



Stathern

Neighbourhood Plan Consultation Summary

20 September 2019

Introduction

Sathern Parish Council Neighbourhood Plan Advisory Committee organised a drop-in event on Neighbourhood Planning which was held on 20 September 2019. The event took place between 3:00 pm and 7:00 pm at the War Memorial Institute.

The aim of this event was to help engage the community in the Neighbourhood Plan and to seek comments on the emerging topics – including Local Green Space and environment; community facilities and amenities; housing and design; transport and employment.

The drop-in event was promoted through posters, leaflets distributed to each household in the parish and through word of mouth.

In total, 70 people attended the event.

Sathern Neighbourhood Plan

OPEN "DROP-IN" EVENT

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

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.

6.1 Sathern has now firmly begun its Journey...
The Neighbourhood Plan is a planning policy document that gives us the opportunity to shape how our village grows and evolves through **Housing**, the Natural and Historic Environment, **Transport**, the **Economy and Community Facilities** policies.

6.2 Want to know more?
Then please come along to our Open Event on Friday 20th September at the WMI. Drop in any time between 3 – 7pm
The purpose of this event is to consult with the village about how the plan should evolve and develop, what the priority issues are and how you can get involved if you would like to. We will answer any questions you may have about the remit, the process and the potential of the plan and how it could affect our village. There were over 80 comments on the recent Toft's Hill planning application and over 100 attendees at the Housing Matters meeting back in February. It would be fantastic to get a similar response to the open event. Please come along to get a better idea of what the Neighbourhood Plan is and how you can help.

6.3 The Sathern Neighbourhood Plan Advisory Committee is now established and has met several times - but we would really welcome anyone who would like to join us! We have had a presence at the Party In the Park and have secured a £9k of funding to support the process. The committee is chaired by Cllr Cherry Underwood of the Parish Council and minutes of meetings and key dates/activities are posted on the Parish Council website www.sathernparish.co.uk and Parish Council notice board.

6.4 Diary date: 'Launch of the Theme Groups' Friday 4th October 7 – 8.30pm at the WMI to find out more about the next steps. Those residents who have already kindly put their names forward to help shape the Neighbourhood Plan are invited to this event along with any other residents who would like to join us. All are welcome no matter how large or small a part you can play! If you are keen but can't make the Open Event please let us know via sathernNHP@gmail.com

7 Miscellaneous...

7.1 Report problems or defects on roads/pavements (potholes, drains/manhole cover damage and damage to road signs) <https://www.leicestershire.gov.uk/roads-and-travel/road-maintenance/report-a-road-problem>
If it affects our village, or beyond in Leicestershire, take responsibility for what you see: it's easy to report online.

7.2 Garden village development proposal for up to 2,625 homes at Six Hills
<https://pa.melton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OYP37WKDL4K00>
All matters reserved except for points of access into the site from B676 Six Hills Lane and A6006 Paddy's Lane
If (or when) a full application is approved (it is currently an outline proposal considering 'access' only) this development will provide a third of the borough's total housing requirement up to 2036 in one fell swoop. Could this take the pressure off rural area targets? Click on the link for comments and documents to see the full extent of the aspiration - and the range of objections. It has been around a while, but is one to watch.

7.3 Interesting and inspirational? <https://www.channel4.com/programmes/george-clarkes-council-house-scandal>
"A child of a council estate, George Clarke looks at the reasons for the steep decline in affordable public housing, before taking matters into his own hands in a bid to start a housing revolution"

Sathern | Housing | Matters
An informal voluntary initiative set up to coordinate and share information on housing related matters and the emerging Neighbourhood Plan in Sathern. Please contact me to be added to the database, ideally by email.
Alison Shelton, SHM group coordinator Sathern.Housing.Matters@gmail.com **Mobile 07801 970883**

NB: any opinion expressed in SHM newsletters is my own and does not necessarily reflect the position of any organisation to which I am connected

Format of Event

Attendees were welcomed on arrival and asked to complete a contact sheet to record attendance. The arrangements for the day were explained.

The first displays introduced neighbourhood planning and described the process that is being followed by the Parish Council. Copies of explanatory booklets were available for reference and copies of finalised Neighbourhood Plans for other parishes were available for people to read as they walked around the displays.

