

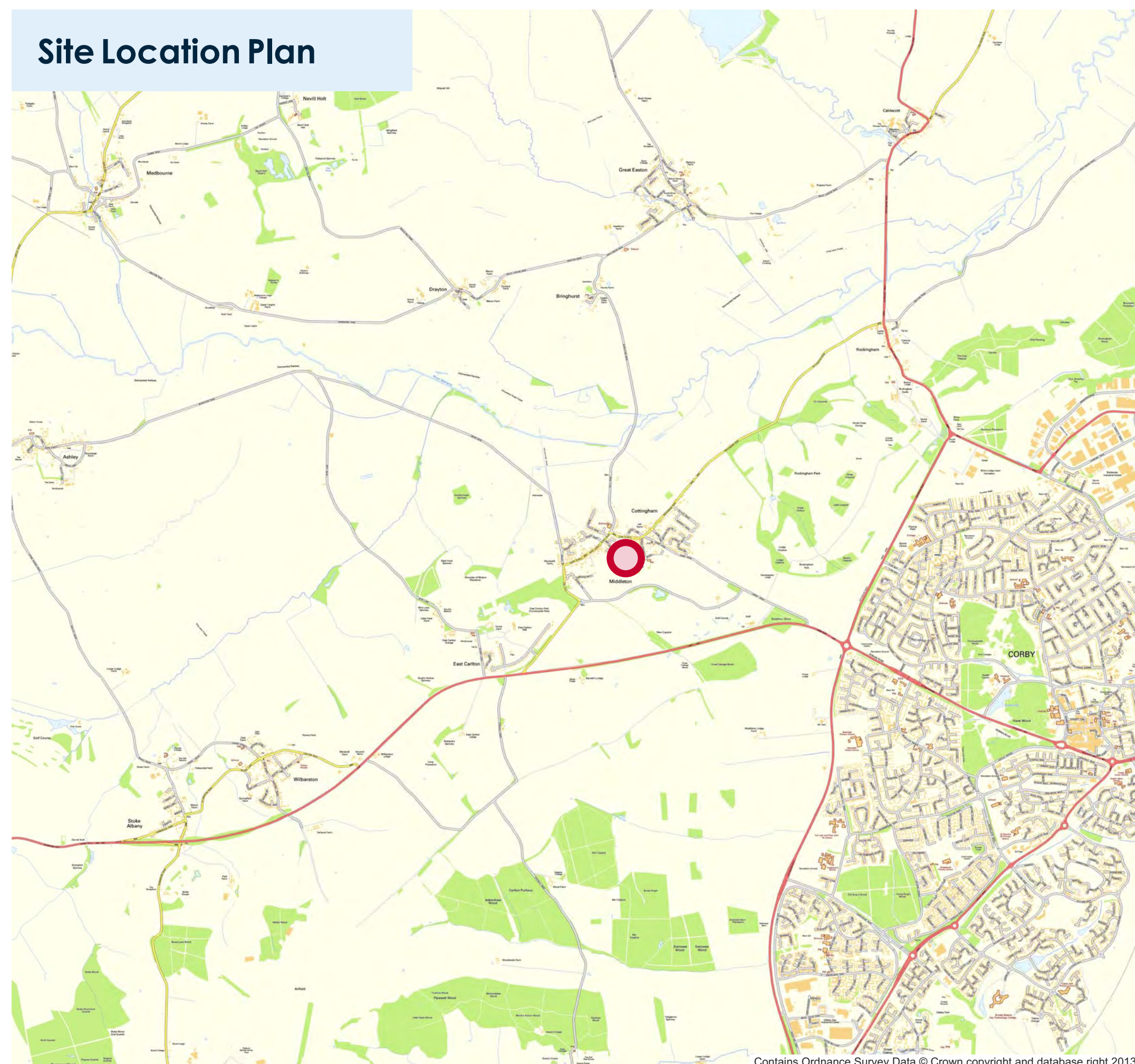
# initial proposals for residential development at Cottingham & Middleton

