

## Appendix 2s - Wilbarston

Comment	KBC Response
<p><b>32. Chapter 12.21 Wilbarston</b>            Although KBC investigated land in Wilbarston for affordable housing, this was discounted as the owners do not wish to sell the land. However, KBC already own an area of land within the village envelope in Queens Road, near the South junction with Carlton Road. This was earmarked as building land, by KBC, several years ago. Nothing has happened to it. I think it has been 'lost' with the passing of time. It is still an idle site. KBC will not let out the eight garages that are on it as it was earmarked for building. It could easily accommodate affordable housing.</p>	<p>The land in question is site reference RA/172 (Land east of Kendalls Close). This site was discounted at Planning Policy Committee on 23<sup>rd</sup> November 2016 as it was reported that 'After contact with the site owner, KBC have been informed that there is no ambition for the site to be developed; therefore this site will not be further considered for allocation'.</p> <p>The Queens Road garages still remain in KBC ownership and at present are still being used as council garages and there are no plans to develop this site.            This site has not been considered through the SSP2 and as mentioned above, the only site that was previously considered for allocation was discounted.</p>
<p><b>34. Policy WIL01 Wilbarston Development Principles</b>            No comment</p>	<p>N/A</p>
<p><b>42. Policy WIL01 Wilbarston Development Principles</b>            Whilst I don't live in Wilbarston I have family there and visit 2/3 times per week. I wish to support the concept of a paved footpath between Wilbarston and Stoke Albany. I assume that there are children in Stoke Albany that attend Wilbarston Primary school but are unable to walk the short distance between the two villages due to the lack of a footpath and the necessity therefore of negotiating 3 blind bends whilst walking in the carriageway.</p>	<p>Comments in relation to highway and public realm improvements are noted.</p>
<p><b>43. Policy WIL01 Wilbarston Development Principles</b></p>	<p>Comments in relation to highway and public realm</p>

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<p>I wholly support the creation of a safe paved footpath to Stoke Albany as I feel this is needed to link the two villages. There will be particular benefit to school children of Wilbarston primary school from Stoke Albany. This will allow children to walk from Stoke impacting positively on congestion around the school at drop off and pick up. In addition children from Wilbarston attending Stoke Albany's Busy Bees pre school will have the same benefits. It will also provide a great link to the White Horse pub for those from Wilbarston. The current road is unsafe for pedestrians so this is something that would make a positive impact on the area.</p>	<p>improvements are noted.</p>
<p><b>44. Policy WIL01 Wilbarston Development Principles</b> I support the creation of a footpath</p>	<p>Noted.</p>
<p><b>103. Policy WIL01 Wilbarston Development Principles</b></p> <p><b>Wilbarston Development Principles</b></p> <p>Development in Wilbarston will:</p> <p>a) Facilitate improvements to the village, potentially those identified in the Rural Master Planning report, including:</p> <ol style="list-style-type: none"> <li>1. Public realm, gateway and traffic calming improvements along Carlton Road - School Lane, for example tree planting along Carlton Road.</li> <li>2. Highway and public realm improvements to the crossroads of Main Street and Carlton Road, to remove the dominance of the highway, improve the pedestrian environment; expand the current landscaped green into</li> </ol>	<p>As a development principle, it is likely that development in the village would facilitate the tree planting. It is envisaged that if this goes ahead, the Parish Council will be consulted.</p> <p>Comments in relation to highway and public realm improvements as well as a footpath between Wilbarston are noted.</p> <p>This footpath is only likely to be delivered if funded as state in the comment through an s106 agreement associated with further development in the village. It is acknowledged that this is an important issue</p>

