

Woolpit Neighbourhood Development Plan 2016 – 2036

Independent Examination

First published: 2 March 2020

Last updated: 24 June 2020

Introduction

This document will provide an on-going record of all 'general' correspondence during the Woolpit Neighbourhood Plan examination period between the Examiner (Janet Cheesley), 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 Woolpit NP webpage: www.midsuffolk.gov.uk/WoolpitNP

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

1. E from Examiner dated 2 March 2020: Procedures & Confirmation of start.
2. E from Woolpit PC fwd to Examiner 3 March 2020: Further comments on Reg 16 reps.
3. **Open Letter from Examiner to Woolpit PC dated 4 March 2020**
4. E from Woolpit PC dated 10 March 2020. Forwarded too, and with reply from Examiner same day to acknowledge that a Parish Council meeting has been arranged for Tue 31 March 2020 to consider 'open letter'.
5. E to / from Examiner re Woolpit PC's decision to proceed with the Examination as per Option 1 set out in 'open letter' dated 4 March 2020.
6. E from / to Examiner re link to planning application documents, link to MSDC Housing Letting Scheme and, query re Plan start date.
7. E from Examiner dated 27 April 2020 – Progress update and prior notice of further consultation.
8. **E from Examiner dated 24 June 2020 – Instruction to undertake consultation on proposed significant modifications to the Woolpit NDP.**

1. E-mail from Examiner dated 2 March 2020 - Procedures & Confirmation of start.

From: Janet Cheesley
To: Paul Bryant (BMSDC), Woolpit Parish Council
Dated: 2 March 2020
Subject: Woolpit Neighbourhood Development Plan Examination
Attach: NPIERS Guidance to Service Users and Examiners 030418.pdf

I am writing to set out how I intend to undertake the examination of the Woolpit Neighbourhood Plan. My role is to determine whether the Plan meets the Basic Conditions and other legal requirements. I intend to ensure that the Parish Council feels part of the process. As such, I will copy the Parish Council into all correspondence, apart from contractual matters that are dealt with direct with the local planning authority. Likewise, please can you ensure that any correspondence from you is copied to the other party. This will ensure fairness and transparency throughout the process.

Paul will be my main point of contact. Once I have read all the papers, I may ask for any missing documents or seek clarification on some matters. It may be appropriate for me to seek clarification on matters from the Parish Council. I must emphasise very strongly that this does not mean that I will accept new evidence. In the interest of fairness to other parties, I cannot accept new evidence other than in exceptional circumstances. If the Parish Council is unsure as to whether information it is submitting may constitute new evidence, may I suggest that you send it to Paul in the first instance for [his] opinion.

It may be that there is very little correspondence from me during the examination. I will endeavour to keep you both up to date on the progress of the examination. The default is for an examination to be conducted without a hearing. If I feel one is necessary, I will inform you both as early as possible, but this is likely to be near the end the examination process. If I do intend to hold a hearing, I will inform you of the procedure at that time.

I will be visiting the Parish during the examination. I will not need to be accompanied during my visit. If I am 'spotted', I would appreciate it if I were not approached.

I will issue a draft report for fact checking by both parties. I will ask you both to check my report for factual errors such as dates, sequence of events, names and so on that might need to be corrected. The report will be confidential and must not be presented to a public meeting. I must emphasise that this is not an opportunity to make comments on the report other than those that relate to factual errors. In particular, I will not be inviting, and will not accept, comment on any suggested modifications. The draft report will only be published as the final version if there are no factual errors found and if there is no other reason, such as a sudden change in national policy, that could be significant to my recommendations. I will endeavour to issue my final report shortly after the fact checking stage.

I enclose the [NPIERS Guidance to Service Users and Examiners](#), which may be of interest regarding the examination process. [MSDC: weblink inserted above for convenience]

I confirm that I have received the documents from Mid Suffolk District Council, including the Regulation 16 representations.

Please can this email be placed on the District Council's web site. If there is future correspondence regarding matters of clarification, I will ask for those to be similarly made available.

Please can it be mentioned on the District Council's web site that I have started the examination.

Kind Regards
Janet Cheesley

[Ends]

2. E-mail from Woolpit Parish Council dated 3 March 2020 – Forwarded to Examiner same day re Further Comments on Reg 16 representations.

