

APPENDIX 2: CONSULTATION STATEMENT



Stathern Neighbourhood Plan Consultation Statement

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1. Background

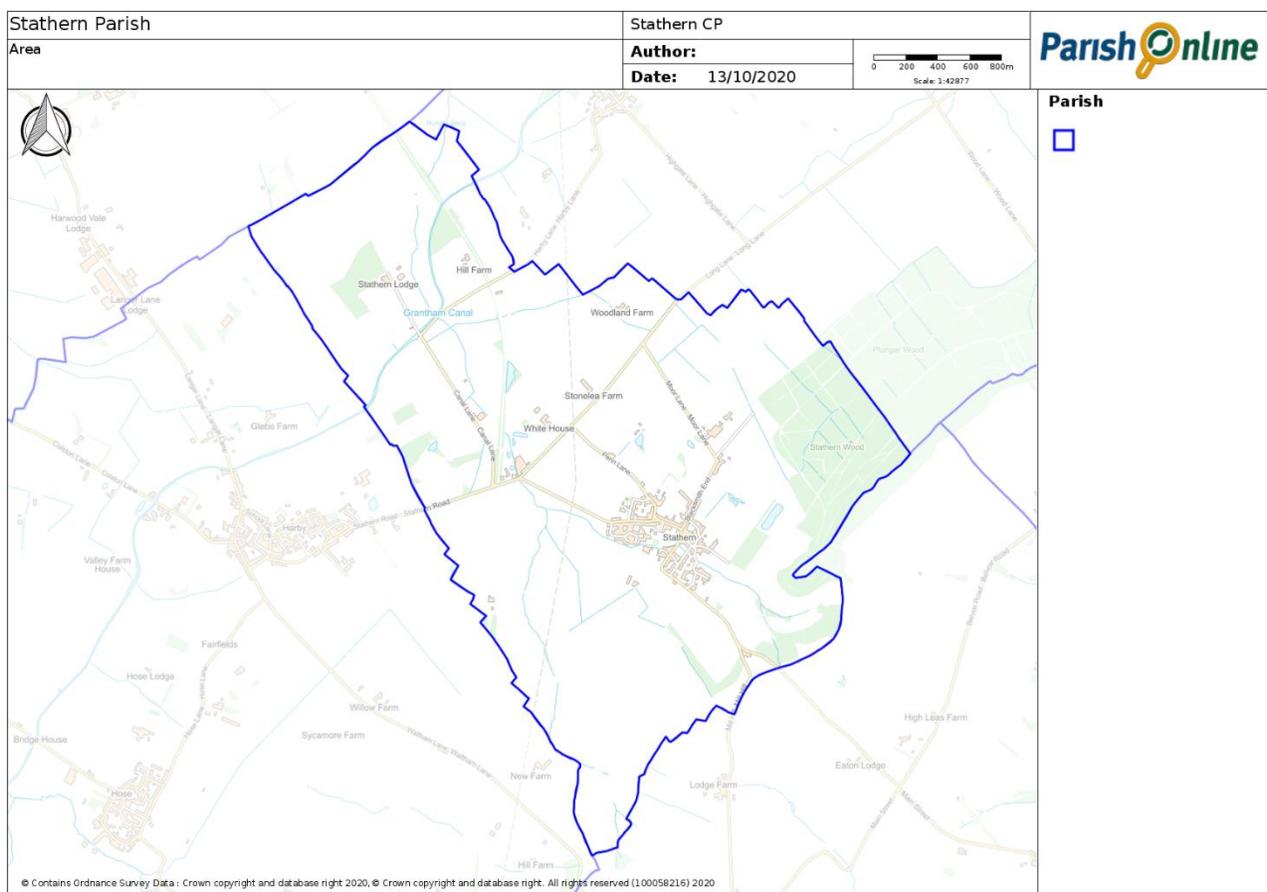
This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should contain.

According to the Regulations, a Consultation Statement:

- contains details of the persons and bodies who were consulted about the proposed Neighbourhood Plan
- explains how they were consulted
- summarises the main issues and concerns raised by the persons consulted
- describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

This document provides a record of the engagement that took place at the various stages of the plan’s evolution. The main methods used to publicise the consultation and engagement process are documented, along with the main findings from the engagement.

Stathern Neighbourhood Plan Area was designated on 7 May 2019.



2. Regulations and Government Guidance

Stage 1: Deciding to make a Neighbourhood Plan

Sthern Parish Council formally took the decision to undertake a Neighbourhood Plan at a Parish Council meeting in January 2019. The first meeting of the Neighbourhood Plan Steering Group took place on 17 April 2019.

Stage 2: Defining the neighbourhood

The Parish Council applied to Melton Borough Council in April 2019 to designate the neighbourhood as identified above. See Appendix CS1 for the confirmation letter.

A formal engagement period provided members of the public and other key stakeholders an opportunity to submit comments on the proposed Neighbourhood Plan Area and proposed Neighbourhood Planning Body for Sthern, the Neighbourhood Plan steering group.

Melton Borough Council checked that the application was appropriate and undertook the appropriate notification process. The designation was made on 7 May 2019.

Stage 3: Preparing the plan

Sthern Neighbourhood Plan steering group is an advisory committee to Sthern Parish Council. There are Parish Councillors and members of the public on the committee. The committee has an elected chair and an approved constitution.

The steering group has worked to produce a draft plan, ensuring that it:

- is in general conformity with the Melton Local Plan
- has regard for national planning policies
- is in line with other legal frameworks
- is mindful of the need to contribute to sustainable development
- has been prepared on the basis of sound governance arrangements.

Sthern's Neighbourhood Plan seeks to establish specific and local planning policies for the development and use of land in the parish. The Plan establishes a vision for the future taking into account the data gathered through community engagement and consultation alongside demographic and socio-economic data. The Parish Council appointed *YourLocale* as consultants to help create the Plan.

The steering group met on the following dates:

2019 – 17 April, 23 May, 12 June, 2 Aug, 4 Sept, 5 Nov, 9 Dec

2020 – 27 Jan, 2 Mar, 21 May, 8 Jun, 8 July, 27 July, 5 Oct

From April 2020, the steering group meetings have been held securely on Zoom (hosted by the Parish Council Clerk) to ensure that meetings adhered to the COVID-19 restrictions. The minutes of all the Sthern NP meetings can be found on the Sthern Parish Council website.

At the Sthern Parish Council meeting in April 2019, the councillors approved the appointment of *YourLocale* as consultants to guide the Neighbourhood Plan process. The steering group held an open event on 20 September 2019 in order to inform the village of the process and to consult with residents and stakeholders.

In October 2019, three theme groups were launched to pull together and prioritise ideas emerging from the first consultation and to start work on their plans:

- the Housing Theme Group 8 times between 17 Oct 2019 and Oct 2020
- the Environment Theme Group met 11 times between 28 Oct 2019 and Oct 2020
- the Sustainability Theme Group met 8 times between 22 Oct 2019 and Oct 2020.

3. Communications

Below are listed the main ways that information about the Neighbourhood Plan has been communicated with local people and stakeholders.

- a) **Village and Parish Council noticeboards and notices in the Stathern Star** village newsletter displayed details of consultation events and meetings.
- b) **Leaflets and flyers** were distributed to every household in the parish inviting residents to attend the 20 Sept 2019 Open Event. See Appendix CS2 for the flyer.
- c) **Social Media** (specifically Facebook and the village WhatsApp group) has been used to promote key stages of the Plan, advise about forthcoming meetings and provide reminders about the Regulation 14 Consultation. This has been essential during the restrictions placed on people meeting owing to COVID-19.
- d) **Stathern Parish Council website:** steering group agendas, minutes and updates are all posted on the site.
- e) **Stakeholder contact:**
 - i. A flyer was delivered to all residents on 4 August 19 advising them that the Parish Council was producing a Neighbourhood Plan and inviting them to attend the open event on 20 September 2019. This was followed by an update to known local stakeholders on 4 October 2019.
 - ii. Owners of all proposed Local Green Space, Important Open Space and Local Heritage Asset sites were contacted separately by letter on 28 May 2020.
 - iii. Owners of Listed Buildings in the village were also contacted to clarify and confirm their entries.

4. Consultations

- a) A **promotional event** was held at the 2019 ‘Party in The Park’, advising the village that Stathern was going to develop a Neighbourhood Plan. People were invited to an open day and encouraged to become involved in the theme groups.
- b) An **initial open event** was held on 20 September 2019 from 3-7pm, staffed by Stathern Neighbourhood Plan steering group members and *YourLocale*. There were information displays, copies of other Neighbourhood Plans and interactive maps.
- c) A **further public feedback event** had been scheduled for 27 March 2020, but this was cancelled owing to the COVID-19 restrictions.
- d) In order to feed back to everyone in the village about the progress of the Plan, the steering group prepared and circulated a **“You said, we proposed” update** on the Plan and the forthcoming Regulation 14 Consultation. See Appendix CS3 for this document.
- e) Of the 70 people who attended the open event, all were asked if they were interested in being part of the three **Theme Groups**: a total of 30 people signed up.
- f) Midlands Rural Housing was commissioned in November 2019 by Melton Borough Council to undertake a **Rural Housing Needs Assessment** and the questionnaire was posted to all households in the area. The results and analysis from this consultation were used to inform the Stathern Neighbourhood Plan.

5. Consultation methodology

The consultation aimed to:

- inform as many people as possible of the existence of the neighbourhood planning process
- seek the views of people from the community on the proposals being developed by the steering group.

6. Activities

As well as meetings of the Stathern Neighbourhood Plan steering group and the work of the theme groups, the following activities were undertaken:

- a) **notices** were placed on the parish noticeboard, website and village WhatsApp group asking people to get involved and informing them of progress
- b) **all meeting agendas, minutes and key documents** were posted on the Parish Council website
- c) **the Stathern Star** was used to promote the Plan
- d) **the Plan was included as a regular agenda item at Parish Council meetings.** Minutes of all meetings are publicly available on the Parish Council website
- e) **a good working relationship was established with Melton Borough Council** including dialogue and meetings at key stages
- f) **a staffed open event** about the Plan was held on 20 Sept 2019. At this event, people were asked to give their thoughts and ideas on priority issues for the Plan. The event was promoted on social media and invitations were put through the doors of all houses in the parish.
- g) **agencies with a statutory or other significant interest in the Plan were invited** to submit their comments in writing by email and letter, at appropriate stages of the planning process, as required by the regulations.

7. Detailed Consultation and Activities

The steering group's mandate was to drive the process, consult with the local community, gather evidence to support emerging policies and deliver the Plan.

8. Contacting Stakeholders

The following stakeholders were invited to be involved through the work of the theme groups and also as part of the Regulation 14 process:

31 different local landowners	Melton Borough Access Group
A King MG Parts	Melton Borough Council
Age UK	Melton Mowbray Chamber of Commerce
Amy Markham Creative	MP Alicia Kearns
Anglian Water	National Grid
Barkestone, Plungar and Redmile Parish Council	Natural England
BC Livery	Network Rail Infrastructure Ltd
Belvoir Care	Pegasus Group
Belvoir Dance Academy	Red Lion
Belvoir Parish Council	Redmile Developments Ltd
Braithwaite Gospel Trust	Regulator of Social Housing
British Gas Properties	Richard Patchett Builders
British Telecommunications	Rutterkin
Brooker Flynn	Saint Guthlac's Church
Clawson Hose and Harby Parish Council	Severn Trent Water
County Councillor Byron Rhodes	SpeedWatch
Community Heartbeat Trust	Stathern Garage
Council for the Protection of Rural England, Leics.	Stathern Neighbourhood Watch
Croxton Kerrial and Branston Parish Council	Stathern Primary School
Davidsons Developments Ltd	Stathern Recreation Association
Diocese of Leicester	Stathern War Memorial Institute
Dove Cottage Day Hospice	Stathern Women's Institute
Dove Cottage Tea Rooms	The Coal Authority
Eaton Parish Council	The Coffee Shot
Emilie Chandler Eventing	The Manor House Self Catering
English Heritage	The Old Nurseries B&B
Environment Agency	The Plough Public House
Esland Care	The Race Equality Centre
Federation of Gypsy Liaison Groups	Vale Engineering Works
Friends of Stathern School (FOSS)	Vale Hypnotherapy
Garden Cottage Escapes	Voluntary Action Leicestershire
H B Services	Ward Councillor Chris Evans
Highways Agency	Ward Councillor Mel Steadman
Historic England	Widdowson & Son
Homes England	
Interfaith Forum for Leicestershire	
Leicestershire & Rutland Wildlife Trust	
Leicestershire Centre for Integrated Living	
Leicestershire County Council	
Leicestershire Fire and Rescue	
Leicestershire Partnership NHS Trust	
Leicestershire Police	
Leisurebench Ltd	

9. Regulation 14 Consultation

This consultation took place between 1 August and 18 September 2020.

