



Welbourn Neighbourhood Development Plan
2015 - 2030

Pre-Submission Consultation Statement

Community Response
Appendix 'C'

Welbourn Neighbourhood Development Plan
Pre-Submission Consultation Community Response
16th January – 27th February 2015
Comments - Issues - Concerns Raised
How these were addressed by the Steering Group
Wednesday 18th March 2015

Methodology

This document contains a typed copy of all of the original Community Response Forms submitted during the Pre-submission Consultation. All personal details have been removed in order to maintain confidentiality. The original copies will be available for inspection by the examiner, if required.

The layout of each page is as follows:

In the first left hand column is the reference number of the Response Form. In order to maintain confidentiality with regards to the respondent, each Response Form has been given a number. Where there is 'x2' below the reference number, this indicates that there are two names on the Response Form. The second column contains the Policy/page/paragraph referred to in the third (Comment) column. The fourth column contains the Steering Group's Response.

The Steering Group reviewed each response and considered its merits in line with the overall intention of the Policy/issue in question.

Where considered an improvement to existing Policy/issue, by a majority of Steering Group Members, then the Policy/issue in the Plan was altered accordingly.

The Steering Group's comment 'Noted' indicates that the comment referred to will be used as part of the analysis of the Community Consultation.

Pre-Submission Consultation Response

16th January – 27th February 2015

	Policy	Comment	SG Response
1	C. Policy TH8	A well crafted speculative wish list. Touring caravans OK but measures to stop travellers staying permanently <u>must</u> be in place.	The Community policy TH8 will be deleted.
2 X2	H7 P 9 Final paragraph P 11 penultimate paragraph	The second paragraph should be amended to read: 'aims to see all village properties connected to' Final sentence: delete the clause before the first comma and capitalise the 'a' in 'additional'. Justification? We <u>all</u> need at least 25 mbps. <u>No</u> exceptions. Page 9 Final paragraph. Amend to read: 'On four separate occasions, land owners and developers have proposed large scale house building developments.....' Page 11 Penultimate para: Amend to read: 'This, in turn, has led to the suggestion by some....' I hope you feel able to adopt these suggestions. They alter the tone, but not the intention, of the originals.	The Plan can only legislate for future development. Agree The Plan can only legislate for future development. Adopt this suggestion. Agree.
3 X2		The whole of the Plan seems eminently sensible, and reflects the view of the majority of the residents. Thank you for your hard work.	Noted.

4	<p>H1 A b</p> <p>H1 A</p> <p>H4</p> <p>H3</p> <p>H6</p>	<p>This policy is open to subjective interpretation and should be re-expressed. Viz; define 'positive' and 'local character' and 'good design' – all expressions whose meaning is open to dispute. Suggest re-express less subjectively.</p> <p>This statement concerns matters which remain part of the overall considerations of the District Planning Officer. Why restate them here? Suggest delete this item as redundant duplication.</p> <p>There is no provision in the Plan to inhibit alterations which degrade the built environment. Some provision surely belongs here? (H6 may not cover it adequately). Examples are the recent removal of chimney stacks at Welbourn Hall which were an integral part of the Victorian character of the building and the painted render on the front of no 25 the Green which is wholly out of character with its building group and an eyesore to those with an eye for architecture.</p> <p>This policy is potentially unfair to those who moved before this rule was created, since it will require applicants to prove – “demonstrable” – that they moved away because they could not afford a local house. How are they supposed to do that?</p> <p>This policy is well meant but rather meaningless since Welbourn’s “build character” is very hard to define. Welbourn could be seen as a rather ugly, badly developed village without any cohesive architectural ethos or character. A developer has recently used arguments like para 2.19 to justify wholly inappropriate expansion at Welbourn Hall for example. To avoid subjective debate it is essential that the 'built character' be better defined within the Plan.</p>	<p>These issues will be determined through the normal Planning Approval procedure.</p> <p>There are policies which overlap but need restating for clarity and where specifically relevant to Welbourn.</p> <p>This is a subjective viewpoint. Such issues will be determined through the normal Planning Approval procedure.</p> <p>The Plan covers future new development only.</p> <p>Remove the words 'as far as possible'.</p>
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H7	This policy is redundant. By the time this Plan reaches the table, people will expect a good broadband connection as a norm – much like piped mains water and drains. Indeed it is now current Government and County Council policy to provide such a connection to all households. No builder is going to attempt to sell a house without such a facility. Suggest remove the policy as redundant overkill.	This policy is considered relevant for Welbourn.
C Policy H1	This requirement is pious and totally unnecessary. How is a developer supposed to achieve this task in any meaningful time scale? How much time and how much money has been spent on this Plan doing the same thing only to conclude that the task is not sensibly possible (para 2.7). A developer will not attempt to build unless he judges there is demand. Most importantly, the Parish Council is not competent to judge him on that score. Suggest delete this time wasting, expensive policy.	Agreed. Delete CH1.
C Policy H2	All these objectives are already covered in the Plan so this policy is pointless as such.	Agreed. Delete CH2 and in line with the comments from Anglian Water paragraph 3, regarding sewerage system capacity, should be reflected in the housing development policy.
C Policy EN1	(a) is already a requirement in law; items b, c and d seek to instruct the Parish Council which the Plan may not. These items need to be re-expressed accordingly.	Agreed. Delete CEN1.
CWB 5	It is not clear what this policy is intended to mean as the path is already passable. What is the intention? Suggest this idea be re-considered or dropped.	Agreed to amend.
CWB 4, 5 and 6	Who is to do these things? The policies must assign responsibility.	Covered by paragraph 3.1

	CTH 5	This idea has been tried recently and it failed for lack of support. No harm in keeping it however.	Noted.
	CTR 2	This policy risks being an ill judged, poorly informed idea which will create more danger than it seeks to reduce, although superficially it looks sensible. During recent road works the contractor used traffic lights at this point which caused significant grid-lock at school exit time due to the extremely high density of traffic. This idea needs more research and thought.	This safety issue was raised by a number of parishioners and as such, is relevant. The exact format of the crossing will be determined by the Highways experts.
	CTR 3	This process has already been started. No harm in keeping the idea, however.	Noted.
	CTR 4	Already in process. No harm in keeping the idea, however.	Noted.
	CTR 5	Already in process. Grandmother's eggs surely? Is it not appropriate to seek to tell others (LCC Highways) how to do their jobs but we still need to fight our own corner.	Add the word 'continue'.
	Introduction	Someone has told me he started reading the Plan and gave up, which is disappointing but not surprising. Members of another group had not even started it. Might I suggest that the Introduction is unduly long and repetitive and that elements of Section 2 rightly belong in the Introduction. The Introduction would benefit from a complete overhaul to remove this repetition. The existing 9.5 pages could readily become not more than 5 without diminishing the message thus not putting readers off.	Noted.
	Village description	The team might wish to expand the description of the village to include aspects which may have been overlooked; the following contains ideas which are surely relevant but are not mentioned: <u>Services</u> . Within the village is there are a village church, a	Noted.

