

Stathern Neighbourhood Plan 2020- 2036
Initial Comments of the Independent Examiner
Prepared by JOHN SLATER BA(Hons), DMS, MRTPI, John Slater Planning Ltd
16th March 2021

Inspector's questions	Comments
Regulation 16 Comments 4. I would firstly like to offer the Parish Council the opportunity to comment on the representations that were submitted as part of the Regulation 16 consultation. I am not expecting a response in respect of every point, just those that the Parish Council feels it wishes to respond to.	Thank you, noted, we have responded to various points.
Strategic Policies 5. Can Melton Borough Council confirm which of Local Plan policies are, for the purpose of the basic condition, the strategic policies that the Neighbourhood Plan has to be in general conformity with?	Melton Borough Council (MBC) response required.
Screening Assessments 6. I would be grateful if Melton Borough Council could send me copies of its screening reports for both the SEA and HRA.	MBC response required.
Policy H1 – Limits of Development 7. With the recent granting of the appeal against the refusal of application 19/01193/ OUT, does the Parish Council have a view as to whether the settlement boundary should be enlarged to include that land within the village envelope? If it does, can I be provided with a revised Figure 2.	<p>This application is now subject to a Section 288 Town and Country Planning Act (1990) Statutory Challenge to the appeal decision in the High Court, submitted on 19th March 2021 by Melton Borough Council, so, until the matter is concluded, the site should remain outside the Limits to Development.</p> <p>The Parish Council has accepted the MBC suggestion that we add the sentence '<i>Development outside the defined Limits to Development on the Reserve Site identified in the Local Plan will be acceptable subject to complying with the terms of Local Plan Policy C1(B).</i>'</p>
Policy H1 – Limits of Development 8. Does the Parish Council have a view on whether the remainder of STAT3 should be shown within the settlement boundary and also whether it should be identified as a Reserve Site for the purpose of Local Plan Policy C1B(iii)? If planning permission were to be granted for its development, would the Parish Council wish to see that development treated as being within the settlement boundary, rather than open countryside.	<p>The Parish Council's view is consistent with the Neighbourhood Plan (NP) Limits to Development (LTD) methodology stated in Chapter 4, Section 4.2:</p> <ul style="list-style-type: none"> • The whole of the STAT3 Reserve Site should remain outside the defined LTD (settlement boundary) • As Reserve Site Policy C1(B) relates to settlement level needs only, STAT3 should remain as a Reserve Site for the purpose of LP Policy C1(B) (iii) • Should planning permission be granted at some stage in the future for STAT3, the LTD (settlement boundary) would be re-drawn to include it at the next formal Neighbourhood Plan review.

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	<p>However, we agree with MBC's suggestion that NP Policy H1 includes an additional paragraph saying: <i>'Development outside the defined Limits to Development on the Reserve Site identified in the Local Plan will be acceptable subject to complying with the terms of Local Plan Policy C1(B)'</i>.</p>
<p>9. Can Melton BC provide me with an update on the position with regard to STAT1. Has planning permission been issued and is there a likely date for its implementation?</p>	<p>MBC response required.</p>
<p>Policy H2- Windfall Sites</p> <p>10. Does the Parish Council recognise that there will be a residual local housing need once the site allocations are developed?</p>	<p>See Stathern Housing Needs Survey. This shows a potential need for 18 additional dwellings which are adequately catered for by STAT1 and STAT2 plus windfall/infill completed or already given planning permission.</p>
<p>Policy H2- Windfall Sites</p> <p>11. Can the Borough Council indicate how it would see rural exception sites being developed, under Local Plan Policy C5, if windfall development can be allowed on land adjoining but outside the settlement boundary under Policy SS3 of the Local Plan.</p>	<p>MBC response required.</p> <p>The Parish Council's view is as follows: the definition of Limits to Development in the submitted NP is in general conformity with the strategic policies of the Melton Local Plan. In particular, they have been defined to facilitate sustainable development (see Reg 16/Examination Appendix 9 and Local Plan Table 6, Page 33).</p> <p>The policy itself seeks to concentrate new development within the Limits to Development. This spatial approach will assist in contributing to the sustainable development of the Parish of Stathern. It meets the Basic Conditions subject to detailed modifications to ensure that the policy has the clarity required by the NPPF.</p> <p>The Parish of Stathern wishes to retain Policies H1 and H2 with regard to the Limits to Development, and to review them subsequently if housing requirements have changed at that time. This is based on the rationale that housing requirements for the Parish of Stathern have already been exceeded.</p> <p>We do not agree with the suggestion that policies be amended to include the potential for development adjacent to the settlements and not just within the Limits to Development. Furthermore, NP Policy H2 Windfall sets the conditions for future development proposals to be supported.</p> <p>The recent Stathern Housing Needs Survey shows a requirement for 18 dwellings, which are covered by applications already approved or underway. It is notable that the input from MBC (pages 20 and 21), which we propose to accept, says <i>"Also, we would welcome a reinforcement of the 'proven local needs' element from SS3 in policy H2."</i></p> <p>There are adequate unprotected spaces within the Limits to Development which will come forward over time.</p> <p>There are ample precedents for this position:</p>

