

**From:** Justina Medwell <clerk.ashleypc@gmail.com>  
**Sent:** 08 December 2020 13:22  
**To:** Paul Barber <Paul.Barber@corby.gov.uk>; CBC Planning Services <Planning.Services@corby.gov.uk>  
**Cc:** Stephen Castens <stephencastens@gmail.com>  
**Subject:** Planning Application 20/00458/COU - Oakley Park, Middleton

Dear Sirs,

Please find attached the response to the above application from Ashley Parish Council.

Please could you acknowledge receipt of this email.

Many thanks.

Kind regards

Justina Medwell

Clerk to Ashley Parish Council

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# ASHLEY PARISH COUNCIL

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FAO Mr Paul Barber  
Planning and Environmental Services  
Corby Borough Council  
One Stop Shop  
George Street  
CORBY  
NN17 1QB

8<sup>th</sup> December 2020

Dear Sirs,

Planning Application ref 20/00458/COU Proposed Caravan Site Oakley Park, Ashley Road

Ashley Parish Council has considered the above planning application and has the following comments which the Planning Authority is asked to consider.

1. Number of sites in area

There is already New Meadow Travellers' site located in the Village of Cottingham which is contiguous with Middleton so we consider that another site is disproportionate to this small joint community. As far as we can tell there has not been an assessment of the impact of an additional traveller site on the community. Depending on the outcome of the appeal in relation to Oakley Park, this site will be the fourth in the area and therefore would contravene Paragraph 14 of the Planning Policy for Traveller Sites which provides that the scale of sites in rural settings must not dominate the nearby settled community.

2. Number of proposed pitches

If approved, it would double the number of sites adjacent to Middleton and if the ongoing planning appeal in relation to Oakley Park is successful, it would treble the number of sites adjacent to the local communities. The current Oakley Park site comprises 12 large static vans and on occasions may also have visiting traveller vans.

3. Application of the Joint Core Strategy

We consider that the application doesn't comply with the criteria detailed in Policy 31 of the North Northamptonshire Joint Core Strategy 2001-2031 (adopted July 2016) setting out the criteria against which applications for new sites should be considered. The application relies heavily on appeal decisions pre-dating the adoption of the JCS in 2016 and the Planning Policy for Travellers' Sites issued in August 2015.

4. Proximity to sewage works.

Corby's Part II local plan (not in place when the earlier Appeals were upheld) says sewage works are bad neighbours. The appeal Inspector in 2012 stated that residents

on this site would be adversely affected on occasions by unpleasant odour emissions from the Middleton sewage works and the sewage works is carrying more load since then. The application does not include an odour assessment and the statement from the applicant fails to address the health and well-being of residents in this regard.

5. Sewerage provision

Six new amenity blocks supporting six families and any visitors will produce a large amount of foul water and should link to the main sewage system to be sustainable. The proposed arrangement is contrary to the advice from the Environment Agency. Their advice is that private sewage treatment facilities should only be used when it is not reasonable for a development to be connected to a public sewer because of the greater risk of failure of private sewage systems. The application would therefore be contrary to criterion (d) of Policy 31. The foul water discharge arrangements are inappropriate, particularly so when the site is across the road from a sewage works. Also, just across the road is a stream that feeds into the River Welland. This stream, and ultimately the River would quickly become contaminated if there are any failures in the proposed sewerage system. The planning application as submitted denies that the site is near a water course.

6. The impact of the site

The site would have an impact on the rural character of the area in contravention of criterion (h) of policy 31. Mature hedging between the site and Oakley Park has already been removed and plans to erect 2 metre high wooden boundary fencing with concrete gravel boards will be totally out of keeping with the character of the rural environment.

We also understand that high boarded fencing is in contravention of the Planning Policy for Travellers sites, since it may give impression that the residents are 'deliberately cut off'.

7. Hard standing at the site

The planned development includes areas of hard standing which will reduce natural drainage and aggravate the water run off problem onto the road which is currently one of the hotspots identified in the Middleton Pathfinder Resilience Project coordinated by Northants County Council.

8. Impact on traffic and site access

An additional site will increase risks arising from the hazard formed by the sharp bend and the junction of Occupation Road, the entrance to sewage works and proximity to the entrances to the current sites on a road which has a 60 mph speed limit. The additional vehicles accessing or leaving the proposed site will only increase the hazard.

The plans we have seen do not make the access to the proposed site clear, or whether there are adequate sight lines for vehicles entering or leaving the site or if drivers and cyclists using Ashley Road will have adequate visibility of vehicles entering or leaving the site. The high board fence will exacerbate this risk.

9. Storage and collection of waste

The applicant states in Section 7 of the application that there are no plans for waste storage or collection. This obviously begs the question as to what will happen with waste generated by occupants of the site.

10. Public services

Many public provided services are under pressure from increases in population. The Parish Council questions whether there are sufficient resources in the area to provide for the consequent increase in population from the proposed development.

11. Adjacent trees and hedges

The application states that there are no trees or hedges on adjacent sites. This is not correct. The adjacent fields and properties have long established trees and hedges.

Please could you acknowledge receipt of this letter.

Kind regards

Justina Medwell  
Clerk to Ashley Parish Council