## Welcome

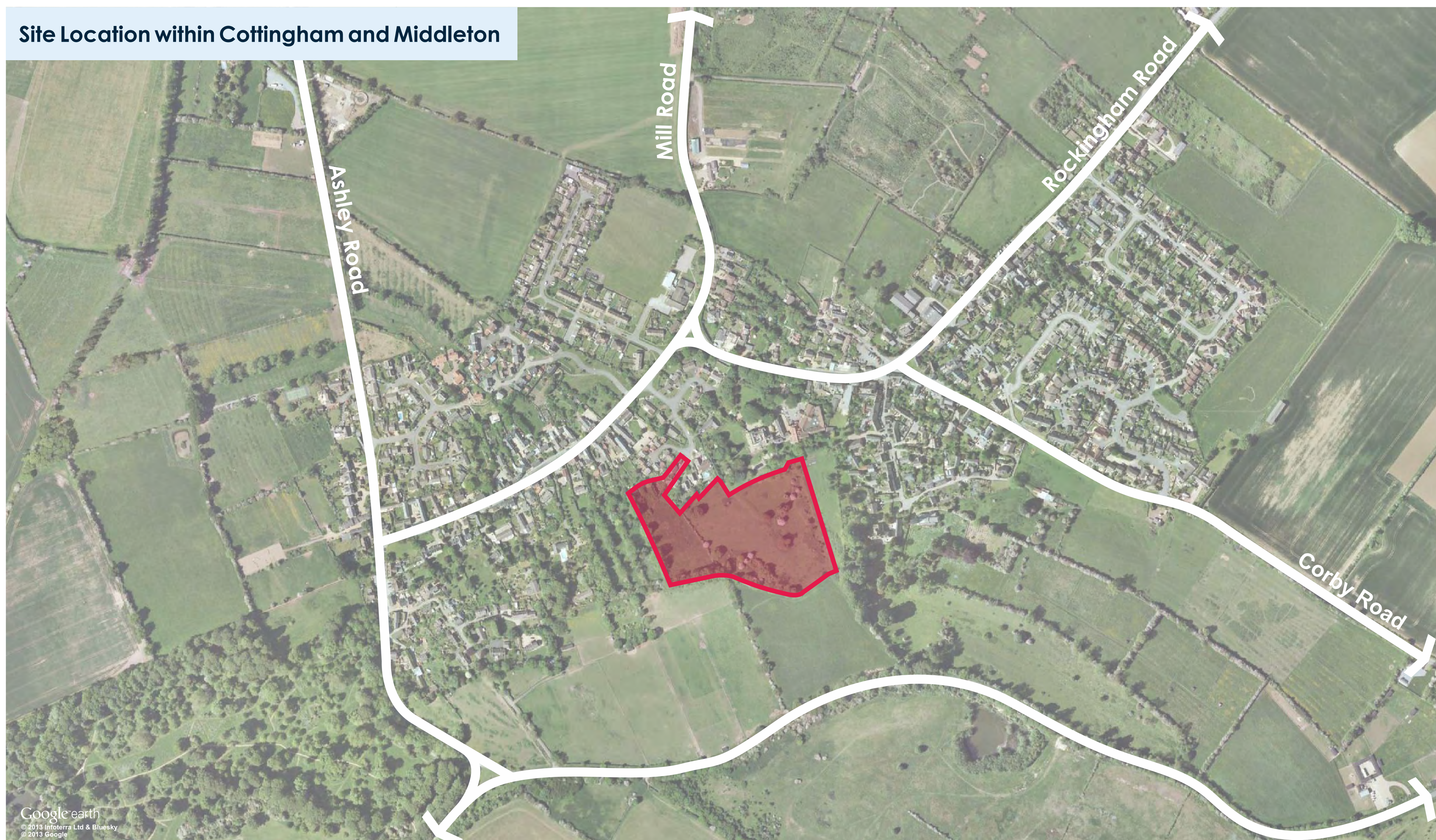
Welcome to today's public exhibition. The purpose of this exhibition is to illustrate proposals for new residential development at land to the south of Cottingham Hall, off Bury Close, and to provide local residents and businesses with the opportunity to feedback and influence the development proposals. It is considered that the development of this site represents an opportunity to meet local housing needs within the local area in a sustainable manner that will support and enhance the vitality of the villages of Cottingham and Middleton.

The proposals are at an initial conceptual stage and this exhibition comprises the first part of the engagement process – your feedback is therefore crucial in shaping how the proposals progress and how the precise details of the scheme are refined. Following this exhibition and the receipt of your feedback, we will see how the proposals can be revised in order to establish the principle of acceptable and locally-supported development, and to ensure that the village and its inhabitants can benefit from the development approach.

We hope that you find this exhibition helpful. If you have any questions, please do not hesitate to ask one of the members of the project team here today, who will be more than happy to assist.



