**NAME AND ADDRESS**

FOA Clare Vickery

The Planning Inspectorate

30 Temple Quay

2 The Square

Bristol

BS1 6PN

August 27, 2021

Dear Sir/Madam

**Ref Planning Application Appeal No APP/U2805/W/20/3258705 Objection**

I am writing to object to the above retrospective planning application for the following reasons:

* **The application is retrospective:**  This point must be considered as it is in contravention of any planning application. The appellant went ahead in January 2020 with the extensive importation of hardcore, building of fencing to split the site, putting in a second, dangerous site entrance on a sharp bend on a narrow country road and massively extending the hardstanding for 1 further pitch without having planning consent.
* **Position of entrance to the site** – The entrance to this new site is on a 90 degree blind bendon a very narrow, unlit country road – the local highways authority have noted that this application doesn’t meet the required access standards. The increased traffic from this new site entrance including large touring caravans will no doubt put members of the public in serious danger in the future. Dogs from the site are often seen roaming on the road too and there have been complaints by local villagers of walkers, cyclists and horse riders being attacked by these same dogs. This is totally unacceptable.
* **Commercial Business** – In breach of the current planning permission granted in 2013, the owners of this site are running a business, renting out caravans for commercial gain. There are now a total of 12 static caravans and 6 touring caravans on a site that has permission for 3 pitches.
* **Outlook of the site** - In contravention of the NPPF, the nature of the fencing and walls already built (now split into two sites?) detracts considerably from the flora and fauna in the area. The site can be seen from the villages of Middleton and Cottingham and the Jurassic pathway leading to East Carlton and is extremely ugly and not in keeping with the surrounding environment.
* **Visibility from Ashley Road**. The site, due to the nature of the fencing and removal of mature hedging is very visible from the road. This removal of hedging to erect fencing is in contravention of NPPF and NNC Joint Core Strategy and a complete over intensification of the site for the introduction of 1 further pitch which is what the appellant has applied for.
* **Drainage and sewerage** – The site is positioned right next to a sewage treatment plant. The environment agency has objected to this application as there is little detail on what will happen to foul drainage – the current understanding is that the appellant has septic tanks and in bad weather foul water has been seen to flow into a neighbouring field leading to natural waterways. This is an environmental health hazard and unacceptable.
* **Flooding** - Due to the nature of the new, large expanse of hard standing that has been laid and the fact that the site is less than 20 metres from a flowing stream across the road – there will be a significant impact on the site drainage in bad weather with a strong likelihood of flooding in the future into other landowner paddocks and on to a dangerous corner of road. This site flooded on 23December 2020 and with the impact of climate change it is likely to flood regularly going forward.
* **Refuse and rubbish collection** - The land next to the current site is currently being used as a dumping ground for rubbish which is burned regularly causing air pollution into the village and beyond – This intensification will undoubtedly increase the rubbish flow onto this land and surrounding areas - currently there are no plans in the application for waste storage and collection.
* **Ecology** – The site is in an area of natural beauty where the habitat is suitable for much wildlife including the Great Crested Newt, a protected species. An Ecology survey conducted by our Residents Action Group using an accredited ecologist, Lockhart Garratt has identified Great Crested Newts, Bats (Pipistrelle and Daubeton) and red listed birds of conservation concern in the area. It is known that one pond on this site was filled in without licence and therefore a crime has been committed under the Wildlife and Countryside Act of 1981.
* **Archaeological site of interest** – The site is close to an old Roman road where archaeological artifacts have been found.

For reasons outlined above I wish to object to this retrospective planning application and urge Corby Borough Council to reject it.

Yours sincerely

**I request that my personal details are redacted when passing this objection to any other bodies involved in this appeal**.