

**Report of the Director of Place and Strategic Growth**

**LOCAL PLAN - RESPONSES TO PROPOSED MODIFICATIONS**

**1 Purpose of report**

To provide an update on progress with the Plan for the Borough of Wellingborough (PBW) and to agree responses to representations received on the proposed modifications to the plan.

**2 Executive summary**

Work has been progressing on preparing the Plan for the Borough of Wellingborough. The plan was submitted to the Secretary of State on 30 January 2018 and the examination remains ongoing. Consultation on the proposed modifications to the plan ran from 10 July to 21 August 2018. Representations on the Main Modifications will be considered by the Inspector. This report seeks to agree responses received to other modifications.

**3 Appendices**

Appendix 1 - Representations received to Main Modifications

Appendix 2 - Proposed responses to representations received to Proposed Modifications to the Policies Map

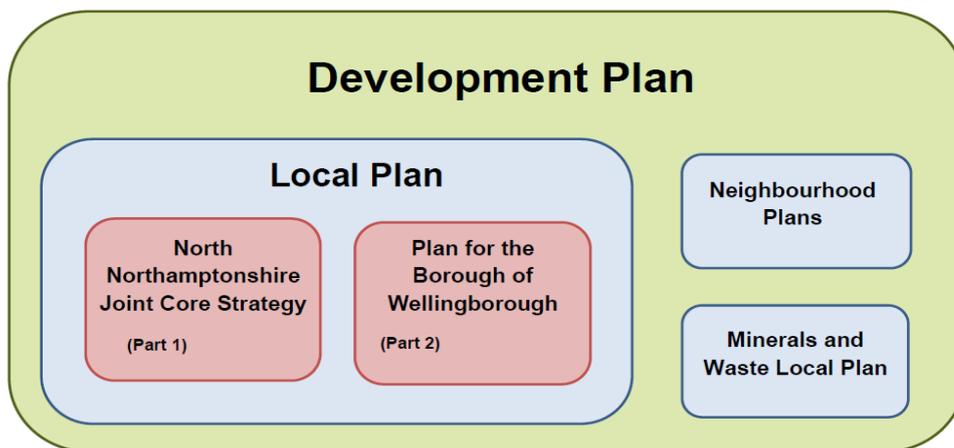
**4 Proposed action:**

**The Committee is invited to RESOLVE to:**

**4.1 Agree the responses to the representations received as set out in Appendix 2.**

**5 Background**

5.1 The PBW is being prepared to help guide future development and planning decisions in the area. It will sit alongside 'The North Northamptonshire Joint Core Strategy' (JCS). Together these documents will both form the 'local plan' for the borough (The JCS being 'part 1' and the PBW being 'part 2'). Both documents will cover the period 2011 to 2031. The local plan together with neighbourhood plans and the Minerals and Waste Local Plan will then form the development plan which will assist in determining planning applications.



- 5.2 The JCS sets out the strategic planning policies for the area. The PBW compliments and adds local detail to these strategic policies. The PBW does not need to repeat policies contained within the JCS or those within the National Planning Policy Framework (NPPF). A glossary of terms commonly used in the context of the local plan is included as Appendix A within the PBW.
- 5.3 A Local Plan Advisory Group has been established to enable councillors and officers to discuss the topics that have arisen following consultation and evidence gathering. That group met on 24 August, 5 October, 2 November and 7 December 2015; 22 February, 11 July and 31 October 2016; and 27 February, 22 May, 31 July 2017 and 11 Dec 2017. The background papers and the PBW have been amended to reflect discussions had at those meetings.
- 5.4 An update on progress with the plan was provided to the Development Committee on 19 March 2018. This report set out three schedules of modifications which had been agreed with the Inspector: Main Modifications; Minor Modifications; and Policies Map Modifications. These schedules together with a Sustainability Appraisal Update and a Habitats Regulations Assessment were subject to public consultation from 10 July to 21 August 2018.
- 5.5 Planning Inspector Mike Fox BA (Hons) DipTP MRTPI was appointed to undertake the independent examination into the soundness of the plan. His role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound – namely that it is:
- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
  - **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
  - **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
  - **Consistent with national policy** – the plan should enable the delivery

of sustainable development in accordance with the policies in the Framework.

