

# Reepham Neighbourhood Plan

## Regulation 16 Submission Consultation

### Responses

### Document 3 of 3

From: Vernon Stuffins < >  
Sent: 15 February 2024 08:38  
To: Nev Brown; WL - Neighbourhood Plans  
Subject: 20240215 - Reepham Neighbourhood Plan consultation -  
Attachments: RE\_Declaration of interest form.eml; Re\_Reepham Neighbourhood Plan.eml; RE\_Reepham Neighbourhood planning Stage 2 review-2.eml; Re\_Reepham Neighbourhood planning Stage 2 review.eml; Re\_Reepham Parish Council and Neighbourhood plan steering group..eml; RE\_Reepham Steering Group and Parish Council.eml; Re\_Response copy final response.eml; Re\_Response to points raised-2.eml; Re\_Response to points raised.eml; Re\_Response to your points raised.eml; Re\_Response.eml; Re\_Stage 2 Review.eml; RE\_WLDC & PC.eml; 20240121 - Final letter - O.pages

**CAUTION:**External email, think before you click!

Dear Nev and the Neighbourhood Planning policy office,

Thank you for the opportunity to submit feedback regarding the Neighbourhood plan for Reepham. As I understand this consultation period has been extended from the 2<sup>nd</sup> of February to the 16<sup>th</sup> of February.

Please may I be notified of WLDC's decision on the plan under regulation 19 of the Neighbourhood planning general regulations 2012.

If any further clarification is required over points I have raised please do not hesitate to get in touch. I have attached email correspondence I had with the Neighbourhood planning committee in which their responses are also attached. \*\*\*

Many thanks

Vernon Stuffins

\*\*\* see below for attached email correspondence

To whom it may concern,

It is my understanding that, during the assessment you have been conducting, this will be the last opportunity for constituents of the village to give their response and feedback to you in consideration of the review for the neighbourhood plan of the parish of Reepham.

I have attached correspondence that I would like you consider; this correspondence has taken place over the last 4-5 years, during which time I have raised numerous points regarding the integrity, openness and transparency of the neighbourhood planning committee, in addition to the neighbourhood plan. I am aware of other villagers also raising similar concerns which, like mine, were repeatedly disregarded, to the degree most people felt there was no point even engaging with the committee any further. During this time I have communicated with the neighbourhood plan committee, the parish council, West Lindsey district council and councillors of West Lindsey district, I do not feel my concerns were acknowledged in most of these cases. The contact at West Lindsey district council did get in touch with both the neighbourhood planning committee and the parish council however neither acted upon the requests that were made of them, only after repeated email contact from the District Council to the neighbourhood planning committee acquiesce to their request.

Whilst there has been a large amount of effort and work to complete this neighbourhood plan for the village which I appreciate, my main concerns have been, and still are, that there are no meeting minutes for the majority of the process, this means there is no way in which the village can have any transparency with regards to how any these decisions were made. There is not even a record of; who the neighbourhood planning committee consisted of, what quorum was reached etc. At times during this process it was not clear how many people needed to vote in order for an action and result to be passed, at times there were only 5 committee members. I do not feel the actions and demeanour of the group has been in the best interests of the village or has taken on board any of the feedback/results that were obtained from the village, instead they have run with their own agenda including participating in a petition against one of the sites in the call for sites. They have failed to remain unbiased throughout the process and listen to the concerns of constituents.

How such an important document as the Neighbourhood Plan, which could irrevocably alter the village for the next and future generations, has been allowed to be processed without there even being minutes to chronicle any decision making process is startling. Throughout this process I have felt the Neighbourhood Planning Committee have misled the village numerous ways, e.g. the independent AECOM report was only made available to parishioners once they had already had their opportunity to provide their feedback and assessment on proposed development sites and bullying individuals from the Planning Committee if they were deemed to have varying opinions to those deemed 'pertinent'.

Please see the attached emails and letters I have sent to the committee, in addition to details of correspondence with other members of the parish I have spoken with and their responses. As part of a family who have been active in the village for over 100 years it is a shame that such a process has torn the village apart, through the actions of a controlling few.

If any clarification is required regarding any of the evidence submitted in this email please don't hesitate to contact me on 07712090520.

Yours sincerely,

Vernon Stuffins

From: clerk.reephampc@  
Sent: 21 December 2018 09:57  
To: 'Vernon Stuffins'  
Subject: RE: Declaration of interest form  
Attachments: Vernon Stuffins.pdf

Good morning Vernon.

\*\*\* attached email correspondence 1 of 14

Attached is a copy of your Declaration of Interest.

Will this be OK or do you need a paper copy?

Regards

Brian Wharton  
Clerk to Reepham Parish Council

From: Nigel Hewerdine <  
Sent: 18 December 2018 15:32  
To: [clerk.reephampc@](mailto:clerk.reephampc@) ; 'Vernon Stuffins' <  
Subject: RE: Declaration of interest form

Brian,

I'll clarify with Vernon at the meeting tonight and get back to you.

Thanks for getting back to me.

Regards,

**Nigel Hewerdine**

 **Consider the environment. Please don't print this e-mail unless you really need to.**

This electronic transmission is strictly confidential and intended solely for the addressee. It may contain information which is covered by legal, professional or other privilege. If you are not the intended addressee, you must not disclose, copy or take any action in reliance of this transmission. If you have received this transmission in error, please delete it and notify us as soon as possible.

