

HARBOROUGH DISTRICT COUNCIL

SCRAPTOFT REVIEW NEIGHBOURHOOD PLAN DECISION STATEMENT

1. Summary

- 1.1 Following an Independent Examination, Harborough District Council now confirms that the Scraftoft Review Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum **on 23 January 2025**

- 1.2 This decision statement can be viewed at:

Harborough District Council Offices

The Symington Building,
Adam & Eve Street,
Market Harborough
Leicestershire
LE16 7AG

opening hours: Monday, Tuesday, Thursday, Friday: 8:45am to 5pm; Wednesday
9:30am to 5pm

Scraftoft Community Hub, Malmsbury Avenue, Scraftoft

2. Background

- 2.1 In May 2012 Scraftoft Parish Council, as the qualifying body, applied for Scraftoft Parish to be designated as a Neighbourhood Area for the purpose of preparing a neighbourhood plan. After a six week consultation period the Neighbourhood Area application was approved by Harborough District Council (the Council) on 29 October 2012 in accordance with the Neighbourhood Planning (General) Regulations (2012) 2, Regulation 7.
- 2.2 The Scraftoft Neighbourhood Plan was 'made' after a successful referendum on 11 March 2015.
- 2.3 Scraftoft Parish Council as the Qualifying Body took the decision to review the neighbourhood Plan and submitted the review plan to the Council in 10 February 2026. A six week consultation period was held ending on 29 April 2026.
- 2.4 The Qualifying Body submitted a statement of the changes to the plan and consideration whether they changed the nature of the Plan. The Council also submitted their statement to the Examiner. Both Council and Qualifying Body considered that the Plan would need an examination and referendum.
- 2.5 The Council, with the agreement of the Qualifying Body, appointed an independent examiner, Mr Tim Jones, to review whether the changes to the Plan were significant as to change the nature of the Plan. **The Examiner determined that an examination and referendum would be required.** The examiner considered the changes against the Basic Conditions required by legislation and that the Plan should proceed to referendum with some modifications.
- 2.3 The Examiner's Report concludes that, subject to making the modifications proposed by the Examiner, the Neighbourhood Plan meets the Basic Conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.

3. Decision and Reasons

- 3.1 The Director for Planning has agreed that all the Examiner's recommended modifications should be accepted and that the amended Neighbourhood Plan should proceed to a referendum.
- 3.2 The modifications proposed by the examiner have been made to secure that the draft plan meets the basic conditions. **Appendix A** of the decision statement sets out these modifications, the reasons for them and the action to be taken in respect of each of them.
- 3.3 The District Council agrees with the Examiner's view that there is no reason to extend the Neighbourhood Plan area for the purpose of holding the referendum.
- 3.4 The Examiner has concluded that with the specified modifications the Plan meets the basic conditions and other relevant legal requirements. The District Council concurs with this view and that the Plan complies with the provision made by or under sections 38A and 38B of the 2004 Act. Therefore, to meet the requirements of the Localism Act 2011 a referendum which poses the question

'Do you want Harborough District Council to use the Neighbourhood Plan for Scraftoft to help it decide planning applications in the neighbourhood area?'

will be held in the Parish of Scraftoft.

- 3.5 The date on which the referendum will take place is agreed as **8 October 2026**.

Appendix A: Schedule of Modifications Recommended in the Examiner's Report

Amendment Ref no	Policy No.	Policy Title	Original Text	Examiner comments	Suggested Revised Text	Decision and Reasons
1	ENV9	Page 5, last line Page 6 in respect of policy ENV9	...across the Neighbourhood Area wherever it is adversely affect by development proposals, this is a new policy which identifies he views across ...	Replace “adversely affect” with “adversely affected”. Replace “which identifies he views” with ““which identifies the views”.	...across the Neighbourhood Area wherever it is adversely affected by development proposals, this is a new policy which identifies the views across ...	Accept accuracy
2		Page 7, 2nd paragraph 2.7.1, second sentence	; in particular, the policies must be in general conformity with relevant national and district wide approved strategic.....	Replace “the policies must be in general conformity” with ““the policies had to be in general conformity”.	; in particular, the policies had to be in general conformity with relevant national and district wide approved strategic	Accept Accuracy
3		Page 10, 6th paragraph	While there is a regular bus service to Leicester, there is no evening and Sunday service. This makes it difficult for people without access to a car to get about.	Replace “no evening and Sunday service” with “no service after 7.00 pm and no Sunday service”.	While there is a regular bus service to Leicester, there is no service after 7.00 pm and no Sunday service. This makes it difficult for people without access to a car to get about.	Accept Accuracy