## **6 Discussion**

- 6.1 The Inspector can recommend 'main modifications' (changes that materially affect the policies) to make a submitted local plan sound and legally compliant only if asked to do so by the local planning authority under section 20(7C) of the 2004 Planning and Compulsory Purchase Act as amended). This request was agreed at the Development Committee meeting of 11 September 2017. The council can also put forward 'additional modifications' of its own to deal with more minor matters.
- 6.2 The local planning authority is required to consult upon all proposed main modifications. Depending on the scope of the modifications, further Sustainability Appraisal work may also be required. The Inspector's report on the plan will only be issued once the local planning authority has consulted on the main modifications and the Inspector has had the opportunity to consider the representations on these. Whether to advertise any 'additional modifications' is at the discretion of the local planning authority, but they are advised to do so at the same time as consulting on the main modifications.
- 6.3 Whether the modifications constituted a main modification or a minor modification was agreed with the Inspector. It should be noted that the Policies Map is not a development plan document and therefore it is not appropriate for Inspectors to recommend Main Modifications to it. Rather the role of the Policies Map is to illustrate geographically the application of policies in the plan and it is for the local planning authority to update this to ensure consistency with the adopted plan. All three schedules together with a Sustainability Appraisal Addendum and a Habitats Regulations Assessment were subject to public consultation from 10 July to 21 August 2018. All of the documents are available to view through the online consultation portal: [http://wellingborough-consult.limehouse.co.uk/portal/wellingboroughplan/main\\_modifications?tab=info](http://wellingborough-consult.limehouse.co.uk/portal/wellingboroughplan/main_modifications?tab=info). The consultation only related to the modifications. It was not possible at this stage to raise new issues concerning the plan. As a result of this consultation 17 representations were received to the Main Modifications from 7 respondents. These have been sent to the Inspector for his consideration. The responses received including the modifications requested are set out in Appendix 1; they are also available to view online: [http://wellingborough-consult.limehouse.co.uk/portal/wellingboroughplan/main\\_modifications?tab=list](http://wellingborough-consult.limehouse.co.uk/portal/wellingboroughplan/main_modifications?tab=list). Of the 17 representations received, 11 consider the modifications to be sound and 3 are confirming no comments. No responses were received to the Minor Modifications. Two representations were received from two respondents to the Policies Map Modifications.
- 6.4 The decision on how to respond to the representations on the Policies Map rests with this council. Officer responses are suggested in Appendix 2 and it is recommended that the committee approve these recommendations. No further changes are proposed to the plan.

- 6.5 The Inspector's report is expected during the autumn of 2018. Once the examination process is complete, adoption is the final stage of putting a local plan in place. This requires confirmation by a full meeting of the local planning authority (regulation 4(1) and (3) of the Local Authorities (Functions and Responsibilities) (England) Regulations 2000).

## 7 Legal powers

Planning and Compulsory Purchase Act 2004 (as amended); The Town and Country Planning (Local Planning) (England) Regulations 2012 and Environmental Assessment of Plans and Programmes Regulations 2004. Self-build and Custom Housing Building Regulations 2016.

## 8 Financial and value for money implications

The efficient production of the local plan protects against costly planning appeals and is therefore value for money. Production of the plan in house with the use of consultants for specific evidence production is a cost effective way of producing the plan balanced with the need to minimise the time to adoption.

The funding for additional resources for the production of the PBW was agreed by resources committee in December 2013.

## 9 Risk analysis

| Nature of risk              | Consequences if realised   | Likelihood of occurrence | Control measures  |
|-----------------------------|--|--------------------------|---|
| Lack of a local plan part 2 | Reliance on the JCS for planning decisions with a consequential lack of local detail   | Medium                   | Prepare local plan part 2 to supplement the JCS   |
| Lack of a local plan part 2 | More appeals against planning refusals due to saved local plan policies becoming out of date, leading to more awards of costs. | Medium                   | Update the timetable and proceed through the various stages in the plan making progress towards adoption as soon as possible. |

## 10 Implications for resources

None – this work is currently being undertaken by officers in the planning policy team supported by the North Northamptonshire Joint Planning and Delivery Unit.

A programme officer has been appointed and is in post to support the Inspector through the examination.

## 11 Implications for stronger and safer communities

The local plan will help to make stronger and safer communities by producing policies that guide development to the most appropriate locations and to deliver sufficient housing, jobs, retail and other land uses.