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	<p>The examiner for Scalford said, <i>"This policy proposes limits to development for Scalford. Whilst the generality of a limits to development approach was included in the 1999 Local Plan for Melton Borough, MBC moved away from such an approach in the current development plan. Nonetheless I am satisfied that the definition of limits to development in the submitted Plan is in general conformity with the strategic policies in the Local Plan. In particular they have been defined to facilitate sustainable development.</i></p> <p><i>The policy itself seeks to concentrate new development within the limits to development. This spatial approach will assist in contributing towards the delivery of sustainable development in the Parish. It meets the basic conditions subject to detailed modifications to ensure that the policy has the clarity required by the NPPF".</i></p> <p>The Examiner for Gaddesby said, <i>"I am satisfied that the defined settlement boundary in the submitted Plan is in general conformity with the strategic policies in the Local Plan. In particular the boundaries have been defined to be consistent with the adopted Local Plan. In addition, they incorporate the allocated housing sites in the Plan. As such the composition of the submitted Plan is in general conformity with the adopted development plan and has been designed to facilitate sustainable development. I am also satisfied that the wording of the policy meets the basic conditions. Its second part provides clarity on the status of land outside the settlement boundary. In this context development in these locations will be controlled in the context of national and local planning policies for the countryside".</i></p> <p>The Inspector for Somerby said, <i>"I do not consider it appropriate for a neighbourhood planning policy to be prejudging future changes to the development plan".</i></p>
<p>Policy H5 – Housing Design</p> <p>12. Under criterion o) what benchmark / standard of housing is the Parish Council expecting to be used "that allows for an acceptable standard of access and use"?</p>	<p>The benchmarks are the building regulations 2015 M4(2) 'accessible housing' standard and M4(3) 'wheelchair housing' standard.</p>
<p>Policy ENV 1- Local Green Spaces</p> <p>13. If some spaces are already designated as LGS in the Melton Local Plan, what is the value in the Neighbourhood Plan duplicating that designation?</p>	<p>The MBC Local Green Spaces (LGS) are shown in the NP to provide a single reference point, with contextual mapping, for planners when determining planning applications.</p>
<p>Policy ENV 1- Local Green Spaces</p> <p>14. Some sites are designated as both LGS and as Important Open Space. As LGS is a higher level of protection, can the Parish Council explain what it sees as the benefit of designating them also as Important Open Space, which provides for</p>	<p>The areas in question are locally important and the Important Open Space (IOS) designation is included as a safety net in case the LGS designations were not confirmed on examination, so that in this eventuality a level of protection would still be available. If the LGS designations are confirmed, then the IOS designation can be removed.</p>

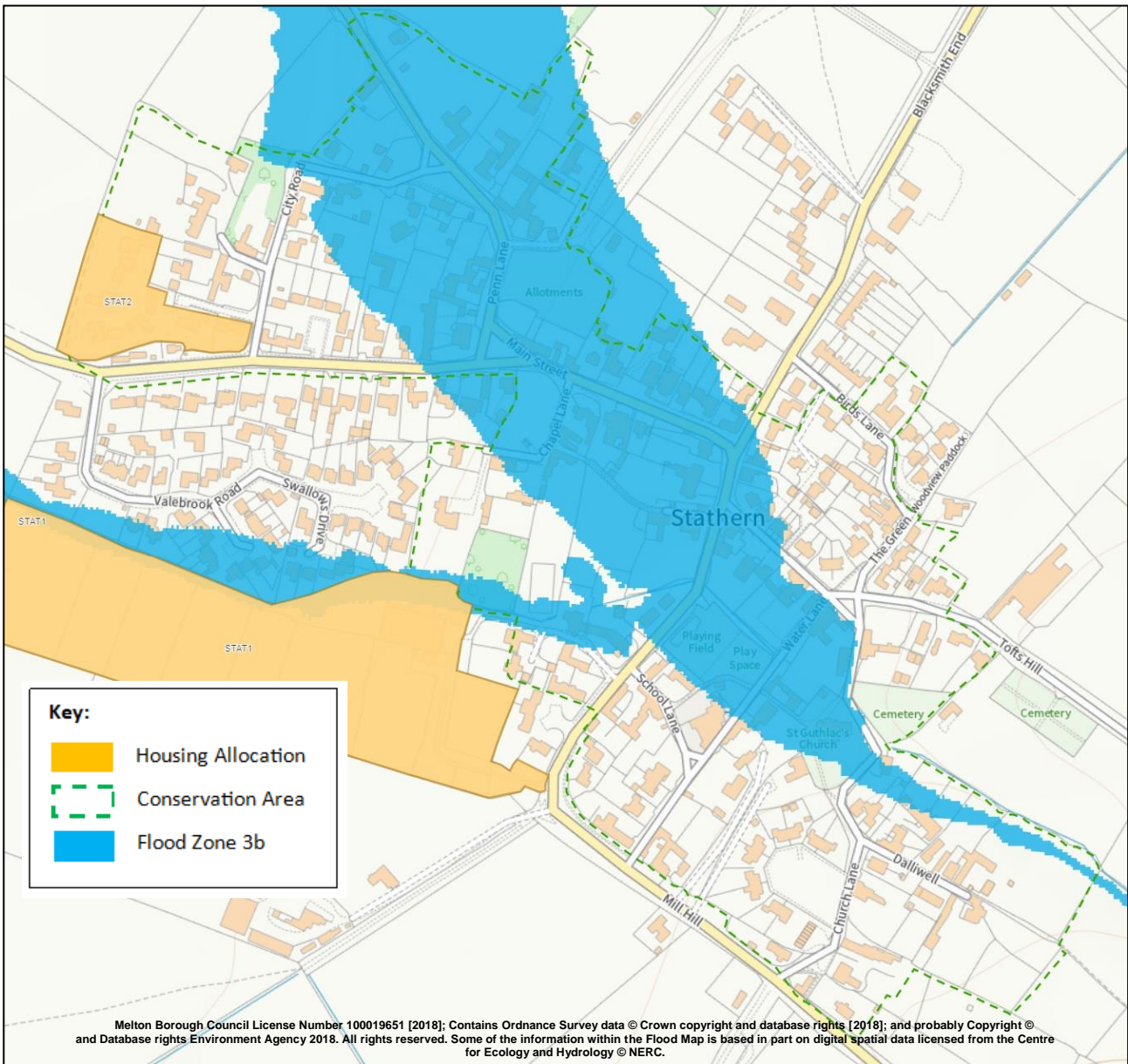
Inspector's questions	Comments
<p>circumstance when they could be lost. Surely the policies are incompatible?</p>	
<p>Policy ENV 1 - Local Green Spaces</p> <p>15. Can Melton BC point me to the local plan policies that identify and protect the local plan designated spaces?</p>	<p>MBC response required.</p>
<p>Policy ENV 3 - Sites of Natural Environmental Significance</p> <p>16. Can the Parish Council explain the relationship between the sites identified as Sites of Natural Environmental Significance and the habitat areas shown in Figure 7?</p>	<p>The green areas in Figure 7 are all the sites of Natural Environmental Significance in the Neighbourhood Plan area, as depicted in Figure 6, but without distinguishing between their various levels and types of designation.</p> <p>They are shown on Figure 7 to demonstrate which of them are ecologically 'connected' by the Wildlife Corridors. The Wildlife Corridors have been delineated to provide connectivity between evidence-based natural environmental sites.</p> <p>They can be removed from the map if felt appropriate to do so, or we can add additional explanatory text where appropriate.</p> <p>We propose to amend the key in Figure 7 for clarity to: 'Green = All sites of natural environmental significance (as in Figure 6)' and also to modify Figures 6 and 8 for clarity (see Reg 16/Examination Appendices 6, 7 and 8.)</p>
<p>Policy ENV 8 - Ridge and Furrow</p> <p>17. The policy refers to Figure 13, but that is the Footpaths, Bridleways and other Walking Routes map – should the policy be referring to Figure 11.3?</p>	<p>Yes, the policy should refer to Figure 11.3.</p>
<p>Policy ENV 11 - Flood Risk Resilience</p> <p>18. I note that the plan refers to areas observed to flood in 2019-20. How were these areas mapped, is there any documentary evidence of that flooding and has the flooding been notified to the Environment Agency and the Lead Local Flood Authority to update their records?</p>	<p>These are Environment Agency maps with local observations. Once the NP has been made, it will be reported to the relevant authorities for updates to maps and to be taken into account on planning determinations.</p>
<p>18. Would Melton BC clarify whether on this basis, it would be requiring applicants for development on sites shown coloured mauve, to have to submit a Flood Risk Assessment?</p>	<p>MBC response required.</p>
<p>Policy ENV 11 – Flood Risk Resilience</p> <p>19. Can Melton Borough Council confirm that the areas which are shown within the allocation sites as being liable to flooding, was a matter taken into consideration during the local plan allocation process, as development plan allocation sites will not have to demonstrate a sequential</p>	<p>MBC response required.</p>