4		Page 13, penultimate	Local Plan Policy SC1 identified the Scraftoft North Strategic Development Area as a Local Plan allocation for approximately 1,200 dwellings. Ultimately this site was not developed for financial viability reasons.	Replace “Ultimately this site was not developed for financial viability reasons” with “This site has not been developed and does not have planning permission”.	Local Plan Policy SC1 identified the Scraftoft North Strategic Development Area as a Local Plan allocation for approximately 1,200 dwellings. This site has not been developed and does not have planning permission	Accept Accuracy, to reflect current status of site
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5		Page 14, policy HB1	POLICY HBE1: SETTLEMENT BOUNDARY - Development shall be located within the Settlement Boundary as defined in Figure 3 unless there are special circumstances to justify its location in the countryside outside the Settlement Boundary, as defined by the Harborough Local Plan and the NPPF. The settlement boundary does not apply to land allocated for strategic development in the Harborough Regulation 19 Local Plan (Policy SA04). Development in these areas will be guided by the Local Plan and an approved masterplan.	Delete “and an approved masterplan”.	POLICY HBE1: SETTLEMENT BOUNDARY - Development shall be located within the Settlement Boundary as defined in Figure 3 unless there are special circumstances to justify its location in the countryside outside the Settlement Boundary, as defined by the Harborough Local Plan and the NPPF. The settlement boundary does not apply to land allocated for strategic development in the Harborough Regulation 19 Local Plan (Policy SA04). Development in these areas will be guided by the Local Plan.	Accept. Clarity for decision makers
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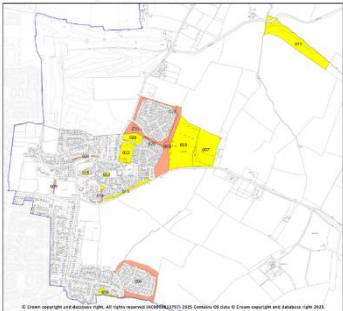
6		Page 17, policy HB2	POLICY HBE2: HOUSING MIX - Where practicable and viable, new housing development proposals should provide a mixture of housing types specifically to meet identified and evidenced local needs. In this context proposals that deliver smaller homes (three bedrooms or fewer) and homes suitable for older people (especially those who wish to downsize) will be particularly supported.	Delete "local".	POLICY HBE2: HOUSING MIX - Where practicable and viable, new housing development proposals should provide a mixture of housing types specifically to meet identified and evidenced needs. In this context proposals that deliver smaller homes (three bedrooms or fewer) and homes suitable for older people (especially those who wish to downsize) will be particularly supported.	Accept. Accuracy and clarity for decision makers
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7		Page 18, policy HB3, line 1	POLICY HBE3: AFFORDABLE HOUSING - Affordable housing should reflect local needs and be integrated with market housing to help meet the identified needs of the Parish as set out in the HNA. A tenure mix of 60% social/affordable rent and 40% affordable home ownership is recommended. The provision of smaller homes, especially for young families and young people and for older people who wish to downsize, will be supported, as is the provision of affordable housing for people with a local connection. Affordable housing should be designed and delivered to be indistinguishable from market housing and, wherever practicable, should be distributed evenly throughout the development. First Homes at a discount of 30% are supported.	Delete "local".	POLICY HBE3: AFFORDABLE HOUSING - Affordable housing should reflect needs and be integrated with market housing to help meet the identified needs of the Parish as set out in the HNA. A tenure mix of 60% social/affordable rent and 40% affordable home ownership is recommended. The provision of smaller homes, especially for young families and young people and for older people who wish to downsize, will be supported, as is the provision of affordable housing for people with a local connection. Affordable housing should be designed and delivered to be indistinguishable from market housing and, wherever practicable, should be distributed evenly throughout the development. First Homes at a discount of 30% are supported.	Accept. Accuracy and clarity for decision makers
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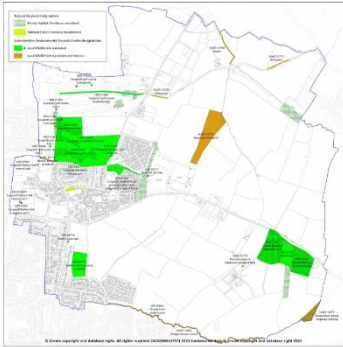
8	Page 24, 2nd paragraph	...Review (figure 6), while one further site whose LGS values have increased since 2016 has been added. The other 17 sites are covered by Policy ENV 3, with protection appropriate to their amenities and functions.	Replace “, while one further site whose LGS values have increased since 2016 has been added. The other 17 sites” with “Other sites”.	...Review (figure 6), other sites are covered by Policy ENV 3, with protection appropriate to their amenities and functions.	Accept. Clarity
	Page 24, 3rd paragraph	... I conformity with both the current Harborough Local Plan and the emerging Local Plan 2022 - 2041. Supporting evidence for the new LGS designation is in Appendix 3.	Delete “Supporting evidence for the new LGS designation is in Appendix 3.”	... I conformity with both the current Harborough Local Plan and the emerging Local Plan 2022 - 2041.	Clarity
	Page 24, Figure 6	 Figure 6: Local Green Spaces	Delete the green colouring and all text in respect of 002 Scraftoft Nature Reserve.		Clarity and to meet basic conditions