**12 Implications for equalities**

An equality impact assessment (EqIA) screening has been completed for the plan. This identified that there is no anticipated negative effect on groups with protected characteristics. The plan includes a policy which seeks to improve housing to meet the needs of older people.

**13 Author and contact officer**

Sue Bateman, Senior Planning Officer

**14 Consultees**

Liz Elliott, Managing Director  
Julie Thomas, Director of Place and Strategic Growth  
Bridget Gamble, Director  
Vicki Jessop, Assistant Director  
Adrian Piper, Assistant Director (Corporate Landlord)  
Victoria Phillipson, Principal Property and Projects Manager  
Martyn Swann, Principal Planning Manager  
Simon James, Planning Policy Manager, North Northamptonshire Joint Planning and Delivery Unit  
Danny Gordge, Service Accountant

**15 Background papers**

None



## Responses Received to Main Modifications

These representations will be considered by the Planning Inspector.

| Person ID | Full Name         | Organisation Details  | Person ID | Full Name              | Organisation Details                              | ID                 | Main Mod | Do you consider the proposed mods are Sound? | Which Test(s)* of Soundness the Proposed Main Modification fails to meet | Details of why the Proposed Main Modification is considered unsound.   | What modification(s) are considered necessary to make the Proposed Modification sound, |
|-----------|-------------------|---|-----------|------------------------|---|--------------------|----------|--|--|--|--|
| 986827    | Mr Gregory York   |   |           |                        |   | <a href="#">1</a>  | MM14     | No   | MM14 section D   | Please clarify what section D actually means as to the layman means nothing. 'There shall be no harmful impact on the living conditions of both existing and proposed residential occupiers, including those in Redhill Grange'. If there is housing built around the Estate or behind gardens affecting our outlook, being overlooked, noise, traffic etc etc then this is having a harmful impact on living conditions |  |
| 894051    | Stewart Patience  | Anglian Water Services Ltd                                  |           |                        |   | <a href="#">4</a>  | MM21     | Yes  |  |  |  |
| 894051    | Stewart Patience  | Anglian Water Services Ltd                                  |           |                        |   | <a href="#">5</a>  | MM20     | Yes  |  |  |  |
| 894051    | Stewart Patience  | Anglian Water Services Ltd                                  |           |                        |   | <a href="#">6</a>  | MM18     | Yes  |  |  |  |
| 894051    | Stewart Patience  | Anglian Water Services Ltd                                  |           |                        |   | <a href="#">7</a>  | MM17     | Yes  |  |  |  |
| 894051    | Stewart Patience  | Anglian Water Services Ltd                                  |           |                        |   | <a href="#">8</a>  | MM16     | Yes  |  |  |  |
| 894051    | Stewart Patience  | Anglian Water Services Ltd                                  |           |                        |   | <a href="#">9</a>  | MM15     | Yes  |  |  |  |
| 894051    | Stewart Patience  | Anglian Water Services Ltd                                  |           |                        |   | <a href="#">10</a> | MM12     | Yes  |  |  |  |
| 894051    | Stewart Patience  | Anglian Water Services Ltd                                  |           |                        |   | <a href="#">11</a> | MM11     | Yes  |  |  |  |
| 894051    | Stewart Patience  | Anglian Water Services Ltd                                  |           |                        |   | <a href="#">12</a> | MM10     | Yes  |  |  |  |
| 834143    | Mr Steven Beard   | Sport England   |           |                        |   | <a href="#">13</a> | All      |  |  | Thank you for consulting Sport England on the above.<br>We can confirm that we do not wish to comment on or raise any concerns with the main modifications.  |  |
| 1034468   | Spencer Jefferies | Development Liaison Officer National Grid                   | 1174193   | Ms Hannah Lorna Bevins | Consultant Town Planner Wood E&I Solutions UK Ltd | <a href="#">14</a> | All      |  |  | We have reviewed the above consultation document and can confirm that National Grid has no comments to make in response to this consultation.  |  |
| 495894    | Mrs Esme Cushing  | Principal Transport Planner Northamptonshire County Council |           |                        |   | <a href="#">15</a> | MM13     | Yes  |  |  |  |