Owing to COVID-19 restrictions, a paper copy of the DRAFT plan was placed in the village library telephone box and St Guthlac's Church and every member of the steering group had a copy.

The DRAFT Plan was also available to read/download from the Parish Council website. By printing a number of hard copies of the DRAFT plan, we were able to loan these to people who did not have internet access, or preferred to read a hard copy.

The Regulation 14 feedback forms were also provided in the village library and online.

See Appendix CS4 for the comments and responses from Regulation 14 Consultation.

The proposed amendments to the Neighbourhood Plan arising from the comments were drafted by the steering group and approved by the Parish Council in its Extraordinary Meeting of 26 October 2020.

10. Conclusion

Comments from respondents to the Regulation 14 Consultation have helped to shape the DRAFT Neighbourhood Plan prior to submission to Melton Borough Council.

The DRAFT Neighbourhood Plan is now ready to be submitted for Regulation 16 Consultation to Melton Borough Council, who will publicise it for a further six weeks. They will then forward it, with accompanying documents and all representations made during the publicity period, to an Independent Examiner who will review it and check that it meets the 'Basic Conditions'.

If the Plan successfully passes this stage, with any modifications, it will be put forward for referendum*

The referendum question will be a straight "yes" or "no" on the entire Plan, as set out by Neighbourhood Planning Regulations. People will not be able to vote for or against individual policies. If 50% or more voters vote for the Plan, it will be brought into force ('Made') and become part of borough-wide planning policy.

This Consultation Statement and the supporting appendices are provided to comply with Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations.

Cherry Underwood

Stathern Parish Councillor & Chair of the Stathern Neighbourhood Plan Steering Group

**At the time of writing this statement, The Coronavirus Act 2020 prevents any referendums going ahead before May 2021. Melton Borough Council has issued this statement on their website: "Regulations linked to the Coronavirus Act 2020 mean that no elections or referendums can take place until 6 May 2021. This includes neighbourhood planning referendums. These provisions will be kept under review and may be amended or revoked in response to changing circumstances. With this in mind, we have updated current planning guidance to set out that neighbourhood plans awaiting referendums can be given significant weight in decision-making".*

APPENDIX CS1: Melton Borough Council NP designation letter

Direct Line: 01664502502
Please ask for: Jorge Fiz Alonso
e-mail: jfizalonso@melton.gov.uk
Date: 07th May 2019

Dear Justine Collins,

RE: Stathern Parish Council Neighbourhood Development Plan Area Designation

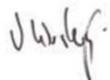
I write to confirm that the application by Stathern Parish Council for the parish of Stathern to be designated as a neighbourhood area, for the purpose of preparing the Stathern Neighbourhood Development Plan, is now complete, in accordance with the Neighbourhood Planning (General Regulations 2012) as amended by the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016.

In accordance with Part 2, Regulation 5A the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016 a consultation to designate the specified area is no longer required. Designation of the Neighbourhood Plan Area will be publicised by the Borough Council in accordance with these Regulations.

As part of the designation of the neighbourhood planning boundary, it should be noted that there is a need for continued discussion and close working with the Borough Council when preparing policies and proposals. We would particularly welcome early discussion of the scope of the plan and the anticipated timetable, in order to consider how this relates to the adopted Melton Local Plan and other supplementary planning documents.

I trust that this information is of assistance, however if you would like to discuss this further, please do not hesitate to contact the relevant officer.

Yours faithfully,



Mr J Worley
(Head of Regulatory Services)

OPEN “DROP-IN” EVENT



**Stathern Parish
Neighbourhood Plan**
Friday 20th Sept 2019
3pm to 7pm at the
War Memorial Institute
Main Street, Stathern

All Welcome!



**Come and share your views and help to shape
the future of our beautiful Parish ...**

Let us know *your* priority issues including:

- Conserving recreational open space and heritage assets;
- Helping to influence the amount, mix and design of housing;
- Protecting parts of the natural environment;
- Encouraging employment opportunities;
- Supporting community facilities and amenities;
- Improving access, transport and road safety.

How will the plan evolve and develop?

Come and find out about the process and the potential of the plan to influence the village's future. Join us - be part of the journey.

APPENDIX CS3: “You said, we proposed” Document

Stathern Neighbourhood Plan

We would really like to hear what you think

What is a Neighbourhood Plan?

Neighbourhood Planning was introduced by the Localism Act in November 2011. It is a way for communities such as Stathern to shape the future of their village up to 2036! It enables us in Stathern to have more say in where new houses, businesses, shops and community facilities may go and it can allocate sites for development. We can use it to define what new development should look like. It also allows us to protect our green spaces and improve our infrastructure.

It adds Stathern-specific detail to the strategic policies contained in the Melton Local Plan and National Planning Policy Framework. Our Plan has to conform generally with these plans, but provides the planners with village-specific information and vision.

What have we done so far?

Stathern Parish Council took the decision to prepare a Stathern Neighbourhood Plan (NP) and established a steering group involving Parish Councillors and residents, which met for the first time on 17 April 2019. Three theme groups were established to identify the policies needed to deliver an effective NP for the parish, looking at areas such as housing, the environment, community facilities, employment and transport.

This work is nearing conclusion. We had intended to hold an Open Event to share the emerging policies but are unable to do so safely owing to coronavirus restrictions. This document will provide you with a ‘taster’ of what is in the Plan, but we urge you to read the Plan, which is available on the Parish Council website www.stathernparish.co.uk or there are hard copies available in the community telephone box library, in the church and one to borrow from the Parish Council Clerk – Justine Collins.

The steering group established a vision for the parish, based on what we felt was special about the village and what was important to us.

Stathern Neighbourhood Plan Vibrant | Tranquil | Sustainable | Neighbourly Vision Statement

Our vision for Stathern is to conserve the good things from the past whilst shaping a vibrant, tranquil, sustainable and neighbourly village fit for the 21st century.

Our Aims are to:

Be Vibrant

- Welcome and support a diverse community
- Encourage businesses, services and amenities suitable for our evolving village
- Promote Stathern’s wide variety of community organisations and assets
- Enable safe active lifestyle activities for all - taking advantage of our village and countryside amenities.

Be Tranquil

- Celebrate and cherish our delightful rural setting, nestling at the foot of the Vale of Belvoir’s escarpment
- Conserve the green spaces and network of footpaths, in and around the village, for the enjoyment of all
- Permit measured development which preserves the character of the village and maintains safety on our roads
- Reduce the environmental impact from noise and light pollution
- Promote wildlife corridors, waterways and ponds; plus, mature tree planting in new developments.

Be Sustainable

- Encourage building with materials to respect and reflect Stathern's traditional character and setting
- Develop at a pace which enables absorption and integration, with commensurate services and infrastructure
- Protect views and skyline from and of Tofts Hill, and Stathern Wood - only building on lower lying land
- Encourage variety on new developments with mixed housing types, plot sizes and frontages
- Enhance and support the rural economy including access to high-speed technology.

Be Neighbourly

- Encourage neighbourliness – look out for each other and support Neighbourhood Watch
- Welcome newcomers and new businesses, encouraging their involvement in village life
- Encourage wide support for the village's community and leisure activities and events
- Link new developments to the village by expanding the network of footpaths
- Promote communications within the village and among its organisations.

Be the village where people still greet each other on the street

What you said and what we have proposed

We shared our vision and aims with many of you at an Open Event on 20th September 2019 in the WMI (and at the Party in the Park). We asked you what was important to you, your neighbours and our village over the next 17 years. You gave us plenty to work with! We cannot protect everything and stop all development, but we can steer and influence the planners and local policies.

- For Housing you said:

- We need a proper Housing Needs Assessment
- Do we need any more houses if we have reached our allocation?
- There is a need for bungalows to support an older population
- Need affordable homes
- Building materials should reflect the traditional materials used in the village
- Sensitive development, not creating a townscape in a village
- A preference for housing to be developed in the NE of the village not in the centre of the village, on Toft's Hill or the bottom of Mill Hill.

What we have proposed:

- Define a Limits to Development boundary around the village
- Provide conditions for any developments within this boundary
- Require new development to be primarily 3 beds or smaller
- Support the Local Plan requirement of increased affordable housing
- Describe what we feel new development should look like to reflect local distinctiveness
- A Stathern Housing Needs Survey has been done.

- For Heritage and Environment you said:

- Important to preserve our historic buildings
- Stathern is an ancient village and has played key roles throughout the century and this history should be protected
- Reinstate village boundary to help conserve the village as a village
- The Red Lion is an important heritage site
- Consider the increasing flood risks
- Protect views and key habitats including hedgerows
- Encourage more wildlife

- Improve footpaths
- Protect our green spaces
- Access to natural places for our children to play
- Need greater diversity of wood/trees/water
- Check Sites of Special Scientific Interest designation

What we have proposed:

- Designate important local environmental sites as Local Green Spaces to be protected in perpetuity
- Protect the woodland, trees and hedgerows* and increase tree cover with increased planting
- Identify wildlife corridors and areas where biodiversity should be protected
- Require that any new development take significant environmental or historic features into account using the information from the Environmental Inventory (carried out by residents over a period of weeks) *
- Specifically protect against development up and along Toft's Hill
- Identify local buildings and structures as "non-designated heritage assets"
- Protect the remaining Ridge and Furrow fields in the parish*
- Resist developments that negatively impact important views
- Prioritise development sites that are not susceptible to flooding or increase flooding risk
- Protect and, where possible, extend footpaths
- Support only small-scale renewable energy generation development.
*unless the benefit of the development outweighs the loss

- **For Community Facilities, Transport and Traffic, and Employment you said:**

- Car parking is a problem throughout the village
- Volume and speed of traffic coming through the village is concerning
- Footpaths and pavements need looking after and better signage
- Loss of the Red Lion has been detrimental on everyone in the village
- We have poor public transport
- Need more local employment
- Improved broadband.

What we have proposed:

- Support improvements to facilities as long as they don't increase traffic flow or parking issues
- Protect existing community facilities unless they are redundant, not viable or a suitable alternative is offered
- Resist any development which creates severe traffic congestion throughout the village
- Require developments to retain off road parking, provide any improvements required to site access and the highway network and to consider creating footpaths and cycleways
- Require new developments to provide electrical charging points for vehicles
- Support retention of existing businesses and welcome new businesses that are appropriate for a community the size of Stathern
- Support extensions where required to enable home working as long as this is in keeping with the character of the building and provides sufficient parking allocation
- Support farm diversification where it does not increase traffic or have an adverse impact on neighbours and provides sufficient parking
- Require all new developments to provide improved connectivity through access to superfast broadband.

Community Actions

"What we have proposed" have been used to develop our Neighbourhood Plan Policies. There are,

however, a number of Community Actions that have also been proposed to be undertaken as a parish and will involve residents, parish, borough and county council as well as other statutory and private bodies' support. These are:

- To investigate traffic management solutions for the village
- To investigate parking issues and feasible resolutions
- To survey footpath access and condition
- To develop an action plan to address traffic and parking issues

More than 30 local residents have been actively involved in these theme groups, developing and refining these policies and actions.

What happens next? We need you!

Our DRAFT Plan is now ready and available for "Pre-Submission Consultation Reg 14" which allows residents and numerous statutory bodies (such as the Environment Agency, English Heritage, Leicestershire County Council and 18 others) to provide feedback on the policies.

Once all the comments are considered (along with yours), and the Plan amended accordingly, we will submit it to Melton Borough Council.

