

Dear John,

Here is the response from the Stathern Neighbourhood Plan Steering Group to the comments raised through the Regulation 16 consultation.

Before we proceed with the responses formally (addressed alongside the responder for ease), please may we draw your attention to some key points. We feel it's important to request that these are given your consideration alongside the responses.

- a) LP at examination – the Inspector stated that *“Significant flexibility is provided within Policy C1(A) through the allocations (a surplus of 756 homes), with further flexibility provided by the reserve sites (a surplus of 562 homes) and the windfall allowance”*
- b) MBC has 11.6 years housing land supply (5 years required) <https://www.meltonplan.co.uk/5yhls>
- c) MBC's Housing Delivery Test result for 2020 (houses built compared to houses needed over last three years) stands at 141% <https://www.meltonplan.co.uk/hdt>
- d) STAT3 Reserve Site, Blacksmith End: Section 288 Town and Country Planning Act (1990) pending
- e) Figures provided by MBC on 12.04.21 show that Stathern is 33 dwellings over its 91 dwellings target in the Local Plan (see Reg 16/Examination Appendix 9). We are not contesting the Local Plan, but as we are already at 136% of our target with 15 years of the Local Plan left to run, we believe there should be due consideration given to proportionality as in SS2
- f) With regard to Toft's Hill, there has been a constant stream of development applications. Two related applications are yet to be determined and another decision is being appealed. All other applications have so far been refused
  - i. Top barns application 16/00223/FUL and appeal. Both these decisions precede the Melton Local Plan and rely on NPPF.
    - Refused permission April 2016. *“In the opinion of the Local Planning Authority the proposed dwellings would occupy a relatively detached location outside of the built-up confines of Stathern on land that provides part of the rural setting to the village. The dwellings, by reason of siting, size and design, would introduce a domestic appearance to the site and would be significantly detrimental to the rural character and appearance of the site and surroundings. The proposal would be contrary to the aims and objectives of the NPPF and saved policy OS2 which seek to limit development in the countryside and Policy BE1, which refers to the visual impact of development.”*
    - Appeal rejected February 2017. The inspector said: *“The two dwellings proposed would make only a small contribution to housing supply and the local social and economic benefits derived would similarly be relatively limited. These benefits would be significantly and demonstrably outweighed by the environmental harm found in respect of the character and appearance of the area. As a consequence, this proposal would not be the sustainable development supported through the Framework and, having taken into account all other matters raised, I conclude that the appeal should be dismissed.”*
  - ii. New application 20/01095/FUL by Mr A. Bell, October 2020: unanimous refusal by MBC Planning Committee, December 2020. Reasons given were: residential development in a detached location; adverse impacts on character of local area, wider landscape and Conservation Area; conflict with Policies EN1, EN6 and EN13. Going to appeal. No date provided yet.

- iii. Lower field application 19/00741/FUL for 9 houses.
- An appeal was launched on the grounds of non-determination. In July 2019 the Planning Committee recommended to oppose on account of drainage concerns.
  - Appeal rejected July 2020. Reasons given: harm to Conservation Area, character and appearance (EN13). It would also conflict with the NPPF. The Inspector noted that he couldn't understand the circumstances that led MBC to grant permissions further up the hill implying that he wouldn't have agreed.
- iv. Revised lower field applications 21/00037/FUL and 2100038/FUL (for 2 and 3 dwellings instead of the 9 above). 30 and 37 objections respectively have currently been lodged. Not yet determined.

### **Regulation 16 Responses - Stathern**

| <b>Responder</b>               | <b>Response</b>  |
|--------------------------------|--|
| <b>Natural England</b>         | Comments noted with thanks.  |
| <b>Anglian Water</b>           | Comments noted with thanks.  |
| <b>Conolly Land &amp; Dev.</b> | The land in question was considered as a potential site for development during the preparation of Melton Borough's SHELAA (MBC/195/15): it was rejected as ' <i>+15 years developable</i> ' and not deliverable due to ' <i>scale</i> ' and ' <i>Development Plan</i> '. Development of the scale indicated, and of contiguous fields, would be disproportionate given Stathern's size, and considering housing allocations already included in the Melton Borough Local Plan.   |
| <b>Coal Authority</b>          | Comments noted with thanks.  |
| <b>Mr Shearstone</b>           | <p>Thank you for your comments. The Neighbourhood Plan does not stifle commercial development, as can be seen in Policy BE2 part a). However, it must be recognised that Stathern is classed as a Service Centre in the Melton Borough Local Plan, and housing development is considered the prime focus. Stathern Parish Council has recently supported an application for commercial development, application reference 21/0006/FUL.</p> <p>With regards to the comment on mitigation of flood risk, the Environment Agency is a statutory consultee for each development application, and conditions are made by them in order that flood risk is appropriately managed as part of the approval procedure. We do acknowledge the risk of flooding in the historic centre of the village, the area covered by the Conservation Area. See revised Section 5.9 including reference to the Functional Flood Plain Zone 3b (see Reg 16/Examination Appendices: Appendix 1, Figure 14.3; Appendix 2, ENV 11).</p> <p>The paddock (Inventory Map Ref 130) provides a valuable soakaway for the water course after it passes through the built heart of the village, preventing further flooding to the south of the village. This could not be scored using the Local Green Spaces Criteria we applied, but this paddock should be noted as of significant importance to the village.</p> <p>The land suggested was considered as a potential site for development during the preparation of Melton Borough's SHELAA (MBC/025/16), but was rejected as '<i>11-15 years developable</i>' and not deliverable due to '<i>constraints</i>'.</p> |