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|           |                  | Highways   |           |           |                      |                    |          |  |  |  |   |
| 495894    | Mrs Esme Cushing | Principal Transport Planner Northamptonshire County Council Highways             |           |           |                      | <a href="#">16</a> | MM14     | Yes  |  |  |   |
| 1178573   | Ms Stacey Wylie  | Principle Project Officer/Development Management Northamptonshire County Council |           |           |                      | <a href="#">17</a> | All      |  |  | I am responding on behalf of Northamptonshire County Council key services (Education, Fire and Rescue, Libraries and Broadband) in relation to the current consultation on proposed main modifications to the Submitted Plan for Wellingborough. I can confirm that I have no comments to make at this stage in relation to the current consultation on behalf of these areas; other services may respond separately.  |   |
| 1167113   | Ms Sue Green     | Planning Manager Home Builders Federation  |           |           |                      | <a href="#">18</a> | MM8      | No   | B and C  | <p>The HBF is supportive of proposals to encourage self / custom build for its potential additional contribution to the overall housing supply. It is noted that policies which encourage self / custom build have been endorsed in a number of recently published Inspector's Final Reports for East Devon Local Plan, Warwick Local Plan, Bath &amp; North East Somerset Place-making Plan and Derbyshire Dales Local Plan. Furthermore Policy 30 of the adopted North Northamptonshire Joint Core Strategy (NNJCS) provides encouragement for self / custom build and requires a percentage of such plots on Sustainable Urban Extensions (SUE).</p> <p>However the HBF is not supportive of restrictive policy requirements for the inclusion of such housing on residential development sites of 50+ dwellings as proposed by the Council. This approach only changes housing delivery from one form of house building to another without any consequential additional contribution to boosting housing supply.</p> <p>If the Council wishes to promote self / custom build it should do so on the basis of evidence of need. The Council should assess such housing needs in its SHMA work as set out in the NPPG (ID 2a-021) collating from reliable local information (including the number of validated registrations on the Council's Self / Custom Build Register) the demand from people wishing to build their own homes. Any policy requirement for self / custom build plots on residential development sites should be fully justified and supported by evidence. The Council's evidence set out in Document M4-2-BCW Self Build and Custom Build Note identifies 39 entries on the Council's Self Build Register of which 28 indicate a preference for individual serviced plots. Of the 28 entries indicating a preference for an individual self build plot it is not</p> | <p>The HBF recommends that Policy H9 and paragraph 7.4.19 are deleted.</p> <p>If Policy H9 is retained then the HBF recommends that the marketing period is reduced to 6 months rather than 12 months. There are significant logistic problems for conventional housebuilders returning to site (after 12 months) to build out plots which have not been sold to self / custom builders. A shortened marketing period may allow conventional builders to build out unsold self / custom build plots at the end of a site's building programme before the development is completed.</p> <p>For the Wellingborough Local Plan Part 2 to be found sound under the four tests of soundness as defined by the NPPF (para 182), the Plan must be positively prepared, justified, effective and compliant with national policy. MM8 and MM9 are unsound and therefore should be deleted.</p> |