They will undertake a further six-week consultation and send the NP and all comments received to an Independent Examiner, who will consider the NP against local and national strategic planning policies and make recommendations for any changes felt to be necessary. Once the Examiner's report has been accepted and the changes made, the final NP will be put before the community of Stathern in a referendum, and the NP will pass or fail on the basis of a simple majority.

Once the NP is 'made', it will be used by Melton Borough Council to determine planning applications in the parish.

We need to hear from you!

Please remember that "what we have proposed" forms the **outline** of our policies to protect and sustain our village. To provide us with feedback, it's really important that you read the DRAFT Stathern Neighbourhood Plan (www.stathernparish.co.uk). Please fill in the form enclosed (or download it off the Parish Council website or Facebook page) and return it to the 'post box' in the village telephone box library or to: Justine Collins, Parish Council Clerk, 38 Valebrook Road Stathern LE14 4EB before 18th September 2020.

**** It is really important that your comments are submitted on this form. This is a statutory consultation process and we need all responses to use the same format. ****

Thank you to

- everyone who came along to the Open Event last year and shared thoughts and suggestions
- YourLocale for guidance and expertise along the way
- everyone who has committed huge amounts of time and energy to the theme groups and policy development
- members of the steering group, who have ensured that the Plan is fit for purpose and meets the needs of the village, now and in the future.

Cherry Underwood

Stathern Parish Councillor and Chair of NP Steering Group

Steering group members: Cllr. Kenneth Bray, Cllr. Robert Smith, Sally Fagan, Caroline Fryer, Scott Hallett, David Mell, Alison Shelton, David Shelton, Lesley Sobey.

APPENDIX CS4: Regulation 14 Feedback

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
1	1	Chapter 7		The pedestrian pavements are increasingly poorly maintained and are hardly wide enough for pushchairs and walking aids.	This is noted in the NP; however, maintenance is not an issue that can be addressed through planning policies. A Community Action on page 70 (TR AP3) seeks to address the issue.	None. Community Actions will be added to the Contents pages.
2	1	Section 4.4	H3	Provision of smaller housing is very important particularly as so many existing homes have been enlarged.	Noted	None
3	1	Section 4.5	H4	Also, affordable housing is badly needed.	Noted	None
4	1	Section 6.4	CFA4	It is vital that Toft's Hill be protected and is a safe place to get out of the village and up the hill for walkers, children and horses etc.	Noted. This is recognised in Policy CFA4 on page 60.	None
5	1	General comments		This is a well-thought-out plan and very well produced.	Thank you for this comment.	None
6	2	General comments		Stathern is a desirable village in which to live and work and as such the plan must facilitate increasing future development. Main Street suffers from serious congestion, with a lack of parking for both residents and visitors. On occasions, traffic, including buses at Blacksmith End and at the island towards Harby, creates a serious hazard.	Noted. The Local Plan allocates development in excess of the minimum requirement for Stathern. The NP sets conditions through which further windfall development will be acceptable. Policy TR2 seeks to ensure that future development does not exacerbate the situation.	None
7	2	Section 3.2		The plan should enable sustainable development, and enhance and support the rural economy, which means creating new business and employment opportunities. This cannot	The decision was taken not to increase development in	None

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
				be achieved within the draft Plan and needs extra land to be allocated for business and commerce. Otherwise, residents of working age will all travel daily to the main local centres; Melton, Grantham and Nottingham.	Stathern through direct allocations given the volume of development contained in the Local Plan. Policy BE2 on page 66 sets the conditions that will need to be satisfied for business development to take place. This seeks to promote development which is appropriate for the parish.	
8	2	Section 3.3.1		An economic role – the Plan MUST make sufficient land of the right type available; the parish should be less restrictive. It is one thing to prevent development in the countryside and quite another to stifle enterprise.	Policy BE2 sets the criteria against which business development will be considered and seeks to balance support for development with the need to protect the character of the parish.	None
9	2	Section 4.2	H1	Limits to Development – the proposed “village envelope” is too restrictive, it mainly details development as land for “new housing” and does not or facilitate commercial needs, and certainly it does not provide adequately for the period to 2036.	We disagree. Stathern has been allocated a significant level of new housing through the Local Plan. The NP supplements this by supporting appropriate development within the built-up area. The level of housing required up to 2036 is exceeded so it is wrong to say that the NP does not provide adequately.	None

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
10	2	Section 5.9	ENV 11	Flood risk is a significant issue in the "old" centre of Stathern. To create resilience, it is important to ensure that any new surface water discharge is routed around the village to established water courses such as The Washdyke.	This matter is appropriately addressed in Policy ENV 11 on pages 51 and 52.	None
11	2	Section 8.2	BE2	It is imperative to protect and strengthen the economic base within the parish - there needs to be a plan for new and startup business, for relocation with more space for existing expanding businesses and to create new employment within walking distance. Possible land for re-development could be available at the bottom of Mill Hill without detriment to the village and with a good and safe access on Pasture Lane. This area could be considered as being suitable for business or amenity use and would meet all of the above criteria were it within the "village envelope". (Fields 33,35,36,41)	Policies relating to farm diversification, new business and tourism provide for suitable economic development which is appropriate for the parish.	Considered and no change.
12	3	Appendix 6		Field inventory map reference 178 and 177. Both inventory map references need updating to correct the properties that actually own this land. Reference 178 belongs to 8b City Road. Reference 177 is split between 12 and 12a City Road (since 2019). A new dwelling is now on the plot. The comments for reference 177 and 178 are incorrect. The garden does not have views over arable land as hedge obscures fields behind, nor does it have bird species of lapwing and corn bunting present. The history and wildlife scores should be reduced as neither site has links to a listed property anymore, nor has any specific wildlife of particular interest present. Reference 177 and 178 are no different to adjoining gardens in the Redmile Development site on City Road.	Comment is correct, both plots are to be re-visited and appropriate amendments made.	Wording change to field inventory map 177 'fields at rear', no change to score; field 178 'fields at rear', wildlife score reduced to 1.
13	3	General comments		If someone would like to come and discuss the above comments at our property, you are more than welcome. The data needs to be amended to reflect the plots and how they are now.	As above	As above

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
14	4			Stathern Parish is located outside of our area of responsibility. The views of Severn Trent, who provide water and wastewater services should be sought on the Neighbourhood Plan. Sent information to Severn Trent on 05/08/20. [This comment is from Anglian Water.]	Noted	None
15	5	General comments		Very well written and represents the villagers' wishes. Very thorough and detailed.	Noted. Thank you for these comments.	None
16	6	General comments		Natural England does not have any specific comments on this DRAFT Neighbourhood Plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk	Noted	None
17	7	General comments		<p>The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.</p> <p>If you have not already done so, we would recommend that you speak to the planning and conservation team at your Local Planning Authority together with the staff at the County Council Archaeological Advisory Service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway www.heritagegateway.org.uk. It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.</p> <p>Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood</p> <p>You may also find the advice in "Planning for the Environment at the Neighbourhood Level"</p>	These general comments are noted.	None

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
				<p>useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from: http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf</p> <p>If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, "Housing Allocations in Local Plans" as this relates equally to neighbourhood planning. This can be found at: https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/</p>		
18	8		H2	<p>In line with the Melton Local Plan, the DRAFT Stathern Neighbourhood Plan identifies that 71 dwellings are required over the plan period, over the 20 units that have already been built or gained planning permission since 2011. It is noted that two housing sites for 65 and 10 dwellings have been identified for allocation in the Melton Local Plan, together with an additional reserve site of 45 residential units. As the allocations within the Local Plan exceed the minimum requirement for Stathern, the DRAFT Neighbourhood Plan makes no specific residential allocation, although windfall sites for single dwellings will be supported under Policy H2.</p>	Noted	None
19	8		BE1 and BE2	<p>No land has been allocated for employment however Policy BE1 sets out a presumption against the loss of commercial premises or land that provides employment opportunities. Policy BE2 will support small-scale new business and employment sites that do not negatively impact the parish. Considering the limited level of growth proposed across the Neighbourhood Plan area, we do not expect that there will be any impacts on the operation of the Strategic Road Network (SRN).</p>	Noted	None
20	8	General comments		<p>Highways England welcomes the opportunity to comment on the Pre-Submission Version of the Stathern Parish Neighbourhood Plan, which covers the period of 2020 to 2036. The</p>	Noted	None

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
				<p>document provides a vision for the future of the area and sets out a number of key objectives and planning policies which will be used to help determine planning applications. Highways England has been appointed by the Secretary of State for Transport as the strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the SRN. It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Stathern Parish Neighbourhood Plan, Highways England's principal interest is in safeguarding the A52, A46 and A1 Trunk Roads which route approximately 4.5 miles north, 7.5 miles west and 10.5 miles east of the Plan area respectively.</p> <p>We understand that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-wide planning policies. Accordingly, the Neighbourhood Plan for Stathern Parish is required to be in conformity with the adopted Melton Local Plan (up to 2036) and this is acknowledged within the document.</p>		
21	9	Page 59 Section 6.4		Toft's Hill – The junction is Red Lion Street, Church Lane and The Green.	Agreed	Change to be made as indicated.
22	9	Page 25	H5 (I)	Why not hedges?	Agreed 'native hedging' can be added	Add in 'native hedging' to H5 (I).
23	9	Appendix 6		Inventory map reference 190 should be Main Street not Harby Lane.	Agreed	Change to be made as indicated.
24	9	Appendix 6		Inventory map reference 184 is recorded as being in private ownership but this fact is not recorded on the majority of areas in the inventory and some of the comments regarding "used by dog walkers" occur in areas with no public access.	Remove 'used for dog walking' from field inventory references 007 and 032 Update Chapel Lane Paddock (184) to:	Change to be made as indicated.

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					Paddock in centre of village helping to define its layout and character; occasionally used with owner's kind permission to support village events.	
25	9	General comments		Emphasis on affordable housing and single occupancy, small houses are ok, but it is very expensive to live in Stathern without your own transport, especially for doctor/dentist visits.	Noted. This is why policy H4 on pages 23 and 24 specifically references affordable home ownership. Affordable homes are typically utilised by people in low-paid employment who have no transport etc.	None
26	10	Page 7 Figure 1		<i>Moderate.</i> The designation date stated in the document is 17 May, whilst the official letter was published on the 7 May. Link to the letter: https://40598510-d83b-48fe-b4fd-63400f103e39.filesusr.com/ugd/2778e0_37bc4b15de9d476492f041beba984141.pdf . Again, reference to the 17 is given at the end of the page.	Noted. Change to be made to say 7 May.	Change to be made as indicated.
27	10	Page 7 Figure 1		<i>Minor.</i> It would be helpful to readers to have a separate coloured line or the Stathern Parish shaded in to clearly see the boundary on the map, as currently there are several blue lines which could cause confusion	Agreed	Change to be made as indicated.
28	10	General comments		<i>Moderate.</i> Images - please provide the source of your graphic material if this has not been produced by yourselves.	Maps are referenced where they originate from other sources (i.e. MBC/Environment Agency). Other maps are produced to reflect the NP policies based on ordnance survey base mapping and include the licence strapline as confirmation. Most photographs taken by group	Checking images.