From: Paul Bryant (BMSDC) c/o Woolpit Parish Council
To: Janet Cheesley
Date: 3 March 2020
Subject: Woolpit Neighbourhood Development Plan Examination
Attach: Woolpit NPSG Response to Reg 16 comments by consultees

MSDC Note: The attachment referred to above / below can be accessed via the following web-link:

<https://www.midsuffolk.gov.uk/assets/Neighbourhood-Planning/Woolpit-NP-R16-Reps-FurtherComments.pdf>

Dear Janet

As anticipated please find attached further comments just received from Woolpit Parish Council in response to the written representations made on their Submission draft Neighbourhood Plan.

I will respond to Peggy to confirm that I have forwarded these to you and, for transparency, will also place the attached on our Woolpit NP webpage at the earliest opportunity.

Kind regards

Paul Bryant
Neighbourhood Planning Officer | BMSDC

From: Peggy Fuller (Clerk to Woolpit Parish Council)
Sent: 03 March 2020
To: Paul Bryant
Cc: John Guyler [Chair Woolpit PC]; Helen Geake & Sarah Mansel [MSDC Ward Cllrs]
Subject: RE: Reg 16 reps on Woolpit NP

Dear Paul

Further to my letter 20 February 2020, Woolpit Neighbourhood Plan Steering Group has looked at the minor modifications as suggested by respondents and I attach the response.

Can you please confirm that you have passed a copy to the examiner.

Regards
Peggy Fuller
Clerk to Woolpit PC

3. Open Letter from Examiner to Woolpit Parish Council dated 4 March 2020

The following 'open letter' was sent by e-mail to the Clerk at Woolpit Parish Council late morning on Wednesday 4 March 2020. To ensure that this was picked-up asap, Mid Suffolk District Council forwarded the same to Mr John Guylar (Chair of Woolpit Parish), Cllr Helen Geake (MSDC Ward Member) and Cllr Sarah Mansel (MSDC Ward Member) with a request that this matter be considered with the utmost urgency.

Woolpit Neighbourhood Plan Letter to Woolpit Parish Council

Paragraph 1.10.5. in Part 2 of the *Neighbourhood Planning Independent Examiner Referral Service Guidance to service users and Examiners* advises that: *the independent examiner will initially undertake a high-level assessment of the plan documents. If there is an obvious and potentially fatal flaw, the independent examiner will write to alert the local planning authority and qualifying body.*

I have undertaken an initial high – level assessment and unfortunately I have identified a fatal flaw. In doing so, I have taken into consideration all documents received, including the Parish Council's response to the Regulation 16 representations in their letter to Mid Suffolk District Council dated 18 February 2020 and the findings of the Site Assessment Report of November 2018 (AECOM).

Paragraph 009 Reference ID: 41-009-2019050 in the national Planning Practice guidance states:

Can a neighbourhood plan come forward before an up-to-date local plan or spatial development strategy is in place?

Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its local plan (or, where applicable, a spatial development strategy is being prepared by an elected Mayor or combined authority).

A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic condition. Although a draft neighbourhood plan or Order is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, up-to-date housing need evidence is relevant to the question of whether a housing supply policy in a neighbourhood plan or Order contributes to the achievement of sustainable development.

Where a neighbourhood plan is brought forward before an up-to-date local plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:

*the emerging neighbourhood plan
the emerging local plan (or spatial development strategy)
the adopted development plan
with appropriate regard to national policy and guidance.*

The local planning authority should take a proactive and positive approach, working collaboratively with a qualifying body particularly sharing evidence and seeking to resolve any issues to ensure the draft neighbourhood plan has the greatest chance of success at independent examination.

The local planning authority should work with the qualifying body so that complementary neighbourhood and local plan policies are produced. It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging local plan, including housing supply policies. This is because section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan.

Strategic policies should set out a housing requirement figure for designated neighbourhood areas from their overall housing requirement (paragraph 65 of the revised National Planning Policy Framework). Where this is not possible the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body, which will need to be tested at the neighbourhood plan examination. Neighbourhood plans should consider providing indicative delivery timetables, and allocating reserve sites to ensure that emerging evidence of housing need is addressed. This can help minimise potential conflicts and ensure that policies in the neighbourhood plan are not overridden by a new local plan.

