Chair, Sarah Brant
01536 772447
sarah.e.brant@sky.com

Response deadline

27 August 2015

The Planning Inspectorate must **receive** your
representation by this date