| Responder                 | Response  |
|---------------------------|---|
| <b>Mr Hawkins</b>         | <p>A map with the Conservation Area boundary clearly indicated will be added to the Neighbourhood Plan. The omission of this map is an oversight on behalf of the Neighbourhood Plan Steering Group (see Reg 16/Examination Appendix 3, Conservation Area).</p> <p>We propose to revise Chapter 5.9 Flooding to reflect the direct correlation and its risk to the Conservation Area with a new Figure 14.3 showing the functional flood plain Zone 3b and a revised Policy ENV 11 Flood Risk Resilience (see Reg 16/Examination Appendices: Appendix 1, Figure 14.3; Appendix 2, ENV 11).</p>  |
| <b>Severn Trent</b>       | <p>Thank you for your comments. We propose to include the drainage hierarchy suggested as follows, in the context of flood resilience, in Policy ENV 11 (see Reg 16/Examination Appendix 2, ENV 11) and in Policy H5 Housing Design:</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 below, in such that a discharge to the public sewerage systems is avoided. Generally, the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable: 1 Into the ground (infiltration), albeit due to high ground water and low permeability in the area covered by this Neighbourhood Plan, this is generally not seen as appropriate; 2 to a surface water body; 3 to a surface water sewer, highway drain, or another drainage system; 4 to a combined sewer.’</i></p>  |
| <b>Environment Agency</b> | Comments noted with thanks.   |
| <b>Mr A. Bell</b>         | <p>Thank you for your comments.</p> <p>With specific reference to the land and redundant barns in Mr Bell’s ownership, MBC Planning Committee voted unanimously to refuse the recent planning application and Mr Bell has appealed that decision with the Secretary of State.</p> <p>SS2 does not give blanket permission for <i>‘new housing development within and adjoining the Service Centres’</i>. It is permissive of <b>sites allocated</b> within and adjoining the Service Centres and then goes on to encourage <b>‘small scale residential ‘windfall’ development’</b> separately.</p> <p>Part (b) of Policy H2 is entirely in line with Melton Local Plan policies SS1 and SS2. Policy SS2 Development Strategy meets the wider needs of the borough, specifically by using a proportionate approach for the different settlements, as supported by detailed calculations to define the amount of new housing required in each Service Centre and Rural Hub.</p> <p>Regarding the statement that the barns should be included in the Limits to Development, we refer to the MBC planning committee minutes (14.12.2020) explaining their refusal of Mr Bell’s current planning application: <i>“The introduction of residential development that would occupy a detached location outside of the built-up confines of Stathern. The site is adjacent to the Conservation Area and contributes to the rural setting of the village of which the introduction of residential development and associated paraphernalia, by virtue of its scale, form and mass, would disrupt. As such, the proposal would have adverse impacts upon the character of the local area, wider landscape and Conservation Area. For these reasons, the proposal is considered to conflict</i></p> |

| Responder         | Response  |
|-------------------|---|
|                   | <p><i>with Policies EN1, EN6 and EN13 of the Melton Local Plan and as such would not represent a form of suitable windfall residential development as stated in Policies SS1 and SS2 of the Melton Local Plan.”</i></p> <p>In addition, a previous application appeal to the Secretary of State for the same site was dismissed in 2017: <i>“The [two] dwellings proposed would make only a small contribution to housing supply and the local social and economic benefits derived would similarly be relatively limited. These benefits would be significantly and demonstrably outweighed by the environmental harm found in respect of the character and appearance of the area.”</i></p>   |
| Highways England  | Comments noted with thanks.   |
| Leicestershire CC | <p><b>Ref NP page 15:</b> Housing and the Built Environment bullet points, we propose to add: <i>‘Any increase in traffic should be mitigated by the developer.’</i></p> <p><b>Ref NP page 15:</b> Traffic and Transport, we propose to add to the middle bullet point: <i>‘which connect to existing footways and can be delivered and designed to Local Highways Authority guidance in the interest of pedestrian safety.’</i></p> <p><b>Ref NP page 47:</b> 5.8 Footpaths, Bridleways and other Walking Routes. We propose to add at the end: <i>‘If a development has an effect on a PROW, improvements can be sought to the PROW.’</i></p> <p><b>Regarding ‘Flood Risk Management’:</b> we propose to add the following points in a revised Policy ENV 11 Flood Risk Resilience (see Reg 16/Examination Appendix 2, ENV 11):</p> <ul style="list-style-type: none"> <li>• <i>Locating development outside of river (fluvial) flood risk (Flood Map for Planning (Rivers and Sea))</i></li> <li>• <i>Locating development outside of surface water (pluvial) flood risk (Risk of Flooding from Surface Water map).</i></li> <li>• <i>Locating development outside of any groundwater flood risk by considering any local knowledge of groundwater flooding.</i></li> <li>• <i>How potential SuDS features may be incorporated into the development to enhance the local amenity, water quality and biodiversity of the site as well as manage surface water runoff.</i></li> <li>• <i>Watercourses and land drainage should be protected within new developments to prevent an increase in flood risk.</i></li> </ul> <p><b>Ref Policy BE6 Broadband and Telecommunications:</b> we agree it needs to be strengthened. During the COVID-19 pandemic, many residents have been working from home and several have founded new start-up businesses, so we propose to align more closely with MBC Policy IN4 by replacing a) with:</p> <p><i>‘Information communication networks, such as superfast and ultrafast broadband, will be supported to reduce the need to travel and will be a requirement for new developments. Proposals of 20 dwellings or more will be required to provide Fibre to the Premises (FTTP) broadband. Proposals for residential development of less than 20 dwellings and commercial development will be required to provide FTTP where this is technically feasible, subject to viability – failing this then Fibre to the Cabinet (FTTC) will be required, enabling access to broadband speeds of up to 80 megabits per second.’</i></p> |

