

Mr. Iain Smith.

Head of Planning & Environmental Services.

Corby Borough Council.

Deene House.

Corby.

NN17 1GD

18th March 2014

Dear Mr. Smith,

**Outline planning application for up to 75 dwellings with new access and landscaping at land off Bury Close, Cottingham LE 16 8XF.**

Thank you for your letter dated 4th March 2014, reference 14/00094/OUT regarding the above. The Parish Council's Planning Committee met on Wednesday 12th March 2014 to consider the application and failed to support it.

The opposition to the application was so strong that I have taken the opportunity to list the reasons given and these are attached as Appendix "A"

Thank you for the opportunity to submit the Parish Council's views and acknowledgement of the safe receipt of this letter would be appreciated

Yours sincerely

Peter Taylor (Clerk to the Council)

- 1) This development lies outside the village envelope and is contrary to Corby Local Plan saved policy P2V. It should not be allowed under the National Planning Policy Framework as it is not a sustainable development.

*There are very few employment opportunities in the village, which means that most people in employment leave the village to attend their place of work.*

*There is only a small village shop so most people will travel by car to the adjacent towns of Corby and Market Harborough for their needs.*

*Public transport to neighbouring towns is very variable and there are no services after 6.00p.m.*

Neither should it be allowed as a small scale development to meet affordable housing needs in view of its size. {Policy P5 (V)}

- 2) This development is adjacent to a Grade 2\* listed building which will be adversely affected by the proposed plans. Views of 'Cottingham Hall' will be restricted and curtailed. More importantly it seems pure folly to place a 'holding pond' on land above this building. Where will the run off go? Have you liaised with English Heritage on this matter?

- 3) This application is indeed very sketchy with regard to an Environment Impact Assessment. We need to have a formal independent assessment of the impact on bats, other small mammals, reptiles, invertebrates and insects. We understand that Natural England have been approached and that they (without visiting the site) have reinforced the fact that any application, as a minimum, should be supported by sufficient biodiversity and landscape information to assess the weight to be given to these in assessing the application.

We understand that the Northamptonshire bat group has written to you directly.

We believe that the building project as outlined may have an impact on the neighbouring pocket park (The Dale), as it is within 300metres of that area of calciferous grassland with its associated protected flora. This, also, does not appear to have been assessed.

- 4) There appear to be major problems with sewage and water drainage. There are already major problems with sewage drainage from the villages with the infrastructure being at maximum capacity. (flooding of local houses with foul water has occurred in the last two years and emergency repairs have been needed in fields and gardens because of egress of sewage).

Anglia Water Services state that the existing infrastructure is unable to cope with the increased demand.

We notice minimal details as to how this is to be addressed...'a holding tank'. Further details with regard to possible sites, possible size and mitigation in the event of blockages should be provided. With regard to surface water drainage, the area concerned is on a slope with clay overlying limestone. Springs can crop up anywhere. The drainage is via a stream/culvert at the bottom which already causes major problems with inundation in times of heavy rain and this is in spite of the sponge effect of the vegetation and soil in the field above.

If one takes away this effect, substituting tarmac, concrete, paving and roofs then adequate provision for rapid egress of water must be made. The only thing that has been suggested is a holding pond situated adjacent to and above the level of Cottingham Hall. This is clearly not acceptable. There is no provision for run off or overflow and there are serious risks to a Grade 2\* listed building. The only drainage down to the River Welland would have to be via the water course which traverses Glover Court and which cannot deal with any more water.

- 5) The current road structure is totally inadequate to cope with the intended development, both during construction and after completion. Moreover the traffic assessment performed by Peter Brett Associates (PBA) seems flawed in that it only deals with traffic arrivals and departures through Bury Close. It does not appear to take into account the traffic flows along and in neighbouring streets and roads which may well have a significant effect on egress from Bury Close. We would request a formal view (after a visit) from the Highways Department on this application if this has not already been obtained.
  
- 6) The proposed development is in a highly visible and prominent location in open countryside. It is within the Special Landscape Area of the Welland Valley.  
The saved elements of Corby's Local Plan states that proposals for development in the open countryside will not normally be permitted, with special regard being paid to Special Landscape Areas and the need to avoid visual intrusion, especially in the Welland Valley.  
The NPPF also states on page 25 Section 11 paragraph .109 that "the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils."  
The Jurassic Way, which is adjacent to the proposed development is listed in the North Northants Core Spatial Strategy as a key piece of Green Infrastructure and as such should be protected from inappropriate development. It is used by several groups of ramblers and other walkers who enjoy the views from the elevated position at that point.
  
- 7) The proposed development does not accord with the wishes of the residents of Cottingham and Middleton as outlined in their respective Parish Plans. We have grave concerns over the impact that this development will have on the residents of Bury Close and Manor Court especially with regard to the traffic problems which this will bring.
  
- 8) We also wish to express disappointment that P.B.A. have not included (as promised to us both verbally and in writing) a summary of the results from their public consultation process. I have copies of many e-mails sent to P.B.A objecting to their proposals but these are not evident on their application.

### Summary of Views Expressed by Cottingham Parish Council

- The drainage / flood retention pond, to be sited in the place of the former tennis courts, fails to show where the excess water would go in the event of the pond filling up. It must be pointed out that numbers 2,4 and 6 Bury Close have experienced a high degree of flooding due to raised levels of the stream adjacent to the properties.
- If as promised, all surface water on site is diverted to the flood retention pond the surface water situation would be worsened.
- Although the "Summary & Conclusion, Design & Access Statement" indicates public open space, the actual development plans show very little dedicated space.
- The "Planning, Design & Access Statement (8.6.1)" states that an online storage unit is required (Sewerage Pumping Station) with holding capacity to ensure incoming sewerage does not cause overload at the Sewerage Treatment Works resulting in the subsequent pollution of the Welland Valley.
- The site is outside the village envelope of both Cottingham and Middleton and any development beyond could set a precedent
- The proposed development is in a highly visible, prominent location which can be seen from miles around and may block the view of the Welland Valley for users of the Jurassic Way
- The proposed development is not in keeping with the wishes of the residents of the two villages, as expressed in their respective Village Plans. It was felt that further large scale development cannot be supported by local needs.
- It is felt that the current road structure is totally inadequate for the anticipated increase in the volume of traffic, particularly at the school junction.
- It is accepted that whilst this application is based on "Outline Planning Permission" proper consideration must be given to the adequacy of the school to cope with the resultant increase in pupil numbers.
- There would be an increase in surface water as a result of the site gradient and the composition of clay / limestone mix, leading to a danger of flooding particularly in the lower levels of High Street, Furthermore, concern was expressed over the adequacy of the Bury House culvert to deal with any increase in the volume of water.
- Serious concern is expressed over the impact of the proposed development on the Manor Court / Bury Close residents. The closeness of the access would seriously impact on the privacy and quietness