A logo with trees and text

Description automatically generated

Date: 3rd October 2025 To: All Councillors From: Parish Clerk

**Update Report: Examiner Requirements for the Bagworth, Thornton and Stanton-under-Bardon Neighbourhood Plan**

**1. Background**

The independent examination of the **Bagworth, Thornton and Stanton-under-Bardon Neighbourhood Plan 2023–2039** formally commenced on **Friday 5 September 2025** and theappointed examiner is **Mr Timothy Jones (No5 Chambers, Birmingham)**.

The scope of the examination includes:

* Review of the Submission Draft Plan, supporting documents, and representations.
* An unaccompanied site visit across the neighbourhood area (completed in fine weather with no impediments).
* Consideration of whether a hearing is required (normally examinations proceed by written representations).
* Preparation of the Examiner’s report.

**2. Examiner’s Requests**

Mr Jones requested the following factual information to support the examination process:

1. **Neighbourhood Area Census Data**
   * Such information as is available from the **2021 Census**.
2. **Clearer Figures from the Draft Plan**
   * Clearer copies of **Figures 11, 14 and 15**, preferably in electronic form, or alternatively in A3 hard copy.
3. **Durham Walk Recreation Area (Proposed LGS)**
   * A map showing boundaries of the land parcels: **701, 702, 703, 704, 710, 711, 712 and 750**.
4. **Council-Owned Land**
   * Details (preferably as maps) of any **parish, district or county council–owned land** within the above parcels.
5. **Housebuilding Activity**
   * Current housebuilding details within the neighbourhood area, excluding the following already noted sites:
     + The Laurels, Bagworth
     + Southern end of Stanton-under-Bardon
     + Horsepool Avenue, Stanton-under-Bardon

The examiner requested the above information **no later than Thursday 2 October 2025**, in electronic form where possible, or alternatively in hard copy (A3) by the same date.

**3. Actions Completed to Date**

* **Unaccompanied Site Visit:** Completed by Mr Jones on **Thursday 2 October 2025**.
* **Document Submission:**
  + On **1 October 2025**, **Mary Briggs** confirmed that she had worked with **Russell George** to compile and send the required documents to the examiner.
  + These included:
    - Extracts of 2021 Census information relating to the neighbourhood area.
    - Clearer electronic versions of **Figures 11, 14 and 15** from the Draft Plan.
    - A boundary map of the proposed **Durham Walk Recreation Area LGS** (covering parcels 701, 702, 703, 704, 710, 711, 712 and 750).
    - Details/maps of any council-owned land within those parcels.
    - An update on **current housebuilding** within the neighbourhood area (excluding the sites already listed by the examiner).
* **Copies of the submitted information** are attached to this report.

All of the examiner’s requests have now been addressed. The required information was sent on **1 October 2025**, ahead of the examiner’s deadline. The examination process is therefore proceeding without delay.

**4. Next Steps**

* Await confirmation from the examiner that the submitted information is sufficient.
* Continue to respond promptly to any further factual requests from the examiner to avoid delays.
* Monitor progress towards the publication of the **Examiner’s Report**.

**NP 2.1 Change for Examiner - 1**

delivery performance. Given the issues with HBBC not having a current Local Plan and being unable to give the Steering Group firm figures to which it can work and in order to protect the villages from uncontrolled development, the Steering Group decided to put forward sites and numbers which it considered to be appropriate and sustainable to the three villages.

The Housing Group called for sites as outlined above and carried out a thorough review, scoring each site according to the methodology criteria outlined at Appendix 6, Site Selection Framework.

The following sites were originally submitted to HBBC as suitable for future development,

Site 1 the Rear of Main Street, Thornton

Site 2 – Thornton Nurseries

Site 3 – Land off Meadow Lane, Stanton-under-Bardon

Site 4 – Land Opposite South Charnwood High School,

which would give a total number of plots of 90.

A site off Main Street, Stanton-under-Bardon was submitted as a reserve site to the South Charnwood High School site.

HBBC subsequently informed the Steering Group that the site at South Charnwood, favoured by the Group to meet the Stanton-under-Bardon future housing needs, would not be acceptable. Therefore, the Steering Group agreed to remove this site and replace it with its reserve site to the east of Main Street, near the Old Thatched Inn. This site had scored well, with the exception of access. Since the site was scored, 50 plots are currently under construction and a planning application for a further 27 plots is awaiting decision. This development has been included in numbers for this Plan. The remainder of the site has been identified for an additional 30 units.

Since commencement of the Local Plan, a planning appeal has been won for the development of 49 plots off Beech Drive, Thornton. These figures will be included in the Neighbourhood Plan.

Sites in Bagworth have been more difficult to identify. As a result only 12 plots can be identified.

In summary, the following sites/plots are submitted:

Stanton under Bardon Land off Main Street – 77 plots

Thornton Beech Drive – 49 plots

Bagworth 12 plots

Total 141 plots

**NP 2.1 Change for Examiner - 2**

.1 Stanton-under-Bardon  
Stanton-under-Bardon is a small rural village pleasantly situated amongst farmland but only a mile from junction 22 of the M1 in north Leicestershire; it is part of the borough of Hinckley and Bosworth.

Stanton-under-Bardon has a population of 907 people (Census 2021) compared to 634 in the 2011 Census, an increase of 69% over the period. The village was recently expanded by three new developments of domestic property. The village possesses a newsagents/general store, two churches, public house and a primary school which is highly regarded in the area.

The name ‘Stanton-under-Bardon’ originates from the Latin ‘stan’ meaning stone and ‘tun’ meaning village. The name reflects the fact that, for the last two centuries at least, quarries have existed in the area and have provided a welcome source of employment.  
A number of references to the village as 'Staunton-under-Bardon' are made in historical texts. Stanton-under-Bardon is featured in the Domesday Book at which point it had eighteen households, ten of which qualified to pay taxes. The households consisted of 13 homes for villagers and five smallholdings. The nearest church, for many centuries, was at Thornton, one and a half miles away, but records show that there was a Chapel in the village. The chapel was a ‘sub-branch’ of Thornton church and records of both marriages and burials, which took place at Stanton-under-Bardon Chapel, still exist. The last burial appears to have been that of Grace Dunisthorpe in 1685. In 1908, Stanton-under-Bardon built its own Anglican church out of local granite. The little church is a feature of the village and can seat 120 people.

The village has a lot of different types of architecture, including the Victorian terraced housing and several cottages constructed from local stone. These give the village its character and relate to its history, in particular the mining and quarrying histories. This should be preserved. Today, two major companies still quarry extensively in close proximity to the village.

The Parish Council Offices are situated in the new village hall, which was completed in 2015 as part of a development of property in the centre of the village. Further details about the workings and activities of the Parish Council can be found on the pages of this website [www.stantonunderbardonparishcouncil.gov.uk](http://www.stantonunderbardonparishcouncil.gov.uk/). The website is of particular interest and relevance to people who live in the parish and surrounding area.