		<p>post office, a shop, a primary school, a recently modernised village hall, a public house, parish allotments, a large playing field, two farms and a light engineering works. The village has pumped mains drainage, mains power (via overhead lines) and telephone links which support limited broadband (currently being upgraded) but it lacks mains gas. It is served by an hourly bus service between Lincoln and Grantham but does not have links to Sleaford and Newark, although residents have access to other subsidised public transport services on request. Mobile phone reception can be patchy to poor. There are a thriving Parish Magazine and a number of social clubs. The farms and the engineering works are served from time to time by very large HGVs. The nearest fire station is at Waddington with back ups available from Brant Broughton and Lincoln or Grantham. The nearest doctors' surgery is at Wellingore with alternatives at Bassingham and Caythorpe, all complemented by a pharmacy in Navenby. The village is roughly half way between Lincoln General Hospital and the Grantham Hospital both of which have an A&E facility.</p>	
5 X2		Blank form returned, i.e. no comments.	Noted.
6		<p>A comprehensive and well prepared document. I feel it meets the sensible aspirations for the village for the future. A lot of hard work involved! Thank you.</p>	Noted.
7	Whole Plan	Having read through the Plan in detail everything has been covered in a realistic and sensible manner – as against the idiotic Policies of Government and District Council.	Noted.

8	H2	We are pleased to note and to support this Policy to preserve the green buffer zone between the main road and the village. This is a unique asset for Welbourn.	Noted.
	H7	We are very much in favour of any action that the Parish Council can take to improve internet access and speed of connectivity in Welbourn.	Noted.
	CTH5 CTH9	A good idea to set up a Village Museum. I would be willing to join a history Group or Society. Don't forget "Welbourne" Virginia which we have visited; an 18 th century plantation house (now used as an up market B&B) named after this village by an early migrant to America, who used to live at Welbourn Hall (a Miss Welby).	Noted. Noted.
	TH10	Please note that in the list of Listed properties "The Old House" is incorrectly stated to be at Beck Street, whereas it is at The Green.	Noted.
9 X2	CTR1	Speed limit – I <u>do not</u> feel that further speed limits are required on the A607 (existing speed limit by the school could be enforced!).	Noted.
	CTR2	A Pedestrian Crossing by William Robertson School <u>IS</u> required. Congratulations on a very well considered and presented document. Keep up the good work – thanks.	Noted. Noted.
10 X2		We agree with all of the policies in the Plan and would like to thank all those involved for their hard work in it's production.	Noted.

11	<p>H1,2,3,4,5,6,7, CWB 1 & 2 EMP1 & 2 EN1, 2 & 3 C Policy H1 & 2 C Policy E1 C Policies CWB 1,2,3,4,5,6,7. C Policies TH1,2,3,4,5,6,7</p> <p>C Policy TH 8</p> <p>C Policy TH9 & 10 TR1 & 2</p> <p>TR3,4,5</p>	<p>Fully Support " " " " " " " " " " " " " " " "</p> <p>Caravan Park – feel this would be out of scale with village. Occasional weekend caravan rallies acceptable but not permanent availability. Also, where would this be – it <u>would</u> impact on environment.</p> <p>Fully support.</p> <p>Fully support. Long overdue.</p> <p>Fully support</p> <p>A very comprehensive and thoroughly researched plan. A very professional job. Thank you to all who have worked so hard for this.</p>	<p>All noted.</p> <p>Agree – policy removed.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
12	<p>H1 – 7 (inclusive)</p> <p>CWB1 ,2,3 & 4</p>	<p>Fully support " "</p>	

		“ “ I feel very strongly supportive of this.	
	CWB5	Fully support.	
	CWB 6 & 7	“ “	
	EMP 1 & 2	“ “	
	EN1, 2, & 3	“ “	All noted.
	C H1 & 2	“ “	
	C EN1	Fully support. Again, I feel very supportive of C CWB 5.	
	C CWB1 – 7 (inclusive)	Fully support.	
	CTH1 – 4 (inclusive)	I don't feel that this is realistic.	
	C TH 5	Fully support	
	C TH 6 & 7		
	C TH 8	I have great reservations about this. Occasional use of Village Hall and Playing Field seem appropriate to me.	Agree – policy removed.
	CTH 9 & 10	Fully support.	

	CTR1	I feel very strongly about this. I fully support an introduction of an extended reduced speed limit where the A607 passes the village.	All noted.
	CTR2	Fully support. I feel very strongly about this. Installation of a pedestrian crossing on the A607 outside the Sir William Robertson Academy is both urgently necessary and long overdue.	
	CTR3, 4, 5.	Fully support I would like to record my sincere thanks to all those parishioners who have given so freely of their time to produce such a comprehensive and professional plan.	
13 X2		Hello, read the plan, very well done.	Noted.
14		A well thought out and well structured document. My congratulations to all who have been involved.	Noted.
15		All policies in keeping with our village, allowing for natural development whilst maintaining the characteristics of Welbourn Village.	Noted.
16		Happy to support the development plan 2015-2030.	Noted.
17		I agree to the full development plan 2015-2030.	Noted.
18		I agree with all the policies in this Plan and would like to thank all those who have obviously worked so hard to produce it.	Noted.
19		I agree with all the policies in the Plan and hope that all the hard work involved in its production will be rewarded by a favourable response at the referendum.	Noted.

20	H1 – 7	Fully support all policies. However, I would be concerned if the pub were to be converted into a residential property/development as I think it is an important amenity for the village’s residents.	All noted
	CWB1 – CWB 7	Fully support all policies.	
	TH1 – TH7	Fully support all policies.	
	TH8	I think a permanent touring caravan park would make too much pressure on the village’s existing facilities/amenities and could result in an increased traffic burden.	Policy will be removed.
	TH9 – TH10	Fully support	All noted.
	TR1 – TR5	Fully support all policies.	
	CWB1 – CWB2	Fully support	
	EMP1 – EMP 2	Fully support	
EN1 – EN3	Fully support Thank you for producing such a thorough well thought through Plan.		
21 X2		We appreciate that a great deal of time and work has gone into this process. We hope that the Welbourn Neighbourhood Plan will be accepted.	Noted.
22		I naturally read this report with great interest and strongly complement the team of volunteers involved.	Noted.