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
					members, other images to be checked. The steering group will make all reasonable attempts to reference sources of images.	
29	10	Page 13 First paragraph		<i>Minor.</i> This section is not signed by someone, we would suggest modifying the start of the paragraph to say ' <i>in our experience</i> ' (as local community) rather than using the first person.	Agreed	Change to be made as indicated.
30	10	Appendices		<i>Minor.</i> Due to the documents size and to make viewing the document more manageable, we would recommend splitting the appendices up into separate documents. Also, it seems that some appendices are included, others are not, some have the heading "Appendix X" others do not. If the group decides to include the appendices in the same document, please include clear titles with the number of the appendix for each one.	Agreed – editing team to make this change.	Change to be made as indicated.
31	10	Policies		<i>Minor.</i> Please add your policies in boxes with different colour so they can be easily differentiated from the supporting text. This modification was suggested by the examiner in the last two neighbourhood planning examinations.	Agreed – editing team to make this change.	Change to be made as indicated.
32	10	Page 19 Section 4.2 Paragraph 3		<i>Minor.</i> The proposed Limits to Development policy does not supersede the previous Village Envelopes (as these are not adopted anymore); it applies a new level of "protection" to the housing policies in the Local Plan and therefore we suggest the rewording of the paragraph.	Agreed – Housing group to make this change.	Change to be made as indicated.
33	10	Pages 19 and 20 Section 4.2 fourth paragraph	H1 First para- graph	<i>Moderate.</i> Where it reads ' <i>to take into account the policies within this Neighbourhood Plan</i> ', we'd suggest it to be modified to read: ' <i>policies within the <u>Development Plan</u></i> '. Again, a similar modification is suggested for the policy H1 (first paragraph).	Noted – no change	None
34	10	Page 20	H1	<i>Critical.</i> Policy SS2 of the Local Plan allows development not only within but also adjacent to Service Centres. With this in mind, the policy seems to be in conflict with the strategic policies of the Local Plan, as development adjacent to the Limits to Development boundary should be allowed. Please see the recent examiner's report for the Gaddesby Neighbourhood Plan:	This is not a strategic issue it is a matter of detail which is in the gift of the NP. Most Examiners of NPs in Melton Borough have reached this conclusion and it is	None

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				<p>https://40598510-d83b-48fe-b4fd-63400f103e39.filesusr.com/ugd/2778e0_05ba8c71f6c7464897479fad50b19813.pdf. It proposed a similar modification to the one stated in this comment.</p>	<p>unhelpful to pick a single examination to apply more generally. The following extract is from the Broughton and Old Dalby NP Examination: ‘One representation has pointed out that the emerging Local Plan policy allows development on the edge of settlements, however, the policy goes on to say that a scheme for housing should meet a housing need assessed by a neighbourhood plan and I do not consider that this Plan identifies a need that needs to be met from outside the settlement boundaries’. This same sentiment applies to Stathern which has accommodated significantly in excess of its minimum housing requirement through Local Plan allocations alone. Furthermore, the Scalford NP was examined in May of this year and the Examiner rejected the objections expressed by MBC to extend development to ‘within</p>	

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					and on the edge of' the settlement with a Limits to Development. Stathern has made provision for an extensive level of development and extending this still further is unnecessary.	
35	10	Page 21	H2 and associated supporting text	<i>Moderate.</i> In order to improve the transparency of the policy and supporting text, it is suggested to specify the threshold from paragraph 4.2.17 of the Local Plan and include it in the supporting text and/or policy. In the case of Stathern, this threshold is of 10 dwellings. Additionally, we suggest reinforcing the link with Policy SS3 of the Local Plan by referring to it in the policy.	Reference is made in the NP on page 21 to para 4.2.17 of the Local Plan. It is not considered that further reference is needed. Policy SS3 of the Local Plan does not specify the threshold.	None
36	10	Page 21	H2	<i>Moderate.</i> Some of the requirements may not be always possible. It is recommended to have a more flexible approach, by saying "where practicable". This flexibility is likely to be required in other policies in the Neighbourhood Plan where the requirement imposed through the policy is too strict.	Each of the criteria specified in policy H2 is considered to be important and development should not take place unless they can be met.	None
37	10	Page 25	H5	<i>Moderate.</i> Part k) of the policy: we suggest adding the wording <u>or apply updated published guidance</u> , after 'UK: Bat Conservation Trust / Institution of Lighting Professionals, 2018', this would accommodate for any updates to the guidelines.	Agreed – Housing group to make change	Change to be made as indicated.
38	10	Page 25	H5	<i>Important.</i> Part o) of the policy would need evidence to support the statement 'developments of greater than ten, 10% of houses'. Without evidence to support this part of the policy, it will most probably be challenged at examination.	This is the standard that most house builders apply. The opening section of the policy says that each criterion should apply 'as appropriate and relevant to the development concerned'	None

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					which provides the required flexibility.	
39	10	Page 23 Section 4.5	H4	<i>Important.</i> States the Housing Needs Survey “ <i>identified local needs for...starter homes</i> ”. The Stathern HNS does not state “ <i>starter homes</i> ” but instead “ <i>affordable home ownership</i> ”, therefore this should be amended accordingly.	Agreed – Housing group to make change	Change to be made as indicated.
40	10	Page 23	H4	<i>Important.</i> For this policy to reflect the Melton Local Plan affordable housing Policy C4, where it states “ <i>Housing developments of 11 or more dwellings</i> ” to insert afterwards <u>and/or where the floorspace exceeds 1000m².</u>	Agreed – Housing group to make change	Change to be made as indicated.
41	10	Page 23	H4	<i>Important.</i> Stating that the 32% has to include specifically shared ownership and starter homes, is restrictive. We recommend for this to be altered stating the more generic term <u>affordable home ownership</u> .	Agreed – Housing group to make the change	Change to be made as indicated.
42	10	Page 35	ENV 3	<i>Moderate.</i> It is recommended to have a more flexible approach, to this policy by using wording such as ‘if appropriate’ especially as some areas are contained within STAT3, which has been designated as a reserve site in the Local Plan.	It is not considered necessary to dilute the policy in this way. It says that proposals should give ‘appropriate weight’ to identified habitats according to their status. Development – even in the LP reserve site – will need to take these factors into account and to demonstrate that the benefits of development in specific areas outweigh the loss. This will not prevent development, but make sure that development is sensitive to	None

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					ecological factors and mitigate where appropriate.	
43	10	Pages 41 and 42	ENV 7	<i>Moderate.</i> MLE 24087 – this area indicates Listed Buildings which are designated heritage assets and therefore already have protection. Therefore, it may not be necessary for this to be included within Policy ENV 7.	Noted – no change	None
44	10	Page 45	ENV 8	<i>Moderate.</i> We would recommend looking at the examiner’s report for both the Scalford (page 25) and Gaddesby (page 26) Neighbourhood Plans in specific relation to a Ridge and Furrow policy, to ensure that there is enough balance within Policy ENV 8.	The Examiner’s recommendation for Gaddesby was to reword the policy to: ‘In assessing development proposals which would involve any loss or damage to an identified area of Ridge and Furrow earthwork on Figure 11.3, the benefits of the development will be balanced against the significance of the feature concerned as a heritage asset’. Change agreed.	Change to be made as indicated.
45	10	Page 45	ENV 9	<i>Moderate.</i> We would suggest a reassessment of Important View 8 due to its proximity to the reserve site STAT3, which has been designated in the Local Plan. This site may become a full allocation in future reviews.	Noted – no change.	None
46	10	Page 52	ENV 12	<i>Minor.</i> References MBC Local Plan Policy ENV 10 – should be amended to <u>EN10</u>	Agreed	Change to be made as indicated.
47	10	Pages 59 and 60 Section 6.4	CFA4	<i>Important.</i> We consider whether this section would be better placed within the environment section due to the detail it goes into from an environmental aspect. The policy CFA4 seems to mix two levels of protection: landscape and community value. We recommend to protect the area through other policies in the Neighbourhood Plan, for example, to incorporate a new Landscape policy and/or to include the area as Local Green	Noted - this needs its own definition of a special place, as a community facility – no change.	None

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
				Space if it meets the criteria. Views are already protected in policy ENV 9. Meaning that elements of the CFA4 would become part of other environmental policies. Due to the unusual nature of the policy as currently written, we have little to guide us in terms of how such a policy would fare at Examination. The approach above is more conventional and has a strong track record from numerous NP Examinations. Alternatively, a design code for that specific area could be developed by the community. If this was the case a distinct boundary for the area would have to be drawn.		
48	10	Page 68	BE6	<i>Important.</i> The broadband speed as stated in the policy seems to be arbitrary in relation to the specifications given in the NPPF (para 112) [...] <i>Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections [...]</i>	30mbps is the industry standard definition of superfast broadband.	None
49	11	Appendix 8		You have my comments on the three listed buildings that I own. The comments below relate to local interest buildings or 'local heritage assets' only. As a general point, my opinion is that the list could, and should, be lengthened. The criteria employed, as I understand the case, have excluded those buildings that have been altered to some degree. I see the reason for this criterion and think that it holds for structures outside the conservation area. Within the Conservation Area (CA), however, I do not think that there is a need to be so exclusive. Here the principal criterion for inclusion ought to be buildings/structures that make a positive contribution to the CA. (Melton Borough Council ought to have identified these structures, and they ought to have undertaken a thorough appraisal of the character and appearance of the CA, but it hasn't.) It is these structures that are at risk and under threat; their inappropriate alteration or loss has, and will continue to, erode the character of the CA. This means that the focus ought to be on the contribution the whole, rather than intrinsic interest alone. Put simply, which structures help to define the character of the CA and historic village? For this reason, I think the whole of the former Jackson's Yard and Mill House ought to be included. There will be other structures and I am happy to walk around the village with the team that has compiled	Thank you for these comments. The purpose of the listing is: to identify those buildings and structures locally that are not otherwise subject to a formal designation; to afford them some weight in the planning system against inappropriate development; to do what we can to retain the building or structure for future generations; and to preserve what is considered to be special for the benefit of future generations. A comprehensive process was undertaken to identify the most suitable buildings and structures	Wording change to: LHA list; War Memorial Institute; LHA 6 The Gote; LHA 10 Red Lion Inn; LHA 11 Vale Engineering Works; LHA 12.1-12.3 St Guthlac's churchyard gates.

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				<p>the list. The group’s work presents the parish with an opportunity to step up and fill the gap.</p> <p>I have already sent copies of the official Department of the Environment (now Department for Digital, Culture, Media & Sport) listing maps. Those buildings marked with a triangle are those that were deemed by the Inspector of Historic Buildings – a job that I carried out elsewhere in the country – to be of ‘local interest’. The survey would have been undertaken in the early-mid 1980s and should not be taken as exclusive as there is no doubt that more buildings and structure would now be deemed worthy of inclusion.</p> <p>Those structures that are within the curtilage of listed building - the barn at Sumner’s and the churchyard gates - are subject to the listed building control procedures. In other words, they <u>are listed structures</u>. For this reason, inclusion on the ‘local list’ is superfluous and might be seen to detract from their status as curtilage listed structures. Melton BC <i>might</i> query inclusion but I would recommend that the entries are added in section on the listed buildings, stressing that they are curtilage structure.</p> <p>The churchyard gates are probably late C19 or even early C20 – they are very ‘industrial’ cast-iron structures. I think it is worth mentioning the overthrow and lantern holder at the SE gate. I don’t think the reference to a lock in 1639 adds anything. It is likely that there have always been gates. The only reason for citing the 1639 reference is that an account survives but it does not relate to the present structures.</p> <p>On the Memorial Institute. The Duke of Rutland gave the site; building committee appointed Jan. 1919 – the chairman was the Rector, Rev W New; appeal for funds soon after – raised £300 in a fortnight; Thomas Clamp [Thomas Clamp lived at the White House, Stathern and died in 1931.] was the ‘architect’ and clerk of works; Mr G Jackson was the builder; foundation stone laid by Mr J C Warren in December 1919; Duke of Rutland opened the building 20 Ma7 1920; final cost nearly £630; intended to be reading and recreation room, village library, for which there was’ already a good supply of books’ and to have lectures, concerts, whist drives and dances at least once a fortnight. The Duke said that ‘he did not think a more reasonably sensible class of memorial could be put up, if it could be</p>	<p>and the list is considered to be proportionate to the parish.</p> <p>Those that are located within the CA have no additional protection over and above the protection conferred through CA designation.</p> <p>We will, however, amend descriptions and dates where appropriate.</p> <p>Much of the ‘folklore’ referenced here adds interest to the descriptions and is stated as such to distinguish between opinion and fact.</p> <p>Thank you for taking the trouble to make so thorough a set of comments in relation to this section of the NP.</p>	

