

# initial proposals for residential development at Cottingham & Middleton



This briefing note supplements that displayed at the public exhibition regarding proposed new residential development at land to the south of Cottingham Hall, off Bury Close, and to provide local residents and businesses with the opportunity to feedback and influence the development proposals. It is considered that the development of this site represents an opportunity to meet local housing needs within the local area in a sustainable manner that will support and enhance the vitality of the villages of Cottingham and Middleton.

The proposals are at an initial conceptual stage and the exhibition comprises the first part of the engagement process – your feedback is therefore crucial in shaping how the proposals progress and how the precise details of the scheme are refined. Following the exhibition and the receipt of your feedback, we will see how the proposals can be revised in order to establish the principle of acceptable and locally-supported development, and to ensure that the village and its inhabitants can benefit from the development approach.

## Planning Policy & Background

### National Planning Policy Framework (NPPF), March 2012

- Paragraph 47 – Local Planning Authorities' (LPAs) should ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing.
- NPPF - requires identification of a supply of specific deliverable sites sufficient to provide 5 years' worth of housing and buffers of 5% 'to ensure choice and competition in the market for land' and 20% where there has been 'a record of persistent underdelivery of housing.'
- Applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the LPA cannot demonstrate a five-year supply of deliverable housing sites.'
- The 'presumption in favour of sustainable development' is defined as being where the development plan is absent or relevant policies are out of date, permission for development should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF as a whole.

### Current Policy and Housing Requirement

- Policy 1 of the North Northamptonshire Core Spatial Strategy ('NNCSS'), 2008, states that development in rural areas may only take place within village boundaries, while saved Policy P10(E) of the Corby Local Plan states that proposals for development in the open countryside will not normally be permitted.
- However, the Borough of Corby has only 1.8 years of deliverable housing land. Therefore, any application for residential development in the Borough should be considered in the light of the 'presumption in favour of sustainable development' as set out in the NPPF.

Site Location within Cottingham and Middleton



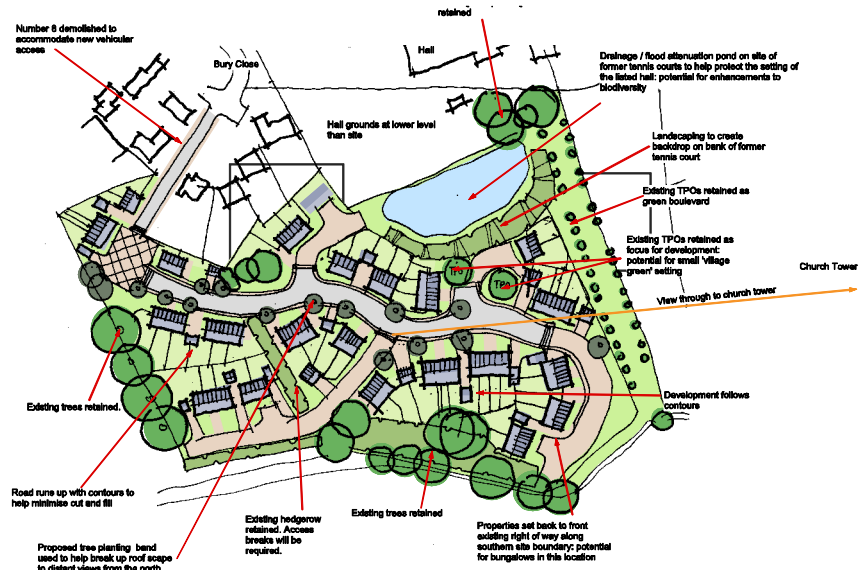
- The North Northamptonshire Joint Planning Unit ('NNJPU') is consulting on a 'Draft Interim Policy Statement on Housing Requirements'. The dwelling targets in the Draft IPS are much lower than the dwelling targets in the adopted NNCSS, but:
- The adopted NNCSS remains the statutory development plan (alongside the 'saved' elements of the Corby Local Plan)
- The lower dwelling targets in the Draft IPS have not yet been tested at a formal, independent public Examination.
- The NNJPU has accepted that the proper means of revising housing requirements is through the formal review of the NNJCS; not expected until mid-2014 at the earliest.
- Recent Appeal Decisions have confirmed that interim housing policies and five-year housing land supply assessments which have not been independently tested at examination can carry only limited weight.
- Accordingly, there is no justification for working to the dwelling targets in the draft IPS. The North Northamptonshire authorities should continue to use the housing targets set by the adopted NNCSS.
- Even if the lower dwelling targets in the Draft IPS were used, Corby could not conceivably demonstrate a 5-year supply in the near future.