Consultation on key issues

A series of display boards were spread across the room, each of which focused on a different topic related to planning and development, including:

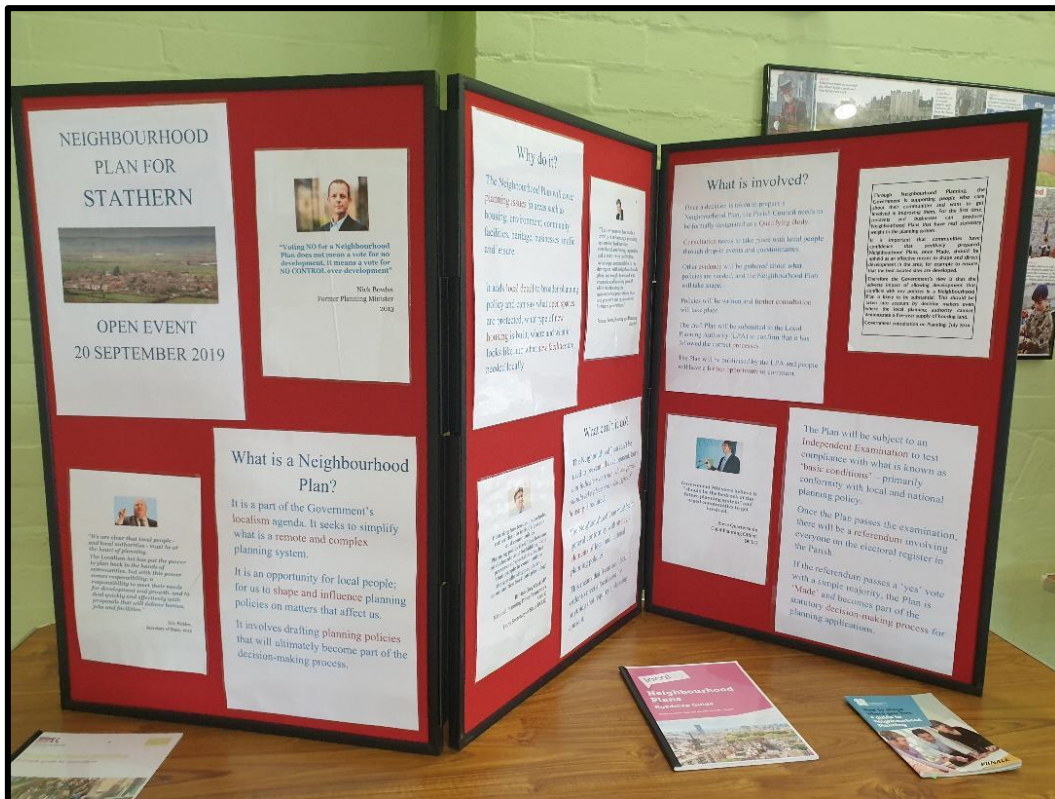
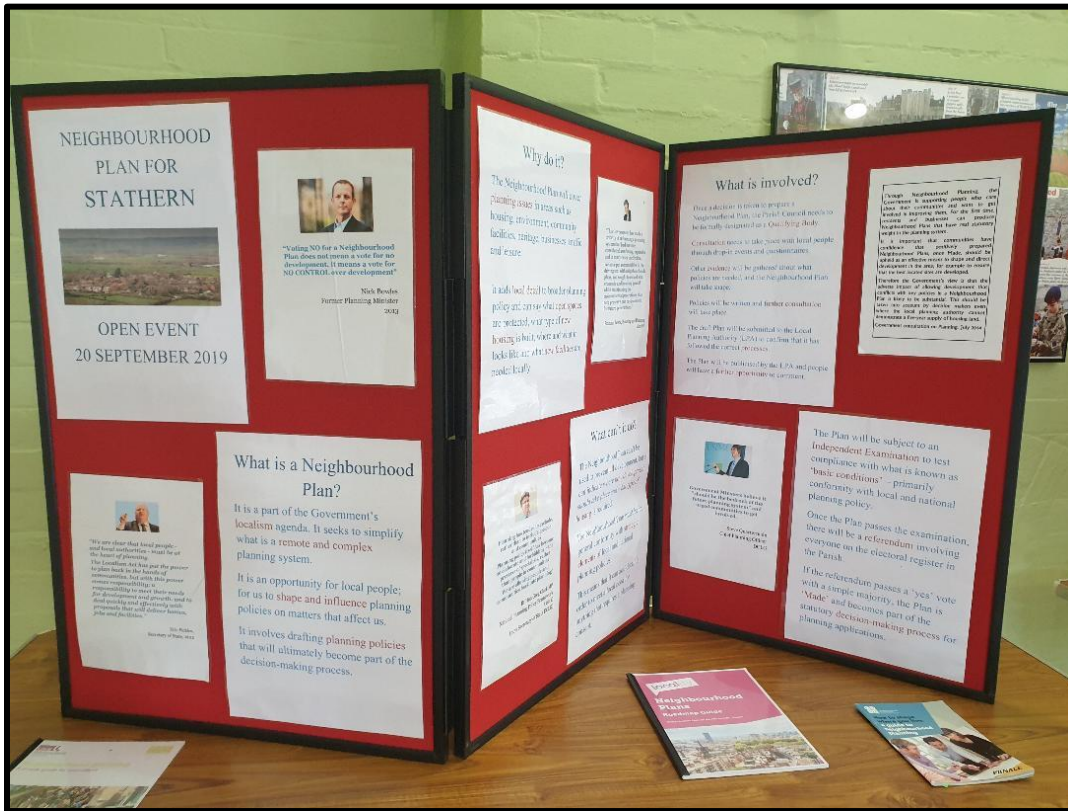
- ✓ Housing – mix, design, location and heritage
- ✓ Environment – existing designations and Local Green Space criteria
- ✓ Transport
- ✓ Employment
- ✓ Community Facilities