		Pages 24 and 25, Policy ENV2	Spaces (locations, Figure 6; evidence, Appendix 3) will not be supported, other than in very Scraptoft Nature Reserve and Local Green Space 002 (also as 'War Field Nature Reserve', Natural greenspace, in HDC OSSR audit)	Delete “evidence, Appendix 3”. Delete “Scraptoft Nature Reserve and Local Green Space 002 (also as 'War Field Nature Reserve', Natural greenspace, in HDC OSSR audit)”.	Spaces (locations, Figure 6) will not be supported, other than in very	Accuracy, clarity and to meet basic condition (ea)
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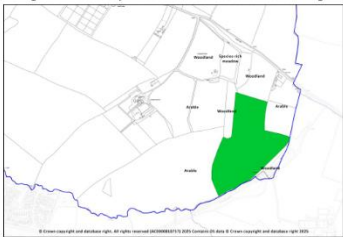
9		Page 25, final paragraph	As noted above, a new audit of all open spaces was conducted for this Review Neighbourhood Plan. It included the four Local Green Space designations in the Made Plan, the ten open spaces in the Harborough Council audit (Appendix H Open Spaces Assets in the HDC Open Spaces Strategy 2016-to 2021), and seven open spaces in new developments not audited by HDC. Seventeen OSSR sites are therefore recognised in this Review Neighbourhood Plan for inclusion under policy ENV 3.	Replace this with “As noted above, a new audit of all open spaces was conducted for this Review Neighbourhood Plan. It included the Local Green Space designations in the Made Plan, open spaces in the Harborough Council audit (coloured yellow in figure 7), and open spaces in new developments not audited by HDC (coloured brown in figure 7). Sixteen OSSR sites are recognised in this Review	As noted above, a new audit of all open spaces was conducted for this Review Neighbourhood Plan. It included the Local Green Space designations in the Made Plan, open spaces in the Harborough Council audit (coloured yellow in figure 7), and open spaces in new developments not audited by HDC (coloured brown in figure 7). Sixteen OSSR sites are recognised in this Review Neighbourhood Plan for inclusion under policy ENV 3	Agreed. Clarity for decision makers
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		Page 25 figure 7	Figure 7: Open Space, Sport & Recreation sites 	Neighbourhood Plan for inclusion under policy ENV 3.” Remove the colouring from the field owned by PSL and the number 008. Remove colouring from 004 at the northern end of Spencer Clarke Road, so as to indicated that it would not apply to an extension of Spencer Clarke Road into allocated site 1 of the emerging Local Plan. Delete “; details Appendix 3”.	Policy ENV 3 – OPEN SPACE, SPORT AND RECREATION SITES: The following open	Policy ENV 3 – OPEN SPACE, SPORT AND RECREATION SITES: The following open spaces (locations	Agreed. Accuracy and consistency Accuracy and
		Page 26, policy ENV 3	Policy ENV 3 – OPEN SPACE, SPORT AND RECREATION SITES: The following open				