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				<p>satisfactorily financed in the first instance, and equally financed as a going concern afterwards, than an Institution such as that for the use of the inhabitants of the village, and he was glad to see what a substantial class of building they had erected. It reflected great credit on those who conceived the idea, and those who carried it out. He hoped, in the future, it would be a source of great interest and pleasure to those who lived in Stathern.’</p> <p>The Vale Engineering Works – lace factory – is definitely not a building of the 1840s. In 1881, Braithwaites were contemplating the introduction of steam and the enlargement of the premises; the present building is the result, i.e. early 1880s.</p> <p>The text for the Red Lion and the gote is problematic and definitely goes to credibility – there is just too much ‘folklore’ which has no place in an official planning document. This is not to say that they shouldn’t be included on the list but the facts and judgement must be correct.</p> <p>On the Red Lion, wherever Hacker may have signed the death warrant – likely to be in London (How is the place of keeping relevant?) - it was not in the building we know as the Red Lion. The building was <u>completely rebuilt</u> c 1900 for Walter Shirley Davy of the Devon Brewery, Newark upon Trent. The company bought the Vale Brewery, Harby in 1889; its ‘logo’ was the symbol for the ‘spades’ suit of cards. (Does the four of spades indicate that it was Davy’s fourth public house?) It was offered to let by the company in 1902. Examination of the fabric - the brickwork, the stacks, the windows etc. – shows that it is all of one date, with later alterations. It remains a village landmark of some architectural quality and is worthy of inclusion on the list.</p> <p>The gote causes much debate in the village. To state that ‘this feature ... has existing since the 7th century’ is too broad a claim. To be clear, the word ‘gote’ has been variously described but the authoritative definition might be that in the <i>Oxford English Dictionary on Historical Principles</i>. It states that it is a Middle English dialectical word used after the Norman Conquest (c 1100-1500), based on an older English word meaning to pour. The definitions are as follows:</p> <ol style="list-style-type: none"> 1. A channel for water; a stream; 		

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				<p>2. A sluice, 1531. The <i>OED</i> provides a variation 'gout' derived from the French <i>égout</i>. There meanings are similar as follows:</p> <ol style="list-style-type: none"> 1. A flow of water. 2. A channel for water; a sluice; a culvert. <p>This definition was adopted for the transcription of the accounts of the churchwardens: 'A watercourse; any channel for water, a stream.' (F J Western, Leicestershire Archaeological Society, <i>Churchwardens Accounts of Stathern 1630 to 1677, volume II, Glossary and Notes</i>, p 226.) The 1666 entry for mending the gote 'in the field' can be taken as evidence that the term was not solely applied to a single place and, if the 1792 map is examined it is apparent that the possible watering place was <u>not</u> in a field but in the highway. Elsewhere in the country where the term is, or has been used, it describes a watercourse. The conclusion, therefore, is that whereas 'watering places' might have been incorporated, the term describes the whole watercourse.</p> <p>The present structure does not appear to function as a watering place as it is dry throughout most of the summer, just when a watering place would be most useful. It clearly does function as a trap for silt and debris. The brickwork is entirely modern - mechanically-produced, hard, blue 'engineering' and red bricks. Such brickwork is typically later C19 in date and might lead to the suggestion that the date of formation of the present structure is around the date that the engineering works/lace factory was erected: the map evidence indicates a reduction in the width, and alteration to the layout of, the road by 1883/4. It has, however, clearly been altered and repaired in the C20.</p>		

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				 <p>9 Chapel Lane Finally, the north wall of 9 Chapel Lane. The text is contradictory: is the wall thought to be C17th or mediaeval? If the former what has the structure do with a chantry which would have been dissolved in the mid-C16th? I would really need to inspect the structure. The problem is that control of alterations to buildings within the planning system should be based on facts. So where is the evidence for a mediaeval structure? Mediaeval buildings have thick walls – 2’6” or more and their walls do not have 15 or so courses of brickwork (What date is the brickwork?) at the base. Are there any nesting boxes inside? As previously stated, I am supportive of the production of a local list and I repeat the offer to assist in the preparation of the next version of the document.</p>		
50	12	Page 67 Section 8.3	BE3	<p>Working at home – shows forward thinking and the idea of providing meeting spaces and workshops is an excellent one but care needed here. We do not want our already over-full residential streets to become office car parks. It might be helpful to include provision of cabling for electric car chargers and solar panels in this section, though I appreciate it is covered in TR3.</p>	<p>Noted. The conditions attached to support for home working are considered to be an appropriate balance between promoting development but safeguarding residential amenity. The provision of parking within the curtilage of dwellings is preferable to on-road parking and is unlikely to result in ‘office car parks’.</p>	None

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					It is not necessary to include a policy on electric charging twice.	
51	12	General comments		A fascinating insight into the history of the village and the way it was shaped to the present. A comprehensive and forward-looking plan which will provide a solid framework for the future development of the village, ensuring a balance between preserving what we have and making provision for our future needs. Thanks to all for the work in preparing the plan.	Thank you for this observation which is appreciated.	None
52	13	General comments		The document is of real value, interest, and application. The attached comments are intended to be of support rather than criticism.	Noted	None
53	13	Pages 14 to 17 Section 3		Generally should place more emphasis on reversing climate change by active encouragement of efforts to considerably reduce carbon emissions and waste (as per UK Government policy to become carbon neutral by 2050). However, this is covered by Policy ENV 12.	Noted. Many policies will contribute to tackling climate change (i.e. home working; promoting footpaths; enhanced broadband; electric car charging etc.) The narrative in section 5.10 discusses the impact of climate change.	None
54	13	Page 18 Section 4 (or elsewhere)		Can something be added to indicate the need for the prevention of dereliction and lack of maintenance (e.g. of houses, garages, sheds, fences, trees, hedges and gardens) which can blight an area, especially within the Conservation Area?	This is not a planning policy matter and is therefore beyond the scope of the NP.	None
55	13	Page 20 Figure 2		Limits to Development – I do not understand why there is the big indent into the Limits to Development line at the allotments (182) and field (183) and adjacent unnumbered footpath field. Field 183 and the un-numbered footpath field could be deemed an amenity area within the development limits. The un-numbered strip of land should be separately assessed in the Appendix Environmental Inventory; it seems to have been overlooked.	The LtD follow the methodology described on pages 19/20. In general terms, it excludes greenfield areas. The strip of land is part of 111.1.	None
56	13	Page 20	H1	Agreed: a most important policy.	Noted	None

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57	13	Page 22	H3	You will still get isolated 4-bedroom housing planning applications which will accumulate without compensatory 2- or 3-bedroomed houses, as is currently happening.	The applications may be made in this way. However, the NP seeks to balance the housing stock by supporting smaller dwellings.	None
58	13	Page 23	H4	Remove ‘...in lieu financial contribution’ and insist on a minimum of a 1-in-3 affordable housing ratio, if this is the policy. Surely, a financial contribution does not solve the need for more affordable housing?	Agreed. However, in reality there are times when no affordable housing providers come forward to own or manage the development and in these circumstances an alternative is required.	None
59	13	Page 24	H5	Is there a case for specifically mentioning or recommending solar panels on all new dwellings in this policy?	Criterion m) supports renewable and low carbon technology.	None
60	13	Page 29 Section 5.1.1		Number 5 statistic; should it say ‘Environmental protection within number 4 above’?	Yes it should! Well spotted	Change to be made as indicated.
61	13	Page 34	ENV 2	This states: ‘... or unless the open space is no longer <i>required</i> by the community’. With reference to field/space number 184, in which I must declare a personal interest , this is a contentious statement. Field 184 is the only space listed in Figure 5 that is in personal private hands. It is at the goodwill of the current owners that it is used as an amenity for the village. It is presumptuous to use the words ‘no longer required by the community’ in respect of this land. There is no obligation on the part of the owners to allow this land to be used as a public amenity. There are other privately owned fields that are just as suitable (e.g. 130, 183) which have never been offered to the community for use. The NP should have a policy of encouraging others to offer open land for use as a village amenity. Unless the land is owned by the parish it cannot be taken for granted it will always be available; there is no <i>requirement</i> to make it available. Trees could be planted on it!	Noted.	Policy wording to be revised.

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
62	13	Page 39 Figure 8		The sites and / or numbers are far too small.	Noted. They are in the NP itself as a general indicator of what is proposed. High resolution images of all maps and figures will be available on submission of the NP as appendices. However, the numbers will be enlarged for legibility.	Change to be made as indicated.
63	13	Page 39	ENV 6	Refers to Appendix 6 which I could not find, so the numbers in Figure 8 are not currently explained.	Appendix 6 is present with the field numbers, but we should include a key to explain the numbers.	Change to be made as indicated.
64	13	Page 40 Figure 9		The listed building positions can hardly be seen. I suggest ringing the blue and yellow spots in red.	Noted. This is the official map as it appears on Parish Online. Full scale versions of the maps will be available on submission of the NP. Size of spots on the NP map to be increased.	Change to be made as indicated.
65	13	Page 45 Section 5.7		Important views – another superb view is from the road by Stathern Lodge / hospice, looking over the village towards the escarpment.	Noted – no change.	None
66	13	Page 48 Figure 13		There is also a footpath along the north side of the canal (i.e. the towpath). This ought to be shown on the plan.	The towpath is not a PROW. Figure 13 only sets out to show the statutory routes.	None
67	13	Page 57		‘Stathern Chat’ and Neighbourhood Watch are other community assets which are keeping residents informed.	Neighbourhood Watch already included. Agreed to add Stathern Chat.	Change to be made as indicated.

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
68	13	Page 59		Toft's Hill – surely it is the whole valley leading to the escarpment on both sides of the Rundle Beck that needs protecting, not just Toft's Hill. Remember also that Stathern Hall was positioned in this area, above Dalliwell, and is of archaeological significance.	Noted – no change	None
69	13	Page 61	TR1	'...should not be so severe...' You need to quantify <i>severity</i> otherwise it is open to a range of interpretations.	The word 'severe' is the word used in the National Planning Policy Framework and therefore is the threshold that needs to be met. The word is not defined in the NPPF.	None
70	13	Page 64		Blacksmith End / Moor Lane – if we are not careful there will be more sprawling development along the rural single-lane part of Blacksmith End, and the Neighbourhood Plan should specifically resist this. The views towards the escarpment from this road are already being compromised by development. You could reinforce Policy BE4 (page 68) by adding that any development proposal must respect and protect views designated in Policy ENV 9.	All policies will apply and do not need to be repeated in individual policy areas when they are stated elsewhere.	None
71	13	General comments		All appendices should be numbered and correspond with the main text.	To be checked.	Changes to be made as appropriate.
72	13	General comments		Appendix table. You should examine whether all the proposed appendix tables are complete and are of real use. The untitled table of deed, date and price paid should be in street order, not date order, for ease of use.	Noted – order to be amended to street order on the house sales table.	Order to be amended.
73	13	General comments Appendix 6		The Appendix Environmental Inventory is large. It would be more useful if the map reference numbers were in ascending order so that individual plots can be more easily found in the table.	It was agreed that the appendix would be of more use listed numerically in three sections - Local Green Spaces, then Important Open Spaces then all other sites, rather than score order.	Appendix 6 to be changed as noted.

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
74	13	Appendix 8	LHA 10	<p>Local Heritage Assets. The Red Lion. There is no historical association between Col. Hacker and the Red Lion. He could not have signed the Execution Warrant of Charles I at Stathern; it was signed in London just before the actual execution of Charles I, handed to him by Cromwell. The warrant is now lost. People also confuses the Death Warrant (dated 1648, which was addressed to Hacker and others – he did not sign it) with the Execution Warrant. The Red Lion may not even have been in existence as an inn in Hacker’s time; we have no evidence of its age. Much of this section should be removed because although the facts as stated concerning Hacker are now accurately written they have absolutely nothing to do with the Red Lion.</p> <p>I suggest the statement stops at the word ‘proprietors’ or three lines further at ‘proven’. The word proven should be changed to possible. Everything that follows the work proven is not relevant to the Red Lion [and therefore does not support the Red Lion ACV].</p> <p>Francis Hacker is probably the most famous of Stathern’s residents and mention of him in the Neighbourhood Plan is totally justified, but not associated with the Red Lion! The removed information from LHA10 could be retained elsewhere, and I recommend that it is related to the fields where Stathern Hall stood (and we only have an approximate position) which should be designated a place of Local Heritage and listed as a further asset LHA14. The Hall was somewhere in the vicinity of fields 072, 073 and 074. This is a site of historical environmental significance as per Section 5.5.1 of the NP. Hacker probably kept the Death Warrant there (perhaps for as long as 13 years) until his wife was ordered to produce it during his trial in 1661. This document is regarded by the House of Lords Record Office as being the most famous single document in their possession (Ref: HLRO Memorandum No. 66). The site of Stathern Hall could be shown on Figure 8 with details in Appendix 6.</p>	<p>Wording to be revisited, but giving folklore the importance it deserves.</p> <p>Stathern Hall’s precise location is unknown so cannot be added</p>	Appropriate changes to be made.
75	14	General comments		Very comprehensive document, thanks to all the people involved.	Thank you for this comment.	None
76	14	Page 8 Section 1.3		The History of Stathern, 3rd paragraph – ‘...Leofric’s land was confiscated and given to the Albin family of Belvoir. This should read ‘ <i>was confiscated and given to Robert de Toden and Geoffrey de la Guerche, who in turn</i> ’	Noted - check the detail	Change to be made as appropriate.