The Babergh and Mid Suffolk Joint Local Plan Consultation Document was published in August 2017. The Woolpit Neighbourhood Plan Regulation 14 consultation commenced in April 2019. At that time, Mid Suffolk District Council informed the Parish Council through representations that the housing numbers set out in the August 2017 document were out of date. This was due to the publication of the Government's new national Planning Policy Framework and the introduction of a new standardised methodology for calculating district wide housing need. Mid Suffolk District Council advised at that time that the final housing number and sites required cannot be finalised, but a figure higher than that in the pre-submission neighbourhood plan could not be ruled out.

The Babergh and Mid Suffolk Joint Local Plan Preferred Options Consultation Document was published in July 2019. Woolpit is identified as a Core Village with a minimum requirement of 727 new houses.

The consultation on the Submission Neighbourhood Plan ran from 16 December 2019 until 7 February 2020. The Plan is proposed to cover the same end period as the emerging Joint Local Plan. The spatial strategy in the Plan proposes the provision of around 250 new dwellings, predominately on three identified sites, with the remaining new dwellings comprising infill building within the settlement boundaries.

The justification for the spatial strategy in the neighbourhood plan is clearly outlined in paragraphs 4.1.2 and 4.1.3 in the Plan. I have copied the paragraphs below:

4.1.2 The table in Figure 4 below shows a steady rate of population and housing growth since 1961. If those rates of growth were maintained, the population in 2021 would be about 2,250, with a housing stock of about 1,000, giving an occupancy rate of 2.25 persons per household. By 2036, the population would be about 2,600 and the housing stock 1,150, an occupancy rate of just over 2.25 persons per household. At current occupancy rates 6, a village population of 2,600 could be served by 1,083 houses, an increase of 248 over the 2011 figure. Thus, depending on occupancy rates, maintaining the historic rates of population and housing stock growth would result in an extra 248-315 houses above the 2011 figure in the village by 2036 in any event. Subject to meeting the requirements of other policies in this Plan, this outcome should not be detrimental to the well-being of the village.

4.1.3 The national housing shortage and the resulting pressure on local authorities to make land available for residential development in this region have raised understandable fear of over-development. However, our analysis of projections in BMSDC's draft Joint Local Plan of August 2017 (based on options MHD2 and MHD3, see appendix) suggests an allocation for Woolpit of 255 houses, which is consistent with the projection of the existing growth rates shown in Figure 4 above. A target of approximately 250 new homes in Woolpit between 2016 and 2036 is sustainable provided there is a commensurate expansion of the necessary infrastructure. It represents a return to the rate of building experienced in the 1980s and 1990s. Planning permission has already been granted for 169 homes, leaving a balance of approximately 80 homes

required to fulfil Woolpit's target for residential development up to 2036.

There is no legal requirement to test the Neighbourhood Plan against emerging policy, but as stated in PPG above, *the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, up-to-date housing need evidence is relevant to the question of whether a housing supply policy in a neighbourhood plan or Order contributes to the achievement of sustainable development.*

The Neighbourhood Plan Examination process does not require a rigorous examination of district wide housing land requirements or the distribution of those requirements. This is the role of the examination of the emerging Joint Local Plan. From the evidence before me, I consider the minimum housing figure of 727 dwellings in the emerging Joint Local Plan provides me with the best guidance on housing numbers for the Plan area. The spatial strategy in the neighbourhood plan falls significantly short of this figure. I do realise that at the time of the Pre-submission Plan, the Parish Council could not have been aware of the current up to date housing need evidence that has informed the distribution and amount of housing outlined in the Joint Local Plan Preferred Options Consultation Document. Nevertheless, there has been the opportunity to reconsider the spatial strategy in the light of the Joint Local Plan Preferred Options Consultation Document and this has not been taken.

A neighbourhood plan must meet the Basic Conditions in order to proceed to referendum. One of the Basic Conditions is that the Plan contributes towards sustainable development. Unfortunately, the spatial strategy in the neighbourhood plan does not take into consideration the up to date housing need evidence informing the emerging Local Plan. Indeed, there is a shortfall of around 477 dwellings. This is such a significant shortfall that I have reached the conclusion that I do not consider the spatial strategy has regard to national guidance and does not contribute towards sustainable development. Therefore, if the spatial strategy were to remain in the Plan, I would be unable to recommend that the Plan proceeds to referendum. Even if I were to recommend the inclusion of the site at Bury Road, where there is a recent resolution to grant outline planning permission subject to a Section 106 agreement for up to 300 dwellings (DC/18/04247), the shortfall would still be significant.