### Strategic Housing Land Availability Assessment (SHLAA), 2009

- The site was assessed in the 2009 SHLAA as Category 2 ('developable'), with the potential for 82 dwellings, and no major constraints to development were identified.
- In the 2011 update to the SHLAA, the site was downgraded to Category 3; we understand that this is due to strategic assessments carried out by the Nene Valley Regional Park, which identified the site as in an area of high nature conservation sensitivity. We have since carried out more detailed ecological surveys which confirm that there are no significant nature conservation constraints facing the site.

## An Indicative Masterplan

We are seeking feedback on proposed residential development at land to the south of Bury Close in Cottingham. The plan below seeks to provide an indication of the development that could potentially be achieved on the site. However, it is important to note that this is only a conceptual image. Your feedback will be crucial in establishing how development can be accommodated which would benefit the village and meet planning requirements in a sustainable, strategic and considered manner.



The proposed development will help to deliver a number of benefits to Cottingham and Middleton, including:

- Meeting identified local housing needs;
- Provision of a range of new housing, including affordable housing;
- Opportunity to support and enhance the Special Landscape Area in which the site is located, through the retention of existing trees and TPOs and the provision of additional planting;
- Supporting local services and facilities within Cottingham and Middleton;
- Potential to provide a small village green setting as a central element of the development;
- Protecting views of the church tower to the east of the site;
- Encouraging enjoyment of the local area by integrating the development within the local setting;
- Opportunity to discuss S106 benefits accruing from the scheme and how this may directly benefit Cottingham and Middleton residents.

## Landscaping



The proposed scheme intends to integrate a variety of high quality landscaping elements:

- Retention of existing hedgerow and trees within the site helps screen housing from both long & short distant views. Additional planting is designed to reflect the landscape character of the immediate surroundings.
- Linear West/East planting across the site follows the contours and will break up the roof lines of the new housing.
- The North Eastern corner of the site is set aside for nature conservation enhancement. This area ties into retained lime avenue.
- Vegetation to south of the site separating the site from the Jurassic Way footpath is to be retained & enhanced with additional planting. The Western section provides a high degree of screening, the Eastern section provides "filtered" views through to facades of properties set at a distance from the boundary



## Transport and Access

The planning application will be accompanied by a detailed Transport Assessment report which will include a thorough assessment of the likely impacts of the development on the local network. Detailed assessments of the site's accessibility and sustainability will also be included in the Transport Assessment.

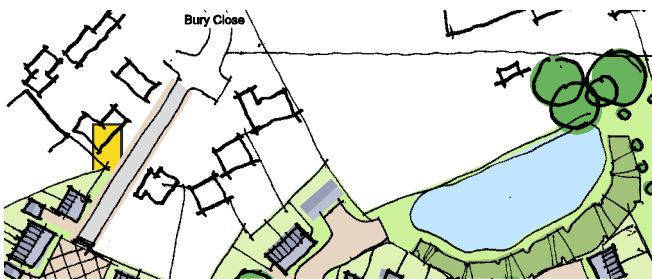
We are assessing how key junctions in the local area will operate in 2018, taking into account wider traffic growth and the impact of development traffic. The junctions that have been surveyed are indicated on the plan below (left):

- Site access off Bury Close / Berry Road
- A427 / Corby Road junction
- A427 / B670 (The Hill) junction

The image below (right) shows that the majority of Cottingham, including the primary school, shops and bus stops, is located within walking distance of the site.



It is proposed that the new housing development will be accessed from Bury Close, to the north of the site. It will therefore be necessary to extend the existing road at its junction with Manor Court, in order to provide a central route through the new development to serve all residential properties. Demolition of no 8 Bury Close may be required to facilitate the construction of the new access road.



The proposed development will seek to ensure a safe and secure environment is provided which supports the amenity of current and new local residents. This will be achieved by designing the internal site layout and road network to encourage low vehicle speeds (of less than 20mph) and to encourage cycling and walking within the site.