| Responder               | Response   |
|-------------------------|--|
| <p><b>Marrons</b></p>   | <p>The development proposal for 9 dwellings already submitted was unanimously refused by the MBC Planning Committee in January 2020. That decision was subsequently overturned on appeal in February 2021. On 19<sup>th</sup> March 2021, MBC submitted a Section 288 Town and Country Planning Act (1990) Statutory Challenge to the High Court in relation to the appeal decision.</p> <p>NP Policy H1 Limits to Development (LTD) states that development on land outside the defined LTD will be carefully controlled in line with local and national strategic planning policies. Therefore, unless or until the STAT3 Reserve Site accords with Local Plan Policy C1(B), which relates to settlement level need, it is reasonable for it to remain outside the defined LTD.</p> <p>As you will see below, our first response to the MBC input is acceptance of their suggestion re STAT3. We propose to add to NP Policy H1 <i>'Development outside the defined Limits to Development on the Reserve Site identified in the Local Plan will be acceptable subject to complying with the terms of Local Plan Policy C1(B).'</i></p> <p>Policy H2 Windfall is based on experience of development within Stathern and works with LP Policy SS3 regarding proven local need and the SS2 proportionate development strategy. The supporting Neighbourhood Plan text also states that <i>'Local Plan thresholds on page 30, paragraph 4.2.17 of the Local Plan will apply'</i>.</p> <p>Presumption in favour of sustainable development: Local Plan Policy SS1 and National Planning Policy Framework (NPPF) paragraph 11c) require decision-makers to approve development proposals that accord with an up-to-date development plan. Therefore, where they do not accord, the decision-makers will apply the Ministry of Housing Communities and Local Government guidance on the approach to be taken where development plan policies conflict with one another (Paragraph: 012 Reference ID: 21b-012-20140306). <a href="https://www.gov.uk/guidance/determining-a-planning-application">https://www.gov.uk/guidance/determining-a-planning-application</a></p> <p>This Neighbourhood Plan recognises the Melton Local Plan allocated sites STAT1 and STAT2 for 75 dwellings. The approved planning permission for these sites now provides for 82 dwellings, and therefore exceeds the 71 dwelling residual housing requirement specified in the Melton Local Plan, SS2 Development Strategy (Proportionate Spatial element in Table 6 on page 33). This Neighbourhood Plan provides for sustainable development by including STAT 1 and STAT2.</p> <p>The views through and beyond this site are also listed as Important Views in Open Countryside (Figure 12.1) and Important Views in the Built-up Area (Figure 12.2).</p> |
| <p><b>Melton BC</b></p> | <p>Thank you for your comments. We propose to amend the Neighbourhood Plan to reflect the following recommendations and suggestions.</p> <p><b>Ref NP pages 20 and 21, Policies H1 and H2:</b></p> <p>H1 LTD – we propose to add <i>'Development outside the defined Limits to Development on the Reserve Site identified in the Local Plan will be acceptable subject to complying with the terms of Local Plan Policy C1(B).'</i></p> <p>The definition of Limits to Development in the submitted NP is in general conformity with the strategic policies of the Local Plan. In particular, they have</p>  |