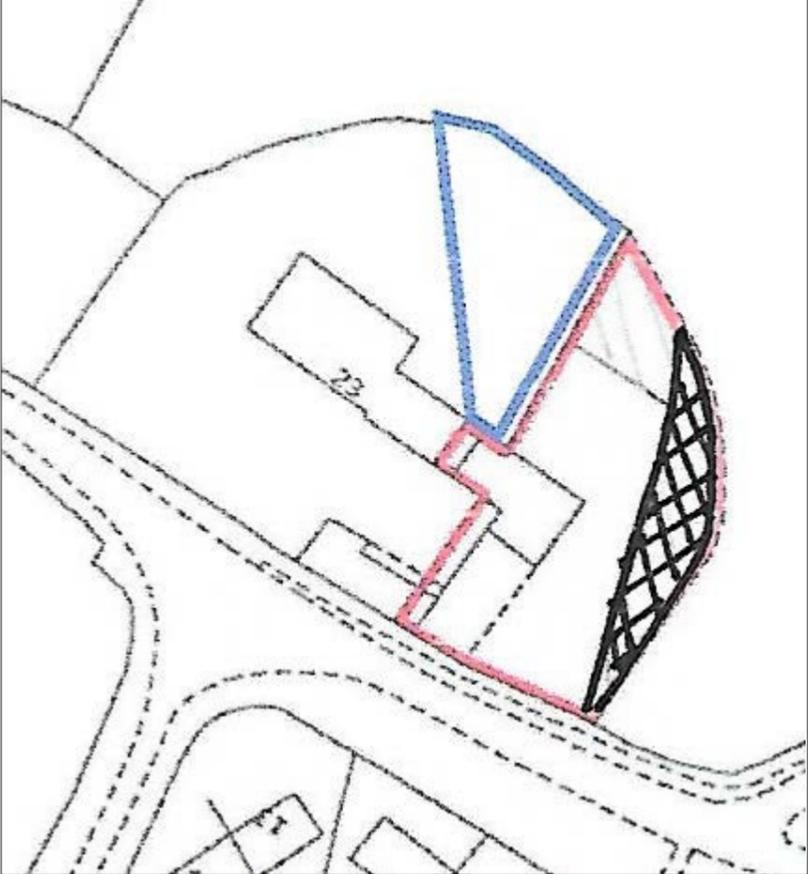
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|           |              |   |           |           |                      |                    |          |  |  | <p>known if the demand is for a single “stand alone” self build plot or as part of a mainstream housing development. There is no evidence from the Council which points to a specific demand for self / custom build plots on housing sites of 50+ dwellings. Therefore there must be considerable uncertainty as to whether plots on new housing estates would be attractive to self / custom builders.</p> <p>Before introducing any such policy the Council should give consideration to the practicalities of health &amp; safety, working hours, length of build programme, etc. as well as viability assessing any adverse impacts. The NPPG confirms that “different types of residential development such as those wanting to build their own homes ... are funded and delivered in different ways. This should be reflected in viability assessments” (ID 10-009). The Council should also consider the impact of no Community Infrastructure Levy (CIL) contributions as self / custom build properties are exempt.</p> <p>MM9 to Policy H9 and MM8 to its supporting text are unsound because there is no evidential basis to justify the requirement which will be difficult to implement due to insufficient guidance for applicants and decision takers. The policy causes unnecessary uncertainty so it will be ineffective.</p>   |  |
| 1167113   | Ms Sue Green | Planning Manager Home Builders Federation |           |           |                      | <a href="#">19</a> | MM9      | No   | B and C  | <p>The HBF is supportive of proposals to encourage self / custom build for its potential additional contribution to the overall housing supply. It is noted that policies which encourage self / custom build have been endorsed in a number of recently published Inspector’s Final Reports for East Devon Local Plan, Warwick Local Plan, Bath &amp; North East Somerset Place-making Plan and Derbyshire Dales Local Plan. Furthermore Policy 30 of the adopted North Northamptonshire Joint Core Strategy (NNJCS) provides encouragement for self / custom build and requires a percentage of such plots on Sustainable Urban Extensions (SUE).</p> <p>However the HBF is not supportive of restrictive policy requirements for the inclusion of such housing on residential development sites of 50+ dwellings as proposed by the Council. This approach only changes housing delivery from one form of house building to another without any consequential additional contribution to boosting housing supply.</p> <p>If the Council wishes to promote self / custom build it should do so on the basis of evidence of need. The Council should assess such housing needs in its SHMA work as set out in the NPPG (ID 2a-021) collating from reliable local information (including the number of validated registrations on the Council’s Self / Custom Build Register) the demand from people wishing to build their own homes. Any policy</p> | <p>The HBF recommends that Policy H9 and paragraph 7.4.19 are deleted.</p> <p>If Policy H9 is retained then the HBF recommends that the marketing period is reduced to 6 months rather than 12 months. There are significant logistic problems for conventional housebuilders returning to site (after 12 months) to build out plots which have not been sold to self / custom builders. A shortened marketing period may allow conventional builders to build out unsold self / custom build plots at the end of a site’s building programme before the development is completed.</p> <p>It is also noted that there are inconsistencies between Policy H9 and paragraph 7.4.19 any references to “serviced” plots should be removed from the supporting text in order to align with the wording of the policy as set out in MM9.</p> <p>For the Wellingborough Local Plan Part 2 to be found sound under the</p> |