		There is little for me to add except the formation of a monitoring group, probably attached to the Parish Council. The work already done is too good to lose.	
23	H2 EMP1 EMP2 EN2 H7 p 37	Use LP2 from C. Lincs Local Plan – stronger As long as there is no adverse impact on neighbouring land usersstd phraseology. Some qualification needed. Provided that it is safe and of a size and character in keeping with the rural nature of our conservation village. Either singly or in a cumulative effect will be considered. On condition there are no unacceptable impacts on neighbouring land users. Wi-Fi – Enough provision for Wi-Fi? LP10 Stronger way to ensure infrastructure.	Policy to be amended in line with Natural England recommendation. As above. Agree and adopt. Policy to be amended in line with recommendation from the Mobile Operators Association MONO CONSULTANTS LIMITED. Noted.
24	2.28 2.29	I think the curtilage should be removed or we will lose the character of the village by filling in the gaps/spaces. Welbourn Farmers Ltd. Is not on the list of employers. Development Plan and that four employees be added: 1 full-time – lives in Welbourn 3 part-time – one from the village, 2 outside the Village One part time may become full time within the next 5 years. Future expansion is expected There are some things I do not agree with especially in the community section, but everyone needs to have an opinion in a democratic society.	Opinion noted. Noted - Agreed that Welbourn Farmers Ltd. should be included in the list of employers in the Welbourn Neighbourhood Plan Noted.

		A lot of work has gone into this document and it should be recognised.	Noted.
25	Agricultural land	The language used in several instances is emotive and exaggerated. Examples are describing the agricultural land around the village as “prime” when it is mainly Grade 2 & 3. Grade 1 would be prime!	The wording for this policy will be changed in line with the recommendation from Natural England. “Agricultural land, which will ensure that the best and most versatile agricultural land is protected”.
	Bus service P10	The bus service has been reduced but not “drastically”. There are similar villages with no bus service!	The half hourly bus service during the day was cut by 50%. The Bus Timetable dated 29.10.07 shows that the last bus from Lincoln to Grantham Monday – Thursday was 20.45 hrs. On Friday and Saturday 23.15 hrs. Sunday was 19.45. Allowing plenty of time for working or social activities. The last bus now Monday to Saturday is 18.20 hrs. Sunday 16.45 hrs.
	2.36	There is a further example in the first sentence of Paragraph 2.36 which refers to attempts to “impose” mass house building. It would be far better to say <u>there have been several attempts for large scale housing development which were firmly rejected with the decision being upheld on Appeal.</u> I personally spent a considerable amount of time opposing the Robert Aitkin Appeal on behalf of the Parish Council. Since that time however the Village curtilage was extended on the south side of Hall Orchard Lane where all the houses bar one (no doubt this plot has been retained for future access to the adjoining land) have now been built.	Agree to amend.
	2.36	Paragraph 2.36 refers to a decision by the Parish Council to allow Affordable Housing to be built in CI1088. This is wholly	When NKDC circulated a request for land for the development of affordable homes, four sites were put

Village school	<p>inaccurate. The Parish Council were asked by the District Council to express their preference between two possible “Rural Exception Sites” which had been identified by them for a small group of Affordable Houses. Rural Exception sites are areas where large scale market housing would not be allowed. The Parish Council expressed a preference but was not in a position to and did not make a decision to allow development.</p> <p>The Plan states that 49% of households who responded to the 2012 Householders Survey had moved into the Parish in the last 5 years. The plan however focuses entirely on the needs of those now living in the village. More than half of the children at the village primary school are from outside the village. Have the parents of these children been consulted as to whether they would move to the village if appropriate housing was available. Likewise have those who travel to work within the parish been consulted?</p> <p>In summary of the above if the N’P’ is to be robust the above points should be addressed. Should it be necessary to resist adverse development in the future a planning expert identifying any inaccuracies or obvious omissions in the plan preparation or content would readily contend that the entire document is flawed.</p>	<p>forward by land owners. Following an onsite review with the Parish Council and NKDC, the Parish Council was asked by NKDC to decide which one of two of the sites they preferred. The following are copies of notes from the Welbourn Parish Council meeting 14 December 2011</p> <p><u>AFFORDABLE HOUSING SITE.</u></p> <p>NKDC had selected two sites from its own list as potentially suitable for affordable housing and sought the Council’s preference. After debate it was agreed by a majority vote that Area 1 off Crosby Lane was the more suitable.</p> <p>The school holds information of the children’s parents/guardians. This information is confidential so the school would have to take on the task of finding out if parents/guardians would like to move to Welbourn. The suggestion was put to the Primary School and the response was. “This is not a task that the school should take on”.</p> <p>With regards to appropriate housing being available - there are always a number of homes for sale in Welbourn of various sizes and cost for families to purchase/rent should any of the parents or guardians of the children wish to do so.</p>
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Introduction	<p>Section 1 Introduction</p> <p>The N’P’ has to conform to the strategic policies of the NKDC Local Plan as referred to in paragraph 1.5. The introduction implies that the N’P’ can override the Local Plan policies. I suggest that the paragraph is re worded to say that ‘Welbourn decided to prepare a N’P’ to supplement the Local Plan policies’.</p>	<p><u>National Planning Policy Framework 2012 paragraph 185 states:</u></p> <p>Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its <u>general conformity</u> with the strategic policies of the Local Plan and is brought into force, <u>the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.</u></p>
Housing 1.1 2.2	<p>Housing Within Section 2.2 it is stated “House prices, compared to national averages, are low, in common with most of Lincolnshire. Having said that, it is felt by many that price levels and availability of low-cost housing are preventing some of our young adults from securing living accommodation within the Parish. This in turn may lead to an exodus of young people in the future.”</p> <p>The plan identifies a possible site for two Affordable houses on the south west extremity of the built village but otherwise fails to address this identified need.</p> <p>Affordable Housing needs to be integrated in the heart of the village and not hidden away implying that those who occupy such housing are second class citizens.</p>	<p>It has come to light during this consultation, (See Response reference numbers 35 and 36) that a number of young people have returned to live in the village and found accommodation. Thus providing evidence that there is a supply of homes which are within their price bracket for purchase or rent. Plan will be amended accordingly.</p> <p>The 2012 questionnaire did not identify an immediate need for Affordable Homes.</p> <p>Welbourn is a small village. There is nowhere that is ‘hidden away’.</p>