**Site Location within Cottingham and Middleton**



Google earth  
© 2013 Infoterra Ltd & Bluesky  
© 2013 Google

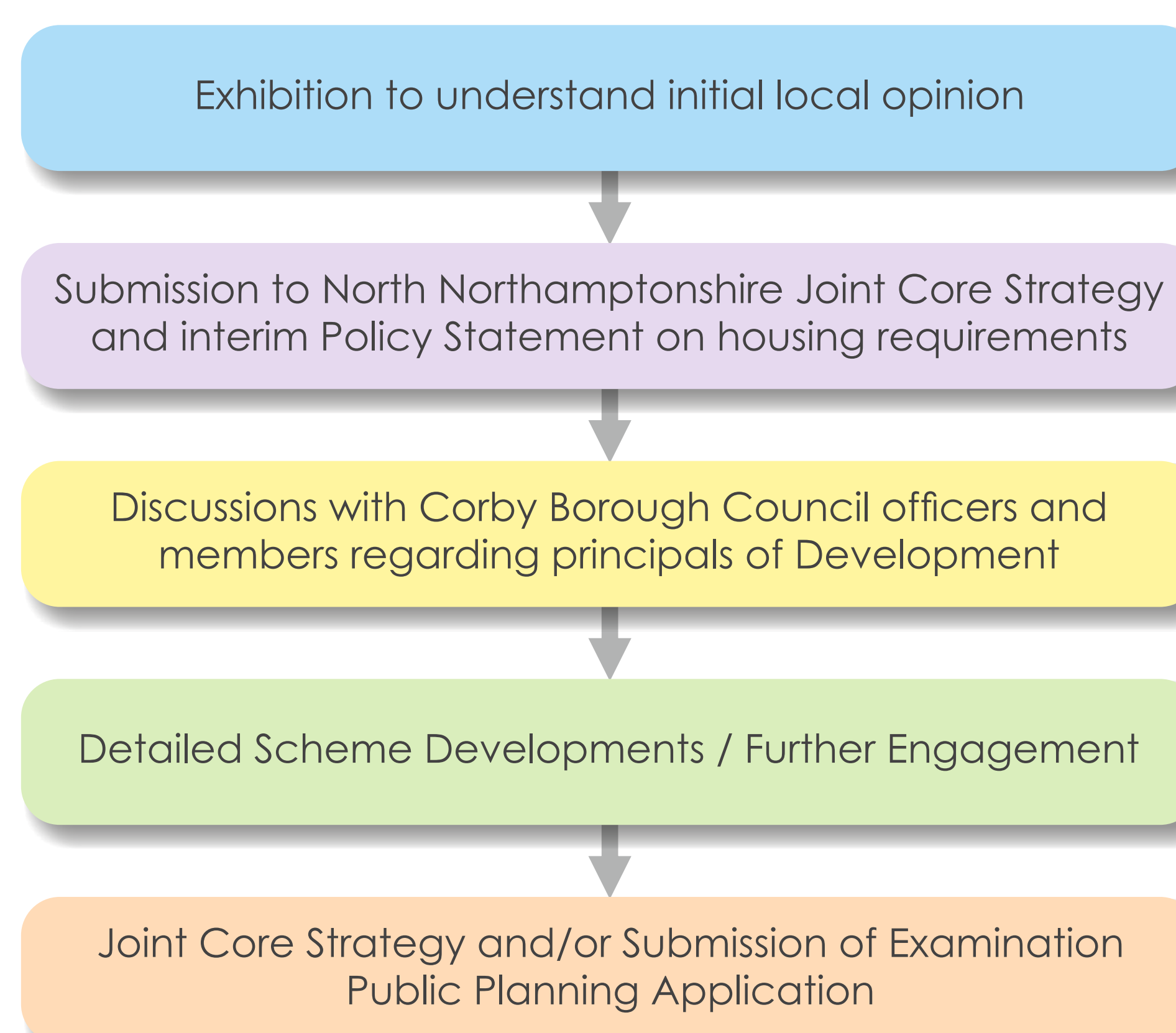


**National Planning Policy Framework (NPPF), March 2012**

- ## Current Policy and Housing Requirement

- ## Strategic Housing Land Availability Assessment (SHLAA), 2009

- ## Potential Next Steps



2013 Local Development Scheme: North Northamptonshire Joint Core Strategy

[illegible]

- Stakeholder and Community Involvement
- Rushden Lakes decision due
- Consultation on proposed submission plan
- Date for submission to Secretary of State
- Examination Hearings
- Proposed date for adoption



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## Site and Surroundings

The site under consideration comprises open grazing land to the south of Bury Close and the Grade II\* Listed Cottingham Hall. The site is located within close proximity of the village centre and is adjacent to the settlement boundary. It is well-related to existing residential uses to the north, along Bury Close/Manor Court, and to the east, along Church Street.

Mature hedgerows and trees define the western site boundary and part of the southern site boundary, along which is a public footpath forming part of the Jurassic Way National Trail. A number of mature and semi-mature trees, including two walnut trees covered by a Tree Preservation Order, are scattered across the site.

The proposals are being prepared to take into account the characteristics of the site and its surroundings in order to ensure that new development is successfully integrated within the village.

The proposed scheme represents a logical extension of Cottingham, and provides the opportunity to support and enhance the local character and Special Landscape Area in which the site is located.





## Site Context

Given the context of the site, there are a number of key factors to take into account in considering potential development proposals:

