



The Stamford Neighbourhood Plan Regulation 16 Publication Stage Consultation

This consultation seeks your views on the published version of the Stamford Neighbourhood Plan and whether it meets the basic conditions¹. All comments will be sent to an independent examiner who will examine the plan. If the examiner determines that the plan meets the basic conditions, then a referendum shall be held on whether to 'make' the Neighbourhood Plan.

The Neighbourhood Plan can be viewed on our website at;

<http://www.southkesteven.gov.uk/stamfordplan>

If you wish to comment on the Neighbourhood Plan, please complete this form and return it to the Planning Policy team by one of the methods below.

You can return completed forms by either:

- e-mail to planningpolicy@southkesteven.gov.uk or
- post to

Planning Policy and Partnerships Team
South Kesteven District Council
Council Offices
St. Peter's Hill
Grantham NG31 6PZ

Comments on the Neighbourhood Plan must be submitted no later than the 19th of April 2021.

Completing the Form

Please clearly state to which part of the Neighbourhood Plan your response relates, whether you are supporting, objecting or commenting, what your reasons for this are and what changes, if any, to the Neighbourhood Plan you consider necessary.

If you are commenting on more than one part of the Neighbourhood Plan, please use a separate response form for each.

Data Protection

The information on this form will be processed in accordance with the Data Protection Act 2018 and used for the purposes of preparing the Neighbourhood Plan. However, please be aware that copies of responses, including the name and of the author will be made available for public inspection and to third parties and cannot be treated as confidential. Personal information such as telephone numbers, emails or private addresses will not be published. By submitting a response you confirm that you agree to this and accept responsibility for your comments.

¹ <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>



1) Your Contact Details: (Please Note – an Email address is a mandatory requirement)	
Name:	Richard Cleaver
Company/Organisation Name <i>(If applicable):</i>	
Address:	██████████
Telephone No:	██████████
Email Address <i>(Mandatory):</i>	████████████████████

2) Please indicate to which part (or Policy) of the Neighbourhood Plan your response relates:
All of it.

3) Please indicate if the response is: please mark with an "x"			
<u>Supporting:</u>		<u>Objecting:</u>	X



4) Please indicate your reasons for this. Please be as precise as possible and ensure any relevant evidence and supporting information is included (continue on separate sheet if needed)

I fully support Stamford having a Neighbourhood Plan which gives it further protections. However, I object to the current Plan going forward to the next stage until it has been corrected for the numerous errors, unclear statements, and omissions which I am aware have already been notified to Jake Horton at SKDC.



5) Please set out what changes to the Neighbourhood Plan you consider to be necessary included (continue separate sheet if needed):

I should like to highlight a few particular points.

- The plan often fails to make clear whether policies apply to the entire plan area or just to the existing built-up area within the plan area.
- The plan often fails to make clear when talking about conservation areas whether it is referring to both conservation areas or just the one in which the town centre is located. The map on page 77 omits the Northfields conservation area, for example.
- Where reference is made to places which lie outside the plan area, they are not identified as such.
- The plan needs to be reviewed for time-sensitivity – in some sections the plan refers to itself in the future tense, and given that the plan is intended to cover a 20 year period many of the statements of fact it makes should be qualified by prefacing them with “At the start of the plan period”.
- The plan states that it covers the period 2016 to 2036 and that this coincides with the period of the SKDC local plan. It does not. The SKLP covers the period 2011 to 2036.
- One of the Community Aspirations is “To seek an extension to the Priory Farm Wildlife site to include land to the south side of the River Welland adjacent to Hudd’s Mill.” The Priory Farm Wildlife Site does not include the area north of the river around the Priory Farmhouse (now simply known as Priory House). Instead, the existing wildlife site is exclusively on the south side of the river (shown as the green-dotted area in the map in the Current SK Local Plan below). So, the south side of the river is already in the Wildlife Site area. The aspiration is therefore the wrong way round. The extension of the site should be to the north of the river, not to the south.

Additionally

- The plan does not offer enough specific protections for the few remaining greenfield sites which are not already designated for development in the SKLP, notably the land between Tinwell Road and the River Welland Millstream, the land north of Barnack Road on the eastern extremity of the town, and the land to the north of the Rutland Heights development on the north-western extremity of the town.
- I should like to see an aspiration to extend the existing conservation areas.
- I should like to see a specific policy relating to change of land use when businesses wish to relocate from inside the town centre to premises on the edge of town.
- I am concerned that there appear to be loopholes left open which might allow the development of green the specific open spaces identified in the plan. The plan states “The loss or change of use of any of the identified spaces will not be supported unless it can be satisfactorily demonstrated through the criteria within SKLP Policy OS1.” This SKLP states “Development proposals for existing open spaces will only be permitted where it is demonstrated that:
 - a. the proposal will provide increased or improved open space and/or recreational facilities; or
 - b. the site is not required to meet the local standard set out above; or
 - c. equivalent (or better) replacement provision is to be made within the locality; and
 - d. the site does not support important or protected habitats or species.* open space includes allotments, parks, equipped play space, sports pitches and informal natural open space, routeways and corridors.”