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
77	14	Page 9 Paragraph 1		Magister Aumaricus in 1213 the Chantry priests. Should read ' <i>...in 1213 to the present day and also the chantry priests</i> '	Noted - check the detail	Change to be made as appropriate.
78	14	Page 9 Paragraph 2		Hacker was executed when Charles II came to the throne. Should read ' <i>...Hacker was executed in 1660 when Charles II came to the throne</i> ' Also Toft's Hill and Mill Hill were confiscated and the house. Should read ' <i>... Toft's Hill and Mill Hill were confiscated. The house was</i> '	Noted - check the detail	Change to be made as appropriate.
79	14	Page 10 Last paragraph		'Stathern has been under constant pressure in the 20th century;' This should read ' <i>...Stathern has been under constant pressure in recent years by the exploration</i> '. Remove ' <i>and</i> ' after coal mining. Add at the end of the final sentence ' <i>..and the pressure for further development together with dwindling facilities.</i> '	Noted – no change	None
80	15	General comments		Thank you for consulting The Coal Authority on the above. Having reviewed your document, I confirm that we have no specific comments to make on it. Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.	Noted	None
81	16	General comments		Thank you for giving the Environment Agency the opportunity to comment on your DRAFT Neighbourhood Plan. With regards to environmental constraints associated with the Plan Area we note that there is an area of Flood Zone 3 associated with an ordinary watercourse and which is located in the Northern portion of the Plan Area. However, we also note that this area of land is also outside of the Limits of Development. There are no other environmental constraints associated with the Plan Area which falls within the remit of the Environment Agency and, on this basis, we have no further comments to make.	Noted	None
82	17	Page 32 Section 5.2 and Page 36		Recommend addition of fields adjacent to Blacksmith End (STAT3) to be added to Important Open Space. Used by hikers, dog walkers and community daily. Plus added to Site with Local Wildlife Value. 111.1 to be added as 111 is.	The Environmental Inventory scores (Appendix 6) do not support this upgrading of	None

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		Section 5.4.2			designations. No changes to be made.	
83	17	General comments		Thank you for all the tremendous effort that has been put in to this plan.	Thank you for this comment	None
84	18	Page 18 Section 4.1		I fully support the proposal that there should be no specific residential allocation for Stathern given the likelihood now of STAT1 being in excess of 70 houses. The development that has occurred and will be completed with STAT1 substantially increases the size of the village at a time when there has been a reduction in amenities. In my view, further significant development would irretrievably alter the character of this friendly and community-focused village.	Noted	None
85	18		H4	Given my comments above I would be concerned with any development being the size where this policy would take effect. The STAT1 development will provide affordable housing within the village and beyond that I would hope any further development would be limited to a small number of houses at any given time to allow the village to grow and develop more slowly and in keeping with the amenities available, especially the local school where there is no capacity to expand the existing footprint.	Noted	None
86	18		ENV 1	Fully support this.	Noted	None
87	18		ENV 5	Fully support.	Noted	None
88	18		ENV 11	This is really important given the history of flooding in the village, particularly recently.	Noted	None
89	18		CFA1	This is incredibly important to the vision that is set out at the front of the document, particularly with the additional development taking place. In order to be able to preserve the community within the village there needs to be sufficient amenities to allow people to come together (coronavirus apart). I would also support anything that can be done to increase the assets, in particular the Red Lion pub, which was a once-thriving asset but now is falling into a sad state of disrepair in the centre of the village.	Noted	None
90	18		CFA2	Fully support this. And Policy BE2 - is there a view on what would be supported in terms of use of the old village shop that is now vacant given the lack of parking and impact on traffic,	The narrative above the policy identifies some areas where the	None

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				particularly as the new STAT1 development will increase traffic flow past that location so it would be a greater risk than it was at the point it closed down?	community feels that facilities are lacking.	
91	18		CFA3	I would like to see this amended - in my view our local primary school is historic and as such the history should be preserved - I agree with what is set out other than I would not support replacement, only expansion (if it were possible to find a suitable place to do so) especially in the light of the expansion of the village through currently planned development.	It may be that demand in the future is such that expansion would not be sufficient. In these circumstances, relocation may be the only viable option. However, if so, the existing building is likely to be retained for alternative future use.	None
92	18		BE3	Fully support - this is a key issue following cover which will have a long-term impact on how many residents work. This will also impact on the community as more residents will stay within the village and so potentially need more amenities and may be likely to support local business more than those they may have done when travelling to work elsewhere each day.	Noted	None
93	18		TR AP3	I agree with all these action points, but comment in particular in relation to footpaths and seek that this reflects the need to ensure they are fully accessible for disabled people.	Noted - change wording.	Wording change to include accessible to disabled.
94	18	General comments		I am impressed by the huge amount of work and the detail, scope and scale of the plan which is a comprehensive overview of the village in all aspects. My thanks to all involved and I wholeheartedly support the vision set out. I have also learnt a great deal more about the history of the village through reading the plan.	Thank you for this and other comments and observations.	None
95	19	General comments		We would ask that our proposed Housing Site at Harby Lane for circa 55 units be considered in your new Neighbourhood Plan. We have today forwarded the details to the Parish Council of our proposal and before the consultation expiry date.	Noted. The steering group has taken the decision not to include a residential allocation within the NP. This will be considered again on review of the NP.	None

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96	20	General comments		We understood that all land owners in and around the parish would be contacted as part of the creation of the Stathern Neighbourhood Plan. As the owner of an area of land behind our property, [REDACTED], close to the centre of the village, I am surprised that this has not taken place, particularly due to the location and various criteria used in the Plan. Can you provide feedback as to why this is the case please?	We note the concerns raised. Extensive contact with the local community has taken place throughout the duration of the preparation of the NP, including an open event and newsletters, culminating in a stakeholders' letter being hand delivered on 5 October 2019; Regulation 14 stakeholders' letter hand-delivered 4 August 2020 / Stathern Star with executive summary and information on finding and accessing the DRAFT Plan hand-delivered between 3 and 5 August 2020.	None
97	20	Page 19 Section 4.2		We have read through the Plan with interest and would like to understand why our paddock has not been considered for inclusion in the newly defined 'Limits to Development', described in Section 4.2 (Page 19). Whilst we have no intention of attempting to develop this parcel of land in the short/medium term, it appears to be an ideal plot for future development.	The methodology for drawing the LtD as described on pages 19 and 20 clearly state that land such as paddocks that relate more to the countryside than to the built-up area are excluded.	None
98	20	Appendix 6		In Appendix 6 – 'The Environmental and Scoring System', the paddock in question scores a 5 for proximity. This is defined as 'An open space within a settlement', with a 4 being adjacent to the settlement boundary as defined by the Limits to Development. This clearly demonstrates that the paddock should be included in the Limits to Development boundary. I understand that 'paddocks' have been omitted from the plan however there are several precedents in the near past where paddocks have been developed, (sometimes within the	At the time the Environmental Inventory was compiled, the LtD had not been determined and the settlement boundary had been removed from the Adopted Local Plan.	Change of score from 5 to 4 to reflect the location of the field

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				Conservation Area), so this alone appears not to be a reason to remove this plot from consideration.	There may be examples from elsewhere where paddocks have been developed but this does not mean that doing so in Stathern is appropriate or necessary. The score of 5 should be downgraded to 4 now the LtD are confirmed.	adjacent to the LtD.
99	20	Page 14 Section 3		There are many points within the plan that indicate that this parcel of land is an ideal area for future development: Section 3 – A Plan for Stathern Parish (page 14) Two of the four key aims of this plan are to 'Be Tranquil' & to 'Be Sustainable'. As this paddock is not a designated 'Local Green Space' or an 'Important Open Space' as defined in the plan and would not impact on the character of the village, any development in this area would meet the aim of tranquility. Also, in terms of sustainability, develop here would, due to the available area, be absorbed and integrated seamlessly, whilst maintaining the important views from around the parish. The remaining aims of Vibrancy and Neighbourly could also be met, or not impacted negatively, with a development at this site. In summary, aside from the 'paddock' criteria, which has not been relevant to several recent developments, this plot appears to be an ideal area for development and should therefore be included in the 'Limits to Development' as defined by the Plan. Therefore, we would like the boundary defining the Limits to Development to include this parcel of land.	It is unlikely that additional housing development will be required through the lifetime of the NP. It is not therefore necessary to include your paddock or other parcels of land adjoining the built-up area of Stathern. This issue will be revisited at the point at which the NP is reviewed.	None
100	20	Page 19 Section 4.2		Section 4.2 – Limits to Development (page 19) The plot appears to meet the criteria of being part of the main settlement, as highlighted in Appendix 6.	The rationale for drawing the red line boundary is set out on pages 19 and 20 of the NP.	None
101	20	Page 32 Section 5.2		Section 5.2 – Local Green Spaces (page 32) The plot is not designated as a Local Green Space.	Noted. The site did not meet the criteria for inclusion as an LGS.	None

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
102	20	Page 33 Section 5.3		Section 5.3 – Important Open Space (page 33) The plot is not designated as an Important Open Space, either in this Plan or according to MBC.	Noted revisit and consider by theme group	None
103	20	Page 35 Section 5.4.1		Section 5.4.1 – Sites of Natural Environmental Significance (page 35) The plot is not designated as a Site of Natural Environmental Significance.	Noted - revisit and consider by theme group	None
104	20	Page 37 Section 5.4.3		Section 5.4.3 – Protecting and Enhancing Biodiversity (page 37) The plot is not within the wildlife corridor as shown on Figure 7 (page 38).	Noted - revisit and consider by theme group	None
105	20	Page 39 Section 5.5		Section 5.5 – Historic Environment (page 39) The plot has no historic environmental significance.	Noted - revisit and consider by theme group	None
106	20	Page 42 Section 5.6		Section 5.6 – Ridge and Furrow (page 42) The plot has no 'Ridge and Furrow' present.	Noted - revisit and consider by theme group	None
107	20	Page 45 Section 5.7		Section 5.7 – Important Views (page 45) The plot does not impact on the important views detailed in Figure 12.1 or 12.2 (pages 46 and 47).	Noted - revisit and consider by theme group	None
108	20	Page 47 Section 5.8		Section 5.8 – Footpaths Bridleways and Other Walking Routes (page 47) The plot has no impact on existing routes.	Noted	None
109	20	Page 49 Section 5.9		Section 5.9 – Flood Risk Resilience (page 49) The plot is designated as mainly very low flood risk in Figure 14.2 (page 51), much lower than other areas already being developed.	Noted	None
110	20	General comments		Further to my previous comments, having conducted some further research, I want to question the definition of the land we own at the back of our property, [REDACTED]. As previously mentioned, I would like to understand why our paddock has not been considered for inclusion in the newly defined 'Limits to Development', described in Section 4.2 (page 19). Having investigated this further, I see no reason why this parcel of land should be omitted on the basis of it being a 'paddock'.	The site in question relates more to the countryside than to the built-up area of Stathern. The drawing of the LtD has followed the methodology and has been consistently applied. It is not appropriate to take a single	None. Update field inventory reference 183 to:

