

# **WELBOURN NEIGHBOURHOOD DEVELOPMENT PLAN 2015 – 2030**



## **CONSULTATION STATEMENT**

**Neighbourhood Planning (General) Regulations 2012  
(Part 5 s15)**

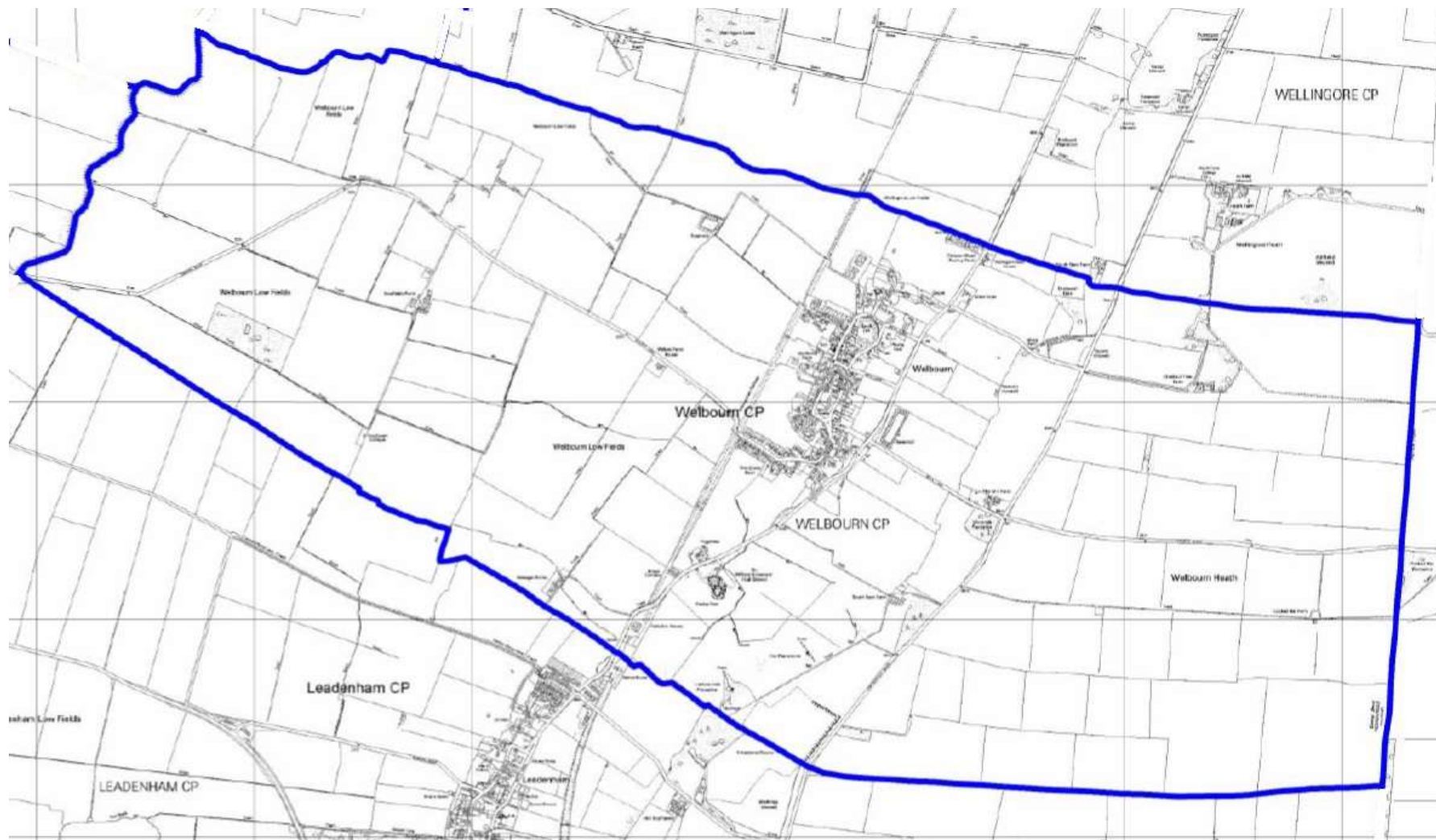
To: North Kesteven District Council Local Planning Authority

