

FOCUSED CHANGES RESPONSES TO REPRESENTATIONS RECEIVED: FC4 - Stathern

Representor Name	Focused Change /Policy Ref	Summary of Representation	MBC Response
Historic England	STAT2	The first criteria within policy STAT2 is welcomed	Noted.
Maurice Fairhurst obo Matthew Atton	STAT3	Supports the Focused Change relating to STAT3 in the Site Allocations and Policies document. Confirms client is sole owner of this site . Seeks clarification as to when reserve site would be needed, and suggest the Coucil notify agents of such.	Noted. The genral conditions for the release of reserve sites are set out in the local plan. The suggestion will be considered, but would be a process matter linked to the monitoring of th plan, rather than any change to the plan.
Carl Copestake/Ann Daniels , Knights 1759	STAT1	A safe and proper access can be delivered, which could serve up to 100 dwellings. A phase 1 ecology survey has been undertaken and there are no ecology constraints. A number of quality housebuilders are showing a keen interest in the site, when demonstrates its deliverability. It is possible and feasible to further increase the capacity of the site (to around 100 units) and to improve the delivery rates, as we have been informed there is market appetite for this (which would in turn increase the affordable housing quantum). Additional supporting information provided evidencing further land that has ben offered to help secure a safe access.	Noted.
Adam Murray	Stathern	Land at Mill Hill Stathern should be allocated, because para 100 of NPPF indicates that STAT1 with 12% in FZ3b, should not be allocated if alternative sites are available.	The vast majority of the site is located within Flood Zone One, therefore by ensuring development is placed away outside of the flood zones, the Exception test will not be required. However, sites over 1ha will require a site specific flood risk assessment, in which the vulnerability to flooding from other sources should be considered. If development is placed in flood zones then, depending on the type of development, the Exception test may be required.
Adam Murray	Stathern	Further reserve sites should be allocated to address unmet needs from elsewhere and persistent under delivery, and to avoid an early plan review. Stathern would be a suitable location.	There are sufficient reserve sites identified to provide a reasonable amount of flexibility on delivery, if allocated sites do not come forward as envisaged. The Council is content to undertake an early plan review as per Policy SS6 if unmet needs cannot be met by the proposed allocations.
Michelle Galloway (obo Davidsons and Mr and Mrs Watkinson and Mr Richard Walker)	Stathern. STAT1	The capacity of the allocation of land at Pasture Lane, Mill Hill should be increased from 65 to 90 dwellings, as per indicative plan for Davidsons.	The site capacities indicated are indicative, based on the Council’s site assessment process, and are not maxima.
Sarah Allsopp (obo DLP Consultants)	Stathern, SS2, C1(a)	Suggest housing requirement should be 280dpa, at least 7000 homes, because of evidence in the SA and TAHR. The plan should meet affordable housing needs and should boost significantly housing supply, unconstrained by past delivery rates. Promoting land off Harby Road, Stathern as an additional allocation. Provide a detailed site assessment and a layout plan for 44 units in support. Also object to the plan’s overreliance on two large SSNs to deliver most of the housing requirement.	The evidence from TAHR recommended a range within which the HR should be selected, and 245dpa falls well within that range and is therefore evidence based. The SA supports a HR of 245dpa. 245dpa meets about 75% of all affordable housing requirements, and is ambitious but realistic, and boosts housing supply significantly above past delivery rates. 280dpa is too optimistic and unlikely to be delivered. There is no need for further housing allocations – sufficient land is already identified in the plan to meet the planned housing requirement. The housing trajectory published alongside the focused changes reflects the evidence collected during the housing site assessment work. The delivery trajectory arising from that work is underpinned by developers stated intentions and forecasts of delivery, where necessary tempered by the Council’s assessment of the time likely to be taken to overcome any constraints. As such, the trajectory evidences delivery.
Caroline Chave obo Redmile Developments	STAT 2	Support. Set out a timescale for preparing a planning application.	Support and progress noted.