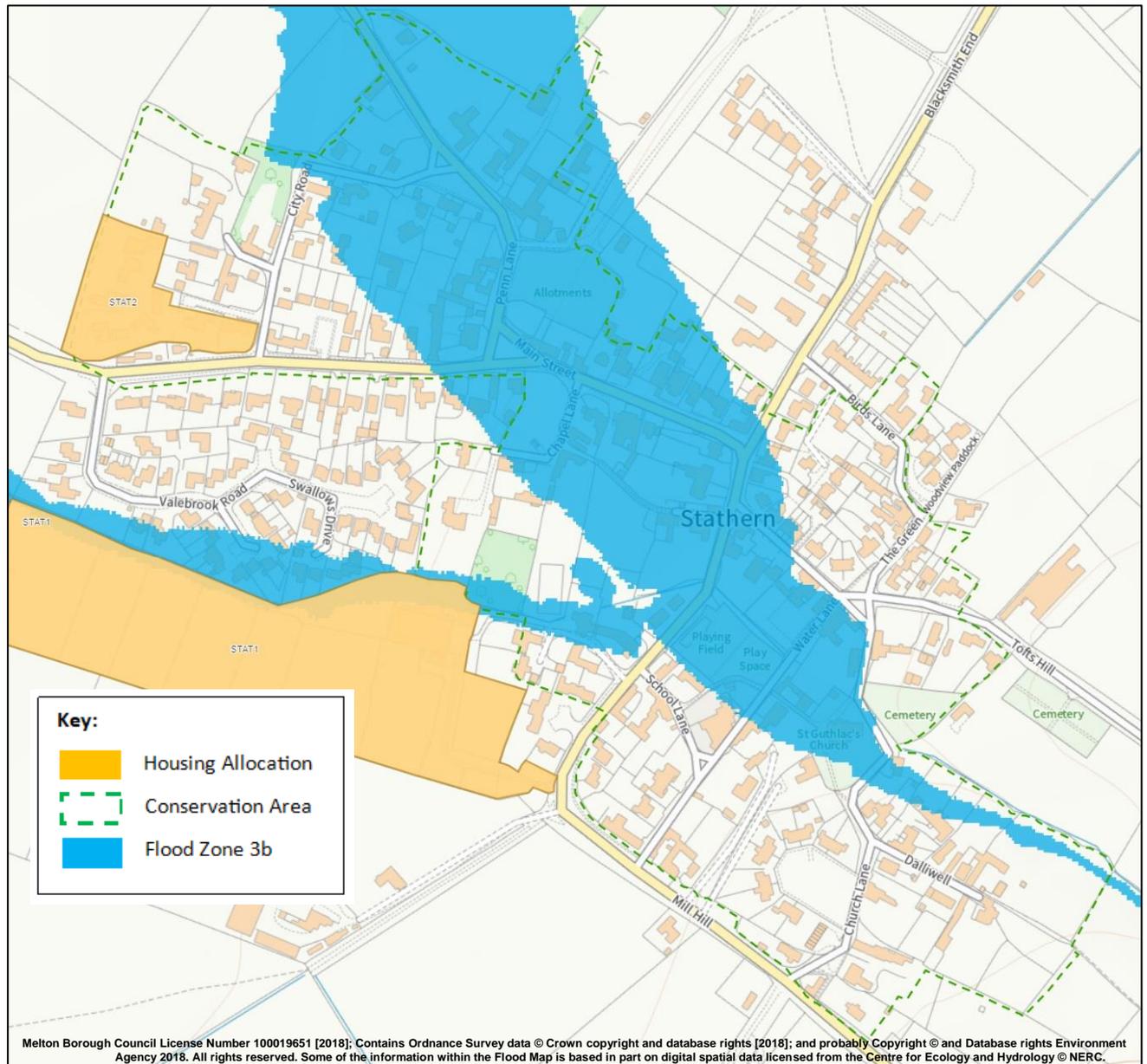
| Responder | Response  |
|-----------|---|
|           | <p>been defined to facilitate sustainable development (see Reg 16/Examination Appendix 9 and Local Plan Table 6, page 33).</p> <p>The policy itself seeks to concentrate new development within the Limits to Development. This spatial approach will assist in contributing to the sustainable development of the Parish of Stathern. It meets the Basic Conditions subject to detailed modifications to ensure that the policy has the clarity required by the NPPF.</p> <p>MBC recommends that development is allowed within <b>and adjoining</b> the built-up area (and not just within). We do not accept this recommendation.</p> <p>The Parish of Stathern wishes to retain Policies H1 and H2 with the Limits to Development, and to review them subsequently if housing requirements have changed at that time. This is based on the rationale that housing requirements for Stathern have already been exceeded.</p> <p>We do not agree with the suggestion that policies be amended to include the potential for development <b>adjacent</b> to the settlements and not just within the limits to development. Furthermore, our NP Policy H2 Windfall sets the conditions for future development proposals to be supported.</p> <p>The recent Stathern Housing Needs assessment shows a requirement for 18 additional dwellings which are covered by applications already approved or underway. It is notable that the input from MBC (pages 20 and 21) says <i>“Also, we would welcome a reinforcement of the ‘proven local needs’ element from SS3 in policy H2.”</i></p> <p>There are adequate unprotected spaces within the Limits to Development which will come forward over time.</p> <p>There are ample precedents for this position:</p> <p>The examiner for Scalford said: <i>“This policy proposes limits to development for Scalford. Whilst the generality of a limits to development approach was included in the 1999 Local Plan for Melton Borough, MBC moved away from such an approach in the current development plan. Nonetheless I am satisfied that the definition of limits to development in the submitted Plan is in general conformity with the strategic policies in the Local Plan. In particular they have been defined to facilitate sustainable development.</i></p> <p><i>The policy itself seeks to concentrate new development within the limits to development. This spatial approach will assist in contributing towards the delivery of sustainable development in the Parish. It meets the basic conditions subject to detailed modifications to ensure that the policy has the clarity required by the NPPF.”</i></p> <p>The Examiner for Gaddesby said, <i>“I am satisfied that the defined settlement boundary in the submitted Plan is in general conformity with the strategic policies in the Local Plan. In particular the boundaries have been defined to be consistent with the adopted Local Plan. In addition, they incorporate the allocated housing sites in the Plan. As such the composition of the submitted Plan is in general conformity with the adopted development plan and has been designed to facilitate sustainable development. I am also satisfied that the wording of the policy meets the basic conditions. Its second part provides clarity on the status of land outside the settlement boundary. In this context</i></p> |

