

Sent: 17 December 2020 11:23

To: Paul Barber <Paul.Barber@corby.gov.uk>; CBC Planning Services <Planning.Services@corby.gov.uk>

Cc: Justina Medwell <justina.medwell@gmail.com>

Subject: Objection to planning application ref 20/00458/COU

Hi Paul

Please find attached a letter summarising Middleton Parish Council's objections to the above detailed planning application. It should be read in conjunction with the report by Groves Town Planning Ltd., commissioned by the Parish Council, which has been submitted separately.

Please acknowledge receipt of both documents.

Many thanks

Sarah Brant

Chair - Middleton Parish Council

MIDDLETON PARISH COUNCIL

Iain Smith
Planning & Environmental Services
Corby Borough Council
Deene House
New Post Office Square
Corby
Northants
NN17 1GD

16 December 2020

Dear Mr. Smith

Ref: Planning Application 20/00458/COU. Proposed Gypsy/Traveller caravan site Ashley Road, Middleton

I write on behalf of Middleton Parish Council with regard to the above planning application for a further gypsy/traveller caravan site on the Ashley Road, Middleton.

In light of the considerable strength of feeling regarding this application within this and surrounding parishes the Council has commissioned an independent planning consultancy to consider the application. A report on behalf of Middleton Parish Council will be submitted separately to the Planning Department by Groves Town Planning Ltd.

The Parish Council wishes however to make the following summary points regarding the application

- The application has a number of crucial inaccuracies/errors/omissions. The location of the site is in fact very close to a stream which feeds the Welland, the site is surrounded by hedges and trees and there is a lack of detail on the boundary treatment at the gateway. There is no attempt to establish the qualification of the occupiers to meet the statutory definition for gypsies and travellers. We believe that these flaws in the application are significant and the access issue is not appropriate to be dealt with through planning conditions.
- The site is on the edge of the Welland Valley flood plain and is also in an area of flood concern identified in the village's Pathfinder Resilience Project. Two streams run either side of the site and run into the Welland. As such it is not appropriate for any development involving significant areas of hard standing and private sewerage arrangements. The existing adjacent site has already exacerbated flooding in the area due to surface water run-off and discharge of waste water onto an adjacent field and endangering a neighbouring dwelling.
- The development is not in keeping with the rural environment. The boundary treatment of two-metre-high fence boards is totally inappropriate. A stretch of mature hedging between this site

and the existing Oakley Park site has already been removed and the application makes no attempt to maintain or enhance the existing character or biodiversity of this rural landscape.

- The location of the site next to a sewerage works is not an appropriate or healthy location for a new development of any kind for twelve dwellings.
- The location is not appropriate in terms of highways considerations. The entrance is close to a sharp bend which is effectively a cross roads given the entrance to Occupation Lane and the Sewerage Works. The driveway would serve potentially 12 dwellings which we understand is not acceptable to the Highways Authority. As the arrangements for the gateway and visibility splays have not been included in the application they cannot be evaluated and we do not consider this a matter appropriate to be dealt with through approval conditions. The two neighbouring gateways are not appropriate for use by vehicles towing touring caravans and do not meet highways requirements in terms of access splays. Compounding this by allowing a third, would be unforgiveable. Pedestrian access to the village from the site is down an unlit narrow road with no verge, no footpath and no speed restrictions – a further development here would be dangerous.
- If this site were approved it would double the number of sites outside our small village (treble the number if the ongoing appeal is upheld) and there is another site at the other end of Cottingham. This number of gypsy/traveller sites surrounding our village would be disproportionate and inappropriate in terms of the size of our village and the impact on it.

The comments above should be considered in conjunction with the report from Groves Town Planning submitted separately on behalf of the Parish Council.

The Parish Council requests time to address the Committee when this application is considered.

Yours sincerely

Sarah Brant
Chair – Middleton Parish Council