			spaces (locations figure 7; details Appendix 3) are of.... • Field owned by Parker Strategic (008) Sports Facility; on HDC Policies Map (2019) but not in HDC open spaces audit	Delete “Field owned by Parker Strategic (008) Sports Facility; on HDC Policies Map (2019) but not in HDC open spaces audit”.	figure 7) are of....	consistency Agreed. Consistency and accuracy and to meet basic conditions
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10		Page 27, policy ENV 4	POLICY ENV 4: SITES OF NATURAL ENVIRONMENT SIGNIFICANCE – The sites and features mapped here (Figure 6; details in Appendix 3) have been...  The map, titled 'Figure 6: Sites and Features of Natural Environment Significance', shows a geographical area with various colored regions. A legend in the top left corner identifies the colors: green for 'Sites of Natural Environment Significance', yellow for 'Other Sites of Natural Environment Significance', orange for 'Other Sites of Natural Environment Significance', and blue for 'Other Sites of Natural Environment Significance'. The map shows several green areas, including a large one in the center-left and a smaller one in the bottom-right. There are also yellow and orange areas scattered throughout the map.	Replace “Figure 6” with “Figure 8”. Remove from the figures both the colouring and the text of the green area labelled “LWS 90715 Station Lane grassland, Scraftoft” and the green circle labelled “LWS 90716 Station Lane Oak”.	POLICY ENV 4: SITES OF NATURAL ENVIRONMENT SIGNIFICANCE – The sites and features mapped here (Figure 8; details in Appendix 3) have been...	Agreed Accuracy Agreed, Insufficient evidence, clarity and accuracy
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11		Page 29, policy ENV 5	Development proposals that adversely affect trees, woodland and hedges of environmental (biodiversity, historical, arboricultural) significance, or of landscape or amenity value, will be resisted. New development should be designed to retain such trees and hedges wherever possible. Where destruction cannot be avoided, developers will be required to deliver 10% biodiversity net gain by planting replacement trees and/or hedges on site or by providing compensatory planting elsewhere in the Neighbourhood Area. Compensatory plantings should be of native or suitable exotic/ornamental species and should take account of current best practice regarding plant disease control and aftercare.	Replace the first two sentences of the second paragraph with: “New development should be designed to retain trees, woodland and hedges of environmental (biodiversity, historical, arboricultural) significance, or of landscape or amenity value where practicable or otherwise to compensate fully for their loss.”	New development should be designed to retain trees, woodland and hedges of environmental (biodiversity, historical, arboricultural) significance, or of landscape or amenity value where practicable or otherwise to compensate fully for their loss.	Agreed. Clarity and accuracy and to meet basic condition
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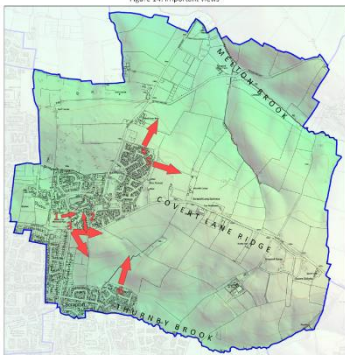
			Development in the Neighbourhood Area will be expected to protect and enhance the identified wildlife corridors (Figure 9.1) and other potential habitat links.	In the Penultimate paragraph, replace “the identified wildlife corridors (Figure 9.1) and other potential habitat links” with “wildlife corridors”.	Development in the Neighbourhood Area will be expected to protect and enhance wildlife corridors.	Accuracy and clarity
		Page 30, figure 9.1	The field mapped in figure 9.2 is allocated for off-site Biodiversity Net Gain offsetting. No other types of development proposal on it will be supported.	In the final paragraph, replace “figure 9.2” with figure 9”.	The field mapped in figure 9 is allocated for off-site Biodiversity Net Gain offsetting. No other types of development proposal on it will be supported.	Accuracy
		Page 30, figure 9.2	Figure 9.2: Biodiversity Net Gain – site allocated for off-site offsetting 	Delete this figure.		Accuracy and consistency
				Replace “Figure 9.2” with “Figure 9”.		