Inspector's questions	Comments
approach, as is implied by criterion a) of the policy?	
<p>Policy CFA1 - Retention of Community Assets and Facilities</p> <p>20. The village garage, café and shop are referred to in the supporting text but do not appear in the list of community facilities in the policy? Is that a deliberate omission?</p>	It is an unintentional omission, we propose to add ' <i>garage services, café and general store</i> ' to Policy CFA1.
<p>Policy CFA1 - Retention of Community Assets and Facilities</p> <p>21. Can the Parish Council justify why the Grantham Canal constitutes a community facility, in terms of meeting the criteria set in paragraph 6.1.1?</p>	Grantham Canal provides a significant contribution to the vitality and viability of the Parish of Stathern, offering a picturesque canal-side recreational walk close to the village. This is a valuable asset to the community for mental and physical well-being. It is also close to the Dove Cottage Hospice Tea Rooms and provides a source of custom for that important charitable community facility.
<p>Policy CFA1 - Retention of Community Assets and Facilities</p> <p>22. Do proposals have to meet each criterion in the policy or just one?</p>	<p>We propose to amend the policy as below in bold:</p> <p><i>'Proposals leading to the loss of existing community facilities, or having an adverse impact on them, namely: the Parish Church of St Guthlac; the Stathern 'War Memorial Institute' Village Hall; garage services, café and general store; the Red Lion Inn and car park; the children's playpark; the parish allotments; The Plough Inn; the telephone box library; the defibrillators; the cemeteries; the Grantham Canal; Dove Cottage Hospice, tea-rooms and charity shop; will be supported only where it can be proven that:</i></p> <p><i>a) there is no longer any need or demand for the existing community facility, and</i></p> <p><i>b) the existing community facility is no longer economically viable or able to be supported by the community, such viability and support includes fundraising and volunteering by residents and others, or</i></p> <p><i>c) the proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish of Stathern, and which complies with the other general policies of the Neighbourhood Plan.'</i></p>
<p>Policy CFA4 - Protection of Toft's Hill Environment</p> <p>22. Will not the aspirations of the policy, to prevent the existing pattern of development being extended up the hill be achieved by the Limits of Development Policy, Policy H1?</p>	<p>This policy is designed to protect Toft's Hill from development of <u>any</u> sort, so the exceptions to the LTD for commercial development, farm diversification or tourism wouldn't protect it. Individual policy approaches do not cater adequately for something that cuts across the different policy areas.</p> <p>We therefore feel strongly that this policy should be retained as it is. We are aware that it covers both the views and community value themes – but that is precisely the point. They make it such a unique and defining village asset - used by families, horse riders and many walkers for the enjoyment of the landscape, magnificent views and tranquillity. As can be</p>