I have considered whether to hold an exploratory meeting or a hearing before reaching this conclusion. As outlined above, it is clear that the spatial strategy in the neighbourhood plan is based on population and housing stock projections as outlined in paragraphs 4.12 and 4.13 in the Plan. It is also clear that the spatial distribution in the emerging Local Plan is based on up to date evidence and the introduction of a new standardised methodology for calculating district wide housing need. As the neighbourhood plan does not take into account the up to date housing need evidence informing the emerging Local Plan, I see no benefit to any party for a meeting or hearing to be held.

There are two possible courses of action.

- 1) A neighbourhood plan does not have to have a housing strategy and does not have to allocate housing sites. This can be left to the Local Plan. To meet the Basic Conditions would require the deletion of Policy WPT1. The sites identified in Policies WPT3 and WPT4 could remain as existing commitments, rather than allocations. Subject to my detailed examination of these policies, criteria guiding the development of these sites could be retained in modification to these policies. Policy WPT5 would be deleted as this site does not currently have planning permission.

Policy WPT2 could remain, again subject to detailed examination of the wording, to guide the location and scale of new housing developments. The location and scale of new housing developments would also be guided by other policies in the Plan particularly Policies WPT14 and WPT15 regarding landscape concerns, gaps and views and Policies WPT18 and WPT19 regarding design matters.

As these would be significant changes, in accordance with guidance to examiners in the *NPIERS Guidance to Service Users and Examiners*, I would seek comments from interested parties on these proposed modifications to the Plan during the course of the examination.

2) The Parish Council withdraws the Plan from examination.

In the light of the above, I would like to give the Parish Council the opportunity to consider whether it wishes to withdraw the Plan from examination or whether I continue with the examination with the understanding that I will recommend the course of action outlined in option 1 above. I have yet to examine the Plan in detail and there may be other modifications required to meet the Basic Conditions. I am not seeking, and will not accept, any representations from other parties regarding this matter at this stage.

I realise that this is an important consideration for the local community. I would like to give the Parish Council 7 days from receipt of this letter to respond. If further time is required, for example to coincide with a Parish meeting, please let me know.

Please can this open letter be placed on the Mid Suffolk District Council's webpage for the Plan.

Kind Regards

Janet Cheesley

[- Ends -]

4. E from Woolpit PC dated 10 March 2020. Forwarded too, and with reply from Examiner same day to acknowledge that a Parish Council meeting has been arranged for Tue 31 March 2020 to consider 'open letter'.

From: Janet Cheesley
To: Paul Bryant (BMSDC)
Cc: John Guylar (Chair Woolpit PC); Peggy Fuller (Clerk to Woolpit Parish Council)
Dated: 10 March 2020
Subject: Re: Woolpit Neighbourhood Development Plan Examination

Paul

I confirm that these arrangements are acceptable.

Kind Regards
Janet Cheesley

From: Paul Bryant (BMSDC)
Sent: 10 March 2020
To: Janet Cheesley
Cc: John Guylar (Chair Woolpit PC); Peggy Fuller (Clerk to Woolpit PC)
Subject: RE: Woolpit Neighbourhood Plan Examination

Dear Janet

Please see below an e-mail just received from Woolpit Parish Council in response to your e-mail and 'open letter' of 4 March.

On behalf of the parish council, we trust that this arrangement is acceptable.

With thanks in advance,

Paul Bryant
Neighbourhood Planning Officer | BMSDC
cc: Peggy Fuller, John Guylar (Woolpit PC)

From: Peggy Fuller (Clerk to Woolpit Parish Council)
Sent: 10 March 2020
To: Paul Bryant
Subject: RE: Woolpit Neighbourhood Plan Examination

Dear Paul

I advise that a Parish Council meeting has been arranged for Tuesday 31 March 2020 to discuss the Neighbourhood Plan and we will let you have our response to the Examiner's questions within 2 days of the meeting.