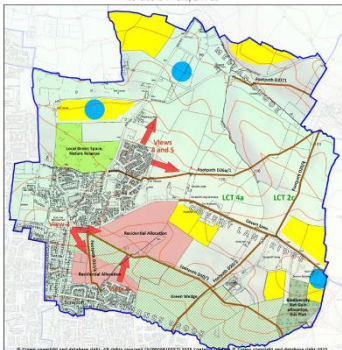
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12		Page 32, policy ENV 6	POLICY ENV 6: SITES OF HISTORIC ENVIRONMENT SIGNIFICANCE - The sites mapped in Figure 10 are of at least local significance for their historical features. The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. Development proposals adversely affecting them will only be supported if the benefits of the development can be shown to outweigh the value of the heritage assets.	Replace policy with; POLICY ENV 6: SITES OF HISTORIC ENVIRONMENT SIGNIFICANCE - The sites mapped in Figure 10 are of at least possible significance for their historical features and are or may be non-designated heritage asset. Any application for permission for built development that might affect them should be accompanied by an archaeological survey. In weighing	POLICY ENV 6: SITES OF HISTORIC ENVIRONMENT SIGNIFICANCE - The sites mapped in Figure 10 are of at least possible significance for their historical features and are or may be non-designated heritage asset. Any application for permission for built development that might affect them should be accompanied by an archaeological survey. In weighing applications that directly or indirectly affect them, the significance of any archaeological features and the scale of any harm or loss should be taken into account”.	Agreed. Clarity for decision makers and accuracy
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				applications that directly or indirectly affect them, the significance of any archaeological features and the scale of any harm or loss should be taken into account”.		
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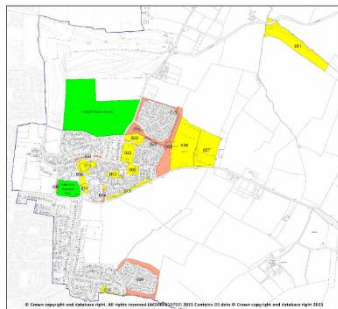
13		Page 37, supporting text	Consultation during preparation of the Neighbourhood Plan Review identified a widely held wish to protect the character and setting of Scraftoft, in particular its location (on the landscape edge between Leicester and the very rural open countryside of National Character Area (NCA) 93 High Leicestershire) and the contribution its historic buildings make to the old part of the village. One of the main ways in which residents expressed this wish was by describing several typical views within and around the village and toward the surrounding countryside. These consultation findings were supported by the fieldwork for this chapter of the Plan, which confirmed the sightlines of the suggested views and mapped them (below, figure 14).	Replace both paragraphs with: “Consultation during preparation of the Neighbourhood Plan Review identified a widely held wish to protect the character and setting of Scraftoft, including the contribution its historic buildings make to the old part of the village. Details the protected views are contained in Figure 14, policy ENV9 and Appendix 4.”	Consultation during preparation of the Neighbourhood Plan Review identified a widely held wish to protect the character and setting of Scraftoft, including the contribution its historic buildings make to the old part of the village. Details the protected views are contained in Figure 14, policy ENV9 and Appendix 4	Agreed. Clarity for decision makers
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		Figure 14  Policy ENV9 2. From Leticia Avenue to Scraptoft Hall, and the matching view from the Hall along Letitia Avenue 3. From Scraptoft Lane junction, panorama south to east across fields to Thurnby Brook valley and open farmland of east Leicestershire 4. From Goodrich estate northeast across open countryside over the Melton Brook valley and into high east Leicestershire 5. Views of and from the	Remove numbers 3, 4, 5 and 6 and the arrows related to these. Replace 5 and its arrow with a short arrow that does not extend eastwards of Mount Woodland Remove everything after "Letitia Avenue". Replace this with "3. Views of and from the Amenity (natural buffer) Open Space off Mountview Road ('Dandelion Lane'; ref 010 in Policy ENV 3), but not	2. From Leticia Avenue to Scraptoft Hall, and the matching view from the Hall along Letitia Avenue 3. Views of and from the Amenity (natural buffer) Open Space off Mountview Road ('Dandelion Lane'; ref 010 in Policy ENV 3), but not eastwards of Mount	Accuracy and consistency To meet the basic conditions
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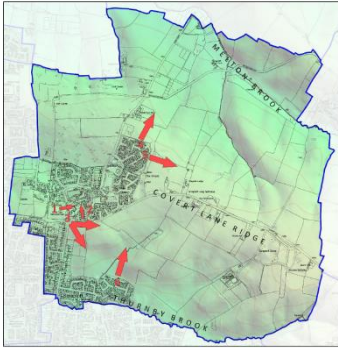
			Amenity (natural buffer) Open Space off Mountview Road ('Dandelion Lane'; ref 010 in Policy ENV 3), through and from Mount Woodland, and eastwards across the open spaces beyond. 6. From Elizabeth Heyrick Drive north across open fields and footpaths to Covert Lane and the woodland along the ridgeway	eastwards of Mount Woodland.		
14		Page 43, figure 17	Figure 17: Areas where turbines (blue) and Solar PV arrays (yellow) would be supported, subject to all conditions in Policy ENV 11 	Remove all red arrows and their descriptions.		Agreed. Fr consistency and to meet the basic conditions