By: Welbourn Parish Council (Qualifying Body)

Neighbourhood Development Plan Title:  
Welbourn Neighbourhood Development Plan

This application relates to the Parish of Welbourn:

# Welbourn Parish



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# Part 1

## 1.1 INTRODUCTION

This Consultation Statement supports the Submission of the Welbourn Neighbourhood Development Plan. It complies with requirements of Regulation 15 of the Neighbourhood Plan (General) Regulations 2012 and provides the response to Regulation 14 (pre-submission statutory consultation). It has been prepared by Welbourn Neighbourhood Development Plan Steering Group.

Section 15 (2) of Part 5 of the Regulations states that the Consultation Statement should contain the following:

- (a) Details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
- (b) Explain how they were consulted;
- (c) Summarise the main issues and concerns raised by the persons consulted;
- (d) Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Development Plan.

The preparation and production of this Neighbourhood Development Plan has involved residents, businesses and other organisations that have an interest in the parish of Welbourn.

The Consultation Statement summarises all statutory and non-statutory consultation undertaken with the community and other relevant statutory bodies and stakeholders in developing the Welbourn Neighbourhood Development Plan. It describes how concerns have been addressed and what changes have been made to the final Plan as a result of statutory pre-submission consultation.

## Part 2

### CONSULTATION PROCESS WITH THE COMMUNITY AND STAKEHOLDERS

#### 2.1 Details of the Persons and Bodies who were consulted

2.1.1 During the production of the Welbourn Neighbourhood Development Plan the following were consulted and invited to make suggestions or comment about the proposed Plan:

- All of the parishioners who live in the parish of Welbourn.
- All persons who own land within the parish of Welbourn.
- All businesses and employers within the parish of Welbourn.
- Local Planning Authority NKDC.
- Local Planning Authorities that adjoin North Kesteven District.
- Lincolnshire County Council.
- County Councils adjoining North Kesteven District.
- The Coal Authority.
- The Homes and Communities Agency.
- Highways Agency.
- Water and Sewerage provider - Anglian Water.
- County Councillors for Welbourn.
- All six adjoining Parish Councils.
- The Environment Agency.
- English Heritage.
- Natural England.
- Network Rail infrastructure Ltd.
- The Marine Management Organisation.
- Electricity Providers.
- Gas Providers.
- Electronic communications Providers.
- Lincolnshire West Clinical Commissioning Group.
- National Farmers Union.
- Lincolnshire Police.
- Church of England – Lincoln.
- Sir William Robertson Academy.
- Welbourn Primary C of E School.
- Welbourn Pre-school.

**(Appendix 'A' shows a list of all Other Bodies consulted)**

## 2.2 HOW THEY WERE CONSULTED

2.2.1 Consultation throughout the production of the Plan was carried out by the following methods:

### How:

- Meetings (Presentations – Drop in days – Consultation days and Workshops).
- Welbourn Neighbourhood Development Plan Website.
- Welbourn Parish Council Website.
- North Kesteven District Council Website.
- Articles in the 2 Villages Magazine (Local magazine).
- Flyers and letters delivered to all householders and business premises within the parish.
- Notices on the Welbourn Parish Council notice board. (located in the village shop car park)
- Notices placed on several of the Telegraph Poles around the village.
- By email.
- By telephone.

### Consultations:

- July 2012 questionnaire survey which consisted of three separate questionnaires. Householders', Young Persons' and Employers'. The questionnaires were delivered to all homes and businesses in the parish.
- In 2013 in response to the Lincolnshire Joint Strategic Planning Units request for land availability for development, four land owners submitted sites within the parish of Welbourn. In order to obtain the opinions of the parishioners regarding these sites for development, the Steering Group carried out a survey. A questionnaire and response form was delivered to all householders in the parish.
- April May 2014 – three week consultation on proposed policies - copy of the Summary Plan (2014) with a response form was delivered to all householders.
- October 2014 - in their preliminary draft New Local Plan, the Central Lincolnshire Joint Strategic Planning Unit propose to remove the 'settlement boundaries' (curtilage) around each settlement. In order to allow the Welbourn community to respond to this proposal the Steering Group distributed a questionnaire and response form to all homes in Welbourn. The results were submitted to the Planning unit.
- January/February 2015 – Six week Pre-submission consultation – A copy of the proposed Plan with a response form was delivered to all householders and businesses within the parish. An electronic copy was sent to all Other Bodies.