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	<p>seen from our introduction, Toft's Hill has been under sustained siege by developers.</p> <p>The area has consistently been the one most in need of protection in all surveys of village opinion. It is so important to the village, and synonymous with our identity, that we believe it will undermine village confidence in the value of the Neighbourhood Plan and compromise the likelihood of success at referendum, if we did not seek full and sustainable protection for this area, view and amenity.</p>
<p>Policy CFA4 - Protection of Toft's Hill Environment</p> <p>23. Can the Borough Council give any indication as to when a decision on the redevelopment of the dilapidated agricultural buildings on the early part of the footpath, is likely to be made. I saw a site notice during my muddy walk-up Tofts Hill.</p>	<p>MBC response required.</p> <p>The Parish Council notes: this is an out-of-date site notice, dated October 2020, for the original planning application. On 9th December 2020, Melton Borough Planning Committee decided to refuse unanimously application 20/01095/FUL to <i>'demolish the redundant barns and their replacement with a single dwelling house'</i>, for the following reasons:</p> <p><i>"In the opinion of the Local Planning Authority the proposed development would result in the introduction of residential development that would occupy a relatively detached location outside of the built-up confines of Stathern. The site is adjacent to the conservation area and contributes to the rural setting of the village of which the introduction of residential development and associated paraphernalia, by virtue of its scale, form and mass, would disrupt. As such, the proposal would have adverse impacts upon the character of the local area, wider landscape and Conservation Area. For these reasons, the proposal is considered to conflict with Policies EN1, EN6 and EN13 of the Melton Local Plan and as such would not represent a form of suitable windfall residential development as stated in Policies SS1 and SS2 of the Melton Local Plan."</i></p> <p>This decision is the subject of an appeal by the applicant to the Planning Inspectorate by written representation. There has been no update from the Planning Inspectorate as to when written representations are required by.</p>
<p>Policy BE1 - Support for Existing Business and Employment</p> <p>24. Will a proposal have to demonstrate compliance with just one, or both of the requirements in the policy?</p>	<p>Proposals will have to demonstrate that both requirements are met. We propose to amend Policy BE1 as below in bold:</p> <p><i>'There will be a presumption against the loss of commercial premises or land that provides employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be supported if it can be demonstrated that:</i></p> <p><i>a) the commercial premises or land in question has not been in active use for at least 12 months, and</i></p> <p><i>b) the commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months.'</i></p>

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<p>Policy BE3 - Home Working</p> <p>25. Are the Parish Council's expectations of the policy that non-residents will be able to work within the buildings created under this policy?</p>	<p>Yes. Non-residents will be able to work within the buildings created under this policy subject to compliance with the policy.</p>
<p>Policy BE5 - Tourism</p> <p>26. What would be the Parish Council's view of a proposal to create a tourism business outside of the village e.g. someone wishing to start up a bed and breakfast establishment?</p>	<p>The Parish Council would support such a proposal provided that it met all of the following criteria in Policy BE5. We propose to amend the policy as below in bold:</p> <p><i>'Support will be given to facilities to enhance and manage tourism as follows:</i></p> <p><i>a) within or adjoining Stathern village, on a scale appropriate to the settlement, and conforms to Policy CFA4</i></p> <p><i>b) which do not have a detrimental effect on the distinctive rural character of the parish, and</i></p> <p><i>c) which do not adversely affect the surrounding infrastructure, particularly local road networks, water supply and sewerage, and</i></p> <p><i>d) provide adequate parking facilities, and</i></p> <p><i>e) which benefit the local community through, for instance, provision of local employment opportunities and improvements to local service provision, and</i></p> <p><i>f) is proportionate to the size of settlement in which it is located, and</i></p> <p><i>g) where feasible, the development involves the re-use of existing buildings or is part of farm diversification.'</i></p>
<p>Concluding Remarks</p> <p>27. I am sending this note direct to Stathern Parish Council, as well as Melton Borough Council. I would request that the two parties' response to my questions should be sent to me by 5 pm on 13th April 2021 and also copied to the other party.</p>	

Figure 14.3: Melton Borough Council Adoption Interactive Policies Map showing Flood Zone 3b which comprises land where water has to flow or be stored in times of flood.



POLICY ENV 11: FLOOD RISK RESILIENCE

This Plan will follow a sequential approach to flood risk management with the aim of locating development on land with the lowest risk of flooding i.e. outside of river (fluvial), surface water (pluvial) and groundwater flood risk by considering Environment Agency, the Melton Local Plan 2018 – 2036 and local knowledge.

Development on the functional floodplain (Zone 3b) in Figure 14.3 will be allowed for water-compatible uses and essential infrastructure only *. Development within the areas of surface water flood risk designated by the Environment Agency and local knowledge (Figures 14.1 and 14.2) will be required, where appropriate, to demonstrate that the benefit of development outweighs the harm in relation to its adverse impact on national and Melton Borough climate change targets, and that it will not conflict with locally applicable flood resilience strategies and mitigation infrastructure. Proposals, therefore, to construct new (or modify existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, etc.), including within the built-up area, will be supported.