| Responder | Response  |
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|           | <p><i>development in these locations will be controlled in the context of national and local planning policies for the countryside.”</i></p> <p>The Inspector for Somerby said, <i>“I do not consider it appropriate for a neighbourhood planning policy to be prejudging future changes to the development plan”.</i></p> <p><b>Ref NP Policy H2:</b> MBC also suggested the inclusion of the threshold of <i>‘up to 10 dwellings’</i> in the policy as an indication of what <i>‘small residential development proposals’</i> means. We would argue that this should not be adopted, and all development should be measured by its proportionality against the rural nature and character of the Parish of Stathern and based on clear evidence of housing needs in the Parish of Stathern, NOT the Borough. Several other local Neighbourhood Plans similarly do not propose a number in their H2 equivalent policies, such as Wymondham, Edmondthorpe, Nether Broughton &amp; Old Dalby and Frisby on the Wreake.</p> <p><b>Ref NP page 21</b> in response to the comment: <i>“We would welcome a reinforcement of the ‘proven local needs’ element from SS3 in policy H2”</i>, we propose to change point b) to: <i>‘meets a proven local need as identified by substantive evidence’.</i></p> <p><b>Ref NP page 23:</b> we agree that in the local connection section, reference to ‘Stathern’ and ‘Parish’ should be consistent and we propose to change all references to the ‘Parish of Stathern’ for clarity.</p> <p><b>Ref NP page 23:</b> we propose to change local connection section part c) at the end of the paragraph from <i>‘...main occupation has been in the parish for a continuous period of not less than twelve months immediately prior to occupation’</i> to read <i>‘...main occupation has been in the Parish of Stathern for a continuous period of not less than twelve months’.</i> This will enable households who have a local connection through employment rather than residence to be considered for housing.</p> <p><b>Ref NP page 66, BE2:</b> we propose to add, <i>‘where possible not involve the loss of dwellings’.</i></p> <p><b>Ref NP page 69, BE6:</b> see Leicestershire County Council (LCC) above.</p> <p><b>Ref NP pages 35 and 38:</b> we propose to replace <i>‘will be expected’</i> with <i>‘should’</i> in ENV3 &amp; 5.</p> <p><b>Ref NP pages 36, 38 and 39; Figures 6, 7 and 8:</b> we propose to modify Figures 6 and 8 for clarity, as well as Figure 10. We do not consider it necessary to modify Figure 7 as the wildlife corridors are clearly shown and are not a definitive route, but we do propose to enlarge the key for clarity (see Reg 16/Examination Appendices 6, 7, 8 and 10).</p> <p><b>Ref NP page 40, ENV7 MLE 24087:</b> we request that it remains for consistency and clarity.</p> <p><b>Ref NP page 51, ENV11:</b> we believe that the wrong page reference (page 41) was used here. We propose to revise ENV 11 and provide an additional Figure 14.3 to show Flood Zone 3b, see LCC above (see Reg 16/Examination Appendices: Appendix 1, Figure 14.3; Appendix 2, ENV 11).</p> |

| Responder               | Response  |
|-------------------------|---|
|                         | <p><b>Ref NP page 45, ENV9:</b> we request that <i>'Important View 8, Blacksmith End'</i> remains in this Neighbourhood Plan as it has been identified through public consultation as being of importance.</p> <p><b>Ref NP page 48, ENV10:</b> we propose to modify the policy to refer not just to footpaths (or footpath network) but other public rights of way (PROW) too.</p> <p><b>Ref NP page 60, Policy CFA4:</b> we feel strongly that this policy be retained as it is. We are aware that it covers both the views and community value themes – but that is precisely the point. It makes it such a unique and defining village asset - used by families, horse riders, and many walkers for the enjoyment of the landscape, magnificent views and tranquillity. As can be seen from our introduction, Toft's Hill has been under sustained siege by developers. Other approaches do not cater adequately for something that cuts across the different policy areas. This policy is designed to protect Toft's Hill from development of any sort, so that the exceptions to LTD for commercial, or farm diversification, or tourism wouldn't apply.</p> <p>The area has consistently been the one most in need of protection in all surveys of village opinion. It is so important to the village, and synonymous with our identity, that we believe it will undermine village confidence in the value of the Neighbourhood Plan and compromise the likelihood of success at referendum, if we did not seek full and sustainable protection for this area, view and amenity.</p> |
| <b>Historic England</b> | Comments noted with thanks.   |
| <b>Vale Planning</b>    | <p>We believe that Policies H1 and H2 as written are compliant with local and national policies.</p> <p>We do not agree that the Neighbourhood Plan should be amended as suggested by Vale Planning (see Marrons above).</p> <p>We propose to amend b) to <i>'provides housing which meets a proven local need, as identified by substantive evidence'</i>.</p>   |

**Reg 16/Examination Appendix 1** (proposed new figure following Reg 16 comment)

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



## Reg 16/Examination Appendix 2 (proposed policy update following Reg 16 comment)

### POLICY ENV 11: FLOOD RISK RESILIENCE

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

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

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

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

carried out in accordance with the principles laid out within the drainage hierarchy below, in such that a discharge to the public sewerage systems is avoided. Generally, the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable:

