



TOM PURSGLOVE



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LISTENING TO CORBY AND EAST NORTHAMPTONSHIRE CALL: 01536 200255

Mr Gavin Ferries
Planning Services
Corby Borough Council
Deene House
New Post Office Square
Corby
NORTHANTS, NN17 1GD

Via email to: planning.services@corby.gov.uk

28th March 2014

Dear Mr Ferries,

RE: PLANNING APPLICATION 14/00094/OUT.

The issue of this planning application, and the development of up to 75 dwellings on land off Bury Close, has been raised very regularly with me as part of my *Listening to Corby and East Northamptonshire Campaign*, not only in survey responses, but also in recent weeks, when the *Listening Team* have knocked on every door in Cottingham. I also understand that both Cottingham Parish Council and Middleton Parish Council are opposed to this scheme.

I am therefore writing to object to this application on the following grounds:

- **Local Housing Need:** I understand that the applicant has produced no evidence of housing need from within the local community and the most current data available from the 2009 *Cottingham Parish Plan* and a 2011 *Housing Needs Survey* carried out in Middleton, indicate little or no requirement for additional housing for local community needs. In Corby Borough itself, there are already a huge number of new homes consented and being built – there is no need for villages such as Cottingham and Middleton to be subjected to unwanted overdevelopment, which has the potential to dramatically alter the nature of the village and greatly strain its infrastructure.
- **Traffic:** One of the most pressing concerns raised with me is the issue of traffic levels as a result of additional development – essentially, the impact upon both Cottingham and Middleton would be severe. It has always been my belief that local authorities should make planning decisions on the basis of their being two cars per household – in relation to this point, the awful Whitehall density targets, which discouraged useful amenities such as parking spaces and gardens, have been abolished. Working on this basis, it is therefore realistic to say that an additional 75 new dwellings could introduce 150 additional vehicles into the area. Bury Close itself, a small residential street and currently a cul-de-sac, would be particularly badly affected. Main Street in Middleton would also seemingly suffer badly and traffic in the vicinity of the primary school and Wellington's pre-school nursery would be worsened. I know that Main Street is at most times a 'single track' road due to necessary on-street parking for residents – this development would only exacerbate this problem.

LISTENING TO YOU - CAMPAIGNING FOR YOU

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- Sustainability: The development cannot be regarded as sustainable, as required by the National Planning Policy Framework (NPPF), owing to the fact that residents of this development would, like the existing community, be forced to travel for employment and to access medical facilities. They would also have to spend their money some distance from the village for both shopping and leisure activities.
- Environmental Impact: The application fails to meet the environmental objectives of the NPPF, as it does not protect or enhance the natural, built, and historic environment. It is also contrary to Corby Borough Council's 'saved' policies now incorporated into the *North Northamptonshire Core Spatial Strategy*.

Clearly, the site is in open countryside, within the Welland Valley – a designated Special Landscape Area. Saved Corby Local Plan policy P10(E) states:

“Proposals for development in the open countryside will not normally be permitted. Particular regard will be paid to the Special Landscape Areas and the need to avoid visual intrusion, especially in the Welland Valley.”


Furthermore, given that the site is located directly adjacent to the designated long-distance footpath, the Jurassic Way, I believe that development here would have a detrimental impact – owing to its scale and intrusive nature - on the enjoyment of the Jurassic Way, which is regularly used by ramblers and walking groups from the nearby towns of Corby, Kettering and from further afield, as well as by villagers. The development would block the view from the Jurassic Way across the Welland Valley and would severely intrude on the setting of the Grade 2 listed Cottingham Hall. The *North Northamptonshire Core Spatial Strategy* lists the Jurassic Way as a key piece of Green Infrastructure – a Sub Regional Corridor. ‘Policy 5 – Green Infrastructure’ (NNCSS, p35) seeks to protect such corridors from inappropriate development.

- Rural Character: The rural character of our villages must be preserved – a view that I strongly share with local residents. This proposal is not compatible with this objective: the site is in a highly visible, prominent location, on a steep hillside, that can be seen from many miles around. Building here would undoubtedly severely impact upon the character of the villages, having a hugely negative overshadowing effect on the historic centres of Cottingham and Middleton – both have stone cottages and buildings, which date back to the 13th Century.
- Village Boundary: The proposal does not accord with the Corby Borough saved Local Plan Policy P2(V) that any new residential development in Cottingham or Middleton must be on a small scale and within the existing confines of the village. This development is large in scale and outside the existing village confines. The development also contravenes policy P1(E) which requires that development *“should not intrude into the setting of important buildings, landscape features or prominent views and should not involve the development of open land within the framework of a settlement, which is important to the general character and appearance of the locality.”*

Finally, residents are very frustrated that this planning application is, with regard to all material aspects, a repeat of 06/00094/OUT, which was submitted in March 2006 and was subsequently rejected. It appears that there are no changes in planning policies or guidelines that require the current application to be determined differently and as such, I can only reemphasise the strength of feeling I have received against this planning application.

I would therefore be most grateful if you could ensure that these important points are taken into consideration when this application is determined and I would urge councillors to reject it.

Yours sincerely,

A handwritten signature 'Tom' is centered between two parallel diagonal lines that slant downwards from left to right.

**TOM PURSGLOVE
CONSERVATIVE PARLIAMENTARY CANDIDATE
CORBY & EAST NORTHAMPTONSHIRE**