



WELTON NEIGHBOURHOOD DEVELOPMENT PLAN

Summary of responses received at Regulation 16 stage (submission)

Regulation 4(3)(b)(iii) of the Neighbourhood Planning (Referendum) Regulations 2012 (as amended)

The following table comprises a summary of the responses received to the submission consultation of the Welton Neighbourhood Development Plan.

All of the responses summarised below were considered by the examiner when preparing his assessment of, and recommendations towards, the Welton Neighbourhood Plan. Where significant representations were received the summary and conclusions provided by the respondent have been used to populate the tables below. The summary of comments reflects the views put forward by the consultee and are abridged as faithfully as possible to ensure that the purpose of the original representation is maintained. The responses can be reviewed in full on the DDC website at:

www.daventrydc.gov.uk/neighbourhoodplanning

Responses received to the submission consultation that were submitted to the Independent Examiner.

Respondent	Support/Object/Comment	Summary of response
Alison Chippington	Support	I can confirm that the plan has been carried out with full consultation of the residents in Welton, giving proper opportunity for discussion and input through a local consultation process. It is well thought out and meets the basic conditions.
Andrew and Jane Power	Comment	I agree it is imperative to maintain a separation between Welton and Daventry and not to allow any further encroachment In order to preserve views of the countryside suggested in the plan, particularly View 6, additional trees should be planted along the canal to hide the new developments at Monksmoor. The same should occur to hide the proposed Micklewell Development.
Anglian Water	Support	It is noted that there are existing policies relating to water supply, quality, wastewater infrastructure and flood risk as set out in the adopted West Northamptonshire Core Strategy (policies BN7 and BN7A) which will be used in the determination of planning applications. Given that the Core Strategy already includes a district wide policy relating to these issues. It is not considered necessary to include similar policies in the Neighbourhood Plan. Therefore Anglian Water has no comments relating to the content of Neighbourhood Plan.
Bernice and Nigel Adams	Support	Support the entire Welton Neighbourhood Plan. In particular, strongly agree that Welton should stand firm against losing its identity, character and setting by any coalescence with Daventry. Strongly support Policy 4 of the Welton Neighbourhood Plan.
	Support	We would suggest that the proposed green wedge between Welton and Daventry should be extended eastwards to meet the edge of the Flood Zone (marked in blue on the DDC Part 2 Local Plan Policies Map) to further protect the village from any coalescence.
Brian Harrabin	Object	Believe the village boundary was incorrectly redrawn on an un natural line to artificially restrict development. It is inside the village as numerous representations by the Parish about boundary demonstrate. Believe the boundary

		should line through with the village 'Welton' sign on the Daventry Road.
Daventry Town Council	Support	Daventry Town Council submits its support of the draft Welton Neighbourhood Development Plan, and wishes to continue to participate in any future examination of the plan.
Daventry District Council	Comment	Several factual updates suggested to the plan including an update on DDC's 5 year land supply position. Some suggested amendments to policy 1 and 8 to make the neighbourhood plan consistent with the emerging Settlements and Countryside Local Plan and some suggested amendments to policy 10 to provide clarification. Suggested amendments to Policy 5 (Heritage Assets) to ensure consistency with the NPPF
Gladman	Comment	The PPG makes clear that neighbourhood plans should not contain policies restricting housing development in settlements or preventing other settlements from being expanded. It is with that in mind that Gladman has reservations regarding the WNP's ability to meet basic condition (a) and (d).
	Object	Policy 1 - Oppose the use of settlement boundaries if these would preclude otherwise sustainable development from coming forward. The Framework is clear that development which is sustainable should go ahead without delay. The use of development limits to arbitrarily restrict suitable development from coming forward on the edge of settlements does not accord with the positive approach to growth required by the Framework and is contrary to basic condition (a). There is also no evidence to justify restricting development to being small scale
	Object	Policy 5 - With reference to designated heritage assets, the Policy should refer specifically to paragraphs 133 and 134 of the Framework. For non-designated heritage assets, the policy must reflect the guidance set out within paragraph 135 of the Framework. This states that the policy test that should be applied in these cases is that a balanced judgement should be reached having regard to the scale of any harm and the significance of the heritage asset. Gladman believe that this policy needs to be redrafted in order to ensure that it conforms with the guidance and requirements set through national policy.
	Object	Policy 8 – The policy lacks sufficient evidence to demonstrate why these views are of such value to the local community. Opinions on landscape are highly

		subjective, therefore, without further evidence to demonstrate why these views are considered special will likely lead to inconsistencies in the decision-making process. Gladman consider that to be valued, a view would need to have some form of physical attribute. This policy must allow a decision maker to come to a view as to whether particular locations contains physical attributes that would 'take it out of the ordinary' rather than selecting views which may not have any landscape significance and are based solely on community support. An area's pleasant sense of openness to open countryside cannot on their own amount to a landscape which should be protected.
Historic England	Comment	We have no further comments to add to those in our letter of 20 June 2017.
Natural England	Comment	Natural England does not have any specific comments on this draft neighbourhood plan.
Network Rail	Comment	Network Rail has no comments to make.
Norton Parish Council	Comment	There are no adverse comments. Councillors asked me to convey to you that they considered the plan excellent and well thought out.
Peter Mossop	Object	There are 3 churchyard gates on High Street – therefore to clarify the location of the listed gateway in the wall, it might be helpful to describe it as being 'opposite the lower churchyard gate on High Street'.
NCC Surface Water Drainage	Object	<p>Policy 3 - The plan fails to recognise the issue of flooding and water management.</p> <p>No allocated sites are included within the plan however due to the flood risk from surface water it would be pertinent for the plan to include policy measures which specifically target flood risk. Policy 3 at present is ineffective in promoting flood mitigation. Policy 3 should require that all new development and where possible all redevelopment should mitigate flood risk by incorporating sustainable drainage systems. Developments of 10 dwellings or more will require submission of a drainage strategy in compliance with Local Standards for surface water drainage. Within the Neighbourhood Plan reference should be made to the following links for advice on flooding, NCC Flood Toolkit assessed at https://www.floodtoolkit.com/ and for advice on development https://www.floodtoolkit.com/planning/surface-water-drainage/ For information on the measures which can be taken to mitigate the risks of groundwater flooding:</p>

		<p>https://www.floodtoolkit.com/wp-content/uploads/2017/05/10.Groundwater.pdf We would recommend Policy 3 addresses flood risk specifically, stating: All new development and where possible all redevelopment will mitigate flood risk by incorporating sustainable drainage systems to the 1 in 200 year plus climate change standard. Visible elements of such systems shall be in keeping with the character area.</p>
NCC Development, Infrastructure & Funding	Comment	Northamptonshire County Council key services (Education, Fire & Rescue, Libraries and Broadband) have no further comments to make at this time, over and above those submitted as part of the previous consultation