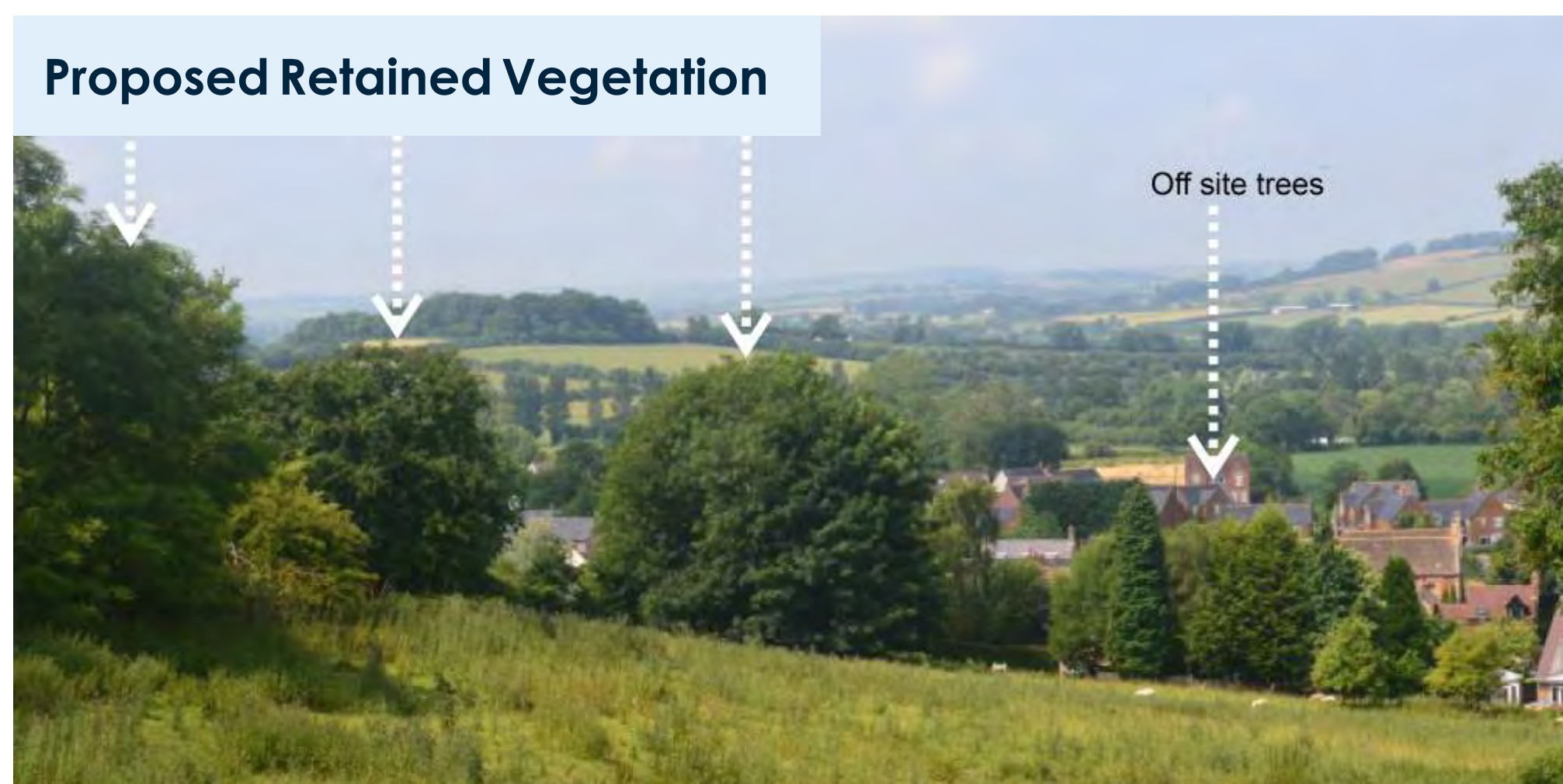
- Housing need and capacity – the development would seek to respond to the identified local housing need in Cottingham and the significant under-delivery of housing across the Borough, by providing the optimum amount of new housing based upon the capacity and constraints of the site and the wider area. The development would seek to provide a range of new housing of varying sizes and tenures, including a proportion of affordable housing, dependent upon local requirements;
- Transport and access matters – the development would require a new access to be created from Bury Close, which may necessitate reconfiguration of the existing road and potential demolition of nos. 8 & 10 Bury Close. The development would also seek to support sustainable transport provision across the site and the wider area;
- Geographical and topographical features – the site provides views into the Welland Valley, having a level change of approximately 12m, falling from south to north, and therefore development will be situated to respond to the contours of the site and retain these views. The site is not affected by any other particular constraints;
- Local character and amenity – the site is located adjacent to an existing residential area and thus it will be important to ensure that the development integrates within this context. The proposals would also seek to ensure that the development is screened from the Grade II\* listed Cottingham Hall to respect the character of the building and its setting, and to avoid direct overlooking;
- Landscape and visual impact – the development would alter the landscape character and views of the site, principally from the south and west; however, the impact would seek to be minimised by protecting existing significant trees and hedgerows, and allowing scope for new planting to integrate the development within the wider landscape;
- Ecological habitats and wildlife corridors - Detailed ecological surveys have been carried out by specialist consultants to identify any issues relating to ecology. No ecological constraints have been identified;
- Watercourses, flooding and drainage – the site is located within Flood Zone 1 (i.e. the lowest flood zone with the lowest probability of flooding), however the development will result in an increase in the impermeable area of the site, and therefore suitable mitigation will be required;

The images below demonstrate the current intent in respect of on-site trees and vegetation.

Tree Retention Plan



Proposed Retained Vegetation



Proposed Retained Boundary Vegetation



Proposed Retained Lime Tree Avenue





## An Indicative Masterplan

This exhibition seeks to gain feedback on proposed residential development at land to the south of Bury Close in Cottingham. The plan below seeks to provide an indication of the development that could potentially be achieved on the site. However, it is important to note that this is only a conceptual image. Your feedback will be crucial in establishing how development can be accommodated which would benefit the village and meet planning requirements in a sustainable, strategic and considered manner.