Regards

Peggy Fuller
Clerk to Woolpit PC

[- Ends -]

5 E to / from Examiner re Woolpit PC's decision to proceed with the Examination as per Option 1 set out in 'open letter' dated 4 March 2020.

From: Janet Cheesley
To: Paul Bryant (BMSDC)
Cc: John Guyler & Peggy Fuller (Woolpit PC), Robert Hobbs (BMSDC)
Dated: 1 April 2020
Subject: Re: Woolpit NP Examination & Open Letter – Option 1

Dear Paul

Thank you for your email confirming that the Parish Council wishes me to proceed with the examination of the neighbourhood plan under the guidelines set out in option 1 of my letter dated 4 March 2020.

I will continue the examination over the next few weeks.

Regards
Janet Cheesley

From: Paul Bryant (BMSDC)
To: Janet Cheesley
Cc: John Guyler & Peggy Fuller (Woolpit PC), Robert Hobbs (BMSDC)
Dated: 1 April 2020
Subject: Re: Woolpit NP Examination & Open Letter – Option 1

Dear Janet

Your e-mail of 4 March and 'open letter' to Woolpit Parish Council refers.

As was agreed subsequently, Woolpit Parish Council were due to discuss this at a public meeting on 31 March. When that date was set none of us could have foreseen the situation we now find ourselves in. In the last week or so I have been in contact with the Parish Council to see if a decision could be reached and wish to thank those concerned for making that happen.

That leads me to the e-mail copied directly below from which you will see that **Woolpit Parish Council wish for the examination to proceed under the guidelines set out in option 1 of your letter.**

Mid Suffolk District Council are also happy to support that decision and will continue to work towards delivering a plan that works for both parish and district. We both also understand there will be other practical issues to address, such as any site visit you need to undertake. I have also suggested to the Parish Council that a system be put in place so that any further questions you may have for them can be addressed as quickly as possible. We of course will do the same.

We both now await your next update and thank-you for your patience and understanding.

Kind regards

Paul Bryant
Neighbourhood Planning Officer | BMSDC

cc: John Guyler & Peggy Fuller (Woolpit PC), Robert Hobbs (Corp' Manager - Strategic Planning, B&MSDC)

From: Peggy Fuller (Clerk to Woolpit Parish Council)
Sent: 31 March 2020
To: Paul Bryant (BMSDC)
Subject: Woolpit Neighbourhood Plan Examination

Dear Paul

Woolpit Parish Council has considered the letter from the Examiner and would like to proceed following option 1.

Regards

Peggy Fuller
Clerk to Woolpit PC

[- Ends -]

6 E from / to Examiner re link to planning application documents, link to MSDC Housing Letting Scheme and, query re Plan start date

From: Janet Cheesley
To: Paul Bryant (BMSDC), John Guyler & Peggy Fuller (Woolpit Parish Council)
Dated: 2 April 2020
Subject: Re: Woolpit Neighbourhood Development Plan Examination

Paul

Please can I have a link to the planning application details for the site on land south of Old Stowmarket Road, including the planning decision. Please can you confirm whether a section 106 agreement has been signed.

Please can I have a link to the planning application details for the site on land east of Green Road, including the Inspector's decision. Please can you confirm whether a section 106 agreement has been signed.

Please can I have a link to the MSDC housing letting scheme.

Finally, please can the Parish Council confirm the start date of the Plan. Is it 2016 or is it 2017 as stated in paragraph 1.1.4 in the Plan.

Kind Regards

Janet Cheesley

From: John Guyler (Woolpit PC)
To: Janet Cheesley
Cc: Paul Bryant (BMSDC) & Peggy Fuller (Woolpit Parish Council)
Dated: 3 April 2020
Subject: Re: Woolpit Neighbourhood Development Plan Examination

Will you please take 2016 as the answer to your final question..

Regards,
John Guyler
Chairman Woolpit PC

From: Paul Bryant (BMSDC)
To: Janet Cheesley
Cc: John Guyler & Peggy Fuller (Woolpit Parish Council)
Dated: 6 April 2020
Subject: Re: Woolpit Neighbourhood Development Plan Examination
Attach: 5x PDF files [\[See list at end of message below\]](#)

Dear Janet, All

I see that John Guyler has already responded on behalf of the Parish Council to confirm that the Plan start date should be taken as 2016.