15		Page 44, policy ENV 11	mitigations and conditions below: Turbines: one or two small turbines in any location, of maximum tip height 40m Solar Arrays: one or more medium arrays.....	Replace “: one or two small turbines in any location, of maximum tip height 40m” with “which comply with the criteria in the six indents below.”	mitigations and conditions below: Turbines: which comply with the criteria in the six indents below Solar Arrays: one or more medium arrays.....	Agreed. To meet the basic conditions
16		Page 50, policy T1, criterion (a)	a) The cumulative impact on traffic flows on the strategic and local highway network, including the roads within and leading to the village centre, will not be severe, unless appropriate mitigation measures are undertaken where feasible;	Replace “appropriate mitigate measures” on with “appropriate mitigation measures.”	a) The cumulative impact on traffic flows on the strategic and local highway network, including the roads within and leading to the village centre, will not be severe, unless appropriate mitigation measures are undertaken where feasible;	Agreed. Accuracy
17		Page 51, first line	POLICY T4: ELECTRIC VEHICLES - The provision of communal.....	Replace “POLICY T4: ELECTRIC VEHICLES” with “POLICY T2: ELECTRIC VEHICLES”.	POLICY T2: ELECTRIC VEHICLES - The provision of communal.....	Agreed . Accuracy

18		Page 51, Section 4's 3rd paragraph	The NP REVIEWPF stresses that the need for infrastructure accompanying development must have regard for the viability o.....	Replace "NP REVIEWPF" with "NP REVIEW".	The NP REVIEW stresses that the need for infrastructure accompanying development must have regard for the viability o....	Agreed. Accuracy
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19	Appendix x 3	Location Map  4th and 5th pages	1. LOCATION MAP  Field owned by Parker Strategic Land Location map reference 008 <table><thead><tr><th>Site Name</th><th>Local, bounded and adjacent</th><th>Proximity</th><th>Beauty/ Tranquil</th><th>Recreation Value</th><th>History</th><th>Biodiversity</th><th>Total</th></tr></thead><tbody><tr><td>Field owned by Parker Strategic Land</td><td>Y</td><td>4</td><td>3</td><td>4</td><td>4</td><td>3</td><td>18</td></tr></tbody></table> Bounded: Mix of metal and wooden fencing. Proximity: Off Covert Lane, accessible from Goodridge and Persimmon housing estates via Mount Woodland. Beauty/Tranquil: Open field with tussocks of grass. Recreational Values: Open space, previously a sports field. Used by dog walkers and hikers. History: Previously used as a sports field with Stonegate Rugby Football Club occupying the site between 1966 – 2013 and Leicester Tigers for rugby use until 2016 when they moved to Brookby College. In Harborough District Council's Playing Pitch Strategy 2022 it was listed as "currently a disused