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

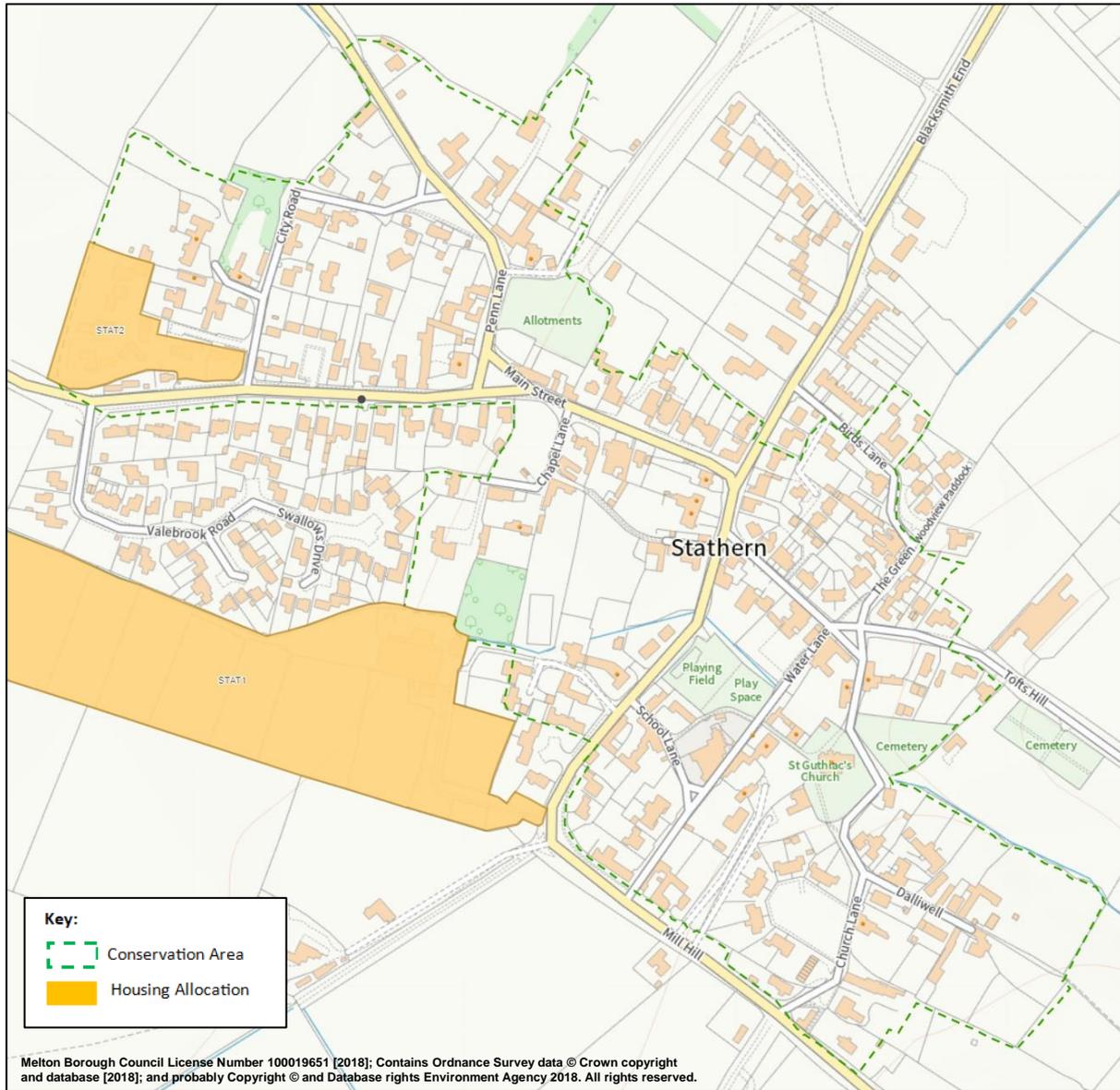
\* Ministry of Housing Communities and Local Government Guidance on Flood risk and coastal change.  
**Table 2: Flood risk vulnerability classification**

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

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

Reg 16/Examination Appendix 3 (proposed new figure following Reg 16 comment)