Curtilage	<p>A request from the District Council for the Parish Council to express their preference between two possible sites which they had identified as possible “Rural Exception Sites” for Affordable housing divided the village and was the catalyst to preparation of the Neighbourhood Plan. The provision of Affordable housing has not been adequately addressed.</p> <p>There are several references in the plan to 29 houses having been granted Planning Permission, 23 of those are contained within two sites. One of the sites has had Planning Permission for in excess of 30 years and the other has had Planning Permission for some 8 years. It is clear that the granting of Planning permission does not mean that the houses will be built. In my opinion the housing allocation in the draft plan is inadequate.</p> <p>The emerging Local plan removes village curtilage boundaries. Welbourn parishioners have been balloted on whether or not they to retain a curtilage for development and overwhelmingly decided they did. In my opinion a modest extension of the curtilage on the west side of the village would however be appropriate.</p> <p>If curtilages are removed from the Local Plan when it is adopted the retention of a village curtilage will be meaningless. The N’P’ should address this scenario.</p> <p>One of the intrinsic features of Welbourn is the varied pattern of development. Maintaining a very tight curtilage</p>	<p>This statement is not correct.</p> <p>Discussions about the production of a Neighbourhood Plan were ongoing through 2011 and the decision to produce a Neighbourhood Plan was made at the Parish Council meeting on the 14th September 2011. The Vote for the location of the Affordable Homes was not until the 14th December 2011.</p> <p>The Protest against the vote by parishioners was at the Parish Council meeting on the 8th February 2012</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>The Steering Group are seeking advice on this.</p> <p>Noted.</p>
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	<p>will result in much higher density housing detracting from the present form. The fields within the area enclosed former railway embankment are relatively small, irregular in shape, and not easily worked by large modern machinery.</p>	<p>We disagree with your opinions. The fields you refer to are almost the size of the built area of the village. With regards to modern farming machinery, the farmer uses such machinery on this land and does not appear to have a problem with it.</p>
<p>Proposed sites for Development p26/27</p>	<p>The use of bird scarers for crop protection has created conflict with new village residents. These factors would support a future application for development within this area. The inclusion of Site 6 for 9 houses is illogical and in conflict with other parts of the plan. The site is not accessed from within the core of the village but off the A607 with a national speed limit of 60 mph. Development of the site for housing would result in the loss of employment land and conflict with: Section 1.9 Sustainability Appraisal.</p>	<p>The use of the description ‘new village residents’ is inappropriate. There is no evidence is there of this? Noted. This area has planning permission for two dwellings, the approval also includes widening of the road as it joins the A607.</p>
<p>Employment 2.26</p>	<p>The second criteria states “Maintain and improve “A THRIVING AND PROSPEROUS LOCAL ECONOMY” EMPLOYMENT Section 2.26 Plan Objectives: The second objective states “Ensure that existing employment sites are kept for employment wherever possible and appropriate”</p>	<p>This is only a proposed site.</p>
<p>2.29</p>	<p>Section 2.29 includes Welmac UK Ltd who occupy the site is one of four who anticipate future business expansion and the creation of new jobs is show as “Ongoing”</p>	<p>It is understood that Welmac rent some of the site. Noted.</p>

	<p>Museum.</p> <p>Additional Public Facilities.</p> <p>Touring Caravan Park.</p> <p>Twinning</p>	<p>Replacing employment land will potentially be much harder than identifying suitable sites for housing.</p> <p>Museum. The establishment of a standalone Museum is unrealistic. A modest Museum could possibly be established within the Village Hall. The Blacksmith Shop and Church already contain a wealth of history.</p> <p>Additional Public Facilities. There is good provision within the Village Hall and the additional facilities referred to are not needed.</p> <p>Touring Caravan Park. Totally inappropriate and the idea has already been rejected by the Village Hall Committee.</p> <p>Twinning. Inappropriate and in my experience these arrangements are short lived. Engaging Parishioners in clubs and village organizations would be far more beneficial.</p> <p>I do recognise that a vast amount of time and effort has been put into preparation of the plan. I hope you find my observations and comments constructive and helpful.</p>	<p>Comment noted.</p> <p>Noted.</p> <p>This Policy is to be removed.</p> <p>Noted.</p> <p>Noted.</p>
26		<p>In common with I believe most of the other residents of Welbourn I do not wish to see any large scale out of keeping development in or around the village. However, I do not feel the strategy of rejecting all but the most minor change is likely to achieve this result. I am concerned that the idea that any development must be within the existing curtilage may well be less effective than accepting that some of the odd shaped pockets of land on the fringes of the curtilage should be available for development.</p> <p>The nation needs more homes and they have to go somewhere. I suggest that it is more sensible to accept – on</p>	<p>Noted.</p> <p>Noted.</p>

2.36	<p>terms – some small scale development that would benefit the village community than to be utterly intransigent and expose ourselves to something much larger on the basis that we just would not talk about anything but (almost) the status quo.</p> <p>The narrative of the Plan and the policies it suggests should be expressed in a measured professional and consistent and objective manner. In particular 2.36 is expressed most improperly and appears to reflect the opinions of the authors. I quote ‘Since the 1980’s there have been several attempts made by landowners ofagricultural fields to impose mass housing developments.... <u>‘The correct way to express this would have simply been to say that since the 1980’s there have been several applications for planning permissions on large areas of agricultural land which if successful would have led to mass (?) housing development.</u></p>	Agree and will be adopted.
Introduction	<p>Later in the same paragraph there is a reference to ‘... the Parish Council’s decision to allow affordable homes to be built...’ which is not correct. As I understand it the Parish Council responded to a request to identify which of a series of possibilities identified by the District Council should be a rural exception site should there be one in the village. Who owns any land concerned in a planning application is wholly irrelevant.</p> <p>I do appreciate the huge amount of time and effort that has gone into the Plan so far.</p> <p>My specific comments:-</p> <p>1. A very misleading impression is given of what the Plan can do. This must be put right.</p>	<p>Noted.</p> <p>Noted.</p> <p>See response to same comment above.</p>

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In the introduction it is incorrect to say that communities have '...the right to shape their future development at a local level. Those communities that do not produce such a plan will be subject to plan rules set by another body which may not fit their aspirations'. Likewise that 'thePlan will form part of the District Council's Local Plan '

It has been plain from the outset and continues to be the case that any Plan needs to fit it with local regional and national planning guidance and is accordingly limited in effect.

The correct position is that stated on the Gov.co.uk website.

Neighbourhood development plans

A neighbourhood development plan establishes general planning policies for the development and use of land in a neighbourhood like where new homes and offices should be built what they should look like. The plan can be detailed or general depending what local people want.

Neighbourhood plans allow local people to get the right type of development for their community, but the plans must still meet the needs of the wider area. In most cases

Noted – disagree.

The Plan will become part of the statutory development Plan for the area.

The Plan must have regard to National Planning Policy Framework and be in **general conformity** with the local Plan.

Noted. More detailed information on the subject can be found in the Localism Act 2011, Neighbourhood Planning (General) Regulations 2012, Neighbourhood Planning (General) (Amended) Regulations 2015, The Neighbourhood Planning (Referendum) Regulations 2012 and the National Planning Policy Framework 2012. These are the main documents which are used and referred to when producing Neighbourhood Plans.

