

Thorndon Neighbourhood Development Plan 2016 – 2036

Record of Independent Examination Correspondence

First published: 18 August 2020

Last updated: 20 August 2020

Introduction

This document will provide an on-going record of all 'general' correspondence during the Thorndon 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 Thorndon NP webpage: www.midsuffolk.gov.uk/ThorndonNP

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

- 1. E from Examiner dated 17 Aug 2020: Procedures & Confirmation of start**
- 2. E from / to Examiner 18 Aug 2020 re Public Documents**
- 3. Publication of full AECOM Site Options & Assessment Report [Updated link]**
- 4. Question and Response relating to para 6.2 [Build status of the 55 dwellings]**
- 5. Question and Response re Buildings of Local Significance**

1. E-mail from Examiner dated 17 Aug 2020: Procedures & Confirmation of start.

From: Janet Cheesley
To: Paul Bryant (BMSDC), Thorndon Parish Council, Ian Poole (Places4People Ltd)
Subject: Thorndon Neighbourhood 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 Thorndon 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. [\[MSDC note: See weblink provided at top of this page\]](#)

I confirm that I have received the documents from Mid Suffolk District Council, including the Regulation 16 representations. I understand that Paul has given 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, which I understand will be by the end of this week.

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. E from / to Examiner 18 Aug 2020 re Public Documents

Dated: 18 Aug 2020
From: Janet Cheesley
To: Paul Bryant (BMSDC), Thorndon Parish Council, Ian Poole (Places4People Ltd)

Please can I have the following public documents -

- 1) links to the planning permissions for the sites in Policies THN 3 and THN 4.
- 2) a link to your SHELAA (2017) mentioned under Policy THN 7.
- 3) a link to your Choice Based Letting Scheme referred to in Policy THN 8.

Regards

Janet Cheesley

Dated: 18 Aug 2020
From: Paul Bryant (BMSDC),
To: Janet Cheesley
Cc: Thorndon Parish Council, Ian Poole (Places4People Ltd)

Dear Janet, (All)

Please see below links etc. as requested.

1) Links to planning permissions for sites THN3 and THN4

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 I attach PDF copies of the decision notices you ask for. The web-link to the MSDC Planning Committee B meeting on 10 July 2019 should be stable. Below the table are further instructions on how to access the rest of the planning application files etc.

| | |
|--------------|---|
| THN 3 | Land at the Kerrison Centre DC/19/01310 Outline Planning Application (with some matters reserved) - Erection of 20no. dwellings and access (following demolition of existing buildings). Land adjacent to The Principal's House, Stoke Road, Thorndon, Eye, Suffolk, IP23 7JG <ul style="list-style-type: none">• Considered at MSDC Planning Committee B on 10 July 2019 [see agenda item 23]• Decision Notice [Outline Grant] dated and published 11 Dec 2019• s106 agreement signed and dated 11 Dec 2019 [Note: Development Management colleagues have been made aware that this is currently not available to view online and will rectify the situation as soon as possible] |
| THN 4 | Land West of Hall Road DC/19/03680 Application for Full planning permission - Erection of 3No dwellings comprising 2No 5-bedroom two-storey dwellings and 1No 3-bedroom bungalow. Creation of new shared vehicular access. Installation of sewage treatment units. Land North West Of Rose Cottage, Hall Road, Thorndon, Suffolk |

- Officer Delegated Report – **Decision Notice issued on 15 Nov 2019**

Note also:

- DC/20/03005 - Discharge of Conditions Application for DC/19/03680 - Condition 7 (Landscaping Scheme) | Land North West Of Rose Cottage Hall Road, Thorndon, Suffolk ... which was received on 21 July 2020, validated on 22 July 2020 and at the time of writing (18 Aug 2020) is awaiting a decision.

To access the relevant 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.

The 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.

2) Link to SHELAA (2017) mentioned under Policy THN 7.

The Draft August 2017 SHELAA can still be accessed via the following link:

<https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Draft-BMSDC-Joint-SHELAA-Report-August-2017.pdf>

The site cross-reference number is SS0667. The relevant entry appears on PDF page 311 and, for convenience, is copied below:

Thorndon

| | | | |
|------------------------|--|---|------------|
| Parish / District: | Thorndon, (Mid Suffolk) | | |
| Site reference: | SS0667 | | |
| Site location: | land east of Fen View | | |
| Approx site area (ha): | 1.20 | Brownfield / greenfield / mixed use land: | greenfield |
| Existing land use: | Agricultural, | | |
| Neighbouring land use: | Agricultural, residential and playing fields | | |
| Planning history: | None | | |

| | |
|---------------------------------------|--|
| Proposed land use description: | Site proposed for residential development |
| SHELAA site assessment summary | |
| Suitability | Site is potentially suitable, but the following constraints would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiversity - potential impact upon Protected Species |
| Availability | |
| Achievability | |

| | |
|-------------------------------|---|
| Site conclusions: | Site is potentially suitable for residential development, taking identified constraints into consideration. |
| Estimated dwellings yield: | 5 |
| Estimated delivery timetable: | Developable 6-15 |