The proposed development will help to deliver a number of benefits to Cottingham and Middleton, including:

- Meeting identified local housing needs;
- Provision of a range of new housing, including affordable housing;
- Opportunity to support and enhance the Special Landscape Area in which the site is located, through the retention of existing trees and TPOs and the provision of additional planting;
- Supporting local services and facilities within Cottingham and Middleton;
- Potential to provide a small village green setting as a central element of the development;
- Protecting views of the church tower to the east of the site;
- Encouraging enjoyment of the local area by integrating the development within the local setting;
- Opportunity to discuss S106 benefits accruing from the scheme and how this may directly benefit Cottingham and Middleton residents.



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## Landscaping



The proposed scheme intends to integrate a variety of high quality landscaping elements:

- Retention of existing hedgerow and trees within the site helps screen housing from both long & short distant views. Additional planting is designed to reflect the landscape character of the immediate surroundings.
- Linear West/East planting across the site follows the contours and will break up the roof lines of the new housing.
- The North Eastern corner of the site is set aside for nature conservation enhancement. This area ties into retained lime avenue.
- Vegetation to south of the site separating the site from the Jurassic Way footpath is to be retained & enhanced with additional planting. The Western section provides a high degree of screening, the Eastern section provides "filtered" views through to facades of properties set at a distance from the boundary.





