

## Appendix 2r – Weston by Welland

Comment	KBC Response
<p><b>210. Table 12.40</b></p> <p>The census data appears to be incorrectly report. I understand that the census area included both Weston by Welland and Sutton Basset. However, the total for both areas is reported for Weston by Welland, suggesting a per property occupancy of 3.6 (or around 1.5 times the national average of 2.3). The data for Sutton Basset suggests an occupancy of 1 resident per property. Please review the use of the census data – simple apportionment of the population reported in the census over the 112 (69+43) dwellings would suggest a population of 152 for Weston by Welland and 94 Sutton Basset.</p>	<p>The 2011 Census data has been used for all settlements to provide a consistent approach.</p> <p>In respects of Weston by Welland it is acknowledged that the figure of 246 in the Plan does also include Sutton Basset.</p> <p>However, in order to maintain a consistent approach to this data the figures for all settlements in the Draft Plan will be maintained as those obtained from the 2011 Census, given that up to date verified information is not available.</p>
<p><b>211. Policy WES01 Weston by Welland Development Principles</b></p> <p><b>Settlement Boundary - 12.272</b> - Welland House- as owners of this property we object to the proposed refinement of the existing settlement boundary to the rear of Welland House. This would cut through the middle of the formal gardens to the property that have been in existence since before the first Ordinance Survey plan in 1886, when the property was Welland Vicarage. This remained the case until the latter part of the 20<sup>th</sup> century, where a new boundary (post and rail fence) was introduced. This boundary fence has since been removed and the extent of the formal grounds reinstated – this follows the line of the old boundary and is framed by the substantial brick over stone wall that runs north to south but with a return/leg running to the west. The proposed settlement boundary would cut through the return/leg of this significant wall. Moreover, it</p>	<p>The Settlement Boundary Background Paper (Update April 2018) sets out the defining principles which have been used to define the proposed settlement boundaries in the SSP2. These are referenced below, in relation to the site.</p> <p>The land in question is included within the existing settlement boundary for Weston by Welland which was set out in the 1995 Local Plan. However in a review of these settlement boundaries, which has been used to define new settlement boundaries, this area of land has been excluded. As set out in the Settlement Boundary Background Paper (Update April 2018), the reasoning for this is:</p> <p>‘Land in use as paddock/meadow and physically separated from dwellinghouse, and visually linked with open countryside to the south. Exclusion of the land from the settlement boundary to follow the curtilage of the dwelling accords with</p>

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<p>would follow an arbitrary line of a former post and rail fence, rather than any more permanent feature.</p> <p>In respect of the Council’s relevant principles, the proposal is contrary to Principle 1 as it would not follow a defined feature, instead, as stated above, it would cut across the formal gardens to Welland House. This curtilage is contained and visually separated from the open countryside (Principle 2). Whilst relatively open, this garden relates to Welland House and the settlement, rather than the open countryside to the south (Principle 3). The land is behind Welland House and its inclusion would not give rise to the potential for development (Principle 3).</p> <p>The Council is respectfully requested to remove this proposed revision to the settlement boundary.</p>	<p>principles 1, 2(c) and 3(d)’. It is considered that the exclusion of this area of this land from the proposed settlement boundary, is justified and will not be amended as a result of these comments.</p>
<p><b>212. Table 12.41</b></p> <p><b>Settlement Boundary - 12.272 - The Wheel and Compass -</b> as seen elsewhere in the country, there are potential unintended consequences of including a public house within the settlement boundary, given the potential for future redevelopment pressure at the expense of one of only two community facilities within the village.</p>	<p>Settlement boundaries are used to make a distinction between the open countryside and the urban form of settlements and provide certainty over where development is likely to be acceptable. The principles that have been used to define the settlement boundaries have been formulated through previous work from 2005 and been updated a number of times to ensure they provide an up-to-date and robust evidence base to accurately define the settlement boundary for settlements in Kettering Borough. The Council believes that these principles allow for the defining of settlement boundaries which clearly define the built framework and open countryside. This allows for the simultaneous protection of the open countryside whilst allowing for growth in areas of these settlements in suitable</p>