People were invited to read the displays and the information available and to make comment on 'post-it' notes.

In addition, people were invited to identify open spaces which are important to them by placing up to 3 green stickers on a map of the parish which they value for views; and up to 3 blue stickers on areas good for recreation. A similar exercise invited people to indicate where they would not welcome new housing, and where residential development would be acceptable. A separate map was available to identify landowners in the Parish

Display Boards

The following pages give a sample of the boards that were on display at the event. The boards posed questions which people were invited to comment on.



COMMUNITY FACILITIES/AMENITIES

The Neighbourhood Plan can look into the need to protect local facilities and whether or not more local facilities are needed.

Important buildings and services can be protected from inappropriate change in use by designating them as assets of community value.

Also, if community facilities are not available locally, the Plan can make a case for their introduction and look at how these new facilities can be funded.

Are some local services important to you? Which ones and which ones are missing?

TELL US WHAT YOU THINK!
Write on the post-it notes below

ACCESS & HIGHWAYS

The Neighbourhood Plan will look at issues of access in the Parish and consider policies that improve the current situation.

Do you have views on:

- Quality of public transport?
- Congestion?
- Car parking in the village?
- Cycling/cycle ways?
- The road system?

TELL US WHAT YOU THINK!
Write on the post-it notes below

Affordable Housing

Environment

Leisure

Choice

Business

Good

Community Hall

your locale

TELL US WHAT YOU THINK!
Write on the post-it notes below

Please tell us what you think

Community facilities

Access and Highways:

Employment:

HOUSING

The purposes of determining the best distribution of housing across the borough, Melton Borough Council has identified a hierarchy of elements based on their sustainability.

There is classified as a 'Service Centre' with access to a range of services and considered to be a suitable location for development. The Local Plan identifies Statham as requiring to accommodate 75 new dwellings up to 2036, and allocates five sites to meet this target - Point Farm, Main Street for 55 and land adjacent Lavesley House for 18. A 'reserve site' is also identified in the Local Plan for a further 45 dwellings at land west of Blacksmith's end should the need arise. Further development of up to around 10 dwellings would be supported as 'Windfall' subject to meeting Plan policies.

It is likely therefore that development will take place in the Parish over the period covered by the Neighbourhood Plan (up to 2036) and also in the

community's opportunity to control the development and to guide any development in the appropriate way. The Neighbourhood Plan can provide a framework for the Parish - ensuring that any development is of a high quality and meets the needs of the community.

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Affordable housing is housing for those who cannot afford what is readily available on the open market. A house is not affordable if it costs more than 30% of gross income or if the mortgage rate is more than 4 times the net income.

The government's definition of affordable housing includes:

- social rented, and intermediate housing, accessible to those on eligible incomes whose needs are not met by the market;

DESIGN

The Neighbourhood Plan will consider the quality of design in new housing within the Parish. What design standards do you think should apply?

This can include policy on density, type of development, materials used, renewable energy, space standards, car parking, size of gardens.

PLEASE LET US KNOW WHAT YOU THINK ARE THE KEY ASPECTS OF NEW HOUSING DESIGN IN STATHAM

Write on the post-it notes below

HERITAGE

The Neighbourhood Plan can help protect and enhance the built environment. There are 18 listed buildings in the Parish for special protection of their historic interest.

Along the Neighbourhood Plan it is possible to provide the historic and 'local' feel of the village and improve the local community. For example, the 'The Green Building' is a fine example of the local architecture. It is important to ensure that any new buildings are of a high quality and fit in with the historic buildings in the Parish.

