

Sent: 17 December 2020 10:27
To: CBC Planning Services <Planning.Services@corby.gov.uk>
Subject: Objection - 20/00458/COU

Dear sirs

Please find attached objections from CPRE Northamptonshire , concerning the above named application

Thank you



The countryside charity
Northamptonshire

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East Carlton
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LE16 8YE

info@cprenorthants.org.uk

Please reply to :- CPRE Technical Secretary (Corby)

Corby Borough Council
Planning Department
Council Offices
Corby

For the attention of Mr Paul Barber (Planning Officer)

11th December 2020

Dear Sirs

CPRE comments regarding application No. 20/00458/COU – Proposed Change of Use to Gypsy /Traveller Site ,Ashley Rd , Middleton

CPRE Northamptonshire would like to comment on this application which has been brought to our attention

1. The proposed change of use to land to a Gypsy / Traveller Site for 6 additional pitches , adjacent to two existing sites (one of which is under Appeal with CBC) is an over expansion of the area for Sites around the villages of Middleton & Cottingham (PPTS Policy C Par 14)
2. Whilst recognising the need for an increase in plots for Gypsy residence within the Borough ,but due to the non – inclusion of provision of land for Sites in the Corby Local Plan 2 , the resultant policy for expanding sites will only compound the effect on the rural landscape and the urbanisation of the Welland Valley ,with areas around the villages being the most effected . They will lose their distinctive rural character.
3. The NNJCS (2016) favours the preference for smaller sites (Policy 31,par.9.56) which are regarded as more easily managed, which is contrary to the current CBC Policy of expanding sites
- 4 Observations made across the Welland Valley from the higher ground on either the south side (EastCarlton Park) and the north side (Neville Holt), even without the proposed expansion,the sites are clearly visible and considerably detract from the character of the Valley



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- 5 The plans indicate an entrance/exit onto the Middleton /Ashley road within a very short distance of an existing entrance to the original site , on a dangerous bend in the road ,in a de-restricted zone This section of a rural road is used frequently by walkers/cyclists/horse riders dog /walkers and motorised traffic and is dangerous for traffic on this section as it is ,without a further additional hazard
- 6 The proposed erection of a 2mt high wooden boarded fence around the boundary of the site is totally out of keeping with the rural area. Only hedging should be considered

For the above reasons CPRE Northamptonshire considers this development will have an unacceptable impact on the rural character of Middleton village

Yours faithfully

Technical Secretary
CPRE Northamptonshire