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	locations within the existing built environment.
<p><b>385. Chapter 12.20 Weston by Welland</b></p> <p>We act on behalf of **** and we are writing to <b>object</b> to the Settlement Boundary at Weston by Welland. We note that the boundary line has been amended to the south west of The Lane, Weston by Welland.</p> <p>We have reviewed the background paper titled Settlement Boundaries (Update) issued in April 2018 and specifically the comments regarding Site Reference 7. The findings/conclusions state:</p> <p><i>Use of land has not significantly changed since at least 2000. There is no relevant planning permission. The land has an economic relationship and visual link with the open countryside. Exclusion from the land from the settlement boundary accords with principles 1 and 3 (d).</i></p> <p>Please see the <b>enclosed</b> Plan accompanying this Representation, and whilst we agree that the section highlighted yellow meets the principles set out by the Local Authority in determining where the boundaries should be drawn, we <b>do not</b> agree that the area highlighted orange accord with the principles. We therefore suggest that the boundary should be reappraised and amended as shown red on the enclosed plan.</p>	<p>The Settlement Boundary Background Paper (Update April 2018) sets out the defining principles which have been used to define the proposed settlement boundaries in the SSP2. These are referenced below, in relation to the site.</p> <p>The land in question is included within the existing settlement boundary for Weston by Welland which was set out in the 1995 Local Plan. However in a review of these settlement boundaries, which has been used to define new settlement boundaries, this area of land has been excluded in accordance with principles 1 and 3(d).</p> <p>It is considered that the exclusion of this area of this land from the proposed settlement boundary, is justified and will not be amended as a result of these comments.</p>

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We specifically comment that there is a strong boundary, as shown red on the enclosed plan, and in the **enclosed** photographs which should represent the settlement boundary in this location. This boundary is a clear demarcation between open countryside and the built up framework of the settlement. The land in question forms a part of a residential dwelling and the boundary forms the continuous edge of the built up framework/residential dwellings.

We do not agree that the proposed change in this location accords with principle 1 or principle 3(d) of the Settlement Boundary Defining Principles and comment as follows:

*Principle 1 – The boundary will be defined tightly around the built up framework and where possible will follow defined features such as walls, hedgerows and roads.*

The proposed boundary change does not follow the defined hedgerow feature and cuts into the built up framework of the settlement in an illogical form. Our suggested alternative would maintain a continuous and logical line.

*Principle 3 Boundaries will Exclude – (d) – large gardens and other open areas which are visually open and relate to the open countryside rather than the settlement.*

We accept that the land forms garden land, but it is not a particularly large garden and it is not visually open with a relationship to the open countryside rather than the settlement. The clear boundary line which we suggest as an alternative

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<p>route for the settlement boundary forms the visual barrier between the open countryside and the built framework of the settlement.</p> <p>We hope that the Local Authority will amend the Plan to reflect our suggestion, and we request that we are able to meet a Planning Officer on site to enable a thorough inspection on both sides of the boundary.</p> <p>We look forward to further discussions on this matter.</p>	
<p><b>386. Policy WES02 Home Farm</b></p> <p>We act on behalf of **** and we support the allocation of site RA/136 – Home Farm at Weston by Welland. We also support Policy WES02 as drafted.</p> <p>We would like to highlight that **** has been working towards a strategic relocation of the farm base from Home Farm, Weston by Welland to Barn Farm, Weston by Welland which is a more suitable location out of the village environment. This process has already started with a number of buildings having been recently constructed to support the relocation. The yard site at Home Farm is constrained and the existing buildings are at the end of their useful life. Modern farming practices require larger buildings with greater eaves height to maintain Health &amp; Safety of operations, welfare standards for livestock and efficient production. Home Farm's yard is in close proximity to residential dwellings and the wider village environment limits the opportunities for expansion or rearrangement. In addition environmental issues associated with the farming operations</p>	<p>The site has been included in the Part 2 Plan as a proposed allocation following a site assessment process.</p> <p>The responses to this consultation will be considered and will inform the proposal included within the pre-submission version of the Plan.</p> <p>The benefits of the scheme have been recognised and form part of the decision to propose this site as an allocation for housing.</p> <p>Residential development on the site is supported subject to the development principles set out in Policy WES02 being met.</p>

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<p>(waste/effluent and noise) have the potential to adversely affect the immediate surroundings at Home Farm. The decision has therefore been taken to relocate the farming enterprise away from this constrained and dilapidated site and my client therefore supports the proposed allocation which will enable a suitable redevelopment of the site that will improve the gateway into the village along Valley Road, improve the immediate environment for the adjacent residential properties and provide much needed housing.</p> <p>We would also like to highlight that this Representation should be read in conjunction with Langton Homes Representation, who have a legal interest in the site.</p> <p>We would be grateful if you could keep us updated on any future Representations.</p>	
<p><b>420. Policy WES02 Home Farm</b></p> <p>I am writing in response to the above consultation, and on behalf of my client, Langton Developments. My client has a legal interest in securing and implementing the residential development of land at Home Farm, Weston by Welland.</p> <p>Home Farm has the benefit of a proposed residential allocation within the draft Part 2 Local Plan, under Policy WES02. My client supports the proposed allocation. There has been longstanding recognition by the Council of the appropriateness and benefits of housing on this site, going back to the original 'rural masterplanning' report of 2012. Further, I am advised that a village meeting in 2012 resulted in express support for</p>	<p>The site has been included in the Part 2 Plan as a proposed allocation following a site assessment process.</p> <p>The responses to this consultation will be considered and will inform the proposal included within the pre-submission version of the Plan.</p> <p>The benefits of the scheme have been recognised and form part of the decision to propose this site as an allocation for housing.</p> <p>Residential development on the site is supported subject to the development principles in Policy WES02 being met.</p>