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|           |           |                      |           |           |                      |    |          |  |  | <p>requirement for self / custom build plots on residential development sites should be fully justified and supported by evidence. The Council's evidence set out in Document M4-2-BCW Self Build and Custom Build Note identifies 39 entries on the Council's Self Build Register of which 28 indicate a preference for individual serviced plots. Of the 28 entries indicating a preference for an individual self build plot it is not known if the demand is for a single "stand alone" self build plot or as part of a mainstream housing development. There is no evidence from the Council which points to a specific demand for self / custom build plots on housing sites of 50+ dwellings. Therefore there must be considerable uncertainty as to whether plots on new housing estates would be attractive to self / custom builders.</p> <p>Before introducing any such policy the Council should give consideration to the practicalities of health &amp; safety, working hours, length of build programme, etc. as well as viability assessing any adverse impacts. The NPPG confirms that "different types of residential development such as those wanting to build their own homes ... are funded and delivered in different ways. This should be reflected in viability assessments" (ID 10-009). The Council should also consider the impact of no Community Infrastructure Levy (CIL) contributions as self / custom build properties are exempt.</p> <p>MM9 to Policy H9 and MM8 to its supporting text are unsound because there is no evidential basis to justify the requirement which will be difficult to implement due to insufficient guidance for applicants and decision takers. The policy causes unnecessary uncertainty so it will be ineffective.</p> | four tests of soundness as defined by the NPPF (para 182), the Plan must be positively prepared, justified, effective and compliant with national policy. MM8 and MM9 are unsound and therefore should be deleted. |

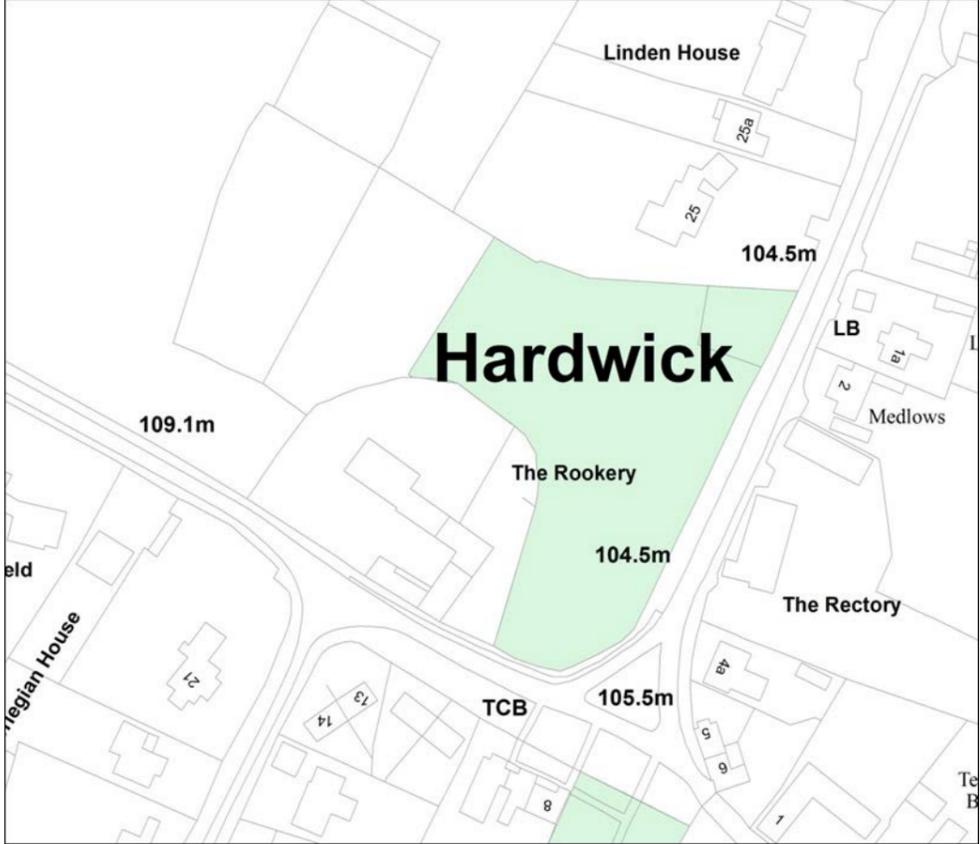
**\* Tests of Soundness**

- A – Positively Prepared
- B – Justified
- C – Effective
- D – Consistent with National Policy