## 2.3 SUMMARY OF THE MAIN ISSUES AND CONCERNS RAISED FROM THE FIVE CONSULTATIONS.

1. The curtilage should not be moved to allow any further expansion of the village.
2. The current overall density, scale, framework and character of Welbourn must be preserved.
3. New development sites should be on the eastern boundary of the village and not on the western.
4. Prior to planning consent being granted, due consideration must be given to the impact of new developments on the day to day functioning of the village, especially the primary school, road congestion, the ability of the sewerage system to cope with additional housing and flood risk.
5. New housing developments should reflect the demand for the accommodation needs of all sections of the community. They should include some low cost starter homes to enable people to get on the housing ladder and people wishing to downsize to a home with lower running costs.
6. The green buffer zone between the village and the A607 should be preserved; also the green spaces between Welbourn and the neighbouring villages of Leadenham and Wellingore should be maintained.
7. Adverse impact on the surrounding countryside and environment as a result of housing developments should be avoided.
8. Food producing agricultural land should not be used for housing and must be protected.
9. New build architectural styles should reflect the current 'Lincolnshire' characteristics of the village buildings.
10. High Street is narrow and cannot cope with any additional traffic.
11. Drainage and flooding on the western side of the village.

## 2.4 Agreement to Produce a Neighbourhood Development Plan

2.4.1 At the Parish Council meeting on the 14<sup>th</sup> March 2012 it was agreed that a Neighbourhood Development Plan should be produced. It was also agreed that a Steering Group be formed to carry out this task. Permission was given for the Group to consist of Councillors and members of the Community.

2.4.2 In April 2012 the Welbourn Neighbourhood Development Plan Steering Group was formed to manage the creation and scope of the Welbourn Neighbourhood Development Plan. The members were a mixture of parish councillors and parishioner volunteers.

## 2.5 Consultation with the Community and Stakeholders

2.5.1 On the 9<sup>th</sup> and 14<sup>th</sup> June 2012, Walk-in days were held in the Village Hall. Visitors were provided with literature about Neighbourhood Development Plans and members of the Steering Group were on hand to provide information and discuss the Plan process. These events were advertised in the '2 Villages' magazine and on the telegraph poles around the village.

2.5.2 In the autumn 2012 – The Steering Group carried out a questionnaire survey which consisted of three separate questionnaires: Householders', Young Persons' and Employers'. The object being to gather as much information as possible to:

- (a) Establish an accurate picture of the parish as it is today.
- (b) Determine the parishioners' opinions on the key issues to be addressed by the Plan.
- (c) Obtain an understanding of the type and number of jobs available in Welbourn and how many of these jobs are taken up by the parishioners of Welbourn.

Of the 284 questionnaires delivered to each household, 206 were completed.

**(Results of all 2012 Questionnaires can be seen at Appendix 'B')**

## 2.6 Stakeholder Teams

2.6.1 In order to gather evidence to support the Plan, the Steering Group then organised themselves into Stakeholder Teams. Each team was tasked to gather information from the results of the questionnaires under the headings of:

1. Housing
2. Services
3. Environment
4. Recreation, Travel, Leisure and Tourism
5. Community Wellbeing
6. Funding and Publicity

## 2.7 Designated Neighbourhood Plan Area

2.7.1 On the 11<sup>th</sup> January 2013 the application to utilise the whole of the parish boundary area of Welbourn to be a designated Neighbourhood Plan Area was approved by North Kesteven District Council.

## 2.8 Presentation of the Results of the 2012 Survey Consultation

2.8.1 January 2013 – despite the very cold weather, forty-three parishioners attended a consultation meeting at the Village Hall where a presentation was given on the results of the 2012 surveys. Further information about the production of the Plan was given followed by an open discussion.

