

IMPORTANT PARISH COUNCIL NOTICE – PROPOSED HOUSING DEVELOPMENT

22 October 2013

Dear Resident,

After careful consideration of the landowner's published plans for the development of 60-70 houses on land to the rear of Cottingham Hall, Cottingham and Middleton Parish Councils have decided to oppose this proposal.

This decision is based on our understanding of villagers' general views on development (contained in Cottingham and Middleton's Parish Plans) and villagers' opposition to this specific development when it was the subject of an outline planning application in 2005/6.

You can see the background to the 2005/6 application and the reasons for rejection on the village website, but opposition is mainly based on the highly detrimental impact a development of this kind would have on the lives of local people, our local environment and the community's infrastructure.

What should I do next?

We hope you were able to attend the recent public exhibition by the landowner's representatives, Peter Brett Associates (PBA) and that you now have sufficient information to form an opinion on this proposal. If you were unable to attend, the information presented at the exhibition is now available on the village website, www.cottinghamnews.co.uk

It is very important that you now make your views known to PBA, be they for or against, ahead of their deadline of 31 October 2013.

As we said when we wrote to you earlier this month, the most effective way to give your feedback is to write or email your comments to PBA as follows:

Cottingham Information
FREEPOST
Peter Brett Associates
SCE 4241
Reading
Berkshire
RG1 8BR

Email: cottinghaminfo@peterbrett.com

So we can keep track of community opinion and make sure your feedback is fairly represented, it would also be useful if you could please copy your email to your Parish Council Chairman (email addresses overleaf). If you write a letter, make sure you keep a copy.

Please be aware that the views you express on the proposed development are more likely to be given consideration if they are directly related to current planning laws, i.e.

- Overshadowing or severe overlooking
- Effect of extra traffic
- Noise
- Road safety
- Parking
- Sustainability
- Adverse effects on the character of the area as a whole
- Loss of trees
- Nature conservation
- Archaeological value
- Conservation

Village petition

As an additional measure, to make absolutely sure that our community's views on this proposal are properly recorded, Cottingham and Middleton Parish Councils will be producing a formal petition, which we urge you to sign. To produce a balanced result, the petition will offer you the opportunity to express either support or opposition to the development. The petition will be circulated and collected in a number of ways to maximise the response. Remember, even though you can use the Parish Council petition, you may still write or email PBA as well, indeed we would encourage you to do so. Please look out for further announcements.

Public meeting

We have decided not to hold a public meeting at this stage as it is early days and there is a considerable amount of work to be done in researching the proposals, current planning legislation, environmental considerations etc so we can give you all the facts. Once the results of the petition are in, we plan to hold a public meeting to report back to villagers. We aim to hold this public meeting ahead of the first formal stage of the planning process, which is the submission of an outline planning application, expected towards the end of the year. When the outline planning application goes in, the Parish Councils and villagers will again be invited to express their views, this time to the local planning authority.

Can you help?

We are currently liaising with the local planning authority, Borough Councillor Bob Riley, independent experts and other organisations to prepare our case in relation to the development. If you have any specialist knowledge that you feel would be of help in building the case, please contact us as soon as possible using the details below. Please also get in touch if you can help in any other way, e.g. distributing leaflets, collecting petition forms. We would be most grateful of your support.

Further information

Information about the proposed development is available on the village website www.cottinghamnews.co.uk, along with details of the 2005/6 application and Cottingham and Middleton Parish Plans.

Contact

Councillor Dryden Phillipson

Chairman
Middleton Parish Council

Address

1 Cannam Close
Middleton
Market Harborough
Leicestershire
LE16 8YS

Email:

dryden.phillipson@middleton-northants-pc.gov.uk

Tel: 01536 770950

Councillor Owen Davison

Chairman
Cottingham Parish Council

Address

Wood Hollow
Church Street
Cottingham
Market Harborough
Leicestershire
LE16 8XG

Email: owen.davison@cottingham.org.uk

Tel: 01536 771333

Do we have your email address?

Over the coming months, as things will happen quickly, we will be keeping villagers up to date using the village email list that is managed by village newsletter and web editor Jane Smith. If you are not on the list and would like to receive information by email, please visit www.cottinghamnews.co.uk and select 'Join village email list'.

Yours sincerely

Councillor Dryden Phillipson

Chairman
Middleton Parish Council

Councillor Owen Davison

Chairman
Cottingham Parish Council