Development proposals for one or more new dwellings and/or for employment development should demonstrate that, if in a location susceptible to flooding from rivers or surface water:

- a) an alternative site to meet the local residential development need is not available
- b) its location and design respect the geology, flood risk and natural drainage characteristics of the immediate area and is accompanied by a hydrological study whose findings must be complied with in respect of design, groundworks and construction
- c) it includes a surface water drainage strategy which demonstrates that the proposed drainage scheme, and site layout and design, will prevent properties from flooding from surface water, including allowing for climate change effects. It also demonstrates that flood risk elsewhere will not be exacerbated by increased levels of surface water runoff, and that these will not threaten natural habitats and water systems
- d) its design includes, as appropriate, Sustainable Drainage Systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces
- e) it does not increase the risk of flooding to third parties
- f) proposed SuDS infrastructure is incorporated into the development to enhance the local amenity, water quality and biodiversity of the site as well as manage surface water runoff and includes, where practicable, habitat creation comprising e.g. landscaping, access and egress for aquatic and terrestrial animals, and native species planting
- g) watercourses and land drainage are protected to prevent an increase in flood risk including to third parties
- h) it takes the effects of climate change into account
- i) all applications for new development shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy below, in such

that a discharge to the public sewerage systems is avoided. Generally, the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable:

- 1 into the ground (infiltration), albeit due to high ground water and low permeability in the area covered by this NHP, this is generally not seen as appropriate
- 2 to a surface water body
- 3 to a surface water sewer, highway drain, or another drainage system
- 4 to a combined sewer.

* Ministry of Housing Communities and Local Government Guidance on Flood risk and coastal change.
Table 2: Flood risk vulnerability classification

Essential infrastructure: Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk; essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood; Wind turbines.

Water-compatible development: Flood control infrastructure; water transmission infrastructure and pumping stations; sewage transmission infrastructure and pumping stations; sand and gravel working; docks, marinas and wharves; navigation facilities; Ministry of Defence, defence installations; ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location; water-based recreation (excluding sleeping accommodation); lifeguard and coastguard stations; amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms; essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

Figure tbc: Stathern Conservation Area

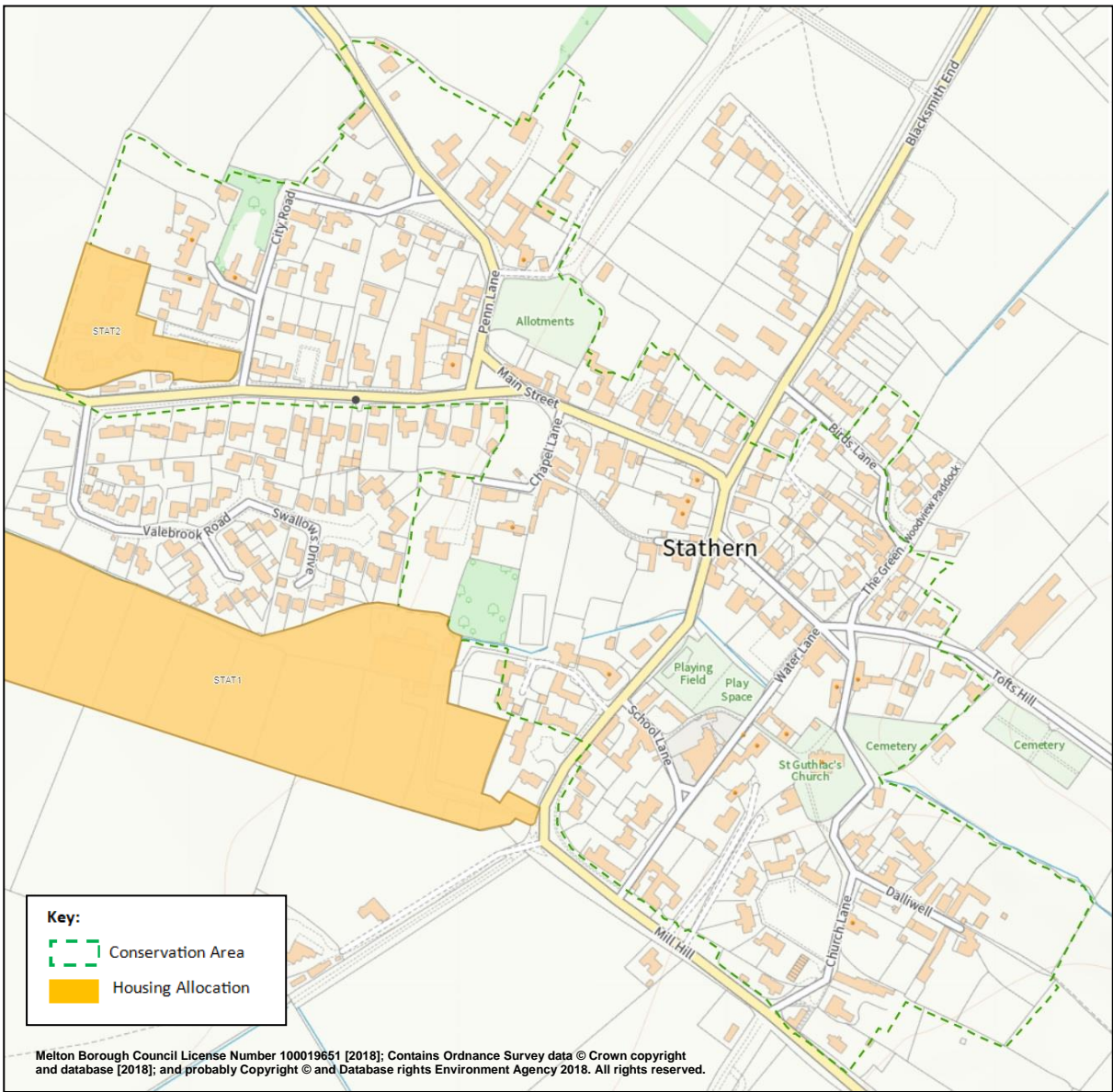


Figure 10: Local Heritage Assets (LHA) - to also replace map in NP Appendix 8 LHA

