

Chelmondiston Neighbourhood Plan 2020 - 2036

Record of Independent Examination Correspondence

First published: 15 April 2021

Last updated: 28 April 2021

Introduction

This document will provide an on-going record of all 'general' correspondence during the examination of the Chelmondiston Neighbourhood Plan 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 Whatfield NP webpage: www.babergh.gov.uk/ChelmondistonNP

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

- 1. 15 April 2021 - E from Examiner: Confirmation of start of Examination and procedures, etc.**
- 2. 16 April 2021 - Question and Response re policy CP4 and Appendix 2 (non-designated heritage assets).**
- 3. 28 April 2021 - Question and Response re potential housing sites.**

1. E from Examiner – Confirmation of start of Examination and procedures etc.

Dated: 15 April 2021
From: Janet Cheesley
To: Paul Bryant (BMSDC), John Deacon & Jill Davis (Chelmondiston Parish Council)
Subject: Chelmondiston 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 Chelmondiston Neighbourhood Development 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 her 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 of 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. **[BDC note: See weblink provided at top of this page]**

I confirm that I have received the documents from Babergh District Council, including the Regulation 16 representations. I understand that Paul will give the Parish Council the opportunity to comment on these representations. I must emphasise that the Parish Council is not obliged to make comment and I am not inviting new evidence. I will take any comments into consideration when I receive them.

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.

If this has not already happened, please can it be mentioned on the District Council's web site that I have started the examination.

Regards, Janet Cheesley

[Ends]

2. 16 April 2021 – Question and response re policy CP4 and Appendix 2 (non-designated heritage assets).

Dated: 16 April 2021
From: Janet Cheesley
To: John Deacon & Jill Davis (Chelmondiston Parish Council); Paul Bryant (BMSDC),

As part of the examination process, I am able to seek clarification on matters.

I am seeking clarification from the Parish Council as to whether there is a document in the public realm that explains the criteria used to select the non-designated heritage assets listed in Policy CP4 and Appendix 2. I am not seeking new evidence, nor asking for evidence that has not previously been publicly available, as it is not appropriate to do so.

Regards

Janet Cheesley

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Dated: 16 April 2021
From: John Deacon
To: Janet Cheesley
cc: Jill Davis (Chelmondiston Parish Council); Paul Bryant (BMSDC)

Hello Janet,

Regards your question – *is there is a document in the public realm that explains the criteria used to select the non-designated heritage assets listed in Policy CP4 and Appendix 2?*

The straight answer is - *there is no such document.*

I could elaborate, but I think you just want a 'Yes' or 'No'.

Regards,

John Deacon

[Ends]

3. 28 April 2021 - Question and Response re potential housing sites.

Dated: 27 April 2021
From: Janet Cheesley
To: Paul Bryant (BMSDC),
cc: John Deacon & Jill Davis (Chelmondiston Parish Council)

Please can you provide me with a link to any supporting information to your emerging Joint Local Plan with regard to potential housing sites in this Parish. I am assuming that this is in a SHELAA.

I am seeking clarification from the Parish Council on one issue. I realise that the Plan does not allocate any sites for housing development. Please can the Parish Council confirm whether or not there was any 'call for sites' in the early stages of the preparation of the Plan.

Regards

Janet Cheesley

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Dated: 28 April 2021
From: John Deacon
To: Janet Cheesley
cc: Paul Bryant (BMSDC) & Jill Davis (Chelmondiston Parish Council)

Hello Janet,

With regard to your question *was there any 'call for sites' in the early stages of the preparation of the Plan*

No 'call for sites' was organised by the NDP Steering Group, however, a draft SHELAA (based on a 'Call for Sites' including Chelmondiston) had been published by Babergh DC (August 2017) just prior to the start of our project (March 2018).

Regards,
John

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Dated: 28 April 2021
From: Paul Bryant (BMSDC)
To: Janet Cheesley
cc: John Deacon & Jill Davis (Chelmondiston Parish Council)
Attach: SHELAA Extract (Chelpin Plan) [BDC note: See copy repeated further below].

Dear Janet, (All)

I see that John has already replied to your 'call for sites' question.

Regarding your Joint Local Plan (JLP) question, yes, the relevant document would be the (Oct 2020) SHELAA: <https://www.babergh.gov.uk/planning/planning-policy/evidence-base/current-evidence/shelaa/>. This updates and replaces the August 2017 document which John refers to in his e-mail.

You will be aware that the emerging JLP sets a minimum housing requirement figure for the Chelmondiston NP area of 52 dwellings (Table 04 on page 43 of the JLP refers). This is made up as follows:

- **13** dwellings from identified outstanding planning permissions (OPPs) granted as of 1 April 2018 [Pg 347 - 348 of the SHELAA refer]
- **24** dwellings expected to come forward on the policy **LS01 site on land east of Richardson Lane** [pg 88 of the SHELAA refers]
- **15** dwellings expected to come forward on the policy **LS01 site on land south of the B1456** [pg 89 of the SHELAA refers]

For your convenience, I have extracted the relevant pages from the SHELAA and set these out in the attached file. For the OPPs, it is the 3rd from right column which is relevant. Please note also that the first two Chelmondiston entries = a net loss of 1 dwelling.