## 2.9 Neighbourhood Plan Workshop – February 2013

2.9.1 On 16<sup>th</sup> February 2013 Planning Aid England hosted a Neighbourhood Plan Workshop for Welbourn Parish Council and Community in the Village Hall. A total of thirty people attended the Workshop, the object being to identify the benefits of producing a Neighbourhood Development Plan. The findings of the Workshop were that Welbourn would benefit from producing a Neighbourhood Development Plan.

2.9.2 The results of the survey were sent to the Central Lincolnshire Joint Strategic Planning Unit and were also published in the ‘2 Villages’ magazine.

## 2.10 JPU Survey to Identify Potential Sites for Housing Development

2.10.1 In May 2013, during the stage 1 preliminary engagements process, the Joint Strategic Planning Unit carried out a survey to identify potential sites for housing development. Four sites in the parish of Welbourn were put forward by landowners for inclusion.

2.10.2 On 10<sup>th</sup> June 2013 the Steering Group carried out a survey of the opinions of the parishioners regarding this proposal. The results of the survey were sent to the Central Lincolnshire Joint Strategic Planning Unit and were also published in the ‘2 Villages’ magazine and put on the NP Website.

### **SUMMARY OF SITE SELECTION QUESTIONNAIRE**

No. of Forms issued	260
No. of Forms completed and returned	79
No. of persons involved spouses included in return)	115
<b><u>Direct questions</u></b>	
CL 1088 Should this site be developed?	16
Should this site not be developed?	85
CL1886Should this site be developed?	35
Should this site not be developed?	71

CL3017	Should this site be developed?	24
	Should this site not be developed?	73
CL3003	Should this site be developed?	16
	Should this site not be developed?	87

### Varied reasons given

Insufficient infrastructure  
 Road network inadequate  
 Tampering with existing village structure  
 Using Agriculture land  
 Planning permission already granted for 27 houses  
 ? need for further development

## 2.11 Neighbourhood Plan Workshop – October 2013

3.11.1 On the 26th October 2013, along with members of Planning Aid England, the Steering Group held a Neighbourhood Plan Workshop to evaluate all of the information and evidence provided in the 2012 questionnaires (See main issues above). From this information the Steering Group started to produce policies. This information was published in the '2 Villages' November magazine, on the Parish Council Notice board and also on the Welbourn Neighbourhood Plan Web site. (Web site started at the end of October 2013). (See results at Appendix 'E')

## 2.12 Three Week Consultation Period

2.12.1 A three week consultation period was carried out between 12<sup>th</sup> April and 3<sup>rd</sup> May 2014 on the proposed policies. (This was not the statutory six week pre-submission consultation). A summary of the proposed Plan Policies along with a Response Form were distributed to all householders, local businesses, and landowners, Central Lincolnshire Joint Planning Unit, North Kesteven District Council and County Council Highways Department. Those wishing to respond were given the choice of putting their response in a sealed ballot box, located in the Village Shop, or to respond by way of an email. During the consultation period five 'Drop-in' days were organised where people could meet the Steering Group and members of the Stakeholder Teams to discuss the Plan. A total 150 replies were received from the community.

2.12.2 On the 5<sup>th</sup> June 2014 the Steering Group held a meeting to discuss the contents of the proposed policies in the Plan.

Summary of the main issues raised:

Housing -

- Most people said that the number of homes suggested was too many.
- Development should be in the right place.
- Buffer Zone should be kept between the village and the A607.
- Development must be within the village curtilage.

- Development must not cause flooding.
- Drainage and sewerage must be considered with new development.
- Development must be in character of village.

#### Traffic -

- Many were concerned about the congestion on the village roads, especially on the High Street.
- Speed was also a concern - not only in the village but also on the A607.

#### Environment -

- Many opposed to Wind Turbines within the sight of the village.
- Communication masts are seen to be essential but need to be discreet.
- Protect the agricultural food producing fields.

#### Employment -

- Concerns about the proposed signage on the A607.
- Broadband speeds inefficient
- Many oppose to development in the open countryside.
- Development to be in character of village.