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residential development of the site. In addition to this letter, you will also be in receipt of a separate representation by Bletsoe on behalf of the landowner, reiterating how the residential development will underpin the future enhancement of the farm business by its relocation to an approved, alternative site. Further, residential development has the potential to enhance the amenity of adjoining properties that are currently affected by farming activity on the site. The allocation therefore not only assists in meeting housing needs, it also enhances the current environment and supports the rural economy; not to mention the enhancement of the Conservation Area and the setting of the listed farmhouse. These benefits are well known to the Council and recognised through the draft allocation, and therefore I do not deal with these further in this letter.

The matter that I wish to address in this letter is deliverability. The NPPF has now been updated, and will be the national policy basis for the Part 2 Local Plan, given that the Plan is not scheduled for submission until March 2019 . The Local Plan has been prepared in the context of the Government's NPPF 2012 policy to significantly boost the supply of housing. Paragraph 47 of the NPPF 2012 states that Local Planning Authorities should identify a supply of specific deliverable sites. To be deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years and in particular that development of the site is viable. These aspects of NPPF 2012 policy have been carried forward to NPPF 2018. Further, the positive approach to rural housing is carried forward, and is now found at paragraph 78 of

The suggested amendment to Policy WES02 will be considered prior to the publication of the pre-submission version of the Plan.

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### NPPF 2018

The site is available. There is a legal contract between the landowner and my client to bring the site forward for residential development.

The site is a suitable location for development. The Council as Local Planning Authority has rightly taken the view that it is appropriate to provide for discrete residential allocations within the rural area, as part of a strategy that includes enhancing or maintaining the viability of rural communities in accordance with NPPF paragraph 55. At a site-specific level, as we have identified above there are clear benefits in achieving the replacement of the existing range of post-war farm buildings with a high quality residential scheme.

As to the achievability of development, our client has already undergone two phases of pre application discussion with the Council, through which the form, design and layout of 10 dwellings on the site has evolved. Our client's appointed architect, Stephen George & Partners, continues to develop a scheme that comprises frontage buildings with a courtyard layout to the rear, which is the Council's preferred design approach. The evolution of the design has been informed by a suite of technical assessments that have been undertaken, none of which identify a constraint on the ability of the development to be delivered. These technical assessments include:-

- An access assessment that shows the ability to create a

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<p>means of access to the site from Welham Road, to appropriate County standards for geometry and visibility splays</p> <ul style="list-style-type: none"><li>• A drainage assessment that demonstrates the presence of water supply and foul drainage infrastructure on Welham Road, and similarly the availability of electricity supply in Welham Road has also been identified</li><li>• An arboricultural assessment that has identified three trees in higher retention categories, but which are all outside the site boundary and unaffected by development</li><li>• An archaeological desk-based assessment that identifies limited scope for the presence of archaeological remains on the site that are not already disturbed/devalued as a result of existing development</li><li>• Both Phase 1 and Phase II ground investigations, which have identified the need for care in the approach to areas of made ground across the site, but which conclude that buildings can be appropriately and safely constructed, with no need for mitigation of ground gases</li><li>• An ecological survey has found no evidence of protected species on the site, including bats, great crested newt, bird species or badgers</li></ul> <p>The reports of these technical assessments would be included with a planning application submission, and the fact that they have already been commissioned demonstrates the commitment of my client to bringing the site forward through a full planning application, at the earliest possible opportunity.</p>	
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The intention is that development would be commenced within 3 months of the grant of planning permission, subject to the discharge of any pre-commencement conditions and the relocation of the extant farm use to the replacement farm yard that has been permitted outside the village. The development would certainly be brought forward within the first 5 years of the Plan period, and most likely within the first 12 months of the Plan period.

Turning to the detailed wording of Policy WES02, this is unintentionally awry in places and it is suggested that it be altered and simplified to read:-

"Development will:-

- Provide a maximum of 10 dwellings.
- Enhance the character and appearance of the Conservation Area, including acknowledgement of the adjacent Grade II listed No.3 (Home Farmhouse).
- Include a layout which reflects the existing pattern of built form of the village and provides a gateway to the village.
- Incorporate a courtyard design with an open parking area, set behind frontage dwellings.
- Comply with other policies in the Development Plan."

I trust that this representation of support is of assistance to the Council in progressing the Part 2 Local Plan.