Noted.

Noted.

1.2	<p><i>we expect this will mean that neighbourhood plans will have to take into account the local council's assessment of housing and other development needs in the area.</i></p>	
1.9 p,15	<p>Likewise 1.2 'The Parish Council.... wanted to ensure that local people made the decisions where any new development should take place rather than leaving this decision to outside bodies with little or no knowledge of our Parish'.</p> <p>The Neighbourhood Plan is simply not capable of so doing and this must be made plain at the outset. It is acknowledged later. 'It (the Plan) will be in general conformity with and will comprise part of the planning policy framework for the District', but a reader needs to get to the detail at 1.9 on page 15 to find that.</p>	<p>Disagree. What you are implying is that the Plan must conform to the Local Plan. A key element is to have regard to the principle of 'general conformity' with local strategic policies and plans and to have regard to national policies and guidance. The reasoning behind the use of the concept of general conformity is to allow a degree of flexibility in drawing up Neighbourhood Plans.</p>
Foot p.10	<p>If, which may be the case, parishioners have been given the erroneous impression that <i>they</i> and only they can decide about development, then that must have had an effect on the replies to the questionnaires and in turn on the Plan. Replies may be on the basis of what people want, not what is realistic, and the results correspondingly skewed.</p> <p>2. Parishioners need to appreciate that economic reality means there is no chance of affordable housing within the present village development area or curtilage howsoever described. This is because land within it is of high value so a developer is likely to build larger homes that can be sold on better terms. Consequently any affordable housing can only be outside the curtilage on land released purely for that kind of housing – a rural exception site. Whilst acknowledging</p>	<p>Noted.</p>

2.1	<p>that there is a need for affordable housing – foot of page 10 – the Plan fails to address this issue and is inconsistent with the objective at 2.1 to ‘... Meet the needs of all Welbourn’s demographic groups, now and for future generations’. The Plan recognises – 2.3 – that there are 29 unused planning permissions already – affordable housing on them is never going to happen.</p>	Noted.
2.3		
H1	<p>3. Similarly the Plan needs to recognise that the important point is not the existence of a village curtilage but <i>where</i> it is. Please see Policy H1. A policy that development must be within the curtilage begs the point. What if the curtilage is extended? It is not as helpful as it looks to the proposition that any development should be severely restricted, should that be the community’s wish. Much the same applies to arguments that the existing foul and surface water drainage is not adequate for many more houses. That is simply an invitation to a large scale developer offering better systems as part of the deal.</p>	
	<p>4. The potential sites for future development are not well chosen.</p>	Noted.
	<p>Site 1 is buried away behind the former council houses and some distance from most of the village amenities.</p>	Noted.
	<p>Sites 2, 3 & 4 seem fine.</p>	Noted.
	<p>Site 5 is particularly inappropriate situated as it is in the heart of the village squashed in with poor access on a very narrow lane.</p>	Noted.

H5	<p>Site 6 is wholly inappropriate having no access save from the A607 a busy main road and no association at all with the rest of the village.</p> <p>5. Affordable homes. Please refer to the points made earlier. The criteria at Policy H5 are expressed far too narrowly. Does the community really only wish for new residents with existing connections, do those who have moved to the village without existing connections here contribute nothing to village life? Clearly they contribute a lot and ironically may live in quite recently constructed accommodation.</p>	<p>Noted.</p> <p>Noted.</p>
EN3	<p>6. Policy EN3 asserting that it is Agricultural land. This is not prime agricultural land which would be grade 1 and there is no point asserting that it is. That does not help the argument.</p>	<p>The Policy states that the land is graded as 2 and 3 and not 1 as you suggest.</p> <p>The wording for this policy will be changed in line with the recommendation from Natural England.</p> <p>“Agricultural land, which will ensure that the best and most versatile agricultural land is protected”.</p> <p>We are not aware of an argument!</p>
Tourism	<p>Tourism. Surely many of these aspirations are not only unrealistic but inconsistent and inappropriate. The present village organisations struggle to survive and much of the work in them is done by quite a small core of individuals. Welbourn is a lovely village which I love but not big or interesting enough for much of this. Do we really want car parks, public toilets, a cafeteria? This hardly seems to fit in with maintaining the character of the village and the prospect of a touring caravan park is horrific! To make a</p>	<p>The Steering Group has spent many hours constructing this draft plan to give the parishioners the widest possible choice of options. Clearly the respondent does not appreciate this fact and has chosen instead to be negative.</p> <p>The point of the Tourism policies was to create jobs and income for the Parish which supports the overall policy of its long term sustainability. This is in complete agreement with the National Planning Policy</p>

	powerful case the Plan needs to be internally consistent. In making an argument it does not always help to put in everything you can think of.	Framework and the proposed New Local Plan. Given the size of the Parish, we are not envisaging mass hordes of visitors. The character of the village would be both enhanced and further protected by these policies, not threatened as some suggest. The quality of life for the parishioners would not be threatened and for those who found employment and income as a result of these policies, it would be improved.
Signs	8. Signs. There are various references to signage. This should be kept to an absolute minimum. It is said that the village environment becomes progressively more urban, more kerbs, more signs, more lights, a concern the Plan does not mention at all. Again a plethora of signs damages the, visual character of the village and is inconsistent with the desire to preserve that.	Noted.
Solar panels	9. Solar panels profoundly affect the village scene visually and are subject to no planning controls even within the conservation area. This is a simple and effective way in which the appearance of the village can be controlled and again there is no comment at all on it. Have the Group looked into that?	Noted.
2.26	10 2.26 again. Yes a lot of people did come to the public meeting but this is no more evidence of the kind needed by the Plan than my impression from various conversations that those who would like to see some development hardly dare say so.	The consultations with parishioners have allowed everyone to have their say, and although their comments have been published for all the community to see, their names have remained confidential. Therefore your “impression” that people wanting development “hardly dare say so” seems unjustified.