Figure tbc: Stathern Conservation Area



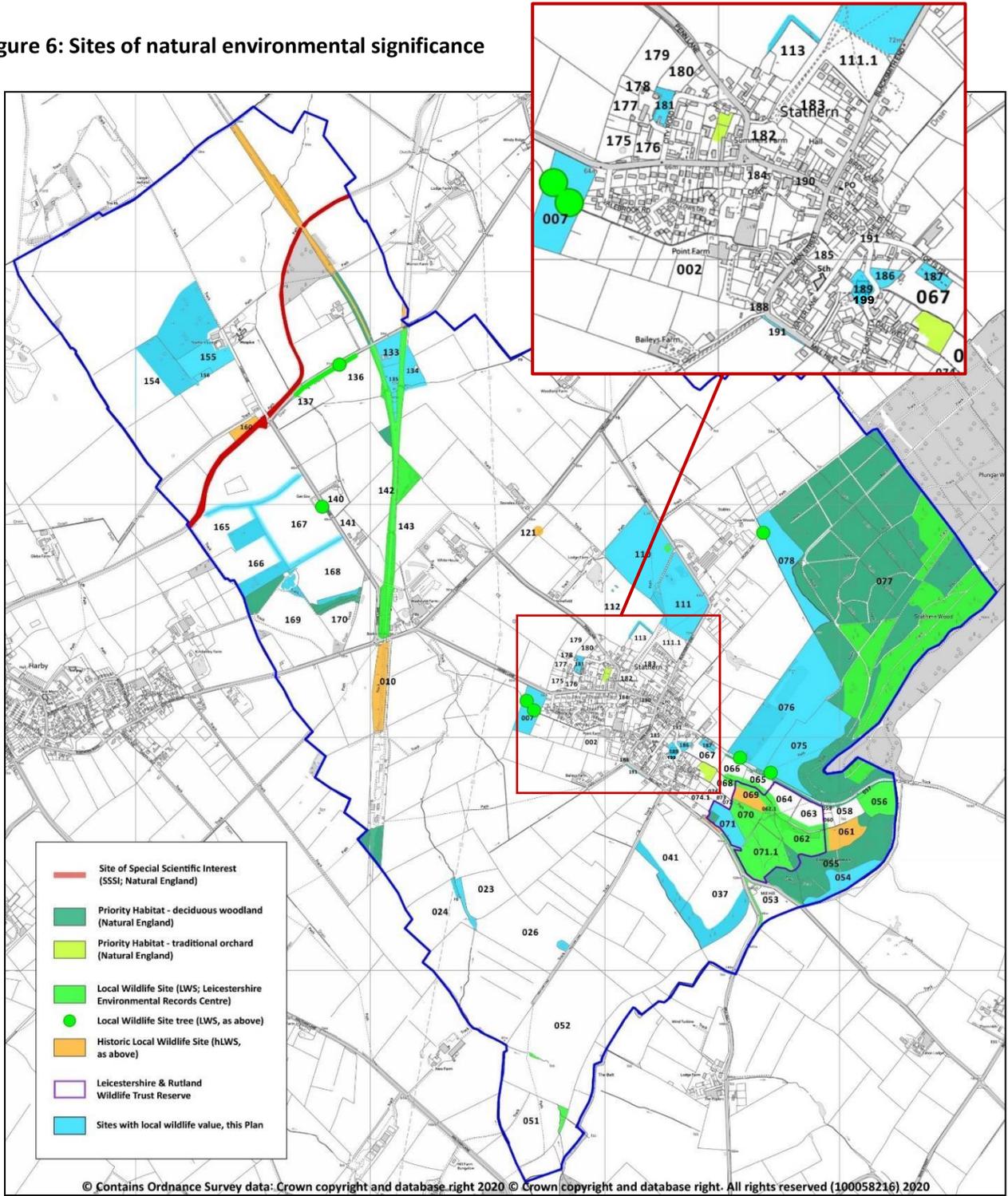


## **Reg 16/Examination Appendix 5**

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

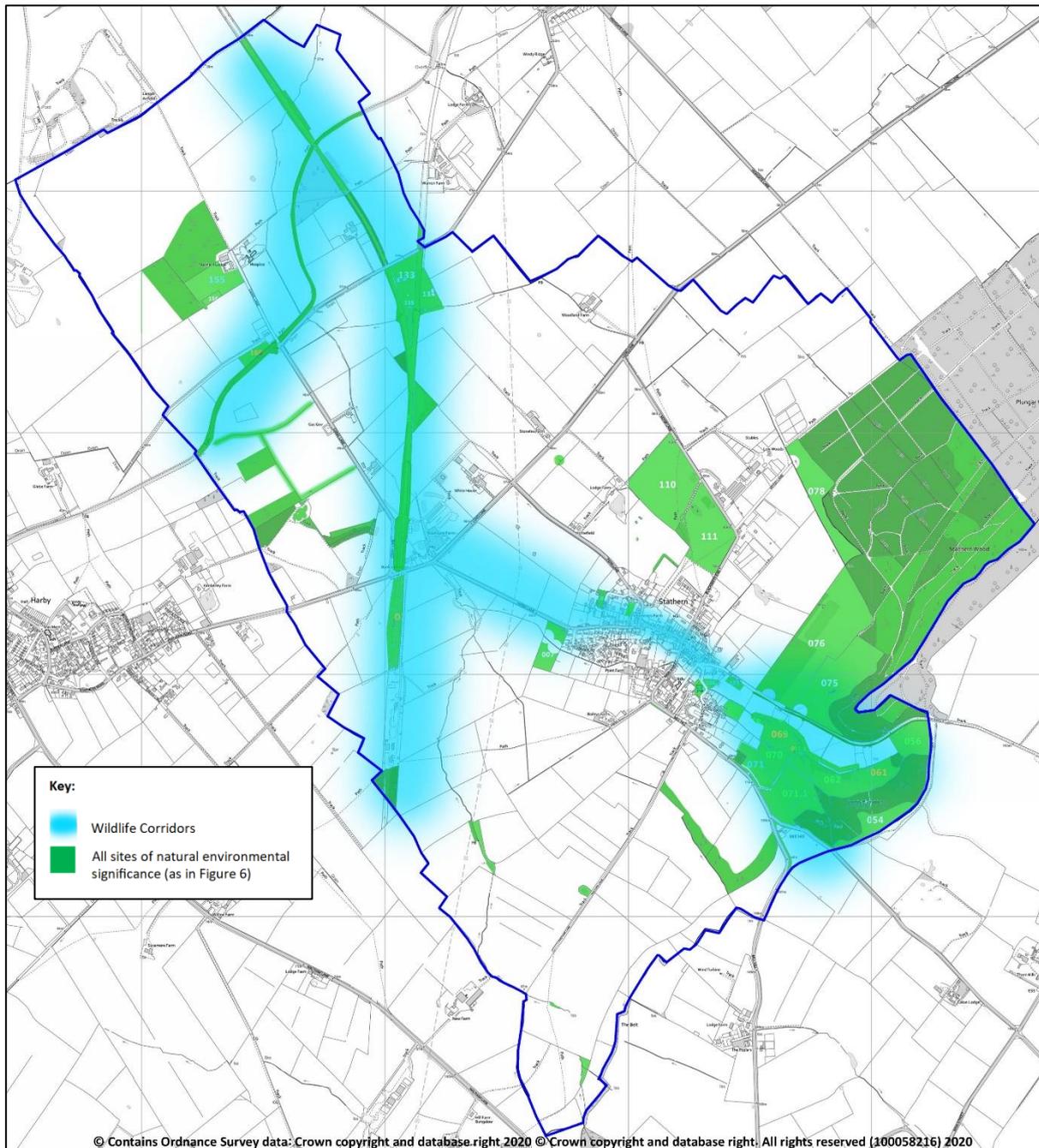
Reg 16/Examination Appendix 6 (proposed clearer figure following Reg 16 comment)