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<p>a small public square.</p> <p>3. Creation of a safe, paved footpath connection with Stoke Albany.</p> <p>b) Represent the local street variety and geometry</p> <p>C) Follow the characteristics of continuous enclosure of buildings, stone boundary walls, stepped frontage, and local variety of street forms</p> <p>D) Feature buildings which front directly, or have short set-backs, onto the streets, lanes, or alleys</p> <p>E) Use a limited palette of materials reflecting the historic buildings within the village - ironstone and limestone, often in coursed bands with limited areas of render, less common soft red bricks, and roofs of slate or stone slate, and thatch.</p> <p>F) Not erode important views of the countryside</p> <p>Response A1 - <b><i>Traffic calming would be most helpful and appreciated; gateways are acceptable in principle</i></b></p> <p><b><i>Tree planting always sounds good, but needs care in species, locations and distances apart. The entrance to the village from the east is already marked by two mature Ash trees on either side of the road. Any KBC tree planting should be done with the agreement and cooperation of the Parish Council</i></b></p>	
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Response A2 - ***This is a staggered crossroad morphed into a cross roads when buildings were demolished and the green created in the 1970's. Any "improvements" would need to be agreeable and acceptable to the village via the Parish Council. There is too great an expanse of asphalt in the area at present. The ability of cars to stop for short periods outside the village shop should not be diminished as using the shop, and ability to use it easily, is a vital part of the community.***

***Increasing the width of the footpath in School Lane in association with traffic calming would be helpful; at present the footpath is only 60cm wide alongside walls which reduces its efficacy even further***

Response A3 - ***The creation of a safe paved footpath to Stoke Albany***

***This is really important. It needs to be tied into STROKE ALBANY SECTION 106 PROPOSAL. The present path beyond the public footpath into Stoke Albany is not now usable, forcing pedestrians onto the vehicular highway. The asphalt path has been grassed over; beyond nearer Stoke Albany village the kerbed area of path alongside a stone wall is unusable as covered with vegetation and gunge. This "path" puts people off walking between Stoke and Wilbarston.***

***The road into Wilbarston from the Stoke Albany village sign to Wilbarston School is too dangerous to walk. There***

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<p><i>are not even refuge verges. It is far too dangerous to walk this road. There are some physical problems to be overcome, but the benefit of being able to walk between the two villages far outweighs the overcoming of physical problems.</i></p> <p><i>Because the two villages of Wilbarston and Stoke Albany are close and because of the safe impossibility of walking between the two settlements, policies affecting Stoke should be extended to Wilbarston.</i></p> <p><i>The crossroads at the centre of Stoke Albany is only 0.6 km from Wilbarston School, but because of the lack of pedestrian footpaths people and children from Stoke Albany cannot walk to Wilbarston School. This increases traffic congestion outside the school.</i></p>	
<p><b>107. Table 12.42 – Population Figure</b>          This will have reduced to c700 following the transfer of Pipewell to Rushton Parish.</p>	<p>The 2011 Census data has been used to be consistent across all data displayed for all settlements in the Plan.</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>108. Policy WIL01 Wilbarston Development Principles</b>          We do not support the specific suggestion of tree planting along Carlton Road. Potentially these could reduce visibility to drivers of pedestrians likely to cross the road to the playing field or village hall and it would disturb an outlook which has been part of the village for many years.</p>	<p>Noted.</p>