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## Ecology

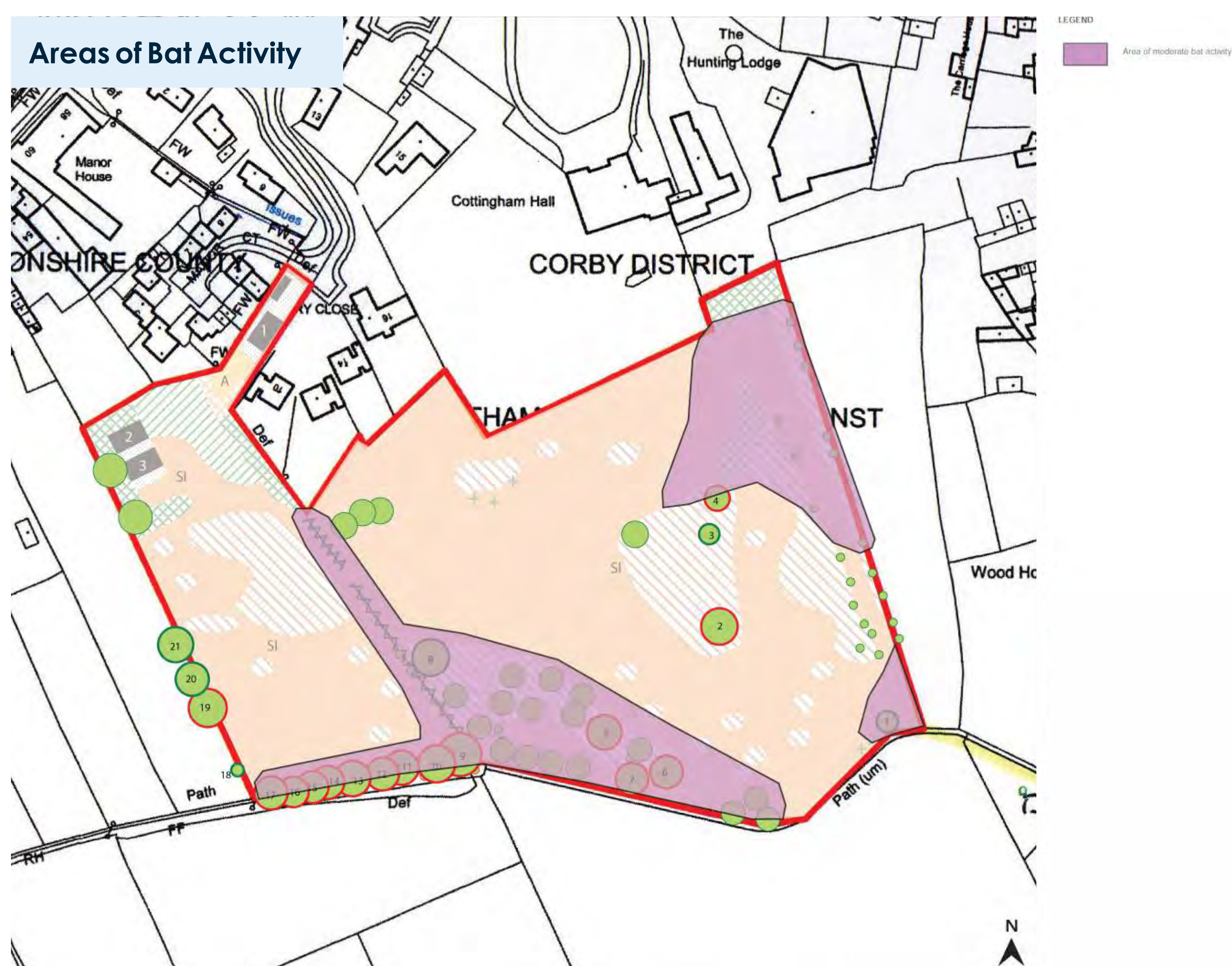
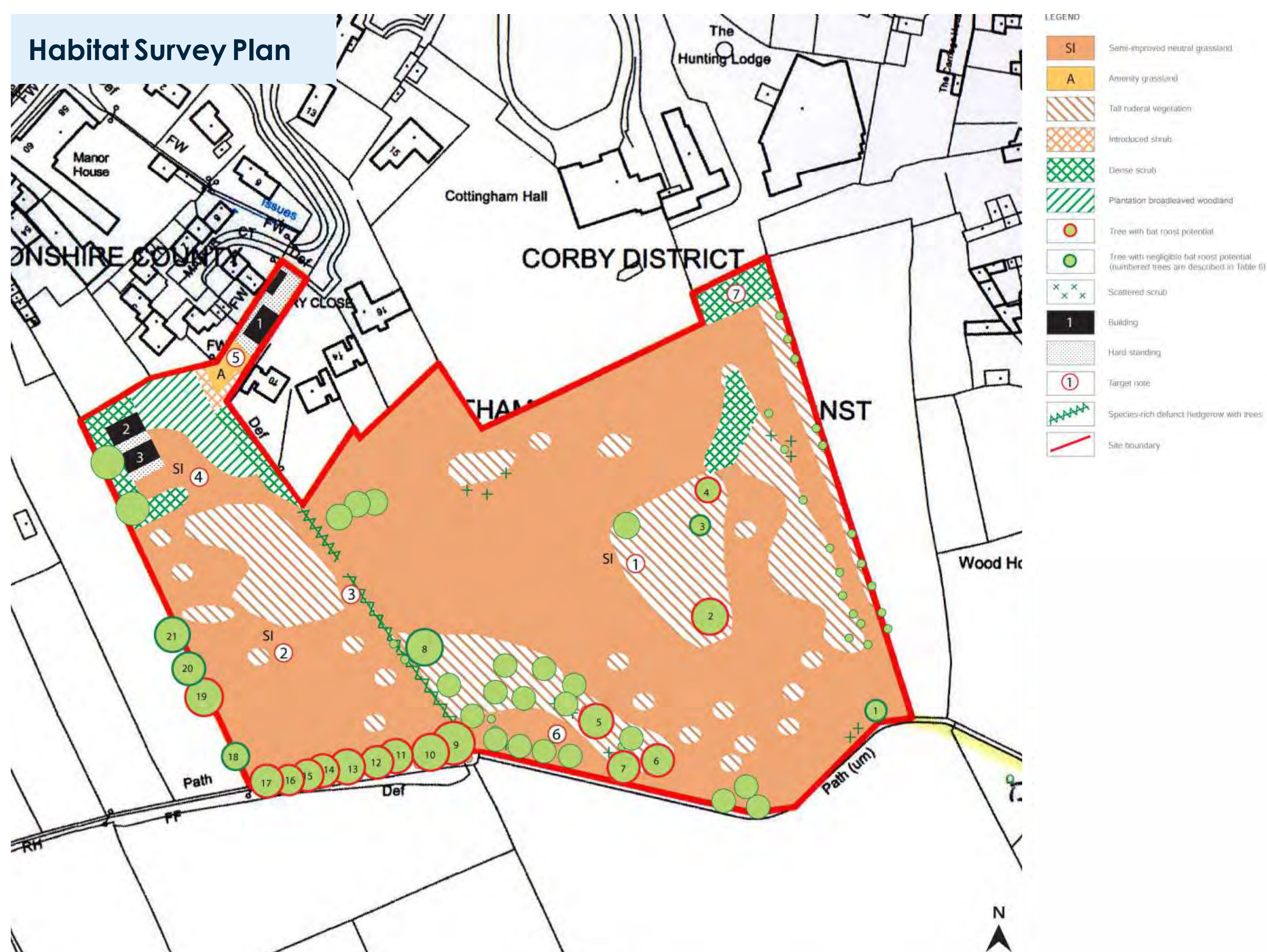
The site comprises two grassland fields, one of which is sheep-grazed, located on a north-facing slope. Dense vegetation, scattered scrub and trees are present within the grasslands and also at the southern and western field boundaries.

In order to consider the effect of the proposed development on local habitats and species, a preliminary ecological assessment was undertaken on site earlier this year. Following the findings of this report, further bat and reptile surveys were undertaken.

A report has been produced, which combines the results of all ecological survey work and includes the following:

- The approach to the survey work and methods used;
- The survey results and an evaluation of the results to determine the likely importance of the site in terms of its habitats and protected and notable species;
- The legislative and planning policy protection applicable to the habitats and species present within the site;
- Recommendations to avoid or reduce ecological impacts.

The findings of the ecological survey work have helped mould the design development process, as shown on later boards.