Reference	Respondent Number	Chapter/Section	Policy No.	Comment	Response	Proposed Amendment
				<p>The methodology used to define the Limits to Development (page 19 and 20), states in point 4 that 'Non-residential land, which is countryside, agricultural, paddock, meadow, woodland and/or another green-field use, has been excluded.' The definition of a paddock is a small field used for grazing horses; however, this has not been the case for several years. Nor could the field be considered 'countryside', have any agricultural use, (as the flower growing business is no longer operating), a meadow, a woodland or have any other green-field use. There are just five 'pet' sheep in the field for maintenance purposes only. This means that the field should simply be considered private property, part of [REDACTED], and therefore included in the Limits to Development.</p> <p>Furthermore, in Appendix 6 'The Environmental Inventory and Scoring System, as mentioned previously, scores a 5 for proximity, meaning that it is considered part of the settlement and hence should be within the 'Limits to Development'. The study also states that this land is a paddock used for grazing horses and also mentions growing flowers. As this is no longer the case, the study should state that this area is private property with no recreational value or access.</p> <p>All evidence indicates that this area of land should be nothing other than private property within the settlement, therefore the boundary of the 'Limits to Development' should include this plot.</p> <p>Section 4.3 – Windfall Sites (page 21). Policy H2 – Windfall Sites in the plan stipulates the following: 'Small residential development proposals will be supported subject to proposals meeting all relevant requirements set out in other policies in this Plan and where such a development: a) is within the Limits to Development of the village of Stathern.'</p> <p>However, this clause is contradictory to the Melton Mowbray Borough plan which states in Paragraph 4.2.17, (page 30) that: 'Schemes of up to about 10 dwellings may be appropriate within or on the edge of Service Centres...'</p> <p>Therefore, the Stathern Neighbourhood plan cannot stipulate that windfall sites have to be within the 'Limits to Development' as the 'Local Plan' states that windfall sites may be within or on the edge of the settlement.</p>	<p>parcel of land and to apply the methodology differently without applying the same interpretation elsewhere.</p> <p>Stathern meets (and indeed significantly exceeds) the housing requirement of MBC.</p> <p>Other than a small amount of infill development over the lifetime of the NP, no additional development is required.</p> <p>Restricting development to within the red line boundary will provide sufficient new housing to meet a local need.</p> <p>No change to LtD</p> <p>Field inventory wording to be revisited.</p>	<p>Large paddock bordered on three sides by houses.</p> <p>The majority of the paddock is currently used for grazing sheep. Large tree in boundary hedge with paddock 111.1. Grass snakes and hedgehogs use this paddock as a wildlife corridor between open fields and gardens. Parts of the field flood in</p>

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
				This point should be removed from the plan.		wet weather. DEFRA priority species for lapwing and corn bunting.
111	21	General comments		I consider the document to be a very concise record of the proposals for the village for the future and to have covered numerous points for its future protection and growth. Many of the items discussed are ones with which I would be concerned, i.e. environment, car parking and extent and types of housing to be included. Very well done to all those who have been involved.	Noted. Thank you for this comment.	None
112	22	Page 18 Paragraph 4.1		Paragraph 4.1 advises that, in view of the extent of development that has taken place in the parish over recent years and the allocations within the Local Plan, it has been agreed that no specific residential allocations will feature in the Neighbourhood Plan. This position is noted. The adopted Local Plan allocates land at Point Farm (STAT1) to provide approximately 65 dwellings. As the Neighbourhood Plan Group will be aware, Davidsons Developments Limited has been actively progressing proposals for development on the allocated site and has been in positive ongoing discussions with the Parish Council. We hope to soon receive planning permission and Davidsons are committed to progressing development on the site at the earliest opportunity. On this basis, the reserve site identified in the Plan is unlikely to be required and there will not be a need for the parish to make any further allocations through the Neighbourhood Plan.	Noted	None
113	22	Page 19 Paragraph 4.2 and Page 20 Figure 2		Figure 2 of the Neighbourhood Plan defines the Limits to Development for the village and paragraph 4.2 advises that the new limits update and supersede those previously used by Borough Council and takes account of residential housing allocations in the Melton Local Plan. This is a sensible and robust approach. The inclusion of the land at Point Farm, allocated as STAT1 in the adopted Local Plan, within the proposed Limits to Development is supported.	Noted	None

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
				It is also appropriate that the Reserve Site is excluded from the Limits as, given the progress on the allocated site, it is unlikely to be required.		
114	22	Page 21 Paragraph 4.4		In terms of housing mix, paragraph 4.3 refers to the 2011 Census, the Housing and Economic Development Needs Assessment (HEDNA) and the Stathern Housing Needs Survey in relation to evidence housing needs in the parish. The proposed development of the land at Point Farm will provide a good mix of house types and tenures, including a range of 1, 2, 3 and 4/5 -bedroom properties, including a number of bungalows. The mix proposed on the site will make an important contribution to meeting the identified local needs for a mix of housing units.	Noted. It is expected that the Reserved Matters Application will meet the NP requirements in terms of housing mix.	None
115	22	Page 22 Paragraph 4.5		Paragraph 4.5 refers to the need where possible for affordable housing to be allocated to eligible households with a connection to Stathern. Davidsons supports this approach and, for the land at Point Farm, a standard 'cascade' mechanism would be included in the Section 106 agreement to give first priority to Stathern residents in need of affordable housing.	Noted. This is a very helpful contribution.	None
116	22		H1	Policy H1 and Figure 2 including land at Point Farm within the Limits to Development is supported.	Noted	None
117	22		H3	Proposed Policy H3, Housing Mix sets out a priority towards dwellings of 3 beds or less and 2 and 3 bed bungalows, advising that the inclusion of 4 bed houses will be supported where they are fewer in number to the total of one, two and three bed dwellings. The proposals for Point Farm provide for a mix of fifty-four 1/2/3 bed units along with some twenty 4 bed+ dwellings. This provides for a good balance of house types and is consistent with the proposed Policy.	Noted	None
118	22		H4	The proposed Policy H4 seeks affordable housing provision of 32% on sites of 11 dwellings or more. This is consistent with Policy C4 of the adopted Melton Local Plan.	Noted	None
119	22		H5	Policy H5 sets out a number of criteria in relation to the design of new and replacement dwellings, advising that proposals will be supported where they comply with the criteria as appropriate and relevant to the development concerned. It is important that the policy is sufficiently flexible to allow proper consideration of the setting of a proposal and the local context in applying the criteria.	We disagree that this amendment is required as the first criterion to policy H5 refers to the need to reinforce and enhance the local character,	None

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
				It is suggested that the policy is slightly amended as follows: Proposals for new or replacement dwellings and extensions to existing dwellings will be supported where they comply with the following criteria as appropriate and relevant to the development concerned and the local context: ...	which is a reference to the local context.	
120	22		ENV 11	Policy ENV 11 deals with flood risk and refers to Figures 14.1 and 14.2 outlining areas susceptible to flooding based on Environment Agency Mapping. For the current planning application in relation the local plan allocated site at Point Farm (STAT1), detailed hydraulic modelling of the brook course along the northern site boundary was undertaken by JBA Consulting and included as an Addendum to the Flood Risk Assessment. This modelling confirmed that all fluvial flows in the watercourse during extreme rainfall events will be contained within the watercourse channel itself. For information a copy of the Flood Risk Addendum Report including the JBA Modelling report is included with this submission.	Noted	None
121	23	General comments		I fully support this DRAFT Neighbourhood Plan. I agree with all the policies. Extremely well written and researched. It is clear from the content that a considerable amount of time has gone into producing this document. I commend everyone who gave up their time to produce this quality plan. I enjoyed reading it and was fascinated with the detailed information. Thank you.	Thank you very much for this comment and appreciation of the amount of work that has gone into its production.	None
122	24		H5	Thank you for the opportunity to comment on your consultation. We are generally supportive of the principles outlined within the Stathern Neighbourhood Plan, there are however a few areas that we feel would benefit from minor amendment to assist with the delivery of the plan objectives and wider benefits. Policy H5: Housing Design Whilst Severn Trent are generally supportive of this policy and acknowledge the reference to: <ul style="list-style-type: none"> • water efficiency within bullet point m • Sustainable drainage systems within bullet point n 	Point 1 drainage hierarchy is not appropriate to Stathern with its high-water levels and lack of permeability. Other changes to be made.	Changes to be made as indicated.

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
				<p>It is felt that clearer guidance should be incorporated into the policy to explain what is expected:</p> <p>Water Efficiency</p> <p>As highlighted by the mention of water efficiency within bullet point m, it is important that development considered how it utilises resources such as water. Severn Trent support the use of water efficient technologies and design within new development, however to ensure that new development is developed to a consistent standard it is recommended that the Water efficiency target detailed within Building Regulations part G is provided. To assist you with the implementation of this recommendation some example wording is provided below:</p> <p><i>Development proposals should demonstrate that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, should not exceed 110 litres/person/day.</i></p> <p>Reasons for supporting the inclusion of this wording within policies include: National Planning Policy Framework (July 2018) Paragraph 149 states: <i>“Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”</i></p> <p>The option efficiency target can only be required of a development where a planning condition is implemented. However, outlining this expectation within the Neighbourhood Plan will help to ensure that developers account for this design requirement from the outset, and support the implementation of a condition to ensure appropriate water</p>		

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				<p>efficiency is achieved. Alongside water efficiency we would also recommend that a statement is included to ensure that developers consider opportunities to incorporate water re-use within developments.</p> <p>Sustainable Drainage Systems (SuDS) Severn Trent are supportive of the inclusion of SuDS within new development to assist with the management of surface water, as they help to mitigate the impacts of intense rainfall on flooding and performance of the sewerage system where connected. We would however note that good SuDS design should provide other benefits alongside attenuation of surface water. It is therefore important that any policy referring to the use of SuDS, highlights these design considerations. To assist you with the implementation of this recommendation some example wording is provided below</p> <p><i>All major developments shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are put in place unless demonstrated to be inappropriate.</i></p> <p><i>All schemes for the inclusions of SuDS should demonstrate they have considered all four aspects of good SuDS design, Quantity, Quality, Amenity and Biodiversity, and that the SuDS and development will fit into the existing landscape.</i></p> <p><i>The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity.</i></p> <p><i>Where possible, all non-major development should look to incorporate these same SuDS principles into their designs.</i></p>		

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
				<p>The supporting text for the policy should also include: <i>Sustainable Drainage Systems (SuDS) should be designed in accordance with current industry best practice, The SuDS Manual, CIRIA (C753), to ensure that the systems deliver both the surface water quantity and the wider benefits, without significantly increasing costs. Good SuDS design can be key for creating a strong sense of place and pride in the community for where they live, work and visit, making the surface water management features as much a part of the development as the buildings and roads.</i></p> <p>Severn Trent would also note that the Lead Local Flood Authority (LLFA) are the statutory consultee for planning in relation to surface water design, we would therefore recommend that they are consulted on any proposed wording or further guidance.</p> <p>Drainage Hierarchy Whilst the inclusion of SuDS to manage surface water are important it is equally important that surface water is discharged back to the natural water cycle in the most sustainable way. Planning Practice Guidance Paragraph 80 highlights the drainage hierarchy which details where surface water should be discharged if viable. Following the principles of the drainage hierarchy will improve the resilience of the sewerage network to climate change and intense rainfall, but also ensure that clean water is direct into the water system closer to source helping to sustain natural processes. To assist you with the implementation of this recommendation some example wording is provided below:</p> <p><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, in such that a discharge to the public sewerage systems are avoided, where possible.</i></p> <p>Reasons for including this wording within your policies include:</p>		