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<p>Improvement of the village green area is in line with our own aims but the description 'square' suggests formality which would not be in keeping with the setting.</p> <p>The aim to provide a safe, paved footpath connection with Stoke Albany is in line with our Parish Plan and is supported.</p>	
<p><b>109. Policy WIL01 Wilbarston Development Principles</b> Housing Allocation - noting the reason for removing the previous allocation we recommend looking again at the site of the Kettering Borough garages on Queens Road, which could provide space for a small number of units.</p> <p>Employment Allocation - this site would be better located at the eastern end of the field where a small manufacturing business is already located.</p> <p>Allotments - to clarify there are two active allotments sites in Wilbarston, one long standing for 2 plots at the southern end of Rushton Road and the other for 21 plots on land adjacent to Church Street just outside the village boundary which was established in 2014. Both are full but no further need is established at present.</p>	<p>The Queens Road garages still remain in KBC ownership and at present are still being used as council garages and there are no plans to develop this site. This site has not been considered through the SSP2 and as mentioned above, the only site that was previously considered for allocation was discounted.</p> <p>The Council have only considered sites that have been previously identified as potential allocations. The site in question has not been previously identified or promoted through the SSP2.</p>
<p><b>204. Table 12.42</b> The description of Wilbarston is in our opinion inaccurate. There is indeed a historic centre of former farm workers cottages, now converted to expensive listed stone cottages, but the majority of the housing is either 1950's ex council housing, Carlton road/Queens Road, 1970's brick built estate of family homes (Springfield, Dallacre, Windsor) and infill of other brick</p>	<p>It is considered that the description of Wilbarston in the Draft Plan is accurate, however these comments will be taken into account and a review of this section will be undertaken before the publication and consultation of the pre-submission version of the document.</p> <p>The site referenced is RA/172 (Land east of Kendalls Close).</p>

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or stone faced houses e.g. orchard close, bottom of Barlows Lane, Weihnar close and parts of Rushton Road.

Housing needs: This village was traditionally a 'workers/family' village - but much of the more affordable housing has been priced out of this market. Families struggle to afford housing, resulting in a lack of school age children and consequent falling school roll - putting the school and other facilities such as the shop, pub and village hall under threat.

The existing conservation area must indeed be protected- though it is too late for some parts - but to make the village envelope smaller by removing the area by Springfield farm/Dallacre drive which has been previously granted outline planning, (lapsed?) and not allowing any space for growth on the edge of the village is short-sighted and does not reflect this village's history or type.

We suggest the retention of the small area by Springfield farm and the addition of the 4 - 5 acres of land south of Springfield road, north of A427 bypass, with natural boundary of the river tributary that circles the village to west of the village -this area can be accessed from Rushton Road and would allow for a 21st century addition of more affordable family homes without affecting the conservation area, whilst allowing the natural growth needed in any community, especially one that wishes to retain its public resources.

This site was discounted at Planning Policy Committee on 23<sup>rd</sup> November 2016 as it was reported that 'After contact with the site owner, KBC have been informed that there is no ambition for the site to be developed; therefore this site will not be further considered for allocation'. This site could deliver an element of affordable housing for the village. Unfortunately, no other sites have been considered for allocation in Wilbarston to enable to assist the delivery of affordable housing in Wilbarston.

The existing Conservation Area was designated in 1983. A review of its extent has yet to undertaken. There are no plans in place to review the Wilbarston Conservation Area, however through any review of the Conservation Area, its extent would be considered and amended if necessary.

Springfield Farm was originally included within the settlement boundary in the 1995 Local Plan which is current at present. When adopted the boundary will be defined by this Plan. The justification behind the exclusion of this area of land from the proposed settlement boundary can be found in the Settlement Boundary Background Paper (Update) April 2018.

Those principles which were used to define the proposed boundary are set out in the Background Paper, the two principles that have been referenced in relation to the exclusion of this site from the settlement boundary are:

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

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	<p>'Isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings on the edge of the settlement which relate more to the countryside than the settlement).'</p> <p>Previous applications on the site for residential development have lapsed or been disposed of and therefore there is no active planning permission on the site. Although the site can potentially provide housing for the village, especially given the need for affordable housing, at this stage as the site has not been considered for allocation for this use and is not considered to meet the defining principles. Therefore development of the site for housing can only be considered for housing through Policy 13 (Rural Exceptions) of the JCS.</p> <p>However, these comments will be taken into account and considered when the settlement boundary for Wilbarston is looked at prior to the publication of the pre-submission version of the Plan.</p>
<p><b>405. Chapter 12.21 Wilbarston</b></p> <p>Unfortunately, I have only just been made aware of this consultation and therefore not yet had time to bring in professional advisors to take this matter forward on behalf of the Trust.</p> <p>Outline Planning was approved for the above site in 2007</p>	<p>Springfield Farm was originally included within the settlement boundary in the 1995 Local Plan which is current at present. When adopted the boundary will be defined by this Plan. The justification behind the exclusion of this area of land from the proposed settlement boundary can be found in the Settlement Boundary Background Paper (Update) April 2018.</p> <p>Those principles which were used to define the proposed</p>



