

Drinkstone Neighbourhood Development Plan 2016 – 2036

Independent Examination

First published: 14 April 2020

Last updated: 14 April 2020

Introduction

This document will provide an on-going record of all ‘general’ correspondence during the Woolpit Neighbourhood Plan examination period between the Examiner (Ann Skippers), the Parish Council / NP Working Group, and Mid Suffolk District Council. It will also act as a record of matters raised and responses to these.

As required, specific documents will continue to be published on the district councils Drinkstone NP webpage: www.midsuffolk.gov.uk/DrinkstoneNP

Copies of e-mails / letters appearing on the following pages:

- 1. E from Examiner dated 3 April 2020: Examination update and Questions for Clarification.**
- 2. E to Examiner dated 14 April 2020: Response to Questions for Clarification.**

1. E-mail from Examiner dated 3 April 2020 - Examination update and Questions for Clarification.

From: Ann Skippers
To: Paul Bryant (BMSDC)
Dated: 3 April 2020
Subject: Questions of clarification from the Examiner on the Drinkstone NDP

Dear Paul,

I am making good progress with the above examination and have nearly completed my assessment. However, some matters have arisen on which I would be grateful for your kind assistance and that of the Parish Council.

Firstly, a number of queries of a factual nature or matters on which I seek further clarification or information have arisen during my review of the NP. Subject to the satisfactory resolution of these issues, I do not consider at this stage that a hearing will be needed. It is not unusual at all for me to have a few queries or to ask for some further information so please reassure the Parish Council that this is quite 'normal'.

I would be most grateful if both Councils as appropriate would respond to these queries which are detailed in the attachment. I have sent you this in word format so that the answers may be easily added in to it if you so wish.

It would be very helpful to me if all the answers could be collated together and that just one bundle of responses is sent to me. [\[Note: See questions and collated responses starting on page 3 below\]](#)

I would usually suggest a week or so to come back to me with the responses to maintain momentum with the examination. However, with circumstances as they are, and Easter nearly upon us, I would like to suggest that you come back to me by close of business on **Friday 17 April. However, if all responses can be with me any sooner, I will be able to complete the examination more quickly.**

In relation to the update requests on planning applications, please just let me know the planning application number, the description of the proposal and whether permission has been granted or not or whether there is a resolution to grant and the date of any decision.

This email, the attachment with the questions (and the responses to them) will be a matter of public record and should be placed on the appropriate websites. I anticipate you will forward this email on to the Parish without any delay. [\[MSDC Note: Fwd to Daphne Youngs and Ian Poole same day\]](#)

With many thanks in anticipation of your kind assistance, and of course please do not hesitate to contact me if anything is not clear or if any queries arise.

Kind regards

Ann

2. Response to Questions for Clarification ...

From: Paul Bryant (BMSDC)
To: Ann Skippers
Cc: Daphne Youngs (Chair, NP Steering Group), Ian Poole (Places4People Ltd)
Date: 14 April 2020
Subject: Response to Qstns of Clarification – Drinkstone NP

Dear Ann

Thank you for your e-mail dated 3 April and for the file attached.

As requested, we have worked with the Parish Council and their consultant (Ian Poole) and I am now able to attach [\[see below\]](#) our collated response to your questions of clarification. You also remind us that your e-mail etc. are a matter of public record so I will arrange for these to be added to our Drinkstone NP webpage as soon as is practically possible.

As a courtesy I have copied in Daphne Youngs (Chair of the NP Steering Group) and Ian Poole to this reply.

Should you have any further queries, please do not hesitate to contact us.

Kind regards
Paul Bryant
N'hood Planning Officer | BMSDC

Drinkstone Neighbourhood Plan Examination

Questions of clarification from the Examiner to the Parish Council and MSDC

Having completed my initial review of the Neighbourhood Plan (the Plan), I would be grateful if both Councils could kindly assist me as appropriate in answering the following questions which either relate to matters of fact or are areas in which I seek clarification or further information. Please do not send or direct me to evidence that is not already publicly available.

- 1. Policy DRN3 allocates five sites. The site adjacent to Greyfriars, Rattlesden Road (ref DC/18/01727) has a larger site boundary than is shown on the Drinkstone Green Inset Map. Please explain this apparent discrepancy or give any comments should I be minded to recommend a modification which changes the site allocation boundaries to those in the planning application.**

Response from Parish Council: The site extent in the planning approval includes a considerable are of land that would not be built on. At the time it was decided to draw the Settlement Boundary close to the permitted dwelling in order to limit the potential for additional housing on the site that would be potentially be out of character with this part of the village.

Such an approach is consistent with both the adopted Settlement Boundary and that in the emerging Local Plan where properties with large gardens do not have the full extent of their curtilage included, as demonstrated for those properties opposite Greyfriars.