ARE THERE ANY OTHER BUILDINGS THAT THE PLAN SHOULD SEEK TO ENHANCE OR PROTECT AND HOW MIGHT THE PLAN PROTECT AND ENHANCE THE BUILT ENVIRONMENT?

Local Buildings (from: British Listed Buildings website)

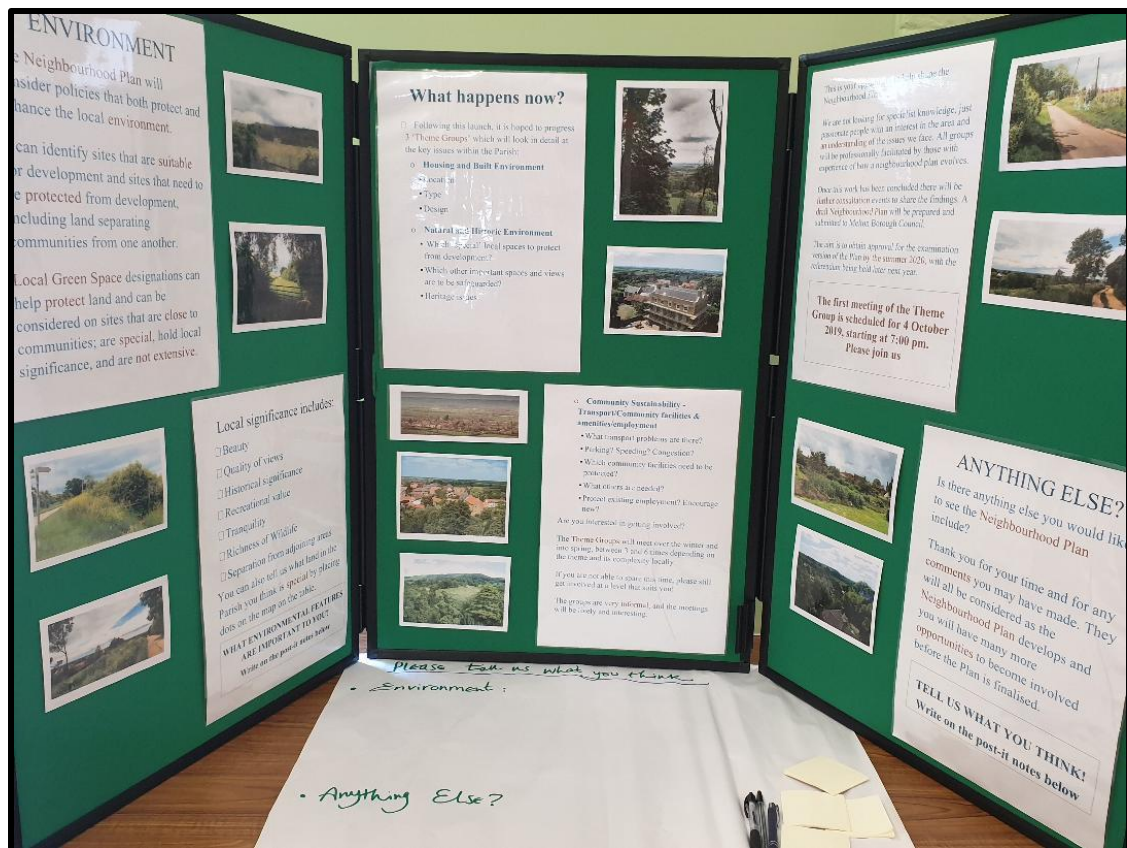
1. The Green Building
2. The Green Building
3. The Green Building
4. The Green Building
5. The Green Building
6. The Green Building
7. The Green Building
8. The Green Building
9. The Green Building
10. The Green Building
11. The Green Building
12. The Green Building
13. The Green Building
14. The Green Building
15. The Green Building
16. The Green Building
17. The Green Building
18. The Green Building

Please comment on the post-it notes

Housing Needs:

Design:

Heritage:



Having read the displays, attendees were asked to comment on each topic using post-it notes and to place them on flip-chart paper alongside each display. These are the comments that were made:

DO YOU SUPPORT THE VISION?

