

Stradbroke Neighbourhood Development Plan 2016 – 2036

Independent Examination

Last updated: 28 Sept 2018

Introduction

This document will provide an on-going record of all 'general' correspondence during the Stradbroke Neighbourhood Plan's examination period between the Examiner (Janet Cheesley), the Parish Council / NP Working Group, and Mid Suffolk District Council (See item 1).

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

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

1. E-mail from Examiner dated 25 Sept 2018 relating to general procedures etc.
2. Response re question - Policy STRAD1 (see above).
3. Supporting document query - Policy STRAD13

1. E-mail dated 25 Sept 2018 relating to general procedures etc.

From: Janet Cheesley
To: Stradbroke Parish Clerk, Paul Bryant (BMSDC)
Dated: 25 September 2018
Subject: Stradbroke Neighbourhood Plan Examination

Dear Paul and Odile

I am writing to set out how I intend to undertake the examination of the Stradbroke 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 confirm that I have received the documents from Mid Suffolk District Council, including the Regulation 16 representations.

Cont/...

In order to take into consideration documents that have been relied upon to compile the policies, please can I have links to the following documents and please can these links be placed on the District Council's web site: SHMA Parts 1 and 2; Suffolk Design Guide; Suffolk Estate Road Specification; and Suffolk Guidance for Parking. [Note: Links sent to examiner and same appended to the end of this message.]

The Regulation 16 representations have raised concern regarding the integrity of the Neighbourhood Plan Working Group and Parish Council. I have no authority to consider any allegations of misconduct. Such matters should be dealt with through the internal complaints procedures of the Parish Council or Mid Suffolk District Council as appropriate.

Policy STRAD1 refers to a minimum of 130 dwellings, (184 including planning permissions). There is a mathematical error in this calculation. The minimum number of dwellings proposed on each of the four allocated sites, excluding the 44 dwellings with planning permission on the site at Grove Farm, equates to 175 dwellings. I have assumed that Grove Farm was included in the '184' figure as a planning permission and not in the '130' figure as an allocation. In my calculation, the '184' figure would rise to 229. Please can the Parish Council confirm the correct figures to be included in Policy STRAD1. [See reply on page 4 below]

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.

I enclose a recently published NPIERS Guidance to Service Users and Examiners, which may be of interest regarding the examination process. [Note: Link to same at end of this message.]

At the end of the examination, I would welcome feedback as to whether the way the examination has been conducted has enabled the Parish Council to feel included in the process.

Regards
Janet Cheesley

- ends -

Document links:

1. <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/lpswich-and-Waveney-Housing-Market-Areas-Strategic-Housing-Market-Assessment-Part-1-May-2017.pdf>
2. <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/SHMA-Pt2-Sept-2017-2.pdf>
3. <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/suffolk-design-guide-for-residential-areas/>
4. <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/estate-road-specification/>
5. <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/parking-guidance/>
6. <https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/regulation/drs/drs-services/npiers-planning-guidance-to-service-users-and-examiners-rics.pdf>

2. Response re question - Policy STRAD1

From: Stradbroke Parish Council
To: Janet Cheesley, Paul Bryant (BMSDC)
Dated: 27 September 2018
Subject: Stradbroke Neighbourhood Plan Examination

Dear Janet

Further to your email concerning the examination of Stradbroke's Neighbourhood Plan.

Thank you for bringing to our attention the error in the calculation on Policy STRAD1. We have looked at this and agree that this needs to be revised.

We propose to adjust the 2nd paragraph of Policy STRAD1 to read as follows:

The Plan provides for a minimum of 219 dwellings to be built in the period 2016 to 2036 and the following sites are allocated for development:

The rest of the paragraph would remain the same, with the numbers from all 5 sites listed included in the minimum figure quoted above.

Regards
Odile Wladon
Clerk
Stradbroke Parish Council

- ends -

2. Supporting document query - Policy STRAD13

To / From: Janet Cheesley, Stradbroke Parish Clerk, Paul Bryant (BMSDC)
Dated: 27 / 28 September 2018
Subject: [STRAD13]

Dear Paul and Odile

I thought I had found all the references to documents in the Plan but have just come across the Institute of Lighting Engineers (2000) Guidance Notes for the Reduction of Light Pollution with regard to Policy STRAD13. Please can I have a link to that document and please can the link be placed on the MSDC web site.

Dear Janet, (Odile)

An odd one. An internet search suggests that the 'Institute of Lighting Engineers' was renamed 'The Institute of Lighting Professionals' in 2010. That has made tracking down the right document less than straightforward so I will ask through this e-mail that the Parish Council confirm to us both that I have found the correct document(s).

1. The document specifically referred to in STRAD13 appears to be this:
<https://www.gov.uk/sitecollectiondocuments/planning%20and%20building/spg%20lightpollution%202002.pdf>.
2. The policy also refers to '*successor document*'. I'm still not 100% certain but think this is a successor doc' published by the ILP in 2011: <https://www.theilp.org.uk/documents/obtrusive-light/>

Once I have had confirmation from the PC, and you are satisfied, I will add this e-mail exchange to the examination correspondence document etc.

Paul Bryant
Babergh & Mid Suffolk District Councils

Dear Paul and Janet

Firstly, thank you Paul for bringing this to our attention. Our consultant has advised that the guidance in Policy STRAD13 should be that mentioned in point 2 [above].

We propose to change the wording of paragraph 3 to reflect this and update the link at the foot of the page.

Regards
Odile Wladon
Clerk - Stradbroke Parish Council

- ends -