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
				<p>Planning Practice Guidance Paragraph 80 (Reference ID: 7-080-20150323) states: <i>“Generally, the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable:</i></p> <ol style="list-style-type: none"> 1. Into the ground (infiltration) 2. to a surface water body 3. to a surface water sewer, highway drain, or another drainage system 4. to a combined sewer 		
123	24		ENV 1	<p>Severn Trent understand the need for Local Green Space and the need for it to be protected, however local green spaces can provide suitable locations for schemes like flood alleviation to be delivered without adversely impacting on the primary function of the open space. If the correct scheme is chosen, the flood alleviation can result in additional benefits to the local green space in the form of Biodiversity or Amenity improvements. We would therefore recommend that the following point is added to Policy ENV 1: <i>Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space</i></p>	Agreed	Change to be made as indicated.
124	24		ENV 2	<p>Severn Trent understand the need for open spaces within a village setting and the need for these spaces to be protected, however open spaces can provide suitable locations for schemes like flood alleviation to be delivered without adversely impacting on the primary function of the open space.</p> <p>Where the correct scheme is chosen, the flood alleviation scheme can result in additional benefits to the in the form of increased Biodiversity or Amenity improvements. We would therefore recommend that the following point is added to Policy ENV 2: <i>Development of flood resilience schemes within local green spaces will be supported provided the schemes so not adversely impact the primary function of the green space.</i></p>	Agreed – make the change, but referring to ENV 2 Important Open Spaces, not green space as indicated.	Change to be made.
125	24		ENV 3	<p>Severn Trent understands the need for sites and features of natural environmental significant to be protected, however these areas can provide suitable locations for schemes like flood alleviation to be delivered without adversely impacting on the setting or quality of the natural environment. Where the correct scheme is chosen, the flood alleviation</p>	The policy covers development proposals such as this – so this issue is already covered in the policy as worded. Check wording	None

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
				<p>scheme could result in additional benefits to the in the form of increased Biodiversity or Amenity improvements that could further enhance the natural environmental significance of the site. Suitable assessment would need to be carried out to demonstrate to understand if flood alleviation schemes are compatible.</p> <p>We would therefore recommend that the following point is added to Policy ENV 3: <i>Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function or quality of the site or features of natural environmental significance</i></p>	on these policies ENV 1, ENV 2, ENV 3 and ENV 4 are consistent.	
126	24		ENV 4	<p>Whilst Severn Trent are generally supportive of the need to protect trees and hedges, we would also highlight the importance of watercourse and ditches both for the environment, conveying water through the village, and providing sustainable outfall for new developments. Severn Trent would therefore recommend that Watercourses are included within Policy 4 along with a paragraph to explain why they should be protected, some example wording for this paragraph is provided below.</p> <p><i>Where watercourses (including ditches) are adjacent to or within a development site they should as much as possible be retained as open features within public open spaces, to prevent any increase in flood risk or damage to biodiversity.</i></p>	Agreed	Change to be made as indicated.
127	24		ENV 11	<p>Severn Trent are generally supportive of policy ENV 11 in such that development should be located outside of areas of flood risk, and be designed to incorporate SuDS, as per our comments to Policy 1 we would recommend that clear guidance is provided about the multiple benefits that SuDS should be designed to incorporate, and ensure that maintenance arrangements are in place to ensure the long term maintenance of these assets.</p> <p>We would also highlight the need to follow the principles of the Drainage Hierarchy as outlined under our response to Policy 1.</p> <p>Please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.</p> <p>For your information we have set out some general guidelines that may be useful to you.</p>	Noted. Issues that are covered by building regulations do not need to be repeated in the NP.	None

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
				<p>Position Statement As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site-specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue, we would discuss in further detail with the Local Planning Authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.</p> <p>Sewage Strategy Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.</p> <p>Surface Water and Sewer Flooding We expect surface water to be managed in line with the Government’s Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or</p>		

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
				<p>combined sewer.</p> <p>We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.</p> <p>To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system. More details can be found on our website https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/</p> <p>Water Quality</p> <p>Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency’s Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.</p> <p>Water Supply</p> <p>When specific detail of planned development location and sizes are available a site-specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts. We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require</p>		

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
				<p>greater reinforcement to accommodate greater demands.</p> <p>Water Efficiency Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations. We recommend that in all cases you consider:</p> <ul style="list-style-type: none"> • Single flush siphon toilet cistern and those with a flush volume of 4 litres. • Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute. • Hand wash basin taps with low flow rates of 4 litres or less. • Water butts for external use in properties with gardens. <p>To further encourage developers to act sustainably Severn Trent currently offer a 100% discount on the clean water infrastructure charge if properties are built so consumption per person is 110 litres per person per day or less. More details can be found on our website https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/</p> <p>We would encourage you to impose the expectation on developers that properties are built to the optional requirement in Building Regulations of 110 litres of water per person per day. We hope this information has been useful to you and we look forward in hearing from you in the near future. The environment is so important to the ambience of this village that it is good to see it so well laid out.</p>		

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
128	25	Section 5		Good to see that although we are a village there is a role for new business in a variety of fields.	Noted	None
129	25		BE2	Overall, a comprehensive piece of work covering the life of the village. It emphasises its rural perspective while ensuring that we move on and improve, but within a context.	Noted	None
130	26	Page 15		Housing and the Built Environment: if there is an increase in traffic then this should be mitigated by the developer. Traffic and Transport: in the planning process, we could ask for this as long as they connect to existing footways etc. and can be delivered and designed to LHA guidance in the interest of pedestrian safety.	Noted	None
131	26	Page 47 Section 5.8		Footpaths, Bridleways and other Walking Routes: if a development has an effect on a PROW, improvements can be sought to the PROW.	Noted	None
132	26		TR1	Parking and Road Safety: if any public rights of way are affected these should be diverted, improved etc.	Noted	None
133	26		TR2	Traffic Management: improvements to the site access etc. should be requested if there is a need to mitigate the impact of the development. If it is like for like development improvements shouldn't be sought subject to what the proposal states.	Noted	None
134	26	General comments		The County Council recognises that residents may have concerns about traffic conditions in their local area, which they feel may be exacerbated by increased traffic due to population, economic and development growth. Like very many local authorities, the County Council's budgets are under severe pressure. It must therefore prioritise where it focuses its reducing resources and increasingly limited funds. In practice, this means that the County Highway Authority (CHA), in general, prioritises its resources on measures that deliver the greatest benefit to Leicestershire's residents, businesses and road users in terms of road safety, network management and maintenance. Given this, it is likely that highway measures associated with any new development would need to be fully funded from third party funding, such as via Section 278 or 106 (S106) developer contributions. I should emphasise that the CHA is generally no	Noted	None

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
				longer in a position to accept any financial risk relating to/make good any possible shortfall in developer funding.		
135	27		ENV 11	I consider this to be of paramount importance. Flood resilience, paragraph 5.9 of the Plan. General comments about the Plan: WOW. This is an interesting read, packed with relevant information for local residents about our surroundings, and includes well-thought-through proposals. Well done to all concerned. As a village, should we / could we be prepared with ways to help to integrate the large numbers of new residents, particularly on STAT1, into our community? We are to have many more dwellings than the number required for people currently connected with the village. This means a large proportion of the influx is likely to be totally new to the village, possibly also new to the wider area. Is there a route to provide information? Is there the potential to identify a programme of relevant activities? Are there other ways to welcome our new neighbours?	Noted. The Parish Council would welcome your involvement in considering ways to integrate new residents into the community. We are particularly interested to hear from people who can help deliver the range of Community Actions identified on page 70 of the NP which are in support of the NP policies.	None
136	28	Page 18 Paragraph 2		Although this paragraph explains the service centre classification as it stands, should there be a reference here to the diminution of public transport and the ability of current availability to service basic day-to-day needs?	Issues relating to transport are described in some detail later in the NP. This section concerns Stathern's relationship with other settlements only.	None
137	28	Page 22 Paragraph 1	H3 H4 H5	The reference here and elsewhere in the document re older people and the "requirement" to downsize to release larger properties, does not reflect those who may have <u>no</u> wish to downsize despite their properties being considered by others to be underoccupied (matter of emphasis and variation).	Noted. We do not consider it a 'requirement' for older people to downsize, but rather a reflection that some older people may wish to do so and this offers an option that might not otherwise be available.	None

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
138	28	Page 29 Section 5.1.1		The table, is it correct?	It is. Point 5 should say 'Environmental protection within point 4 above'	Change to be made as indicated.
139	28	Page 31 Paragraph 1		Do these dates match others in the draft?	We will check these and other figures prior to submission.	As needed.
140	28	Page 31 Section 5.1.5		Typo – 'history' - historical	Agreed	Change to be made as indicated.
141	28	Page 39 Section 5.5.1 Figure 8		Missing colour code	We should include a key with the figure to explain the colours and numbers.	Change to be made as indicated.
142	28	Page 40 Section 5.5.2 Figure 9		Should be 2 green spots for Church Corner and Bassingdean as separate properties	Figure 9 is the official Historic England Listed Buildings map from Parish Online. This is the single entry on the Historic England list: BASSINGDEAN (NUMBER 3) AND ADJOINING HOUSE TO NORTH (NUMBER 1, CHURCH CORNER) List Entry Number: 1294574 Heritage Category: Listing Grade: II Location: BASSINGDEAN (NUMBER 3) AND ADJOINING HOUSE TO NORTH (NUMBER 1, CHURCH CORNER), CHURCH	None

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
					LANE, Stathern, Melton, Leicestershire	
143	28	Page 61 Paragraph 4	TR1 and TR2	Last two sentences not punctuated correctly. Greater emphasis is needed on lack of restrictions to heavy transport passing through or indeed coming into the village especially near / within conservation / heritage areas.	Punctuation to be checked. HGV restrictions are outside of the remit of the NP.	Change to be made as required.
144	28	General comments		Document looks impressive. 1.3 History of Stathern – excellent piece. Several areas of repetition throughout, but maybe necessarily so for emphasis and also different perspectives, requirements and sustainability.	Noted. We will check for repetition prior to submission.	As needed.
145	29			Our client’s main concern whether the DRAFT Neighbourhood Plan is in general conformity with the strategic housing policies of the Melton Local Plan and, therefore, the extent to which it would contribute to the achievement of sustainable development. This is because the draft plan fails to recognise the reserve site allocation at Stathern and seeks to prevent sustainable small-scale development on sites on the edge of the settlement boundary. Both are important elements of the Local Plan strategy to meet housing need both at Stathern and in the wider Borough and to deliver sustainable development. See attachments.	Noted. The reserve site allocation is from the Local Plan and does not need to be repeated in the NP. Given the high volume of development that has taken place in Stathern or is proposed, it is unlikely that the development relating to the reserve site will be required. The LtD policy is not required to meet the housing requirement for Stathern. Local Plan allocations exceed the minimum requirement and the Local Plan policy supporting development on sites adjoining the built-up area is therefore not required.	None
146	30	Page 20 Figure 2	H1	I would propose an adjustment to Figure 2 (Limits to Development) to take account of my property where an extension was approved in 2007. I propose harmonisation with the boundary of the Priority Habitat – Traditional Orchard as shown in Figure 6 – page 36.	Agreed. Amending the LtD as proposed is consistent with the	Change to be made as indicated.

Reference	Respondent Number	Chapter/ Section	Policy No.	Comment	Response	Proposed Amendment
				<p>Rationale for Adjustment to Limit to Development Boundary at [REDACTED]:</p> <p>Planning permission for an extension to our house was granted in 2007. I attach a copy of the map which shows the whole of our land outlined in red. It is unclear whether the process outlined in the Draft Neighbourhood Plan (of outlining just the site in red and the rest of any land belonging to the applicant in blue) was in force then. This process is used by the Draft Neighbourhood plan for more recent newbuilds to extend the old village boundary and create the new Limits to development.</p> <p>It would be unreasonable to apply this “red outline” process to our property since it would include the orchard which would more properly be considered “Sections of large curtilages of buildings which relate more to the character of the countryside than the built form ..”</p> <p>But it is equally unreasonable to maintain the old village envelope which goes through our garage and ignores the boundary of our enclosed garden. So, to follow both points 3 and 6 of the criteria enumerated on pages 19 and 20, I would propose that the Limits to Development follow the boundary of the Priority Habitat – Traditional Orchard as shown in the map on page 35 of the DRAFT Neighbourhood Plan. This coincides with the solid line round the “formal” garden on the plan enclosed showing the planning approval.</p> <div data-bbox="701 1003 1077 1333" data-label="Image"> </div> <p>Here is the section of the MBC Permission Plan with annotation to show the suggested new boundary.</p> <p>And here is the matching plan to show the area of the Traditional Orchard which we suggest is outside the LtD.</p> <div data-bbox="1365 1154 1723 1349" data-label="Image"> </div>	<p>methodology outlined on pages 19 and 20 of the DRAFT NP.</p>	