- Comments in direct support:
- The Vision statement makes me feel very proud to be a resident
- This is a fantastic Vision for our village which we wholly support. Question: are we really welcoming and inclusive of all diverse demographics; is the village really rid of bigoted views?
- Love the 4 Values!
- Vision aims are spot on!
- Yes, it's not just about the past, but looking forward too
- Yes. It is a village of great repute, and this must be maintained as a beauty spot in the Vale
- Yes. Preserve the views of and from Mill Hill, Tofts Hill
- Yes, especially the protection of the escarpment view and area. This should be designated as inappropriate for further development
- Yes – agree with this Vision
- Fully support all the Vision objectives
- Yes – support the Vision
- Fully support the Vision for the village and the people who live here
- Yes – needs to be balanced, realistic, not detrimental to Stathern as a rural village
- Yes – preserve tranquillity
- Definitely – we need this as soon as possible. We've surely reached the required number of homes already
- Yes definitely. We need to be proactive in charting a vision for our beautiful village and surroundings
- Supplementary comments:
- The village must retain its' character and history
- The Vision needs to include how villages can become green lungs
- Protection of green spaces/verges within village. Preserve Toft Hill as access to rural/country walks
- Only build on lower flat land not Tofts Hill
- "Neighbourly" is so important – greeting everyone on the street
- Any building should blend in terms of character and density
- Concerned about the road through the village with increased traffic
- Address parking bottom of Mill Hill especially at school time am and pm
- Problems already evident for parking and unable to miss oncoming traffic. We could do with traffic calming humps and some yellow lines
- Ensure the school facilities and buildings will be adequate for any increase in housing proposed volume
- Concerns re traffic, capacity in the school if growth continues at proposed rates
- Increase not just sustain rural/eco features – to compensate for development
- A solar field to support the village

- Agree with the building on lower level land only. Wish to keep tranquillity, focus on keeping roads safe
- Promote a loop road from Mill Hill to Harby Lane
- Consideration to be given to historical/listed building and detrimental effect of heavy traffic
- Examine opportunities to become an “eco village”. Improve footways and provide where absent
- Encourage new businesses to set up in the village. Promote a “loop road” from Mill Hill to Harby Lane
- The planning officers and the Borough Council must listen to the villagers
- There is no point in increasing the number of houses and population if the village infrastructure and facilities including school cannot accommodate such growth
- Concerned about a possible parking provision to be put on by developers at the dangerous corner at the bottom of Mill Hill
- How are the local roads going to cope with the amount of increased traffic and parking
- Support and nurture the young people of the village – to participate and be involved in village life

HOUSING:

- We need more affordable housing in the village
- Need for affordable housing but keep green fields which make our village!
- Can we develop current housing and turn them into affordable properties? We do have a few houses not selling, yet we’re keen to build more?
- Smaller and affordable housing to try and keep our young people in the village
- Need to have some more affordable housing so younger people can stay in the village – however still in keeping with village style. Nobody wants us to become a town
- Need to provide a variety of housing for all ages and those that may not earn a huge salary – keep youngsters able to live in the village
- 1 or 2 storey blocks of flats for first time buyers
- There is a definite need for bungalows for an ageing population
- Need for housing for both young people starting out and an ageing population
- Should be provision for 1 and 2 bedroom properties for single people for downsizing, young people buying their first property.
- Need smaller houses to encourage/allow people on to housing ladder.
- Housing for local workers and home workers. New homes not for long distance commuters
- The volume of houses for sale and timescale for selling demonstrates less demand
- Affordable housing – low quality everything?
- Proper housing needs survey needed based on situation now
- The NP needs to state that no more houses should be built once the 75 allocated houses is reached
- Yes, we should reinstate the settlement boundary to make sure there isn’t endless building
- Is there really a great need for significant housing in a village such as Stathern? What happens when these houses are built and cannot be sold?
- I question the need for so many new houses given the numbers already for sale

- This will not be a village anymore if too many houses are built! I like living in a village and don't want to live in a small town
- No need for so many new houses to be built in this village. Previous survey of need and rate of sales of new and existing properties
- Too many 4/5 bedroom properties on plans and what happens if they are not sold?
- Development should be integral to the village. Not give the perception of an estate or housing development
- Building should only be allowed in small numbers to avoid the "estate" mentality
- The word "village" should be included within the Plan, as Stathern is a village

Attendees were invited to indicate where they would not welcome new housing (red dot), and where residential development would be acceptable (green dot).