rugby site" which has a high priority to be retained and protected to meet local rugby and/or football demand. The club house has been demolished. Sport England have objected to the proposal for up to 100 houses to be built on the site and dismissed the suggestion that Brookby College is a viable alternative playing field site. Biodiversity: Grassy tussocks, good foraging ground for badgers and bats, supports insects including wall butterfly, cornbar moth, and common bird species, e.g. redstarts, as well as small mammals such as hedgehogs. Possible presence of grass snakes and slow worms.	Site Name	Local, bounded and adjacent	Proximity	Beauty/ Tranquil	Recreation Value	History	Biodiversity	Total	Field owned by Parker Strategic Land	Y	4	3	4	4	3	18	Remove the colouring from the field owned by PSL and the number 008. Remove colouring from 004 at the northern end of Spencer Clarke Road, so as to indicated that it would not apply to an extension of Spencer Clarke Road into allocated site 1 of the emerging Local Plan. Remove all of the text and the photograph in respect of the Field owned by Parker Strategic Land	Agreed. Consistency with previous modifications , to meet the basic conditions and clarity for decision makers
Site Name	Local, bounded and adjacent	Proximity	Beauty/ Tranquil	Recreation Value	History	Biodiversity	Total														
Field owned by Parker Strategic Land	Y	4	3	4	4	3	18														

		11th to 16th pages	Photo(s):  Scraptoft Rise verge Location map reference 009 <table><tr><th>Site Name</th><th>Local Interest</th><th>Proximity</th><th>Beauty/Tranquillity</th><th>Recreational Value</th><th>History</th><th>Biodiversity</th><th>Total</th></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table> Bounded: Proximity: Beauty/Tranquillity: Recreational Value: History: Biodiversity: Photo(s):	Site Name	Local Interest	Proximity	Beauty/Tranquillity	Recreational Value	History	Biodiversity	Total									Remove everything from Scraptoft Rise verge onwards. 89. The title to this Appendix should be corrected. 90. For the reasons given above, this Appendix requires substantial alteration.		Accuracy Accuracy
Site Name	Local Interest	Proximity	Beauty/Tranquillity	Recreational Value	History	Biodiversity	Total															
		Appendix 4	APPENDIX X: Important Views in Scraptoft																			

20		Appendix 4, title Location Map	APPENDIX X: Important Views in Scraftoft Location map 	Replace “APPENDIX X” with “APPENDIX 4”. Remove numbers 3, 4, 5 and 6 and the arrows related to these. Replace 5 and its arrow with a short arrow that does not extend eastwards of Mount Woodland and renumber it as 3. Remove everything (both text and photographs) in respect of 3, 4 and 6. Renumber “5” as “3”.	APPENDIX 4: Important Views in Scraftoft	Agreed. For accuracy and clarity for decision makers