Curtilage	<p>If only the number of people who came to that meeting participated in village life it would be lovely!</p> <p>11. The use of language describing the 'curtilage' needs to be very carefully considered so that what is meant is beyond doubt. I do not 100% agree with the principle but I think the intention is that there should be no development outside the line round the village currently described as the curtilage. If so that needs to be made clear. If there is such development – or if the concept of a curtilage disappears – does the Plan need to consider what happens next? Does it need to say for example that should overall planning policy change development around the village should be limited to an area pre agreed with residents of the parish and in keeping with the character of the village and an organic expansion of the present road pattern?</p> <p>12. This is another example of why I am worried that close focus on the present curtilage takes the eye off the ball. What we want to avoid is a big developer coming along and saying not to worry about concerns about the roads and sewers mentioned in your Plan, we'll build a load of new ones and a big new access road and lots of new houses too and we'll offer you an inducement in the form of a section 106 agreement so you can have all those lovely facilities you said you aspired to in your Plan! A major local developer attended at least one of the public meetings; the important issue is not whether there should be small scale development at the bottom of anyone's garden but how we best protect the village from large scale development.</p>	<p>Agree.</p> <p>Noted – disagree.</p> <p>Noted.</p>
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<p>27 X2</p>	<p>p.21 Housing 2.5 p.28/29</p> <p>Section 3 3.8</p> <p>C Policy TH9</p>	<p>Overall a very good plan, very comprehensive.</p> <p>This states that new development sites should be on the eastern boundary of the village not on the west. This indicates that the green space should be retained as a buffer between the village and the A607. On the map (p.27) there is a potential site for 1 house, on the eastern side of the village (4) unless you include site (6) which is at the north/east extremity. Development on the eastern side of the village will be difficult in view of the desire to retain the buffer zone and curtilage. Playground equipment. Spending needs to be in line and restricted to the actual rather than perceived demand. Alternative might be sharing with other organisations / sponsors. Twinning: Is there enough interest in this and persons prepared to follow it through to keep it ongoing for future years. Would the benefits justify the effort and costs?</p>	<p>Noted.</p> <p>Noted.</p> <p>Development sites on the eastern side are within the curtilage and not in the Local Green Space. However, the Local Green Space may have to be reduced in size – Steering Group seeking expert advice on this.</p> <p>Noted.</p> <p>The answer to this is that it will only be known if it is tried.</p>
<p>28</p>	<p>Policy H1</p> <p>Policy H7</p>	<p>Delete the word ‘prime’. I understand that the agricultural land around Welbourn is not of the highest grade. A developer would argue that medium grade land is up for grabs. What does ‘optical fibre’ mean? Does it mean optical fibre? Please provide a definition in the glossary.</p>	<p>The wording for this policy will be changed in line with the recommendation from Natural England. “Agricultural land, which will ensure that the best and most versatile agricultural land is protected”. The meaning of ‘optical fibre’, or ‘fibre optic’, as it is referred to in the Plan, is a very thin, flexible glass or plastic strand along which large quantities of information can be transmitted in the form of light pulses. It is used in telecommunications, medicine and</p>

		Comment: Generally well written document which should serve the development needs of the Welbourn over the Plan period	other fields. Noted
29		Thank you for producing the Welbourn Neighbourhood Development Plan. It has been an enormous project and I am grateful to the Parish Council and the Steering Group for producing such an in depth document. We now have a detailed picture of our lovely village and the promise of a bright future.	Noted.
30 X2	H1 H2 2.8 & 2.9 H3,H4,H5,H6,H7 CWB1 & CWB 2 EMP1 & EMP2 EN1,EN2,EN3 C. Policies ALL	We support the objective Full support, Agreement with suggestions. Full support. Agreed Agreed Agreed Agreed	All noted.
31 X2		Thank you for all your hard work. I think you have covered everything. We don't need more houses if our population is static. There should be a safe crossing on the A607 for the school	Noted. Noted.

		children before there is an accident, but it is a pity we need a speed restriction at the William Robertson School during the weekends and at night.	
32 X2	p.10.para 8	Subjective phrases. Para 8 – there is a ‘good’ balance of social housing and privately owned – in who’s opinion? What are the actual figures and separate social housing for families from social housing for elderly?	Agree to remove ‘there is a good’. ONS 2011 Welbourn Tenure figures show that there are 42 households rented from the Council.
	Para 9	Might not be a good balance for both separately. Number of social housing for families is much lower balance than 20 years ago. ‘The bus service has been drastically reduced due to low usage’. It was not reduced from ½ hourly to hourly because of low use – just removal of funding. What figures are there to prove low usage? It’s always well used when we see it. Also historically the bus service was always hourly, it only changed to half hourly over a small 5 year (ish) period. For a rural village 10 miles from a town an hourly bus service is fantastic. If the implication is a reduced service was a result of low usage we might get further cuts. This document should be supporting good bus links - this sentence could be read as saying the opposite.	Comments noted and disagree. The District Council decides who will live in these dwellings. When the bus company cut the service several of the Parish Councils along the route tried to get it re-installed, but the bus company said it was not viable.
	p.11. para 2	Para 2 – This section on pop. Trends, employment, housing, services, then comment on gas guns - seems out of place, very specific. This issue should be dealt with by DC Environment/Noise Department, not within this document.	Noted but disagree.
	p.16	Community Policies – These should be for the Community of Welbourn to implement, not the Parish Council. The P.C. is	The Parish Council must take ownership and provide leadership for these policies but clearly other people

p.18	<p>only one village organisation and the church, schools and Village Hall Committee could be involved and (I'm thinking about funding application forms, often not able to be applied for by P.C. Needs to be a different body, often charity).</p> <p>Whole basis of the Plan seems to be to limit housing to 39 over a 15 year period. However, figures used in this document such as the census seem to suggest this is a vast underestimate. (you can't include facts then ignore them). If we gained 19 houses in 10 years but only 1 extra member of the population, this suggests that we would only gain 2 extra people over the next 15 years. This would give Welbourn a stagnating population and to be sustainable it would need to grow about 10% per 10 years. i.e. 15 increase in 10 years. All new houses in last 10 years had more than 2 bedrooms. This makes the 39 houses allocated a low amount to match needs.</p>	<p>will need to be involved.</p> <p>The data used for the calculation was provided by ONS and the Council Tax Banding data.</p>
p.21 2.4 para. 1	<p>Many subjective comments and incorrect facts in this section.</p> <p>Line 3 = Hardly anyone living in the Parish moved to another home within the Parish' 'Hardly' is subjective. How many? Were these figures collected? Can't remember a question saying 'Have you ever moved within the Parish?'</p> <p>On a quick 5 min think, we could think of 8 families that had moved within the village in past 10 years. If it included a longer period it's over 20 years (we have names if needed). This is 10% of households. Hardly insignificant.</p>	<p>Thank you for bringing this information to our attention. This section will be amended.</p> <p>The number of 30+ people/adults who have returned to the village and have found accommodation is clear evidence that there is sufficient housing stock available at affordable prices. (This information is supported by Response reference number 36). This section will be amended accordingly.</p>