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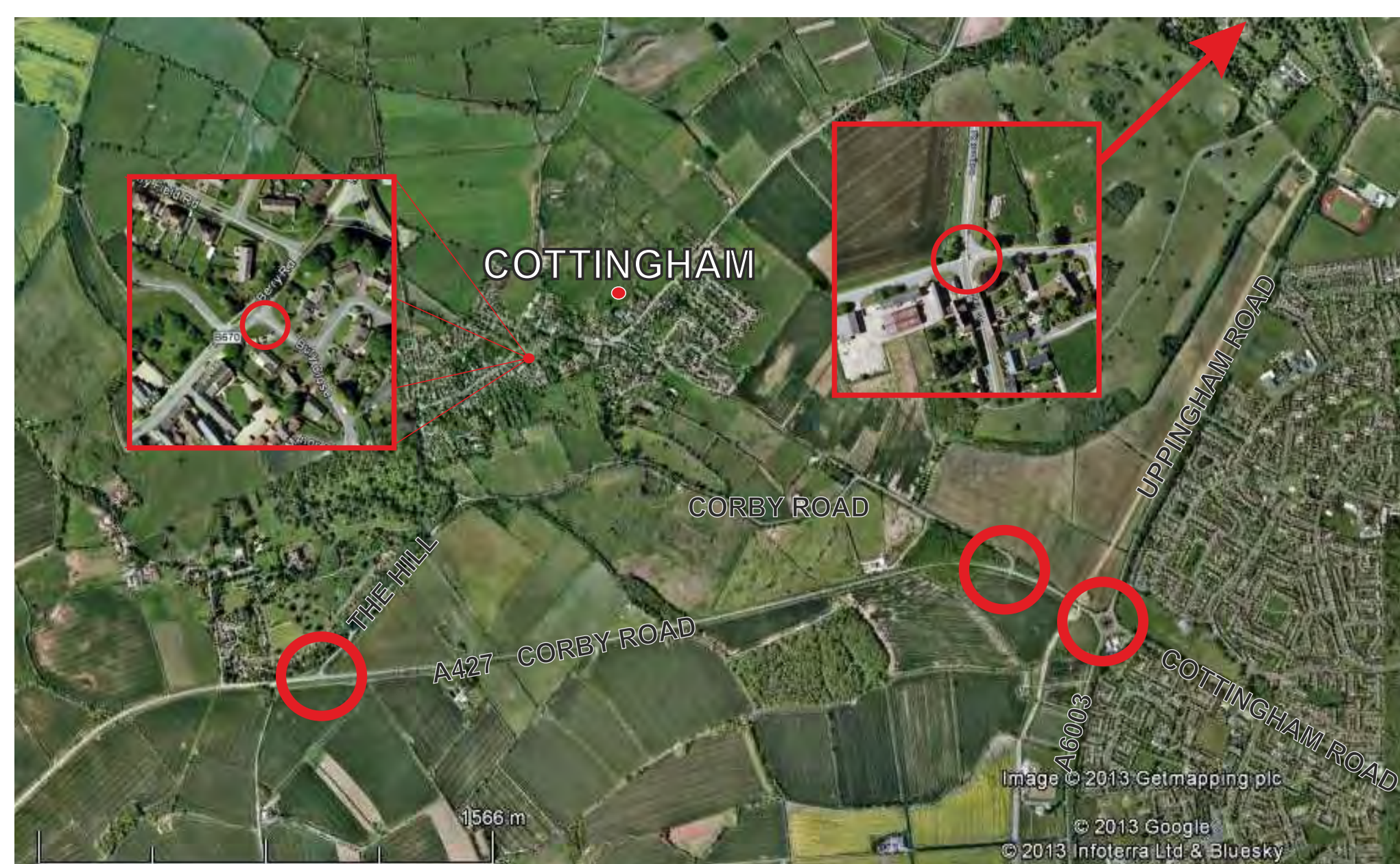
## Transport and Access

The planning application will be accompanied by a detailed Transport Assessment report which will include a thorough assessment of the likely impacts of the development on the local network. Detailed assessments of the site's accessibility and sustainability will also be included in the Transport Assessment.

We are assessing how key junctions in the local area will operate in 2018, taking into account wider traffic growth and the impact of development traffic. The junctions that have been surveyed are indicated on the plan below (left):

- Site access off Bury Close / Berry Road
- A427 / Corby Road junction
- A427 / B670 (The Hill) junction
- A427 / A6003 junction
- A427 / B670 junction

The image below (right) shows that the majority of Cottingham, including the primary school, shops and bus stops, is located within walking distance of the site.



It is proposed that the new housing development will be accessed from Bury Close, to the north of the site. It will therefore be necessary to extend the existing road at its junction with Manor Court, in order to provide a central route through the new development to serve all residential properties. Demolition of no 8 Bury Close may be required to facilitate the construction of the new access road.



The proposed development will seek to ensure a safe and secure environment is provided which supports the amenity of current and new local residents. This will be achieved by designing the internal site layout and road network to encourage low vehicle speeds (of less than 20mph) and to encourage cycling and walking within the site.