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<p>pending agreement to the S106 Agreement issued by ****.</p> <p>Unlike the infilling of individual plots within the village, which has previously occurred on several sites, this relatively small development of approx. 11 homes would be large enough to make a significant contribution towards Education and local infrastructure as well as providing a proportion of Affordable housing for the village.</p> <p>We believe the site would be beneficial to the local community, sympathetic to neighbouring housing (as well as Listed Buildings) and help support the excellent village school, shop, Post Office, active Village Hall committee and the Church.</p> <p>My father who has occupied Springfield Farm, 7 Barlows Lane, Wilbarston since 1947 has suffered ill-health for some time and has recently moved to a Residential Care Home in Corby (my mother died in 2013).</p> <p>We would therefore ask for the site to be retained within the proposed settlement boundary for the village as it is now the Trusts intention to dispose of the site for development.</p> <p>If you require any further information please do not hesitate to contact me.</p>	<p>boundary are set out in the Background Paper, the two principles that have been referenced in relation to the exclusion of this site from the settlement boundary are:</p> <p>‘The boundary will be tightly defined around the built up framework and where possible will follow defined features such as walls, hedgerows and roads’. (Principle 1) and</p> <p>‘Isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings on the edge of the settlement which relate more to the countryside than the settlement)’ (Principle 3c).</p> <p>Previous applications on the site for residential development have lapsed or been disposed of and therefore there is no active planning permission on the site.</p> <p>Although the site can potentially provide housing for the village, especially given the need for affordable housing, at this stage as the site has not been considered for allocation for this use and is not considered to meet the defining principles. Therefore development of the site for housing can only be considered for housing through Policy 13 (Rural Exceptions) of the JCS.</p> <p>However, these comments will be taken into account and considered when the settlement boundary for Wilbarston is looked at prior to the publication of the pre-submission version of the Plan.</p>
<p><b>431. Chapter 12.21 Wilbarston</b></p>	<p>Springfield Farm was originally included within the settlement</p>

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I am shocked and upset that you are considering taking the buildings and paddock off Barlows Lane out of the settlement boundary.

I have had no correspondence regarding this matter; I am a joint owner of this property. Although I realise this is part of a consultation at the moment I would like it put back into the planning area as I am hoping to retire shortly and the farm will cease to be a working farm when I retire.

The buildings are very tired and need updating and I believe that for the visual aspect of the village they would be better to be demolished.

boundary in the 1995 Local Plan which is current at present. When adopted the boundary will be defined by this Plan. The justification behind the exclusion of this area of land from the proposed settlement boundary can be found in the Settlement Boundary Background Paper (Update) April 2018.

Those principles which were used to define the proposed boundary are set out in the Background Paper, the two principles that have been referenced in relation to the exclusion of this site from the settlement boundary are:

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

‘Isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings on the edge of the settlement which relate more to the countryside than the settlement).’

Previous applications on the site for residential development have lapsed or been disposed of and therefore there is no active planning permission on the site.

Although the site can potentially provide housing for the village, especially given the need for affordable housing, at this stage as the site has not been considered for allocation for this use and is not considered to meet the defining principles. Therefore development of the site for housing can only be considered for housing through Policy 13 (Rural Exceptions) of

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	<p>the JCS.</p> <p>However, these comments will be taken into account and considered when the settlement boundary for Wilbarston is looked at prior to the publication of the pre-submission version of the Plan.</p>
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