Regarding those questions directed to us (Mid Suffolk):

Application Details

The table below sets out information relevant to each site. My understanding is that our Planning Application web-search page operates via temporary links only so **attach PDF copies of the key documents you ask for**. The web-link to Planning Referrals Committee web-page should be stable. Below the table are further instructions on how to access the rest of the planning application files etc.

WPT3	<p>Land South of Old Stowmarket Road</p> <p>1636/16 Outline planning permission with all matters reserved except for access for the erection of up to 120 dwellings. Construction of a car park to be associated with Woolpit Health Centre. Access to the site and individual accesses to five self-build plots and associated open space. (Proposal includes highway improvements to Heath Road and Old Stowmarket Road, including double mini roundabout at The Street, Old Stowmarket Road and Heath Road junction).</p> <ul style="list-style-type: none">• Considered at MSDC Planning Referrals Committee on 6 Sept 2017• Decision Notice [Grant] dated 4 July 2018 and published on 6 July 2018• Completed s106 agreement dated 4 July 2018 and published on 30 July 2018 <p>Various 'Discharge of Conditions' matters and a 'Non-material amendment' (our ref DC/18/03517) addressed in the intervening months, leading to:</p> <p>DC/19/05196 First submission of details application (for approval of reserved matters) for outline planning permission 1636/16 amended by Section 96a permission DC/18/03517. Layout, Scale, Appearance and Landscaping to be considered for the erection of 115No dwellings. Land South Of Old Stowmarket Road Woolpit Suffolk</p> <p><i>Current status = Pending consideration</i></p>
WPT4	<p>Land of the East Side Green Road</p> <p>2112/16 [Application for Full Planning Permission] Erection of 49 dwellings (including 17 affordable dwellings) and construction of new access. Land On The East Side Of Green Road Woolpit Suffolk</p> <ul style="list-style-type: none">• Considered at MSDC Planning Referrals Committee on 6 Sept 2017• Decision Notice (Refusal) dated 6 Sept 2017 and published on 11 Sept 2017• Appeal Decision dated and published on 28 Sept 2018• Completed unilateral undertaking dated 29 Aug 2018 published 2 Oct 2018 <p>Note also:</p> <ul style="list-style-type: none">○ Various 'Discharge of Conditions' matters addressed in intervening months○ Work on this site has commenced, although work is currently suspended in line with current Covid-19 advice.

Accessing planning application documents:

1. Go to: <https://planning.baberghmidsuffolk.gov.uk/online-applications/>
2. Scroll to bottom of page. In last search box, enter relevant application ref' number in the following format = '1636/16' or '19/05196'. Once done, press search.

3. Application web page will open or you will see a box listing all applications relevant to that site. Select the one you are interested in and use the blue headings to view, e.g. the application Documents.

Housing Letting Scheme

Working with other authorities, Mid Suffolk are part of **Gateway to Homechoice** - a choice based lettings system where social housing properties are advertised in the local authority areas of Babergh, Braintree, Colchester, East Suffolk, Ipswich, Maldon and Mid Suffolk.

A copy of the **Allocations Policy** can be accessed via:

<https://www.gatewaytohomechoice.org.uk/Data/Pub/PublicWebsite/ImageLibrary/Allocations%20Policy%20-%20April%202019.pdf>

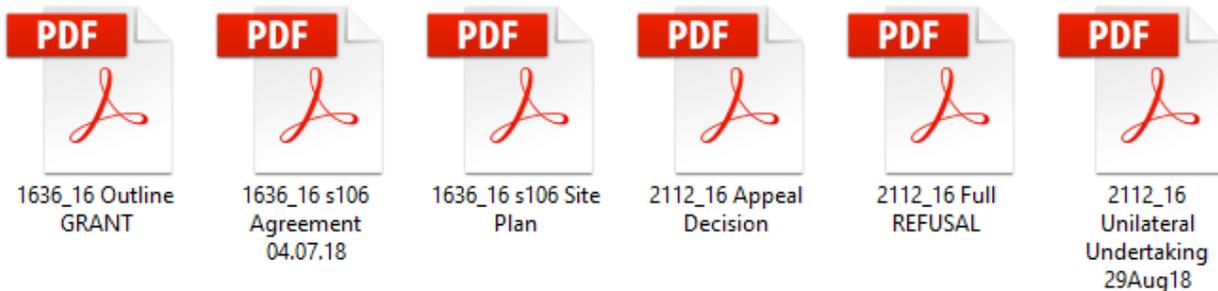
(Note also, as per the watermark, this was updated in April 2018.)

