Comments

Site Specific Part 2 Local Plan - Publication Plan Consultation (18/12/19 to 12/02/20)

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Response Date: 12/02/20 15:22
Consultation Point: 18 Appendix 3 - Policies Maps (View)
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Representation

Please use a separate form for each representation.

Which part of the Publication Plan does your representation relate to?

Weston by Welland Proposals Map
Figure 18.29

Tests of Soundness

Do you consider the Local Plan is sound in terms of being:

- Justified: No
- Effective: No
- Positively prepared: No
- Consistent with National Policy: No

Legal and Procedural requirements

Do you consider the Local Plan has been prepared in line with legal procedural requirements? Yes

Duty to Cooperate

Do you consider the Local Plan to be compliant with the Duty to Cooperate? Yes

Reasons
Please give the reason(s) why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the statutory Duty to Cooperate.

We act on behalf of **** and we are writing to object to the Settlement Boundary at Weston by Welland where the boundary line has been amended to the rear of The Lane, Weston by Welland.

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:

Use of fand 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),

Please see the enclosed 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 do not 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.

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 route for the settlement boundary forms the visual barrier between the open countryside and the built framework of the settlement

We request that the Inspector visits the site and we would be grateful to be kept informed of the progress of the Examination.

Attendance at the examinations hearings

If you are seeking to change the Plan, would you like to attend the examination hearings? Yes

If Yes, please outline the reason(s) why, below.

I would be grateful for the opportunity to attend the hearing sessions and I also ask that the Inspector visits the site.

Notifications

Do you wish to be notified? . When the Plan is submitted for independent examination? . When the Inspector’s Report is published? . When the document is adopted?