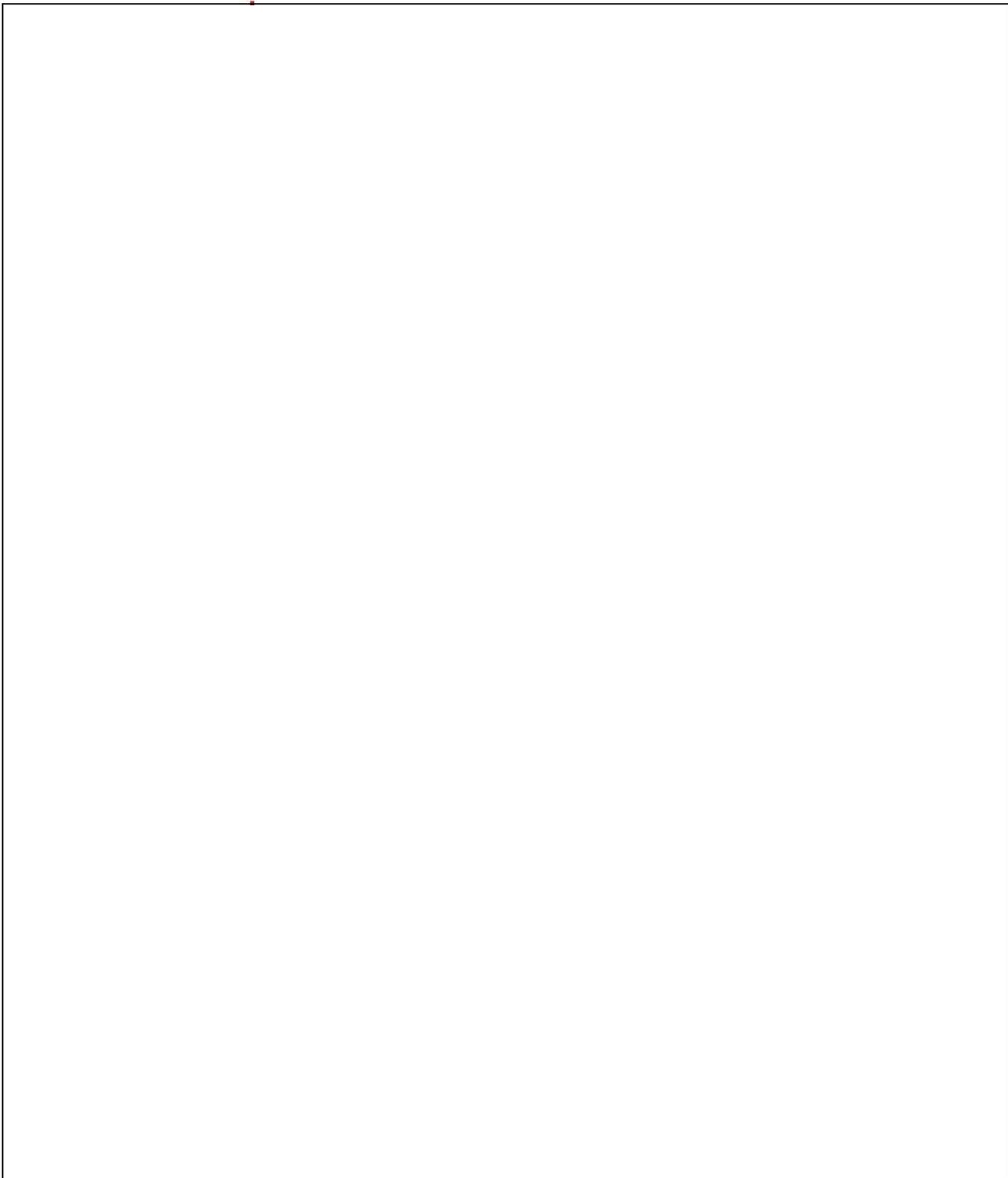
The SKLP defines Open Space as areas which “offer important opportunities for sport and recreation and can act as a visual amenity”. This is a very narrow definition. An open space from which the landowner excludes the public cannot fall within this definition, since it cannot be used for sport and recreation and so is not protected.

Taken together these seem to me to offer too many loopholes.

The plan should contain an enforceable blanket ban on all development of the green spaces it has identified.



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Signed: [REDACTED]	Date: 18 April 2021
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