

Cotesbach Parish Council

c/o Patricia Nunn

11 St Mary's Road

Lutterworth

Leics LE17 4HX

FAO Faizal Jasat

Planning Officer

Harborough District Council

Reference: 20/01289/FUL

29th October 2020

Cotesbach Parish Council serves approximately 80 households and over 200 people within Cotesbach Parish, situated less than 1km from proposed site. Having considered this application closely, Cotesbach Parish Council believes there are material reasons to object to it on the grounds that it has a greater impact on the amenity of our area than the benefit it may bring from supporting the renewable energy system.

### 1) The cumulative affect of industrial development

The community enjoys, where possible, the open spaces around us by accessing 3 footpath routes around the village (see image below). 1 of these routes is already considerably impacted by the quarry and landfill operations. This application will affect the enjoyment of a 2nd route, leaving only one route remaining that has not significantly been tarnished by industrial development.



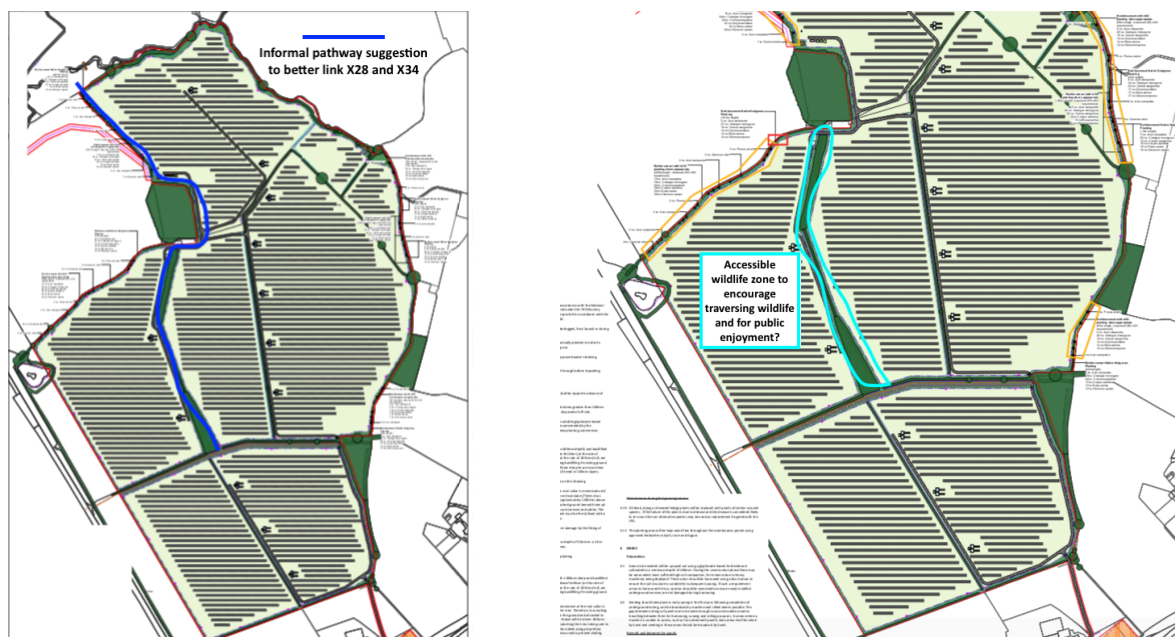
We are not objecting on a “Not In My Back Yard” basis, but on material considerations as the application contravenes HDC’s adopted Local Plan policy CC2 (1d) as it **does** “contribute to towards unacceptable cumulative visual impact... when considered in conjunction with nearby developments”. It similarly contravenes NPPF policies including paragraph 180 stating the need for planning decisions to take into account the cumulative effects on living conditions and the natural environment.

The application has failed to take into consideration the rapid development of nearby Magna Park South, situated about 1.5km away, that creates a significant cumulative visual impact due West and North West of Cotesbach.

A question commonly raised by residents in the village is why warehousing roofs at Magna Park aren’t better suited to renewable energy generation than using agricultural land or impacting our local amenity even further. On this basis the application also does not support HDC’s Local Plan Objective 12 aimed to reduce environmental impact of development.

## 2) Lack of possible mitigations to protect and enhance local amenity

Cotesbach Parish Council has been in discussion with the developer to understand how the planting and landscaping could be enhanced to make, where possible, public rights of way more attractive to the public. Constructive suggestions were put forward by the Parish Council highlight potential wildlife areas for the public to enjoy, and perhaps informal pathways to better connect footpaths around the site. Both ideas were unfortunately rejected following discussions with the landowner. There’s an opportunity for HDC to explore this further and apply a condition to make the area more enhanced rather than accept the status quo of the developer’s standard mitigations.



*2 suggestions were made to the developer to try and mitigate and enhance the proposal further – an informal pathway through the site to link existing bridleways (left) and a publicly accesible wildlife area with information boards on the site (right) but neither could be taken forward*

## 3) Futher considerations

It is understood that there would be a further archaeological assessment carried out if the application was successful. Villagers in Cotesbach have raised to the developer how it would be of value for any finds during this assessment to be donated to the village where it

could be held by the village or donated to local heritage organisations (Lutterworth Museum / Cotesbach Education Trust). The developer indicated this could be possible but the Parish Council could request to make this clear in any conditions put forward if the application was successful.

Yours Sincerely

Edmund Hunt

Cotesbach Parish Council Chairman