

**INDEPENDENT EXAMINATION OF THE WILSHAMSTEAD
NEIGHBOURHOOD PLAN**

EXAMINER: Andrew Mead BSc (Hons) MRTPI MIQ

Lizzie Barnicoat
Clerk to Wilshamstead Parish Council

Sonia Gallaher
Bedford Borough Council

Examination Ref: 02/AM/WNP

18 May 2022

Dear Ms Barnicoat and Ms Gallaher

WILSHAMSTEAD NEIGHBOURHOOD PLAN EXAMINATION

Having now reviewed all the documentation submitted with the Wilshamstead Neighbourhood Plan (WNP) and conducted the site visit, I have a number of questions which seek clarification on some of the matters which have been raised.

I have 9 questions which are intended for Wilshamstead Parish Council (WPC) and 5 for Bedford Borough Council (BBC).

In order to progress the examination, I would be grateful for responses to my questions to be made by **Wednesday 1 June 2022**, although an earlier response would be most welcome.

Questions for WPC

1. Please may I see copies of the concluding responses, including dates, from the statutory consultees on the Habitats Regulations Assessment?
2. Which is the correct number of households in 2011, 1,040 (See paragraph 3.14) or 1,402 (See paragraph 10.1)?

Policies Map

3. There is a small section of Local Green Space (LGS) above the title in the box in the north-west corner of the map: Wilshamstead Policies Map. Do I assume this is a drafting error?
4. What are the reasons for including the numbers 7, 8 and 9 in the plots of land south of LGS3? Should they be deleted?
5. There are two areas shown as LGS5. Should the one to the north-east be retitled LGS6?
6. Should the LGS at the Whitworth Way Estate be retitled LGS7?
7. Should the Important View South of Cotton End Road V2 be moved to where it is shown on the relevant Site Map in Appendix A?

8. County Wildlife Site (CWS) 4 is shown on the eastern edge of the Policies Map where it is not given a notation. Appendix A shows the Site Area as 11.72 ha. Is that correct? Comparison with other CSW and LGS suggests it is not.

Local Green Space

9. Appendix A (page 1) notes that the methodology of the WNP differs from the BBC in the assessment of LGS which took place in support of the Bedford Borough Local Plan (BBLP) 2030. It seems to me that the LGS assessment methodology of BBC in document SD44 is very comprehensive and thorough. How does the assessment for the WNP differ from that for the BBLP?

Questions for BBC

10. The BBLP 2030 Inset Map 38 for Wilstead defines Village Open Spaces covered by saved Policy AD40 of the Allocations and Designations LP 2013 (ADLP), but Appendix 6 of the BBLP does not list any LGS at Wilstead, despite the recommendation in the LGS Assessment document SD45. Are any LGS currently defined in Wilstead?
11. Does BBC have any comments on the proposals for LGS in Wilstead and whether they meet the designation criteria for the BBLP 2030?
12. I note that the draft BBLP 2040 does not include policies for Village Open Space, Local Gaps or LGS for which the current development plan policies are respectively Policy AD40 and Policy 42 of the ADLP 2013 and Policy 45 of the BBLP 2030. Is it intended to carry forward the current policies as "saved"?

Strategic Gap

13. The Plan defines a Strategic Gap between Wilstead and Wixams which covers sites marked SG3, SG4 and SG5. Does BBC consider that such a designation, together with Policy RC2, is appropriate for the Neighbourhood Plan? An alternative could be designation in the Local Plan but, as I noted above, the draft BBLP 2040 does not include the consideration of Strategic or Local Gaps.
14. Does the Local Gap between Wilstead and Wixhams and associated Policy AD42 of the ADLP fulfil the same function as would the Strategic Gap and Policy RC2 of the WNP?

Additionally, I would welcome comments from WPC on the questions to BBC.

In the interests of transparency, may I prevail upon you to ensure that a copy of this letter is placed on the Parish Council and Local Authority websites.

Thank you in advance for your assistance.

Your sincerely

Andy Mead

Examiner