For the Richardson Lane site (24 dwellings), we can confirm that outline application for the '*Erection of 24 dwellings (incl' 8 affordable dwellings) including access*' was granted permission on 2 July 2018 under our ref' DC/18/002036. A reserved matters application was granted approval on 26 April 2021 under our ref' DC/21/00350

For the land south of the B1456 site (15 dwellings), I am not aware of any current/live planning application, but this site was first identified in our August 2017 JLP Consultation Document. In the July 2019 Preferred Options JLP, what is now shown as an LS01 site, was then shown as being included within the revised settlement boundary.

We trust that the above has been helpful.

Paul Bryant
N'hood Planning Officer | BMSDC

[SHEELA Extract follows on next page].

Extracted pages from:

Babergh and Mid Suffolk Joint Local Plan: Strategic Housing and Economic Land Availability Assessment - October 2020

<https://www.babergh.gov.uk/planning/planning-policy/evidence-base/current-evidence/shelaa/>

Appendix D – OPPs’ Babergh as at 1st April 2018 [SHEELA pg 347 - 348]

Planning Permission Reference	Parish	Site Address	Date of Approval	Total Dwellings Approved 2018	Net Dwellings Outstanding 2018	Not Started 2018	Commenced 2018
B /14/01550/FUL	Chelmondiston	Halcyon, Pin Mill Road	09/04/2015	1	0	1	0
B /15/01094/FUL	Chelmondiston	Flat above Hollingsworths Store, 1 Church Road	29/10/2015	0	-1	1	0
B /16/00685/FUL	Chelmondiston	Little Barnes Nursery, Shotley Road, Chelmondiston, Ipswich, IP9 1EE	04/08/2016	1	1	1	0
B /16/01024/FUL	Chelmondiston	The Crow's Nest, Pin Mill Road, Chelmondiston, IP9 1JN	15/09/2016	1	0	1	0
B /16/01081/FUL	Chelmondiston	White House Farm, Shotley Road, Chelmondiston, IP9 1EE	21/02/2017	2	2	1	1
B /17/01118/FUL	Chelmondiston	(Land adjacent to) Highlands, Shotley Road, Chelmondiston, IP9 1EE	30/06/2017	1	1	1	0
DC/17/04302/FUL	Chelmondiston	Foresters Arms, Main Road (Replaces B/11/00349/FUL)	04/12/2017	3	3	3	0
DC/17/05308/FUL	Chelmondiston	Land South Of White House Farm, Shotley Road, Chelmondiston, IP9 1EE	09/02/2018	7	7	7	0

LS01 site - Land east of Richardson Lane (previously known to us as site SS0872)
 [SHEELA page 88]

Babergh and Mid Suffolk Joint Local Plan

Chelmondiston

Parish / District:	Chelmondiston, (Babergh)		
Site reference:	SS0872		
Site location:	Land east of Richardson Lane, Chelmondiston		
JLP settlement hierarchy:	Hinterland Villages		
Approx site area (ha):	1.90	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural		
Neighbouring land use:	Agricultural and residential		
Recent planning history:	DC/19/01634/RES		

Proposed land use description:	Residential
SHELAA site assessment summary	
Suitability:	Development of the site is potentially considered suitable for residential development, however the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required. Landscape - Impact on the sensitive landscapes Heritage Assets - Potential impact upon heritage assets and their setting.
Availability:	Site is under single ownership - land is in the process of being registered. Enquiries have been received for the site which are being considered. Land available in 0 - 5 years. It can be estimated that it would take 1 - 2 years to develop the site.
Achievability:	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.

JLP allocated site reference:	LS01
Site conclusions:	The site is potentially deemed to be suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	24
Estimated employment land area (ha) (where relevant)	
Estimated delivery timescale:	Deliverable 0-5

LS01 site – Land south of B1456 (previously known to us as site SS0204)

SHEELA page 89

Babergh and Mid Suffolk Joint Local Plan

Parish / District:	Chelmondiston, (Babergh)		
Site reference:	SS0204		
Site location:	Land south of B1456, Chelmondiston		
JLP settlement hierarchy:	Hinterland Villages		
Approx site area (ha):	0.80	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural		
Neighbouring land use:	Agricultural and residential		
Recent planning history:			

Proposed land use description:	Residential
SHELAA site assessment summary	
Suitability:	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required. Landscape - site adjoins AONB. Heritage - potential impact upon heritage assets - site adjoins area of archaeological potential. Utilities - water mains crossing site
Availability:	Submission states that the land is available immediately. Site has not been marketed and is under single ownership. Title deeds have been submitted.
Achievability:	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission estimates the likely build out rate at 12 units per annum.

JLP allocated site reference:	LS01
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However, only part development is recommended, following the line of the road, in order to integrate development to the existing settlement.
Estimated dwellings yield:	15
Estimated employment land area (ha) (where relevant)	
Estimated delivery timescale:	Developable 6-15