DESIGN:

- Promises, promises – can they be achieved?
- In keeping with village character and history
- Design should fit the character of the village – construction materials, plot sizes, frontages, etc

- Building materials should include traditional red brick, ironstone and slate/older style roof tiles without being a pastiche
- Building materials should be suitable – no harsh bright red brick
- Don't create townscapes in a village – sensitive development is key
- Houses need to be designed for purpose, not developer's profit. 3 storey houses are not suitable in Stathern
- 3 storey houses or tall 2 storey houses on small plots don't fit with village character
- Stathern is a village and not an urban suburb. 3 storey houses on tiny plots are not acceptable
- 2.5 storey houses should not be allowed in Stathern. Traditionally the church and a few significant buildings dominate the view – this should remain
- Any new houses need to keep the character of the village. No new boxes!
- Parking allocations for new and extended houses should exceed the national standard to keep cars off the roads
- Natural boundaries not large brick walls!
- Stathern is built on the base of the escarpment and is on a long low hill itself. This gradient should be considered in flood planning, height of building and road safety
- We need to ensure a network of footpaths links housing so that parts of the village are not isolated

HERITAGE:

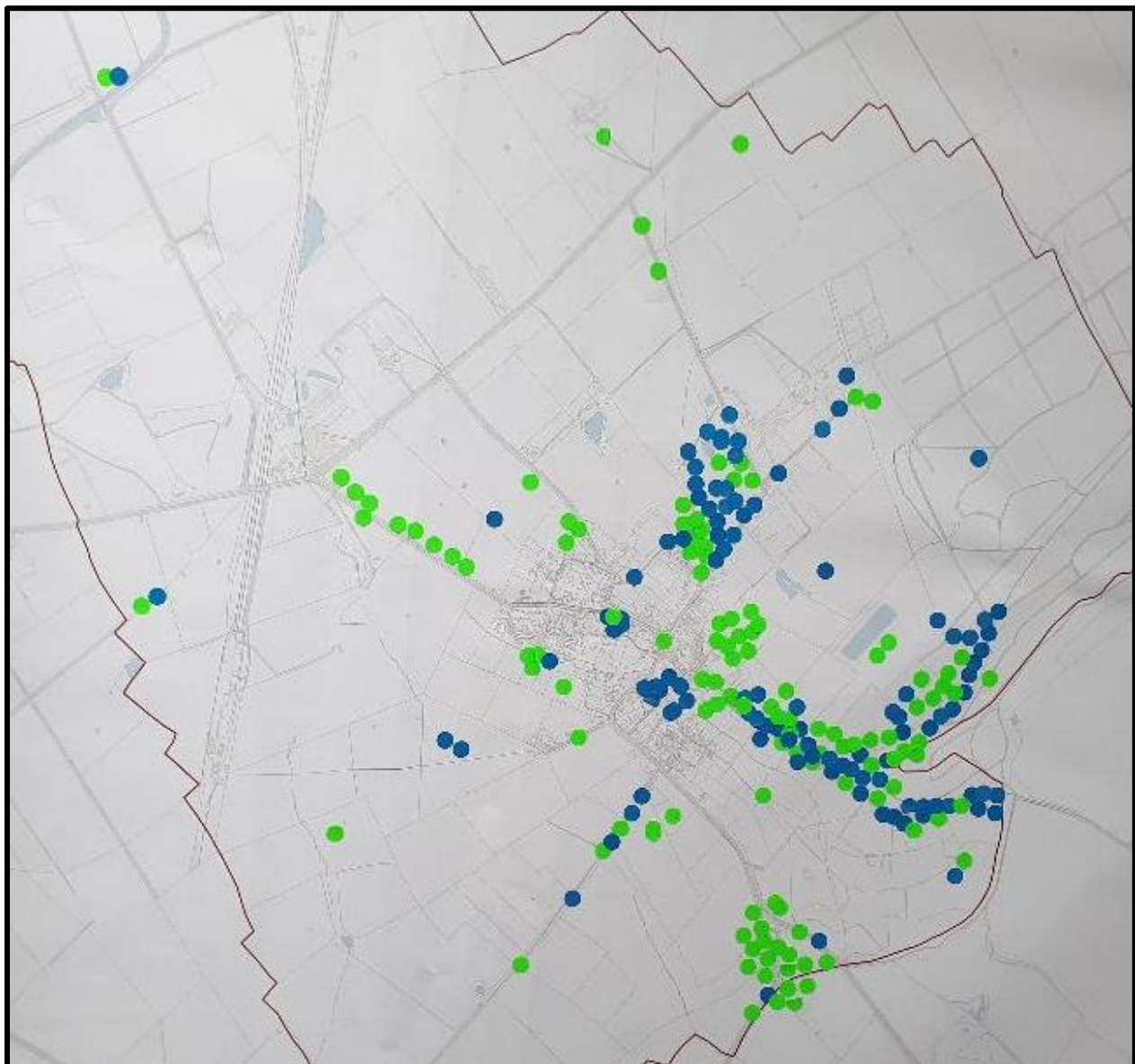
- I feel it's important to preserve our historical buildings. New building should be in keeping
- Protect the old lace-making building and The Red Lion pub
- The church is an important part of the heritage of Stathern and needs to be supported in its maintenance and upkeep and in using its facilities. To be there for future generations
- Stathern is an ancient village, its built environment reflects major historic events through the centuries including the Reformation, Civil War and WW1. This should be protected
- Red Lion Inn building has significance
- Red Lion needs to be protected and re-opened as a valuable community resource