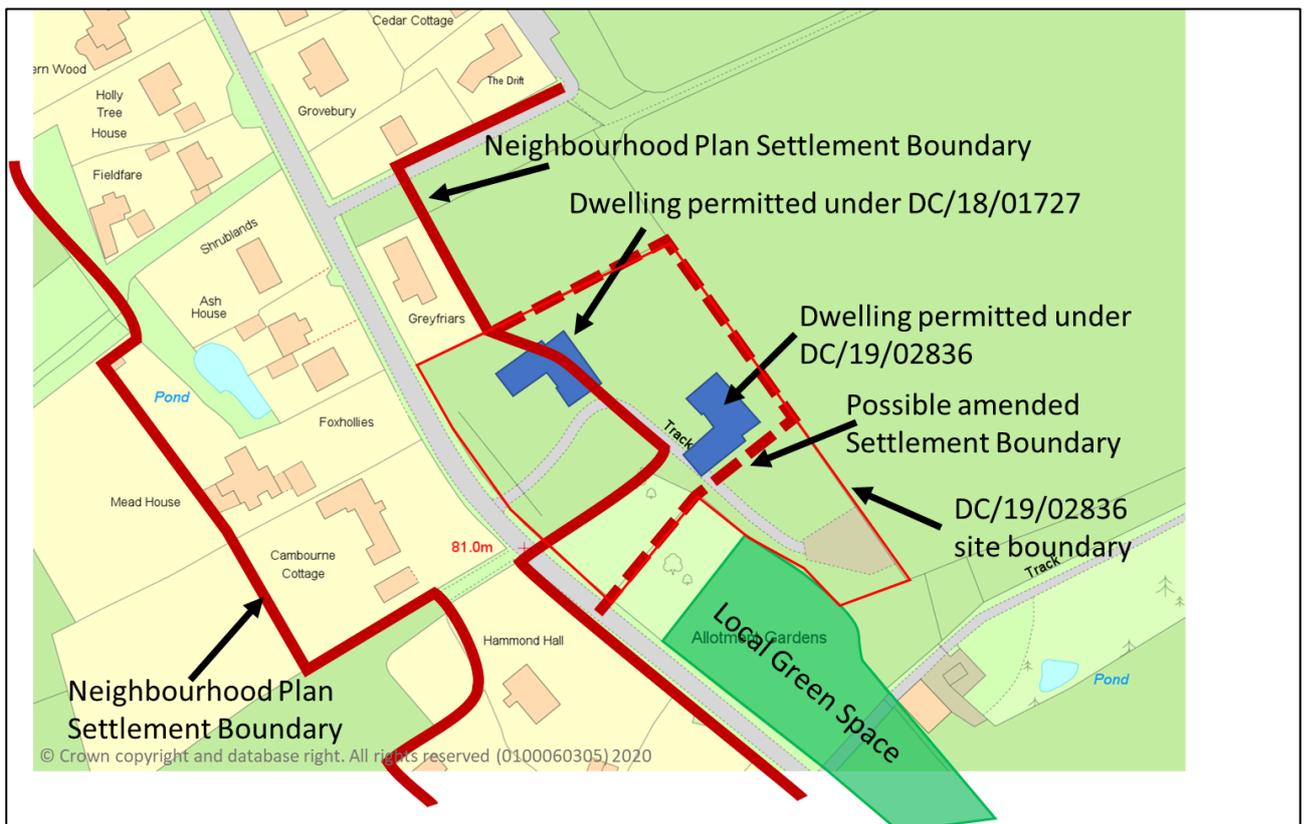
However, as noted in the response to Question 2, planning consent was granted for a dwelling adjacent to this permission that effectively supersedes this approach.

2. Secondly, in relation to the site adjacent to Greyfriars, a footnote indicates a further dwelling was granted permission after the pre-submission plan stage. Please could details be sent, together with any other subsequent applications or appeals, so I can be aware of the most up to date consents for this site.

Response from Parish & District Council:

- The Mid Suffolk planning application reference number is [DC/19/02836](#)
- Description: [Full] Planning Application - Erection of 1 no. detached dwelling | Land Adjacent Greyfriars (Plot 2), Rattlesden Road, Drinkstone, Suffolk.
- Approved 23 August 2019. There have been no further applications on this site since the application was determined.

The plan below identifies the position of the dwelling approved adjacent to Greyfriars, the dwelling permitted after the pre-submission stage, the draft Neighbourhood Plan Settlement Boundary and a suggested amendment should the Examiner consider it necessary to recognise the later permission.



- 3. Policy DRN8, Local Green Spaces. Number 7 Park Road verges. Is it both sides of the road that are intended for the LGS?**

Response from Parish Council: It is our consideration that only the eastern side of Park Road meets the NPPF criteria.

- 4. Why has the Village Hall and surrounds been omitted from the settlement boundary? If a modification was made to include it within the settlement boundary, are there any comments on this?**

Response from Parish Council: It is not considered appropriate to include a community facility within the Settlement Boundary. It is noted that the emerging Local Plan does not include the village hall but does include the car park. The Qualifying Body considers this to be an error in the emerging Local Plan.

Response from Mid Suffolk: We have discussed this issue further and accept that an error appears to have been made when drawing up the proposed settlement boundary at this point. We will therefore be happy to adopt the approach taken in the Neighbourhood Plan and place both the Village Hall and car park area outside the settlement boundary.

- 5. Should the Inset Map titled “Drinkstone Church” be “The Street” (and other maps) or is this correct?**

Response from Parish Council: Naming the Inset Map “Drinkstone Church” is consistent with the emerging Joint Local Plan.

It may be the case that on receipt of your anticipated assistance on these matters that I may need to ask for further clarification or that further queries will occur as the examination progresses. These queries are raised without prejudice to the outcome of the examination.

Please note that this list of clarification questions is a public document and that your answers will also be in the public domain. Both my questions and your responses should be placed on the Councils' websites as appropriate.

With many thanks,
Ann Skippers
Independent Examiner
3 April 2020

[Ends]