Sustainable travel will be encouraged within and around the site. Two-metre footways will be created on both sides of the site access road, and shared surfaces may be provided to encourage walking and cycling and to ensure that cars do not dominate the streetscape.



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## Feedback

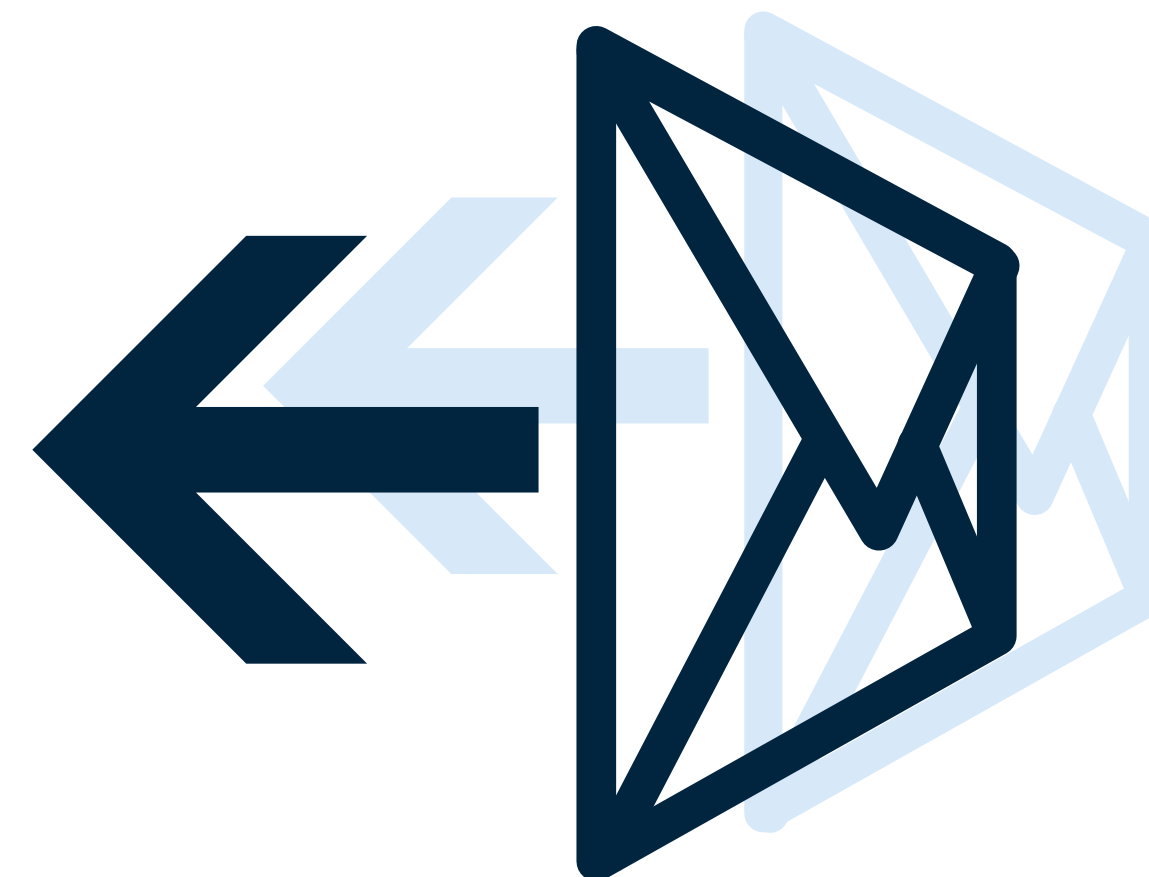
Thank you for taking the time to attend this exhibition.

The proposals are at a conceptual stage and therefore your feedback will be essential in shaping the detail of the development. Please complete a feedback form or contact us with your comments:

- By email: [cottinghaminfo@peterbrett.com](mailto:cottinghaminfo@peterbrett.com)
- By post: Cottingham Information, Freepost PETER BRETT ASSOCIATES, SCE 4241 Reading, Berkshire, RG1 8BR

We would appreciate receipt of your comments by no later than **October 31st 2013**.

FEEDBACK



## What Happens Next ?

Following this exhibition, we will undertake the following steps:

- Co-ordinate all the comments received and review these with the design team;
- Discuss the proposals and the comments received with planning officers from Corby Borough Council;
- Revise the proposals, as appropriate, following consideration of feedback from the public exhibition and subsequent discussions with planning officers and members of the Council;
- Consult all interested parties and stakeholder groups regarding the final proposals, highlighting where changes have been made to the scheme, as appropriate;
- Submit outline planning application to Corby Borough Council.

No timescales have been set for carrying out the above work as the preparation of the proposals will be dependent upon the outcome of your feedback and discussions with planning officers and stakeholders. However, it is envisaged that an outline planning application will be submitted to the Council in due course following the consultation and engagement process. Upon validation of the planning application submission, Corby Borough Council will notify neighbours and advertise the application in the local press and through on-site notices. If you wish to make comments on the planning application once it has been submitted, these should be sent direct to the Planning Department at the Council.