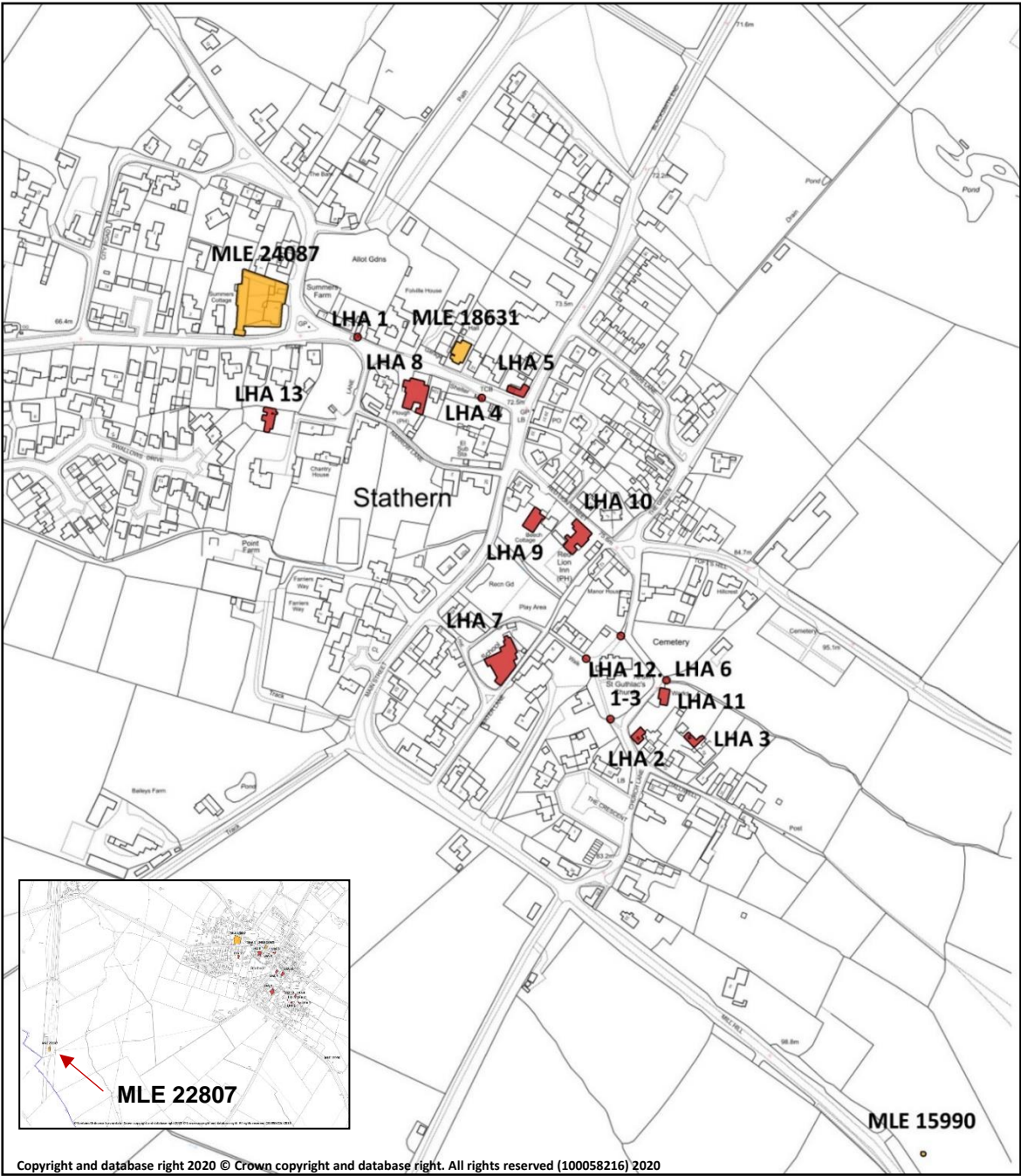
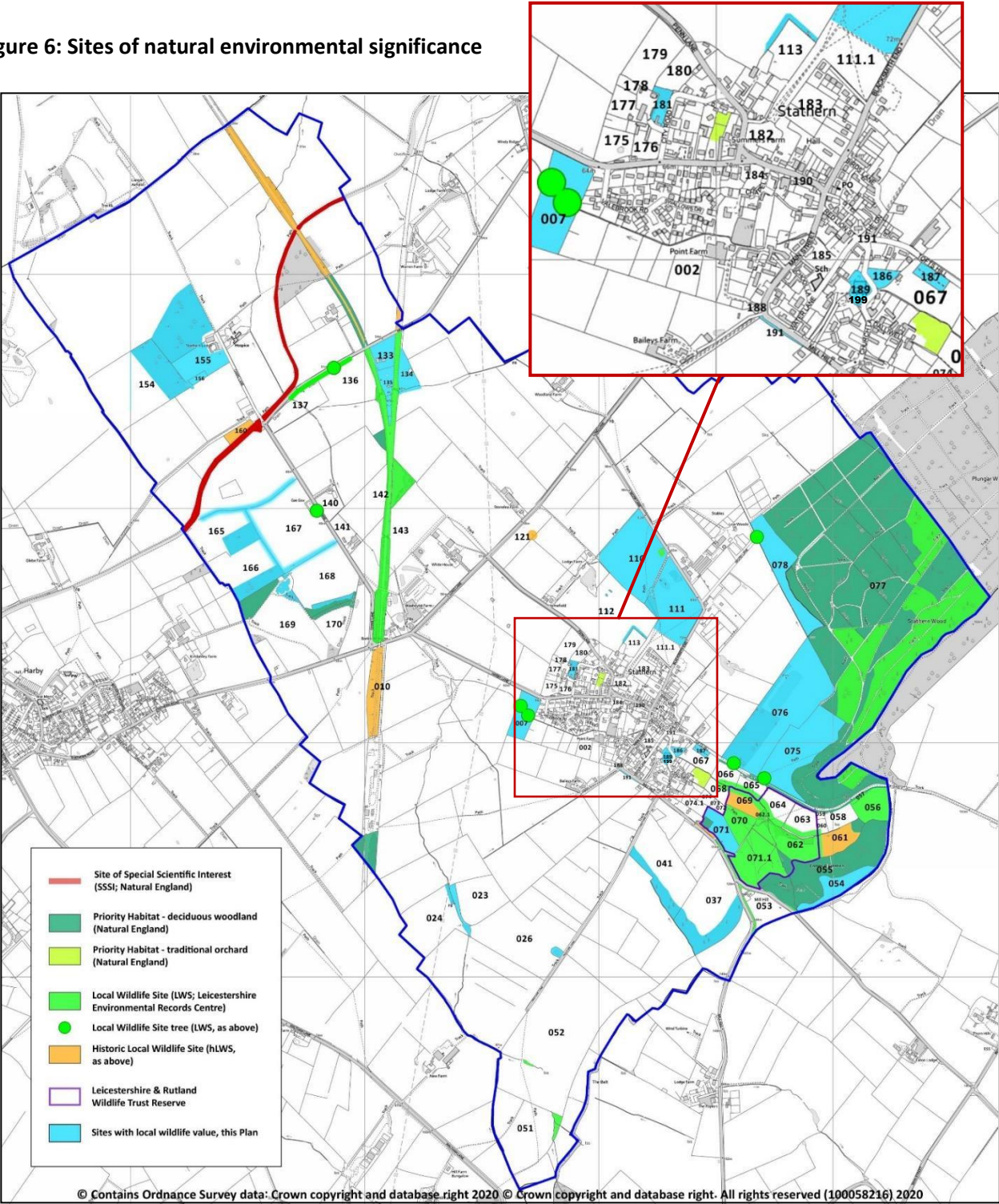


