

Cottingham Hall
Main Street
Cottingham
LE16 8XN

30 March 2014

Gavin Ferries
Planning department
Corby Borough Council
Deene House
New post Office Square
Corby
Northamptonshire
NN17 1GD

Dear Gavin,

Re: Outline planning application from Kiff and Troke partnership for the development of up to 75 dwelling houses on land off bury close, Cottingham (ref 14/00094/OUT) dated 28 February 2014.

I am writing to object in the strongest possible terms to the above proposed development. The proposed development is on land that is adjacent to, and was once owned by, Cottingham Hall, one of very few grade 11* listed buildings in the county. The land on which the development is proposed formed part of the original listing of the property in 1952. The development will have a major adverse impact on the setting of this important listed building and therefore will be in contravention of current listed building policy whereby the impact of any potential development on a listed building must be taken into account at planning stage. I understand from English Heritage, who in principle are opposed to the development, that the application completely ignores this consideration and that insufficient information has been provided by the applicants in regard to this issue. The land on which the development is proposed rises steeply away from Cottingham Hall and therefore it will be impossible to effectively screen the development from the property. The nature of the development is completely out of keeping both with Cottingham Hall and the surrounding village. The impact on the Hall in terms of overlooking and noise will be completely unacceptable and I would urge you to take into account the views of both myself as owner of the Hall and English Heritage on the matter.

The site is open countryside and sits outside the confines of the village. It is therefore effectively a Greenfield site, being highly visible for miles around. It sits adjacent to the Jurassic way, which is much used by local residents and an area of outstanding natural beauty. The site is within the Welland valley which is a Special Landscape Area. The Saved Corby Local plan policy P10(E) states that *proposals for development in the open countryside will not normally be permitted. Particular regard will be paid to the Special landscape Areas and the need to avoid visual intrusion, especially in the Welland Valley.*

The development also contravenes Policy P29V) which states that any development must be *on a small scale and within the existing confines of the village*. It also contravenes policy P1E (Corby Borough saved Local Plan) which states that *any development should not intrude into the setting of important buildings, landscape features or prominent views and should not involve the development of open land within the framework of a settlement, which is important to the general character and appearance of the locality*.

I am also extremely concerned about the possible flooding risks to Cottingham Hall. The water courses across the development are extremely complex and we already get a lot of run off from the hill. If much of the hill is developed, I am concerned that the run off will increase considerably, having a major detrimental effect to the Hall and its surrounding gardens, all of which as noted above are Grade II* listed. There is also a proposal to develop a substantial lake directly above the Hall in order to deal with the run off from the development. What are the provisions to deal with overflowing from this lake or leakage which would ruin my gardens and property. I do not believe that these serious issues have been given ample consideration by the developers and could be severely detrimental both to Cottingham Hall, the Hunting lodge hotel and to the properties in Bury Close.

More generally, I am aware that a similar development was rejected by Corby borough council on 16 March 2006. I do not believe that this development is substantively different from the development proposed at that time, or that there have been any substantive changes to planning policy. I would therefore urge the council to reject the application on the grounds listed above but also because:

There is no evidence of additional housing need in the village of Cottingham. The development will increase the traffic levels in Cottingham and Middleton to an unnecessary level. I do not believe that there is sufficient access through Bury close and the traffic would have a major impact on the existing residents. Given that few if any of the people living in the development could work in the community, I do not believe that the development is sustainable as required by the National Planning Policy framework

I would therefore urge you to reject the proposed development.

In reality, the only person who wants this development to proceed is Bill Kiff, for his own personal financial gain. I do not believe that any of the residents of either Cottingham or Middleton wish to see the development proceed. This is why the development is so vigorously opposed by both the Cottingham and Middleton Parish Councils.

Regards

Yours sincerely



Stephen H Craik

cc: Owen Davidson, Chairman, Cottingham Parish Council, Woold Hollow, Church Street, Cottingham LE16 8XG