Responses to Representations received on Proposed Modifications to the Policies Map

| ID  | Full name    | Organisation Details                         | Representation   | BCW Response   |
|-----|--------------|--|--|--|
| 003 | James Wilson | James Wilson Associates obo Richard Reynolds | <p>Our original representation against the plan identified that garden land within Hardwick had been included within Local Green Space (LGS 26) designation. The plan we submitted, see attached, outlined the land in question for 23 Hardwick (shown in blue) and also the Rookery (shown in red). In response to the representation in the Council's CON 8 table of responses to the Publication Plan it stated that <i>'It is accepted that this area has been included in the LGS in error. The council would support a proposed main modification to remove the area as indicated in Figure 2.'</i></p> <p>However, in the Policies Map Modification the area of garden land for The Rookery has not been included fully. It appears that the line of the boundary follows a fairly recent fence erected by my client which was for containing poultry. The original garden boundary for the Rookery is further to the East (by about 7m at its widest point) and can be seen on the Land Registry plan as a dotted line underneath the superimposed red line. A further plan is attached of the land which is not included.</p> <p><u>Modification requested</u></p> <p>Please could this modification to the Policies Map be amended to incorporate all of the garden land for The Rookery as originally identified by us and agreed for inclusion in the final plan by the Council.</p>  | <p>LGS are sites which are designated as being of particular special importance and which meet the criteria set out in the NPPF. Main Modification 4 seeks to clarify that private garden land will not be designated as LGS. The council therefore proposed a modification to the Policies Map to remove private garden land from LGS 26. The justification for designating this site as LGS is that it makes a positive contribution to the conservation area and the character and setting of the village. Wherever possible designations should be based on readily identifiable boundaries – either on the ground or on Ordnance Survey maps. This makes it much easier to apply the policies accurately. In this case the proposed boundary for the LGS follows a fence line which is also shown on the OS maps. This boundary is evidenced in aerial photos from at least 1999. This is therefore considered to be a defensible boundary. It also clearly demarcates the garden from the wider area which is very different in character. This can be clearly seen from both the aerial photograph and the OS Maps. It is therefore considered that the boundary has been correctly identified for the purpose of the plan and should not follow the land ownership boundary.</p> <p>Aerial Photo from 2011:</p>  |

Responses to Representations received on Proposed Modifications to the Policies Map

|     |                   |  |   |  |
|-----|-------------------|--|---|--|
|     |                   |  |   | <p>Proposed LGS boundary:</p>  <p><b>Action:</b><br/><b>No Change</b></p>  |
| 009 | Mr and Mrs Elgood |  | <p>We were surprised to discover, by following a Council tweet that part of our property, 3 Top Farm Lane, is included in the change described on the village boundary map. This was not at our request or our wish. Nor indeed was it done with our knowledge. We request that the map and the policy it describes is modified to return to our property to its current position.</p> <p>The map describes Top Farm House and Stables for which the address is 10 High St and the 3 houses, in particular our home, for which the address is Top Farm Lane. The area of concern to us is that part of our property is placed alongside part of the Top Farm and Stables estate in the area enclosed by the blue dotted line. It includes our gravel driveway, labelled , incorrectly, in large print, TOP FARM LANE and part of our front garden, a grass strip 2.5 metres wide which runs along the length of the driveway. Our driveway runs from our house to its entry onto Top Farm Lane. It passes between the boundary wall with no. 1 and the grass strip which is also part of the area annexed in the map. Our neighbours at no 2 have a right of way over the driveway.</p> <p>No tracks, lanes or driveways are shown, where our driveway now stands, on the ordnance survey map for 1999, the year in which we purchased the property (see attached copy of ordnance survey map). At some stage a copy of the ordnance survey map appears to have been produced with TOP FARM LANE overtyped on the driveway (in upper case letters slightly larger than the label for the metalled</p> | <p>Officers have met with Mr and Mrs Elgood to clarify the nature of their concerns and explain the background to the plan and the process for preparing it. Their concern about the inclusion of Top Farm Lane within the village boundary is based on an understandable misinterpretation of the plan included as Policy Map Modification A. The PBW is not seeking to include their driveway within an area known as Top Farm, but is seeking to identify the land within the village boundary as part of the built up area of the village in accordance with criterion A of Table 4.2 of the plan.</p> <p>The wording on the OS basemap is not something the council can change and Mr and Mrs Elgood have been advised to contact OS maps direct. Similarly access rights across the driveway are a private matter and not one for the local plan.</p> <p>The village boundary is considered to be appropriately drawn in the vicinity of Top Farm and the driveway is proposed to be included within the village boundary.</p> |

