

Re-build . Manor Cottage ,Vineyards Road

Manor Cottage is a long-established premises overlooking Green Belt agricultural land. We fully understand the wish of the owners of Manor Cottage to change the premises to a family house more in keeping with others in Vineyards Road .

However, as long –time residents of Vineyards Road, we have experienced the need for any extensions/ re-builds to fully comply with all planning regulations and , above all, not cause harm to the surrounding Green Belt rural landscape.

We have the following comments /uncertainties that we feel should be thoroughly challenged by Welhat planners.

1) Green Belt compliance

No very special circumstances exist to allow Green Belt development. We understand that the proposed new-build will be a 46% increase in size over the existing premises. From professional planning consultants , we understand that this represents a materially larger new dwelling than the one it replaces.In contravention of Para 149 of NPPF (2021). Also, SADM34 in the draft local plan, is only a possible emerging policy . The long –awaited Local Plan continues to seem far from completion.

2) Road Safety

Any demolition & re-development will involve a lengthy spell of major traffic to and from the site. Vineyards Road already struggles with any HGV and other industrial vehicles traffic and parking. The part of the road around Manor Cottage is particularly vulnerable. We feel that significant off-road space needs to be provided to minimise safety issues for other road users.

The finished development envisages very significant hard standing and garage space. Suggesting it's use by a larger number of vehicles than a family home. Again highways safety and traffic movements need fuller consideration by Welhat Council.