## 2.13 Welbourn Parish Council Endorse Plan

2.13.1 On the 10<sup>th</sup> September 2014, Welbourn Parish Council Endorsed Plan and agreed that the Steering Group should continue with its production.

## 2.14 Remove the 'Settlement Boundaries' (Curtilage)

2.14.1 On the 14<sup>th</sup> October 2014 the Steering Group carried out a survey of the views of the parishioners regarding the proposal by the Central Lincolnshire Joint Strategic Planning Unit to remove the 'settlement boundaries' (curtilage) around each settlement in the new emerging Local Plan. A questionnaire and Response Form were distributed to all homes in Welbourn. Those wishing to respond were given the choice of putting their response in a sealed ballot box, located in the Village Shop, or to respond by way of an email. These documents provided information about the proposals and invited members of the household to put forward their views on the subject.

#### Results of the survey:

- 173 persons disagreed with the removal of the curtilage.
- 9 persons agreed with the removal of the curtilage.

## 2.15 How these Issues and Concerns have been Considered and Where Relevant Addressed in the Proposed Neighbourhood Development Plan

2.15.1 After each of the consultation surveys carried out, the Steering Group considered the main concerns and issues raised and formulated or amended policies accordingly. When formulating these policies attention was given to the Local Plan 2007, the emerging Central Lincolnshire Local Plan and the National Planning Policy Framework.

2.15.2 From the comments received on completion of the three week consultation April/May 2014, the proposed policies were altered to reflect the majority views where they were considered relevant and in keeping with the objectives of the Plan. The amended proposed Plan was submitted for the pre-submission consultation process.

## Part 3

### 3.1 Pre-Submission Consultation

3.1.1 The Steering Group carried out the statutory six week pre – submission consultation from the 16<sup>th</sup> January to the 27<sup>th</sup> February 2015. On the 15<sup>th</sup> January a hard copy of the proposed Plan plus a response form was delivered to all residents, businesses and schools in the parish of Welbourn. An electronic copy plus a response form was sent to all other statutory Bodies for comment.

3.1.2 During the consultation period the Steering Group held five consultation days in the Village Hall to answer questions about the Neighbourhood Plan.

Saturday and Sunday 24<sup>th</sup> /25<sup>th</sup> January 2015 from 3pm to 5pm.

Saturday and Sunday 21<sup>st</sup> /22<sup>nd</sup> February 2015 from 3pm to 5pm.

Thursday 26<sup>th</sup> February 2015 from 6pm to 8pm.

### 3.2 Results of the Pre-Submission Consultation

3.2.1 A total of thirty-five Response Forms (representing forty-nine persons) from the community and nine from Other Bodies. The response covers both the development and use of land planning policies and the Parish Projects.

3.2.2 At the Steering Group meeting on 18th and 30th March 2015, the Group analysed the comments received from the Community and Other Bodies.

3.2.3 Overall, the responses received from both the Community and Other Bodies were very positive and complementary. Except for one person, who thought that two of the policies were redundant, all other policies were supported by respondents, with some making suggestions to strengthen them.

3.2.4 Having analysed the comments received the Steering Group considered the merits of them in line with the overall intention of the Plan and where considered an improvement agreed that the Plan be amended accordingly.

3.2.5 A copy of the Community and Other Bodies comments with the Steering Group comments can be seen are at:

**Appendix 'C' Community Responses.**

**Appendix 'D' Other Bodies Responses.**

**Appendix 'E' Comments received from North Kesteven District Council.**

## Part 4

### 4.1 Conclusion

4.1.1 The consultations carried out throughout the production of the Welbourn Neighbourhood Development Plan have given the community and other bodies, with an interest in the parish of Welbourn, many opportunities to engage in the process, make comments, and raise any issues and concerns they may have. All statutory requirements have been met and a considerable amount of additional consultation, engagement and research has been carried out throughout the production of this Plan.

4.1.2 This Consultation Statement has been produced to document the consultation and engagement process undertaken and is considered to comply with Part 5, Section 15 of the Neighbourhood Planning (General) Regulations, 2012.