Para 2	<p>This whole paragraph is subjective and undermines your own data collection saying that there ‘were <u>only</u> 22 requests from current owner occupiers..... and further 8 further 8 need for low cost housing. So, 30 households out of 206 responses need and expect to have housing needs in future.. That’s 15%. Again use of ‘only’ implied it was a small number. 15% is a significant number.</p>	Agree to delete the word ‘only’.
1 st line (subjective words) underlined	<p>“The Survey did not unearth any ‘<u>real</u>’ immediate need for extra houses, <u>only</u> a few comments of <u>conjecture</u> (youngsters) about what might be needed.”</p> <p>This implies the opposite to your findings that you list.</p> <p>Another gaping omission is the number of ‘next generation’ households there are in this village. We got to 20 + names of people/adults who live in this village and were living here as children. (Names can be given as a list if needed). I think we could get to 30+.</p>	Agree to delete ‘real’.
Para 3 1 st bullet point	<p>1st bullet point says ‘<u>Naturally</u> this makes the <u>assumption</u> that those youngsters will want to set up home in Welbourn, which may be <u>incorrect</u> when decision time comes.</p> <p>This is a very subjective statement. Using current trends it seems very likely that a good proportion of our youngsters will choose to stay in Welbourn. If this information was needed there should have been a direct question to get reliable data! Did you live in Welbourn as a child??</p>	Disagree.
2.5 Bullet point 3	<p>Bullet point 3. There is a contradiction within the document. This says development within the existing curtilage should be on the eastern boundary not the western. However, there is a special green space on the Western and none on the eastern. Two conclusions a developer might make:</p>	Noted.
		Development will be within the curtilage and not on the Local Green Space.

p.20	<p>1. If there is new development on the Eastern boundary next to a very important green space, does this undermine the green space'</p> <p>2. If there is an area of land outside the curtilage that is specially protected – perhaps that means there is some room for manoeuvre on land outside the curtilage elsewhere.</p> <p>Also on p.20, 5 of the existing areas planned for houses, Fig. 3, are already on the eastern boundary.</p>	<p>No, provided that the development is in accordance with the policies.</p> <p>Noted.</p> <p>The areas 1 to 5 on the map Fig. 3. are on the western side of the village. The areas 6 and 7 are on the western side of the village. All have planning permission to develop homes.</p> <p>The script says 'employment growth opportunities'.</p>
p.25 Table 3 & last paragraph	<p>3rd paragraph 'Employment opportunities are very limited due to rural location'. The facts prove otherwise. We have a large number of employment opportunities in Welbourn compared to the size of the village. The rural location has not limited these businesses.</p>	<p>Growth estimates provided by ONS forecast. See p26 for housing calculation.</p>
P. 28-29	<p>Again contradictions. These facts suggest the population over 19 years will grow by 80 people – as we only gained 1 person (census) in past 10 years with 19 houses, then these facts prove we need more than 39 new houses.</p> <p>Local Green Space.</p> <p>There was no question in any survey that asked residents 'If we had a green space, where should it be?' If so we believe many would have protected the Cliff Edge. (these fields could become redundant pastures, low grade arable and thus brown field sites which have been identified as areas of possible housing).</p>	<p>The suggestion of a 'buffer zone' between the village and the A607 came from the responses to the 2012 questionnaire survey. The title was changed to 'Local Green Space' as dictated by the National Planning Policy Framework. This policy was supported by the 2014 consultation and again in this pre-submission consultation.</p>

Policy H5 – Affordable Houses.	<p>It can be assumed that villages did not see it as an area of particular interest before the last survey as they were out of the curtilage.</p> <p>As the WNDP group rightly recognise most people do not want houses outside the curtilage and the overwhelming response on the last survey was not a desire to protect this area in particular, but a reaction against the proposed houses.</p>	Noted.
P.28	<p>If you designate an area (other than genuine i.e. Cliff Edge area of beauty) as a green space not for building it undermines the idea that <u>any</u> land outside the curtilage can be built on.</p> <p>If the rule is ‘no houses outside the curtilage’ then this area is already protected – or that rule is worthless if another rule is needed.</p>	Noted.
Policy CWB 1	<p>If the village genuinely wanted it protected it would have shown in all consultation surveys.</p> <p>1. Working and living should be separated. Keep this to working and delete ‘has either lived’</p> <p>2. Make this a living criteria. Add ‘Or has lived themselves in Welbourn for any 2 year period at any time in their lives’.</p> <p>This will encourage Welbourn families to return to the village and as the high proportion of the current population do this it represents a genuine group with needs.</p>	Parishioners have provided evidence to support this.
Policy CWB 1	<p>Add Cliff Edge to this list. There is no specific protection of the Cliff Edge and it could be vulnerable to future development.</p>	They are separate.
Policy EMP 1	<p>Add points 2,3,4 from Policy H4 to safeguard against undesirable development.</p>	Covered by No1.
		As you say above, a high proportion of the current population return to the village, so there is no problem.
		Agree to look into this for protection.
		Already covered in housing policies.

Policy EN 1	Add retain Cliff Edge as local beauty spot – specifically.	Agree to look into this.
3.23 C Policy TH8	Touring Caravan Park. Please can we have the figures on how many or the % of the community that requested this?	This policy will be deleted.
p. 56, point 5	<p>a) How does it fit with planning? Does it have to be within the curtilage? If so it contradicts the reason for limited housing. “village roads are narrow” Can the roads cope with additional traffic created by further housing? Well how can you suggest a caravan site with 20 – 30 caravans on these narrow roads every week?</p> <p>b) As it does not state it will be within the curtilage this could mean unacceptable building outside the curtilage. If the site fails and becomes a brownfield site it would meet the plan’s own rules to allow brown fields to be developed. We are concerned the Cliff Edge, when it is no longer needed as pastures, could become a caravan site.</p>	<p>The consultations allowed <u>all</u> parishioners of Welbourn to have their say about the future development of the village. If a member of the community put forward a sensible suggestion it would have been included in the consultation so that the rest of the community could decide if they agreed with the suggestion or not.</p>
p.54 3.26	<p>Tourism Asset Inventory – add Cliff Edge as area of outstanding natural beauty. Although our many comments may appear negative, it is because we are interested residents who wish to actively take part in Welbourn’s future.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
	<p>We read the document with great admiration overall, for all the hard work and commitment all of those who have been involved, both past and present, must have given to this project.</p>	<p>Noted.</p>