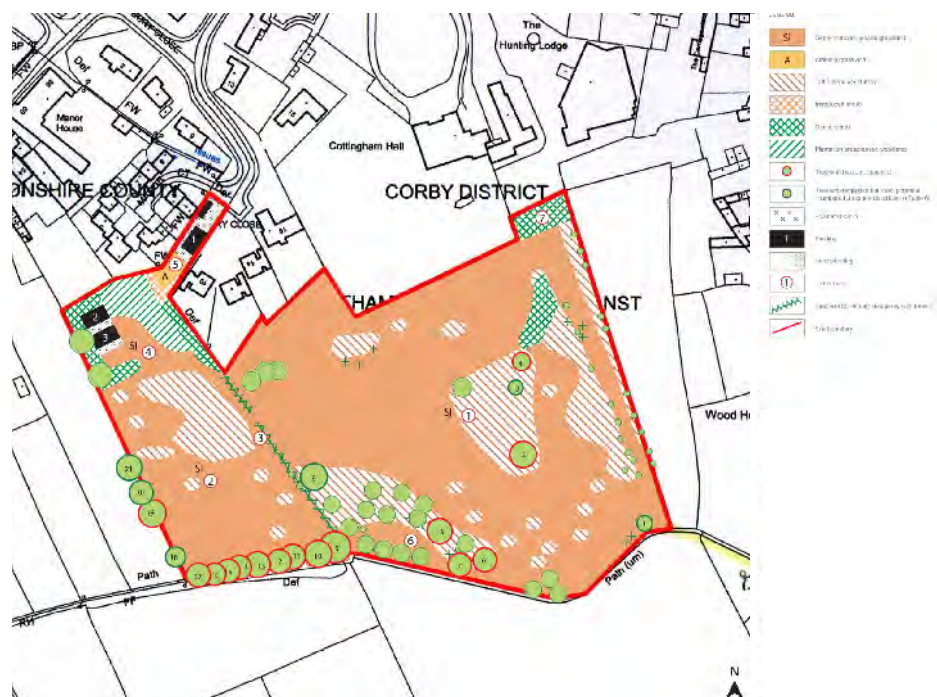
Sustainable travel will be encouraged within and around the site. Two-metre footways will be created on both sides of the site access road, and shared surfaces may be provided to encourage walking and cycling and to ensure that cars do not dominate the streetscape.

## Ecology

An ecological report has been produced, which combines the results of all ecological survey work and includes the following:

- The approach to the survey work and methods used;
- The survey results and an evaluation of the results to determine the likely importance of the site in terms of its habitats and protected and notable species;
- The legislative and planning policy protection applicable to the habitats and species present within the site;
- Recommendations to avoid or reduce ecological impacts.

The findings of the ecological survey work have helped mould the design development process.



## Feedback

The proposals are at a conceptual stage and therefore your feedback will be essential in shaping the detail of the development. Please complete a feedback form or contact us with your comments:

- By email: [cottinghaminfo@peterbrett.com](mailto:cottinghaminfo@peterbrett.com)
- By post: Cottingham Information, Freepost PETER BRETT ASSOCIATES, SCE 4241 Reading, Berkshire, RG1 8BR

We would appreciate receipt of your comments by no later than **October 31st 2013**.



## What Happens Next ?

Following the exhibition, we will undertake the following steps:

- Co-ordinate all the comments received and review these with the design team;
- Discuss the proposals and the comments received with planning officers from Corby Borough Council;
- Revise the proposals, as appropriate, following consideration of feedback from the public exhibition and subsequent discussions with planning officers and members of the Council;
- Consult all interested parties and stakeholder groups regarding the final proposals, highlighting where changes have been made to the scheme, as appropriate;
- Submit outline planning application to Corby Borough Council.

No timescales have been set for carrying out the above work as the preparation of the proposals will be dependent upon the outcome of your feedback and discussions with planning officers and stakeholders. However, it is envisaged that an outline planning application will be submitted to the Council in due course following the consultation and engagement process. Upon validation of the planning application submission, Corby Borough Council will notify neighbours and advertise the application in the local press and through on-site notices. If you wish to make comments on the planning application once it has been submitted, these should be sent direct to the Planning Department at the Council.

