

This form has two parts:

Part A – contact details

Part B – your representation

Please fill in a separate sheet for each representation you wish to make.

Ref:

(for official use
only)

Part A

1. Personal Details*		2. Agent's Details (if applicable)
<i>* If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in column 2.</i>		
Title	Mr	
First name	Ben	
Last name	Hall	
Job title (where relevant)		
Organisation (where relevant)		
Address line 1		
Line 2		
Line 3		
City/Town	Creaton	
County		
Postcode		
Telephone number		
Email (if provided we will always contact you this way)		

Part B: Please use a separate sheet for each representation

Please note all comments will be made publically available. If you do not have sufficient space in the box please continue on a separate sheet or expand the box.

3. To which part of the Local Plan does this representation relate?	Paragraph number	Policy number	Policies Maps
Please see letter attached to this form.			

4. Do you consider the Local Plan is: (please tick in the box below as appropriate and then provide details in the space below)				
4. (1) Legally compliant?	Yes	✓	No	
4. (2) Compliant with the Duty to co-operate?	Yes	✓	No	
4. (3) Sound?	Yes		No	✓
4 (3) Please give details of why you consider the Local Plan is not sound, referring to the tests of soundness as appropriate, be as precise as possible. Please see letter attached to this form.				
5. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the matter you have identified at part 4(1) or 4(3) above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.				
Please see letter attached to this form.				

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matter and issues he/she identifies for examination.

6. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? (please tick as appropriate)			
No , I do not wish to participate at the oral examination	<input checked="" type="checkbox"/>	Yes , I wish to participate at the oral examination	<input type="checkbox"/>

7. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

8. Please tick the box if you wish to be notified of further progress of the Local Plan.	<input checked="" type="checkbox"/>
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9. Signature	B.Hall	Date	05.10.2018
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Thank you for taking the time to complete the form.
Please return it to the Local Strategy Service at Daventry District Council
by 4.30pm on Friday 5th October 2018.
Responses received after this time will not be accepted.

Dear Sir/ Madam,

I write as the owner of Berkeley, 15 Teeton Lane, Creaton. My comment on the Proposed Submission Local Plan predominately relates to a drafting mistake contained on the Council's draft policies map for Creaton. In order to successfully reiterate my comments, I have attached the title plan for my property and a snapshot of the Council's proposed policies map for the settlement edge of Creaton.

As you will note, the layout of garden and wider land associated with my property extends to the south west of the building, beyond the southern elevation of the property itself. It does not form what I would consider a normal 'back garden' that would extend out to the rear of the property, which in this case would be due east of the property.

I have reviewed the Council's proposed draft policies relating to development in small settlements such as Creaton which I note is a 'Secondary Service Village'. It suggests that development will be located within the confines of the settlement as defined on the attached map. As such, should I wish to extend my property within the boundary of my own curtilage, using the draft maps, I will currently be against this policy as any building will be located outside of the boundary.

I do not consider this approach to be justified by the Council in the context of a review I have undertaken of other nearby settlement boundaries as shown as part of the draft plan documents. None of these settlement boundaries simply 'cut' gardens in half from the settlement edge as the policy boundary states for Creaton and my property. As such, it is considered that this approach the Council has applied specifically to Creaton's settlement boundary is not consistent with other secondary village envelopes.

Furthermore, Table 3 'Criteria for Defining Village Confines' suggests that *'Buildings and curtilages which are contained and visually separate from the open countryside that are clearly part of a coherent network of buildings that form the village'* will be classified as being inside the confines of the village.

As such, I believe the garden of Berkeley is contained and visually separate from the open countryside. It is heavily planted with trees, vegetable garden, orchards and is hemmed in by a building with planning consent for a business and a complex of barns and agricultural buildings to the west and two houses to the south. No part of this garden runs out into open countryside. The proposed settlement boundary should therefore be amended to include the full extent of the curtilage of Berkeley.

The village in recent years has been lacking in any development for family housing and I feel that my efforts to buy a property within the locality which has potential to accommodate a family subject to sensitive growth is justified.

I consider my concerns to be valid in this context and likely consider this is a drafting error made by the Council during a desk-based analysis.

I would be grateful if you could therefore amend the policy maps to include the curtilage of my property in line with other settlement boundaries throughout the District. Should you need any further information on this, I would be more than happy to discuss and provide this detail.

I look forward to hearing from you.

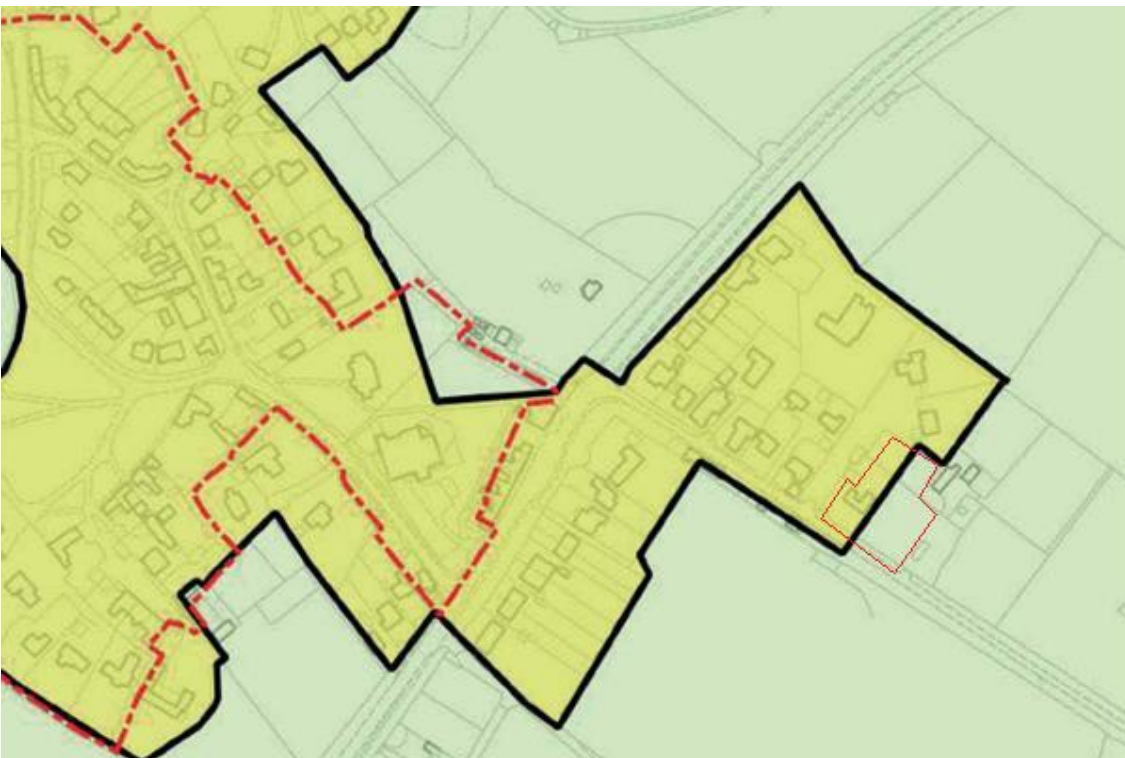
Yours Sincerely,

Ben Hall

Appendix 1: Site Location Plan & Policy Map Extract



A1: Berkeley, 15 Teeton Lane, Creton – Site Location Plan



A2: Policies Inset Map Extract – Creton