ENVIRONMENT:

- Protect our natural habitats
- Protect our green spaces, natural habitats and views
- Access to natural spaces for activity for our children
- Protect views and habitat of red kite: hunting and soaring. Our hedgerows are essential
- Protect the habitat of bats behind Valebrook and Swallows Drive
- Encourage new wildlife, e.g. what can we do to help hedgehogs, bees?
- Protect the views!!
- What's important is protecting views, heritage and wildlife and if there has to be housing it needs to be sympathetic to all of those things
- Protect our green space and view. Make sure that our village is relatively unspoilt
- Protect allotments, plant trees. Turn off streetlights to create dark sky environment and minimise light pollution

- Need greater diversity. Woods, trees, meadows, water
- There is very little succession planning for the environmental impacts of buildings/people. We NEED more green spaces/woods
- Designations of SSI; if none create a Stathern Nature Reserve?
- Enforce maintenance of public footpaths on landowners!
- Improve the footways (i.e. pavements)
- Consider the flood risk of escarpment location and known watercourses, above and below ground, man- made and artificial – prepare for heavier rains
- Impacts of building between 2 dykes/streams, classified as “high risk” to flooding is of high concern
- We moved here 16 years ago to get away from the busy and noisy south-east. We love it here and certainly would not go back. We like the community spirit and feel safe here

People were invited to identify open spaces which are important to them by placing up to 3 green stickers on a map of the parish which they value for views; and up to 3 blue stickers on areas good for recreation.



ACCESS and HIGHWAYS:

- Traffic: speeding already a huge problem in our village
- Traffic speeding in the village is an issue. There are few safe areas to cross in the mornings
- The traffic flow and volume through the village is already dangerous before any more housing
- We need traffic calming measures on Mill Hill to prevent vehicles getting up speed and not taking the corner
- If development is agreed at the bottom of Mill Hill it is essential that traffic calming measures are put in place such as a roundabout. Road widening is also very necessary
- Widen road at bottom of Mill Hill and install roundabout
- Blacksmith End/Moor Lane should not be pressured to have any more traffic than it does
- Concerns on the Main Rd with more traffic. Won't be long before there's a major accident
- Concerned that any further increase in traffic will impact on safety of pedestrians/cyclists/horse riders/vehicles
- As there is little or no employment, the increase in housing will generate an increase in commuter traffic particularly if housing is developed too quickly – our village already under immense pressure will not cope
- Poor transport links mean residents likely to need a car: increased traffic, environmental impact, costs associated mean less likely to appeal to those needing “affordable housing”
- The parking at the bottom of Mill Hill (if provided) will be in a dangerous location
- Car parking throughout village a problem – critical consideration when considering additional building
- Parking for all facilities in village is hard
- Car parking in village is poor. Main through roads are regularly congested
- No parking on grass verges, as being damaged and makes the village look spoilt. Slopes from pavement into road need to be improved for wheelchairs, prams and motorised scooters
- Poor public transport massive problem for on road parking. Need a large car park building
- Build a car park - field next to Narrow Lane or move allotments
- Space for buses at the Main St corner very limited due to on street parking build up and driveways etc
- Parking outside shop should be stopped as it's an accident waiting to happen! But where else can they park?
- The current village centre is dangerous and already at capacity – when the new shop opens it will be worse
- At night too many parked cars outside the pub and all the way along the street. Pull out around them at your peril!
- Car parking down Blacksmith End is a real problem and should not be exacerbated
- Parking in the Main St is a major problem which will be worse as further houses are built. New development gives opportunity for a village by-pass
- The current practice of parking outside Point Farm opposite School Lane/Main St junction is very dangerous
- Many of the roads in the village are effectively single track. Any housing needs plenty of parking to avoid making the dangerous road and parking situation worse