I trust the above covers everything. I will also arrange for your questions and our collective responses to added to the Exam Correspondence document.

Kind regards

Paul Bryant
N'hood Planning Officer | BMDSC

Screen shot only of attached PDF files. All sourced from the Councils Planning Application search page as per instructions above (but with file names shortened for convenience only):



[Ends]

7. E from Examiner dated 27 April 2020 – Progress update and prior notice of further consultation.

From: Janet Cheesley
To: Paul Bryant (BMSDC)
Cc: John Guyler & Peggy Fuller (Woolpit Parish Council), Robert Hobbs (BMSDC)
Dated: 27 April 2020
Subject: Woolpit Neighbourhood Plan

Dear Paul

I have made good progress with the examination of the Plan. I am now in a position where two matters need to be addressed before I can complete the examination.

Firstly, I will be unable to complete the examination until I have had an opportunity to visit the Parish to see the sites, areas and key views. I am waiting to see when this will be appropriate in the light of the current lockdown restrictions.

Secondly, in my open letter dated 4 March 2020, I proposed significant changes to the Woolpit Neighbourhood Plan. On 31 March 2020 the Parish Council confirmed in writing that it would like to proceed on the basis of my recommendations for these significant changes. In accordance with guidance to examiners in the *NPIERS Guidance to Service Users and Examiners*, I will seek comments on these proposed significant modifications to the Plan. I will allow 2 weeks for comments. In the interest of fairness and to ensure that everyone in the local community is given the opportunity to comment, this consultation period will be delayed until such time as lockdown restrictions have been eased sufficiently enough to allow everyone an equal and fair opportunity to view the documents.

Once I have visited the Parish and consultation has ended, I will endeavour to finalise my report at the earliest opportunity.

Regards

Janet Cheesley

[Ends]

8. E-mail from Examiner dated 24 June 2020 - Instruction to undertake a two-week consultation on proposed significant modifications to the Woolpit Neighbourhood Plan.

From: Janet Cheesley
To: Paul Bryant (BMSDC), Woolpit Parish Council (John Guyler, Peggy Fuller)
Dated: 24 June 2020
Subject: Woolpit Neighbourhood Plan

Dear Paul

I refer to my open letter to Woolpit Parish Council attached to an email dated 4 March 2020 and my email to you dated 27 April 2020.

In my open letter dated 4 March 2020, I proposed significant modifications to the Woolpit Neighbourhood Plan. On 31 March 2020, the Parish Council confirmed in writing that it would like me to proceed with the examination on the basis of my recommendations for these significant modifications.

The significant modifications I propose are as follows:

To meet the Basic Conditions I propose the deletion of Policy WPT1. The sites identified in Policies WPT3 and WPT4 would remain as existing commitments, rather than allocations. I propose to delete Policy WPT5 as this site does not currently have planning permission. The reasons for these significant changes are outlined in my open letter to Woolpit Parish Council attached to the email dated 4 March 2020.

In accordance with guidance to examiners in paragraph 2.12.6 in Part 2 of the [NPIERS Guidance to Service Users and Examiners](#), I now intend to seek comments on these proposed significant modifications to the Plan. The guidance states that in these circumstances there is a reasonable expectation that a description of the intended modifications will be publicised on the local planning authority's website, seeking comments, prior to recommending the changes. There is no requirement for any further publicity, but I am happy for both your Council and the Parish Council to publicise this matter further. However, this should not mean a delay in publicity. I will allow 2 weeks for comments. Please can this publicity period start as soon as possible.

I will only accept comment on these significant modifications and will accept no other correspondence on any other aspects of the Neighbourhood Plan. During this consultation period, both your Council and the Parish Council are welcome to make comments on these proposed significant modifications if they wish to do so.

Kind regards

Janet Cheesley

[Ends]