		Apart from the issues outlined, it broadly has our support and we feel it covers most things.	Noted
33 X2	P14 1.5 P38 2.23 P40 CWB1 P42 2.29 P57 3.31 P21 2.4	<p>First of all we would like to recognise the amount of work that has gone into the Plan up to now. We know this involved many meetings and hours of paperwork.</p> <p>Please clarify the position on the referendum after the independent examination. Is it just a <u>majority</u> vote? Is there a minimum number of votes that have to be cast? (Bit worried if only 5 people vote and it's 3:2 in favour, does that pass?)</p> <p>Village Activities should also include Book Club, Nordic Walking, Badminton, Table Tennis and Keep Fit.</p> <p>Outline how the 'Village Amenities' will be protected?</p> <p>Should we 'anticipate' new commercial enterprises that may want to come to our village in the future?</p> <p>Stronger wording please for Ped. Crossing on A607 (before anyone is killed?)</p> <p>Please check Statement 'Hardly anyone living in the Parish.....Parish' (We can think of at least 8 who have!!)</p>	<p>Noted.</p> <p>Yes – a majority vote cast is required. There is no minimum number of votes.</p> <p>Noted.</p> <p>Where the facility requires planning permission, it will be refused if it does not comply with the policy. We are not able to answer this at this time.</p> <p>Noted.</p> <p>Thank you for this information – the comments referred to will be amended in light of new evidence at Response number 35. See previous comment on this subject.</p>
34 X2		<p><u>1.1 - Background to the Parish</u></p> <p>P.9 - Delete historical, change service towns to market towns, Doomsday is spelt Domesday.</p> <p>During the 1960's some of the older properties were demolished as not being fit for human habitation although many other properties were sensitively restored.</p>	<p>Noted.</p> <p>Agree to amendments.</p>

	<p>All these projects were rejected by villagers and by the <u>Parish and District Councils, a decision also supported by a public enquiry.</u></p> <p>P.10 - add village shop and post office to list of village services and facilities.</p> <p>Tourism is virtually non-existent—I am sure NKDC would challenge that statement and we have a <u>deserted medieval village site.</u> We don't have a good balance of social housing currently, almost 75% of our family council houses have been sold under the right to buy legislation.</p> <p>The local bus service has been sharply reduced it is true, but we still have a bus at least hour which is a remarkably good service for a settlement such as Welbourn.</p> <p>P.11—scope for improvement, we think it would be reasonable to acknowledge the hard work that many people do voluntarily in our village rather than to simply say there is scope for further improvement.</p> <p>P.16—Maintain and improve the thriving and prosperous economy <u>including agriculture.</u> NB over 90% of our parish area is agricultural land—the total area is 3,300 acres/1250 hectares.</p> <p>P.17</p> <p>2.1 para. 5. — It will protect the historic integrity of Welbourn <u>in terms of both form and character.</u></p> <p>2.2</p> <p>The NDP does not state whether or not we agree with Welbourn's continuing status as a third tier village as a designated by the NKDC Local Plan of 2007. Presumably we</p>	<p>Agree.</p> <p>Agree to amend.</p> <p>Noted and disagree.</p> <p>Agree to amend to 'reduced'.</p> <p>Agree.</p> <p>Agree.</p> <p>Agree.</p> <p>Noted.</p>
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do if we wish to resist proposals for large scale housing schemes.

P.22

2.4—We are not aware that there is a current overall “Lincolnshire” architectural style in terms of village buildings, do we mean we wish to conform to those presently adopted in considering proposals for new housing within a Cliff Villages setting. Figs 3 and 4 should also make clear that the dotted areas around the settlement refer to the area designated as having special landscape character and therefore a significant feature in considering new planning applications.

Agree.

P.25

2.7—“An infrastructure that is already at maximum capacity ” etc—there is a considerable contradiction emerging here since this is a key factor in resisting any sizeable increase in housing development for the future, yet at a later stage there are proposals for a major increase in tourist/visitor influx as set out in section 3.16. This also is not compatible with the statement in 3.27 which states that the objective is to reduce village road congestion.

Agree.

Noted.

Noted.

P.33

2.18, 2.19—Design features—We feel this section needs some further elaboration which we will set out on a separate sheet.

Agree.

P.38

2.23—Stepping Out Walks and Public Field Paths.

The Gardeners’ Club and Reading Group could be added to this list.

Noted.

P.39

2.24—Lovely Junior School should read Primary School—we would have thought there would have been more positive observations on the quality of life in the village at this point.

Agree.

P.42

2.30—Policy Emp 1. The development of the agricultural sector, while generally desirable this may need some qualification in terms of very large scale livestock units for example which would be hard to accommodate in terms of the current infrastructure within the parish and on environmental grounds.

Agree.

P.44

2.32 —Sir William Robertson High School should read Sir William Robertson Academy. It is now a comprehensive school including a sixth form.

Agree.

We note that this list only mentions two farming units, there are eight in the parish as a whole, including four village based and a poultry unit on the periphery. There are also a number of small holdings.

Noted.

P.45

2.34—“The village is surrounded by cultivated fields” - should perhaps refer to the open countryside as a general term.

Noted.

P.45

2.35 —“Agricultural fields” should read “Agricultural land”.

Agree.

P.46— Policies EN1 and EN2 appear to set out somewhat different objectives which in some cases would produce incompatible results, in particular policy EN2 appears to reach contradictory conclusions while supporting on one

Noted.

hand alternative sources of energy presumably wind farms and solar arrays as well as telecom masts, at the same time observing there should be no unacceptable impact on nearby residents or wildlife. A further thought on the issue of the environment would be to note the singular lack of woodland within our parish, in fact woodland is less than 1% of the total area. Also under this heading we might specifically set out the key characteristics in terms of the open countryside since our parish consists of areas of The Heath, The Cliff or scarp slope of the Lincoln Edge and the flat plain of The Lowfields area stretching to the River Brant. There are obviously significant differences in landscape terms between these areas.

P.54

3.26—“Temple Breuer” should be Bruer and is not in our parish. Some of these heritage sites are not accessible to the public including the airfields, Sapperton medieval village site, the old Co-operative Shop and St. Chad’s Well site. Also according to our records there are 21 listed buildings in Welbourn.

P.56

3.29—Village Roads 5. This raises again the contradiction of challenging the suitability of our road and traffic systems for accommodating any further housing development and yet it is a key policy within the NDP to establish Welbourn as a significant tourist venue. This issue needs to be resolved prior to the final documentation since potential developers who undoubtedly will pick up on this point and challenge why new housing and extra traffic cannot be accommodated

Noted will amend.

Noted.

		<p>while on the other hand an influx of tourist visitors can be absorbed. Also returning to the point of tourism, Policy TH8 touring caravan park, this facility really raises similar issues as that posed by additional residential development and it may well be difficult to provide adequate screening for caravans within our very open landscape and environment. This would of course be a planning issue.</p> <p>P.63—References. We are very surprised that you did not see fit to list the Action Plan and the Village Appraisal which was completed in 2005-6. These documents contain a great deal of background material which would support the aims and policies of the NDP and a useful source of maps, plans and photographs. This major source of information was based on a very extensive survey completed by our parishioners who provided a rich source of statistical data on the nature of our community and its setting.</p>	<p>TH8 to be deleted.</p> <p>Agree.</p>
35 X2	All of the Plan	Plan is an excellent piece of work. We have no issues.	