As noted in paragraph 6.18 of the submission draft NP, the July 2019 SHELAA shows site SS0667 within the table of discounted sites. The entry reads:

| Parish / District / Site Ref | Location | Reason for discounting |
|-----------------------------------|------------------------------------|---|
| Thorndon (Mid Suffolk), SS0667 | Land east of Fen View, Thorndon | Site has poor connectivity to the existing settlement. |

3) Link to Choice Based Letting Scheme referred to in Policy THN 8

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 that 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):



DC_19_01310-OUTLINE_GRANT



DC_19_03680-FULL_PLANNING_GRANT

[Ends]

3. Note re publication of full AECOM Site Options & Assessment Report

With effect from today, the full AECOM Site Options & Assessment Report (April 2019) can now be accessed via the following link:

<https://www.midsuffolk.gov.uk/assets/Neighbourhood-Planning/Thorndon-NP-Site-Assessment.pdf>

Our previously published Thorndon NP Supporting Documents List has also been updated so that the link to AECOM report now also shows the Full Report and not just the previously published two page summary table. For convenience, the web file names have been kept the same.

This update has been made in response to a specific information request from the Examiner to Thorndon Parish Council. The full AECOM report is now also now also available on the Parish Council website.

Mid Suffolk DC
18 Aug 2020

[Ends]

4. Question & Response relating to para 6.2 [Build status of the 55 dwellings]

Dated: 19 Aug 2020
From: Janet Cheesley
To: Paul Bryant (BMSDC), Thorndon Parish Council, Ian Poole (Places4People Ltd)

Dear Paul

As part of the examination process I am able to ask for matters of clarification.

Paragraph 6.2 in the Plan refers to 55 homes with planning permission at 1 April 2018. I note that of these 28 are in the conversion of the Kerrison Centre which is, or has been, converted. Are you able to give me an indication of how many of the remaining 27 dwellings are completed? The Parish Council may be able to help on this matter.

Regards

Janet Cheesley

Dated: 19 Aug 2020
From: Ian Poole (Places4People Ltd)
To: Janet Cheesley
Cc: Paul Bryant (BMSDC), Thorndon Parish Council
Attached: Mid Suffolk SHELAA 2018 Thorndon permisisions.pdf [Note: See copy at page 9]

Dear Janet

Not sure if the attached helps, but here's the 2018 baseline for Thorndon from the Mid Suffolk SHELAA. The table identifies all 55 dwellings that had not been completed at the base date of the JLP and the Neighbourhood Plan. You'll be aware from previous examinations that these have been used by Mid Suffolk to provide the numbers for emerging JLP Policy SP04 and Table 04 for the Neighbourhood Areas.

I suspect that assessing which have, as of today, been completed would require site visits?

Kind regards

Ian Poole

Dated: 20 Aug 2020
From: Paul Bryant (BMSDC)
To: Janet Cheesley
Cc: Thorndon Parish Council), Ian Poole (Places4People Ltd)
Attached: Mid Suffolk SHELAA 2018 Thorndon permisisions.pdf [Note: See copy at page 9]

Dear Janet, All

Ian is correct in that the 2018 SHELAA extract (re-attached) provides the baseline for the 55 dwelling calculation. He is also correct in that our ability to undertake site visit checks has been somewhat restricted due to the Covid-19 situation. Consequently, I have used the best and most up-to-date information available to colleagues and myself in order to report the following:

- On the Kerrison's site, we are showing 21 dwellings as 'completed', 1 as 'commenced', and 6 as 'not started'

- Of the remaining 27 dwellings (mostly single dwelling sites but some schemes with two, three or four dwellings) ... 13 in total are showing as 'completed', 7 are showing as 'commenced', and 8 are showing as 'not started'. The latter comprise 3no. single dwelling schemes, 2 of the 3 dwellings on Land at Hall Road (M/1836/16/FUL) and the 3no. dwellings approved at Thorndon Hill Farm, Rishangles Road (DCV/17/04154/FUL)

I trust that the above is sufficient but please do not hesitate to contact me if you require more detail.

Kind regards

Paul Bryant

N'hood Planning Officer | BMSDC

Dated: 20 Aug 2020
From: Janet Cheesley
To: Paul Bryant (BMSDC),
Cc: Ian Poole (Places4People Ltd), Thorndon Parish Council,

Dear Paul and Ian

Thank you for providing this clarification. It is most helpful and will suffice for the purpose of the examination.

Regards

Janet Cheesley

Babergh and Mid Suffolk Joint Local Plan

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|-------------------------------|------------|---|------------------|-------------------------------|--------------------------------|------------------|----------------|
| DC/18/03563/PRN | Stradbroke | Havensfield Farm Fressingfield Road | 06/02/2018 | 2 | 2 | 2 | 0 |
| M/3745/15/PRN | Tannington | Barn North of Oak Farm, Dog Lane | 10/12/2015 | 1 | 1 | 1 | 0 |
| M/4900/16/PRN | Tannington | Agricultural building north of Oak Farm, Dog Lane | 24/02/2017 | 1 | 1 | 1 | 0 |
| M/3828/10/FUL | Thorndon | West Barn, Hestley Hall, Hestley Green | 10/03/2011 | 1 | 1 | 1 | 0 |
| M/0612/12/FUL | Thorndon | Post Office Stores, The Street | 16/04/2012 | 1 | 1 | 1 | 0 |
| M/0401/12/FUL | Thorndon | Land adjacent Gean House, Thwaite Road | 22/06/2012 | 1 | 1 | 1 | 0 |
| M/3785/12/FUL | Thorndon | Land adjoining Cotes Cottage Thwaite Road | 28/02/2014 | 1 | 1 | 1 | 0 |
| M/0388/14/FUL | Thorndon | Old Rectory Barn, High Street | 07/10/2014 | 1 | 1 | 1 | 0 |
| M/0531/15/FUL | Thorndon | Land at The Maples, Thwaite Road | 06/05/2015 | 1 | 1 | 1 | 0 |
| M/0161/16/REM | Thorndon | Land at Thwaite Road | 01/06/2016 | 1 | 1 | 1 | 0 |
| M/1834/16/OUT | Thorndon | Land opposite Clint Cottage, Clint Road | 08/06/2016 | 1 | 1 | 1 | 0 |
| M/3004/16/FUL | Thorndon | Foundry House, Stanwell Green | 01/09/2016 | 4 | 4 | 0 | 4 |
| M/1836/16/FUL | Thorndon | Land at Hall Road | 22/09/2016 | 3 | 3 | 3 | 0 |
| M/4133/16/FUL | Thorndon | Land adjacent The Maples Thwaite Road | 14/12/2016 | 1 | 1 | 1 | 0 |
| M/4773/16/REM | Thorndon | Land south of Whistle, Thwaite Road | 26/01/2017 | 2 | 2 | 1 | 1 |
| M/1297/17/PRN | Thorndon | Land at the Old Post Mill The Street | 11/05/2017 | 1 | 1 | 1 | 0 |
| M/1021/17/FUL | Thorndon | Greenacres Hestley Green | 28/06/2017 | 1 | 0 | 1 | 0 |
| DC/17/02813/RES | Thorndon | Land at Thwaite Road | 04/08/2017 | 1 | 1 | 1 | 0 |
| M/4949/16/OUT | Thorndon | Land at Stoke Road | 23/10/2017 | 1 | 1 | 1 | 0 |

Draft SHELAA (July 2019)

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| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|-------------------------------|----------|---|------------------|-------------------------------|--------------------------------|------------------|----------------|
| M/4714/16/FUL | Thorndon | Kerrison Conference & Training Centre, Stoke Ash Road | 09/11/2017 | 28 | 28 | 28 | 0 |
| DC/17/05198/FUL | Thorndon | Land opposite Clint Cottage Clint Road | 07/12/2017 | 1 | 1 | 1 | 0 |
| DC/17/04154/FUL | Thorndon | Thorndon Hill Farm Rishangles Road | 16/01/2018 | 3 | 3 | 3 | 0 |
| DC/17/05894/FUL | Thorndon | Land at Stoke Road | 09/02/2018 | 1 | 1 | 1 | 0 |
| M/0072/18/FUL | Thorndon | Land East of Thwaite Road | 20/03/2018 | 1 | 1 | 1 | 0 |
| M/2255/15/FUL | Thornham | Grove Farmhouse, Thwaite Road | 22/09/2015 | 1 | 1 | 1 | 0 |

5. Question and Response re Buildings of Local Significance

Dated: 20 Aug 2020
From: Janet Cheesley
To: Paul Bryant (BMSDC), Thorndon Parish Council, Ian Poole (Places4People Ltd)

Dear All

I am seeking clarification as to whether there is a document in the public realm that explains the criteria used to select the Buildings of Local Significance listed in Appendix 2 to the Plan. 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

Dated: 20 Aug 2020
From: Ian Poole (Places4People Ltd)
To: Janet Cheesley
Cc: Paul Bryant (BMSDC), Thorndon Parish Council),

Dear Janet

In relation to your question about Buildings of Local Significance, Appendix 2 sets out their significance and there is no other document that supports what is set out in the Appendix.

Kind regards

Ian Poole