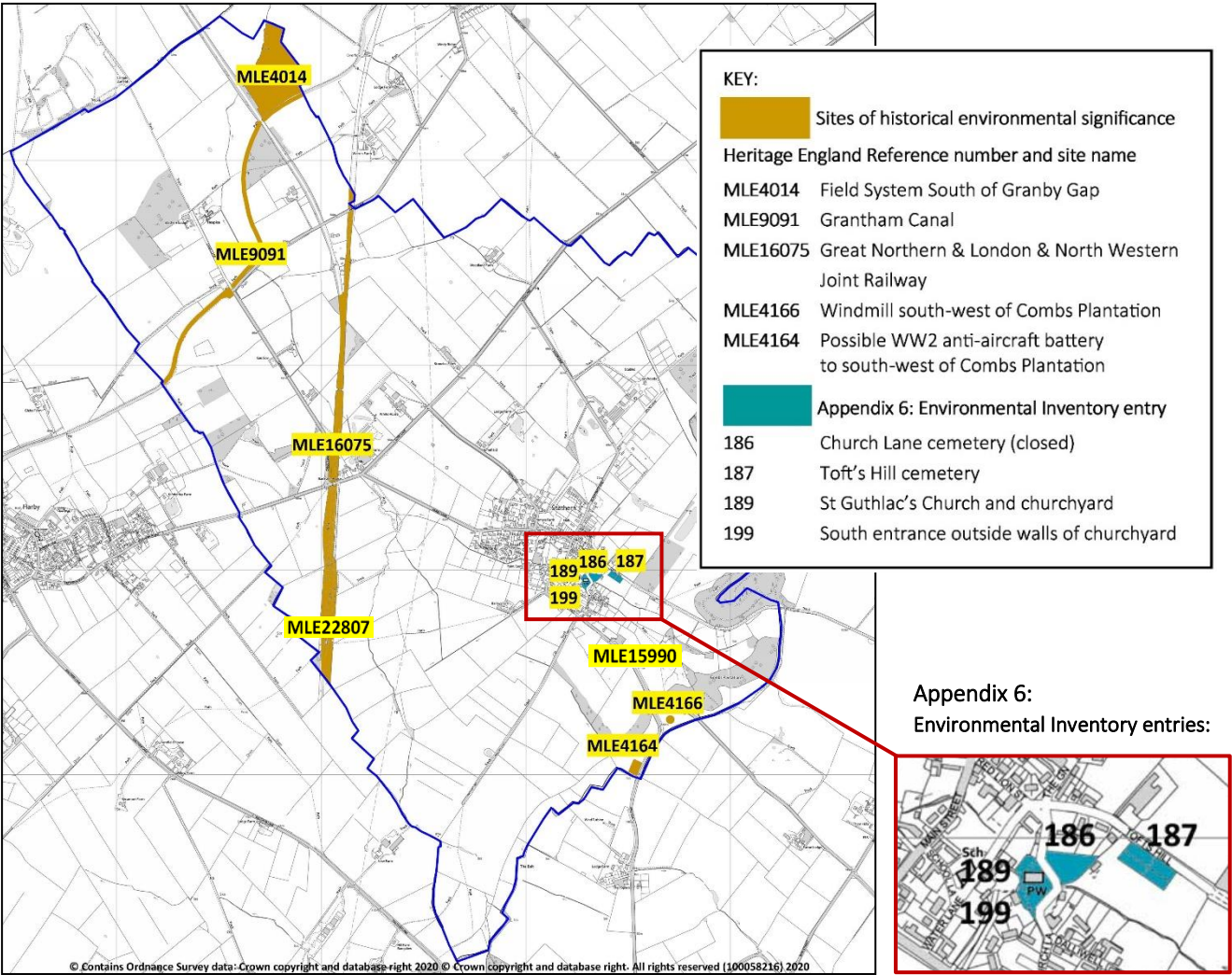
Figure 5: Important open spaces to be amended if proposed Local Green Spaces are confirmed.