- Any junction created for the access to the development on Point Farm will add to the congestion at school times. Traffic calming or parking in this area should be considered
- For wheelchair users the paths are very narrow, dropped curbs are often parked across causing users to move out into the road which is very dangerous
- Disability access is very dangerous due to parking on pavement – need to use road. Same for pushchairs
- There is a need to improve the current pathways around the village, as some paths (Harby Lane and Narrow Lane) are in poor condition, especially for wheelchairs
- Footpath signs should be upgraded and improved, e.g. say where they are going and how long to walk
- Footpath is scarily narrow between the green triangle and gravel access road past the allotments – dangerous for kids
- The footpath on Harby Lane is inadequate. It would be a benefit if an alternative footpath was available from the rear of Valebrook Rd through the proposed development on Point Farm
- We have an unreliable bus service. It needs to be improved
- Continue our bus service and encourage more to use it so as also to reduce car usage
- Need to keep the bus services – an aging population may see it/them as a lifeline to less local essential services
- Need to keep bus service running for the elderly and those that cannot drive or do not own a car/youngsters to get about

EMPLOYMENT/BUSINESSES:

- More local employment is needed
- Local employment essential to reduce commute journeys
- There is no way to get to the major employment centres of Nottingham, Grantham or Newark by public transport
- Better broadband would help current businesses and encourage other development to grow within the village
- More broadband
- We need to maintain good broadband to encourage employment but also better phone signals

COMMUNITY FACILITIES/AMENITIES:

- Make use of church for other “non church events” to make use of the building for the community
- Would be good to engage more people in the life of the church – to sustain its’ life and work into the future
- The Red Lion is a fantastic location centre to the village. Something needs to be done to get this hub open and supporting the community
- The Red Lion pub open
- Multiple use of Plough, shop, and WMI to provide mobile services eg banks, post office, MP’s surgery

- A village hall with adequate parking please. Should be conditional on further development
- Fortunate to have a community hall and park but not totally sustainable
- The village hall WMI should be protected
- The WMI is a well-used resource by the village and the school but costs a lot to maintain and is limited by its' size. There are no other comparable spaces that can be utilised in the village in this way
- Play park, footpaths etc are well used and a key asset
- Make sure we keep a playgroup/toddler group to introduce new mums to village life
- Our countryside is our best facility and amenity. The safety of our lanes and bridleways and footpaths needs to be prioritised – visibility and increased traffic threaten its' use

Summary of findings:

The Vision:

This section attracted the largest number of responses, with a total of 39. 16 parishioners were in direct support of the proposed Vision, with 23 others making supplementary comments on the Vision statement. Within the directly supportive comments, the Vision statement was described variously as “spot on”, “about the past, but looking forward too” and one parishioner said: “the Vision statement makes me feel very proud to be a resident”.

The 23 other comments generally reflect the themes generated in the eight specific sections which follow.

Housing:

This section drew a total of 25 comments. In the event of any development in the parish, the majority of respondents expressed a wish for affordable housing and housing to meet the needs of younger and older residents, sympathetically designed and of a limited number and scale.

Design:

The majority of the 15 respondents to this section called for any development design to be sensitive so as to be in keeping with the existing styles and history of Stathern. Flood planning, building height, parking and road safety were all areas called upon to be given due consideration.

Heritage:

A total of 6 parishioners highlighted the general importance of preserving the heritage of the village, notably in terms of the church, the Red Lion pub and the old lace-making building.

Environment:

This area of the consultation drew a total of 18 comments. 11 parishioners called for the protection of

a range of local green space, significant views, natural habitat and footpaths, with 2 respondents highlighting the need for tree planting.

A further 2 responses drew attention to the potential for flood risk in the event of any new development.

Access and Highways:

This section drew the second largest number of responses, with a total of 37.

In the event of development, the majority of respondents (27) called for the provision of more road safety management and measures in an already congested village, including adequate, safe parking areas. A number of specific areas in the village were named in relation to these concerns: Mill Hill, Main Street, Blacksmith End, Moor Lane, Point Farm and outside the school.

4 respondents highlighted poor levels of safe pavement and pathway access for those with mobility issues and young children. 4 others wished to see the maintenance and further improvement of the village bus service.

Employment/Businesses:

The 6 comments called variously for more local employment opportunities, along with the provision of better broadband services for Stathern.

Facilities/Amenities:

This section attracted 12 responses, with 5 parishioners expressly valuing the village hall as a community facility. The playgroup, play park and village footpaths were also valued by 2 respondents. Four others proposed use of the church and the currently closed Red Lion pub as multi-purpose community amenities.

Some images from the event are shown on the following pages:









