

Dear Ms. Skeels

1st February 2019

Following the Exploratory Meeting in connection with the Wymondley Neighbourhood Development plan, held on Wednesday 30th January 2019 I am writing to inform you of my decision. This letter should be made publicly available and published on the Council's website.

In summary the main focus of the discussion at the Exploratory meeting was:

- Housing: exploring how the housing need of the area is to be met across the plan period and whether or not the plan is in general conformity with the development plan and therefore meets the Basic Conditions. This involved a discussion of the housing and green belt policies within the Neighbourhood Plan.
- Local Green Space Designation
- Documents and information accompanying the plan; the Basic Conditions Statement, the Consultation Statement, SEA and HRA Screening reports.

During the course of the meeting it became evident that there has been a significant period of time since the original production of the draft plan and examination. As a result, there have been various changes in circumstances including the current position with the emerging Local Plan. The Documents submitted do not reflect these changes although I am satisfied that they can once reviewed.

I have therefore come to the conclusion that subject to modification the Wymondley Neighbourhood Development Plan can meet the Basic Conditions. However, this is caveated on the basis that the documents listed below are reviewed and updated satisfactorily. To enable the Qualifying Body to carry out this work it will be necessary for me to suspend the examination for a period of one month from the date of this letter.

I require the following documents to be reviewed and updated:

1. The Basic Conditions Statement
2. The Consultation Statement
3. The Strategic Environmental Assessment and Habitats Regulations Assessment screening reports

Another recent change of circumstance, which was touched on during the meeting is the additional requirements relating to Habitats Regulations Assessment this has resulted in the introduction of a new Basic Condition:

"The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017(d)"

It will be necessary to clearly demonstrate that the Wymondley Neighbourhood Development Plan meets this Basic Condition.

I also require additional information for the proposed Local Green Space designations. This should include a map clearly showing the proposed designations

and adequate information for me to make an assessment of whether or not the areas meet the requirements set out in the National Planning Policy Framework, this should include the size, ownership, consultation responses and reason for proposed designation.

Kind regards

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