Figure 6: Sites of natural environmental significance



Reg 16/Examination Appendix 8 (proposed amended figure following Reg 16 comment)

Figure 8: Sites of historic environmental significance



Reg 16/Examination Appendix 9, part i) (supporting Reg 16 comment and Examination questions)

Table 6: Residual Housing Requirements for Service Centre & Rural Hubs	Population Estimate (from ONS Output Areas)	% of population	Requirement based on % of population	Minus	Total Net Completions 2011 - 31/03/2017	Dwellings under construction - 31/03/2017	Dwellings with planning permission on small sites at 31/03/2017	Equals	'Residual' Requirement	Capacity from Site Allocations identified in policy C1(a)
Service Centre										
Asfordby	2446	16%	290		76	0	0		214	225
Bottesford	3525	23%	419		72	2	11		334	357
Croxton Kerrial	530	4%	72		3	1	0		68	59
Harby	931	6%	109		15	15	1		78	128
Hose	580	4%	72		6	0	1		65	76
Long Clawson	1066	7%	128		11	2	4		111	90
Old Dalby	355	2%	36		5	0	23		8	28
Scalford	356	2%	36		8	2	1		25	23
Somerby	548	4%	72		14	1	13		44	69
Stathern	728	5%	91		10	0	10		71	75
Waltham on the Wolds	836	6%	109		19	9	5		76	131
Wymondham	632	4%	72		12	1	5		54	55
Service Centres			1506		251	33	74		1148	1316
Rural Hub										
Ab Kettleby	223	1%	18		12	1	3		2	10
Asfordby Hill	589	4%	72		20	5	0		47	87
Easthorpe	143	1%	18		1	0	9		8	21
Frisby on the Wreake	557	4%	72		2	0	2		68	118
Gaddesby	381	3%	55		1	0	7		47	36
Great Dalby	544	4%	72		6	0	1		65	37
Thorpe Arnold	120	1%	18		0	0	0		18	24
Rural Hubs			325		42	6	22		255	333
							Totals		1403	1649*

33 *total number of units from allocations in Service Centres and Rural Hubs, including completions on allocated sites. The total number of dwellings shown in this table is 11 units more than the numbers from allocations in Service Centres and Rural Hubs shown in the trajectory, where completions in Local Plan allocations, in this case 11 units, are included in the 'completions column.

Reg 16/Examination Appendix 9, part ii) (supporting Reg 16 comment and Examination questions)

Local Plan SS2 Development Strategy, Table 6 - Stathern update (using data provided by MBC 12th April 2021)

Balance			
MBC LP (2011-2036)		91	
Table 6 target			
Less completions (2011 to 2011)		31	60
Less Under Construction		4	56
Less PP live but Not Started		6	50
Less STAT3 s288 statutory challenge		9	41
Less STAT1 'imminent'		74	-33
Total dwellings for Stathern 2011-2021 i.e.33 dwellings OVER target, 136% with 15 years left of the Local Plan		124	

Potential approvals - PP live in Stathern	Net dwellings	Dwellings
Red Lion Inn 20/01482/FUL	8	8
Tofts Hill 21/00037/FUL & 21/00038/FUL	3	5
Tofts Hill (at Appeal) 20/01095/FUL	1	1
Potential extra dwellings in 2021	12	14

Addresses	Application Reference	Settlement	Units +	Units -	Net	2018/19 N/S	2018/19 U/C	Total Built to April 19	Units remaining	2019/20 N/S	2019/20 U/C	2019/20 Completed	Units Left	2020/21 N/S	2020/21 U/C	2020/21 Completed	Units remaining
7 City Road	15/00569/OUT	Stathern	1		1	1			1	1	0	0	Expired – removed				
Land Off Harby Road	16/00870/FUL	Stathern	1		1	1			1	1	0	0	Expired – removed				
Woodville 4 Dalliwell	16/00874/FUL	Stathern	1	1	0	1			1	1	0	0	Expired – removed				
Land Adjacent To Hillcrest, Tofts Hill	16/00956/FUL	Stathern	1		1	1			1	1	0	0	1		1		
Levesley House 14 City Road	17/00587/FUL	Stathern	2		2	0	2		2	0	0	2	0	Completed in 2019/20			
8A Penn Lane	17/01036/FUL	Stathern	1		1	1			1	0	1	0	1			1	0
6B Penn Lane	18/00488/FUL	Stathern	1		1	0	1		1	0	0	1	0	Completed in 2019/20			
Levesley House , 14 City Road - complete	18/00980/FUL	Stathern	8		8	8			8	0	6	2	6			3	3
Levesley House , 14 City Road - N/S															3		
Caravan At Baileys Farm, Mill Hill	18/01119/FUL	Stathern	1		1	1			1	1	0	0	1	1			1
27 Main Street	18/01303/COU	Stathern	1		1	1			1	0	1	0	1			1	0
Land Rear Of Folville House, Main Street	18/01443/FUL	Stathern	2		2	2			2	1	1	0	2			2	0
The Old Rectory, 8 Water Lane	19/00321/FUL	Stathern	1		1	1			1	1	0	0	1	1			1
Chantry House	20/00104/FUL	Stathern	1		1								1	1			1
Blacksmith End STAT3	19/01193/OUT	Stathern	9		9								9	9			9
Totals									21	7	9	5	23	12	4	7	15