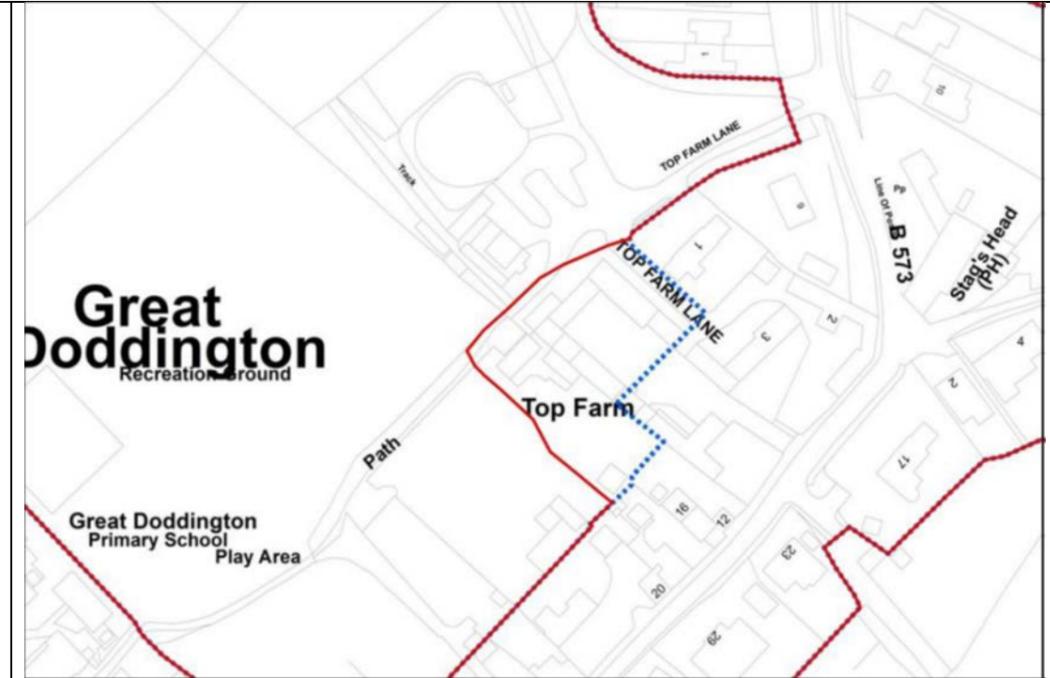
Responses to Representations received on Proposed Modifications to the Policies Map

lane that is Top Farm Lane) and this has on at least one occasion been used by others. It appears to be the one used in the policies map. However, neither we nor indeed our neighbours at number 2 have ever requested that the driveway be subsumed into Top Farm Lane. At no time have we ever been told that this has happened. We would certainly oppose it were it to be proposed. Hampton Brook, who have requested the change, sold the land on which our property stands to the builder B Yates Developments Ltd in May 1998; we bought from the builder. Hampton Brook relinquished all rights to the land when they sold it in 1998. We understand that they have long held the title to the Top Farm House Driveway onto the High Street but that does not connect with ours. We are bemused that, with no reference to ourselves, they are able to seek an alteration that impacts on our property and no one finds it necessary to advise us, the owners of the land, of this.

Modification Requested

The attached copy of our Land Registry plan shows clearly where our boundaries are (outlined in red). We would suggest that the blue dotted line should be drawn along the Top Farm side of our boundary and not, as at present, along our boundary with no. 1. For information our land starts 1 metre from the stone walls of the barn and stables that form the boundary with Top Farm House and Stables; the 1 metre strip being retained as a 'ransom strip' by the builder at the time we purchased our property.

2. Our driveway is not shown as part of Top Farm Lane. We believe that objections to modifications on the Schedule of the Proposed Changes to the Policies Map should be made to the Policy and Regeneration Department.



NB: the blue dotted line denotes the boundary proposed at the publication plan stage and the red line the boundary suggested as part of the proposed modification.

**Action:  
No Change**

Responses to Representations received on Proposed Modifications to the Policies Map