Figure 6: Sites of natural environmental significance



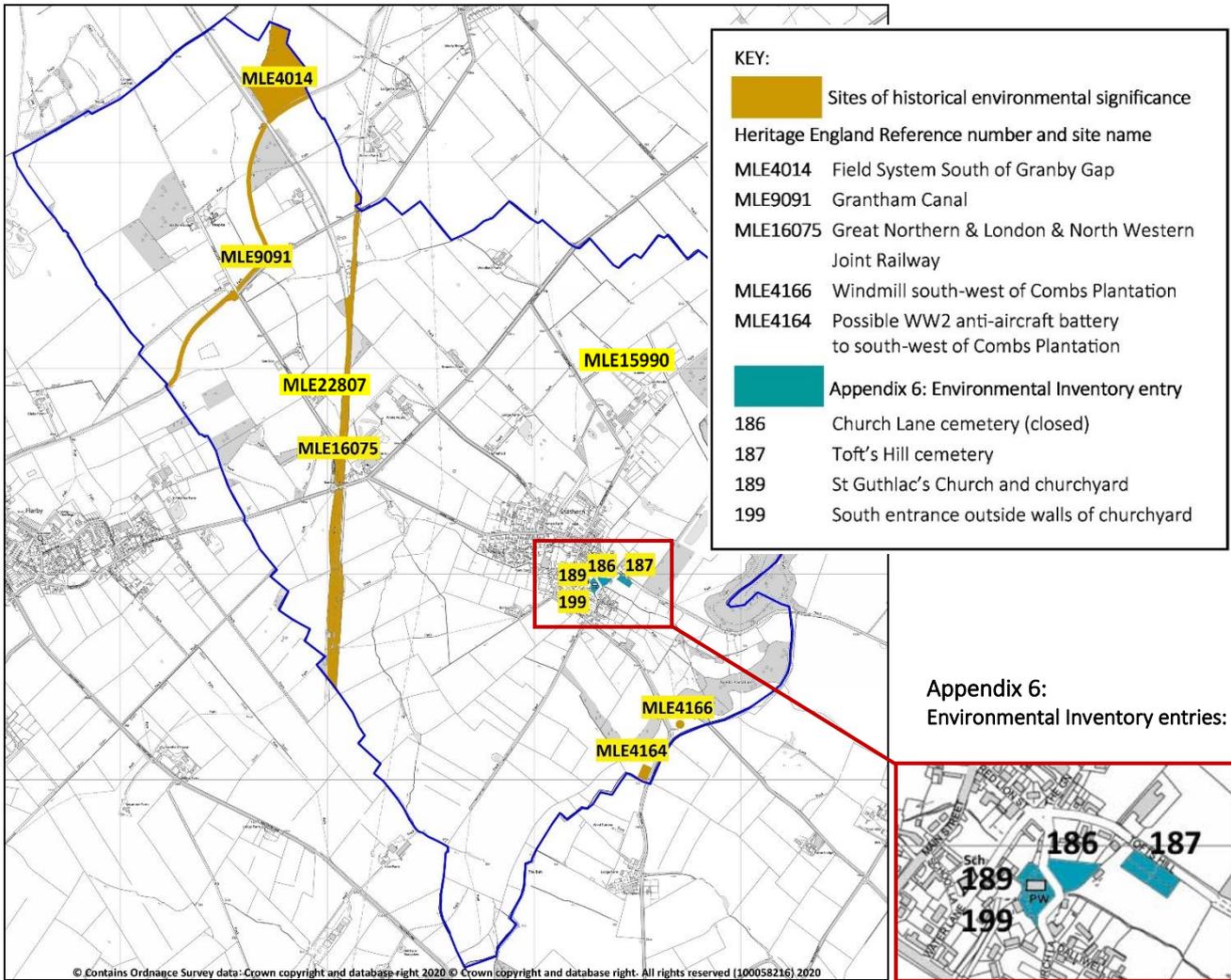
**Reg 16/Examination Appendix 7** (proposed new key following Examination comment)

**Figure 7: Wildlife corridors providing habitat connectivity**



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

**Figure 8: Sites of historic environmental significance**



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

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

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

**Reg 16/Examination Appendix 9, part ii) (supporting Reg 16 comment and Examination questions)**  
**Local Plan SS2 Development Strategy, Table 6 - Stathern update (using data provided by MBC 12th April 2021)**

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

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

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