From: [clerk.reephampc@](mailto:clerk.reephampc@) <[clerk.reephampc@](mailto:clerk.reephampc@)>  
Sent: 18 December 2018 15:29  
To: Nigel Hewerdine <>; 'Vernon Stuffins' <  
Subject: RE: Declaration of interest form

Good afternoon Nigel

Yes, I hold copies of the submitted Declaration of Interest forms dated 11 September 2017. I have received no others since then.

I am unsure of what 'Can Vernon get a copy....' means.

Is this a definite instruction or a query as to a possibility? Do you wish for Vernon to receive a copy of his form whilst I hold on to the other copy? Do you wish for Vernon to take the copy that I hold so that no form remains (as he has left the group)? Or do you just wish the form to be destroyed?

Anything is possible but I do need more specific instructions, please, in order to deal with official documents.

Best regards,

Brian Wharton  
Clerk to Reepham Parish Council

From: Nigel Hewerdine < >  
Sent: 18 December 2018 08:58  
To: Vernon Stuffins <  
Cc: [clerk.reephampc@](mailto:clerk.reephampc@)  
Subject: Declaration of interest form

Vernon,

David World has advised me that Brian holds the completed declaration of interest form.

Brian – Can Vernon get a copy of his submitted form please?

Many thanks,

**Nigel Hewerdine**

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**LOCALISM ACT 2011**

**MEMBERS' CODE OF CONDUCT**

**REGISTER OF MEMBERS' INTERESTS**

Name of Authority:.....REEPHAM PARISH COUNCIL.....

Councillor's Full Name: .....VERNON WALTER STEFFINS.....  
 (include all middle names)

Address: 

Email (not essential) 

In accordance with your Authority's Code of Conduct for Members you are required to provide details of any interests that you and your spouse/partner/civil partner have in relation to any of the following within 28 days of being appointed or elected. Guidance notes on completing this form are attached.

Please answer all parts, stating specifically whether or not you have an interest. Members must provide sufficient detail of each interest so that a member of the public would be able to know what sort of financial or other interest the member has.

**Part 1 – FINANCIAL INTERESTS**

**(A) EMPLOYMENT, BUSINESS OR PROFESSION**

	Self	Spouse/Partner/Civil Partner
Description, job, trade or business carried on by me (you do not need to disclose the amount of income)	FARMER	N/A
Name of Employer	↗	N/A
Name of any firm in which I am a partner	N/A SOUTHLANDS REEPHAM	N/A
Name of any company in which I am a remunerated Director	↗	N/A

Please continue on a separate sheet if necessary

**(B) SPONSORSHIP**

Name any person or body (other than this Council) who has made a payment to either of us in respect of my election, or of any expenses incurred by me in carrying out any duties. (This should include your Political Party and/or Agent but does not include the Council from whom you receive a member's allowance).

N/A

**(C) INTERESTS IN COMPANIES OR SECURITIES**

Name of any corporate body who has a business or land in the Council's area and in which either of us have a beneficial interest in a class of securities of the body which exceeds the nominal value (not market value) of £25,000 or 1/100<sup>th</sup> of the total issued share capital of that body (which is the lower).

N/A

**(D) CONTRACTS WITH THE COUNCIL**

Description of all contracts for the goods or services made with the Council and us either as individuals or with a company of which either of us is a director or partner or in which we have an interest as described in © above. (Briefly state the nature of the contract(s) – you do not need to state its value or the details).

N/A

**(E) LAND OR BUILDINGS IN THE COUNCIL AREA**

List of any property or land in which either of us has a beneficial interest as owner, lessee or tenant. (This should include where you live. Please give the full address/location to enable land to be identified).

SOUTHLANDS  
REEPHAM

**(F) CORPORATE TENANCIES**

Address or other description (sufficient to identify the location) of any land where the Council is the landlord and the tenant is a firm in which either of us are partners, remunerated directors or which falls within the description of © above.

N/A

**(G) LICENCES TO OCCUPY LAND OR BUILDINGS**

Address or other description (sufficient to identify the location) of any land or building(s) which either of us have a licence (alone or jointly) to occupy for 28 days or longer.

N/A

## PART 2 – OTHER INTERESTS

List of any membership of or position of general control or management in any:

- (a) body to which either of us has been appointed or nominated **by the authority** as its representative:

Name ..... / .....

- (b) public authority or body exercising functions of a public nature:

Name ..... / .....

- © company, industrial and provident society, charity or body directed to charitable purposes:

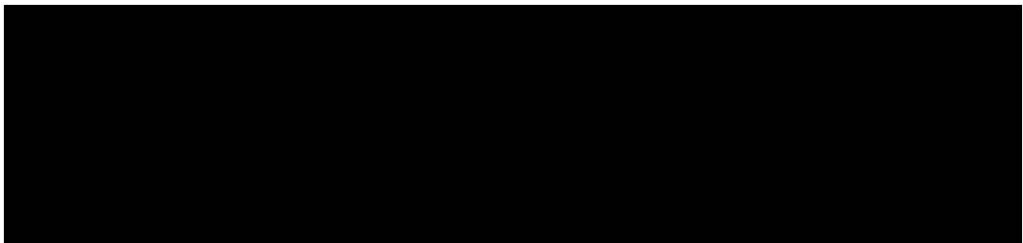
Name ..... / .....

- (d) body whose principal purposes include the influence of public opinion or policy. **(this includes any Political Parties and any over arching political organisation)**

Name ..... / .....

- (e) trade union or professional association;

Name ..... / .....



From: Vernon Stuffins <[REDACTED]>  
Sent: 09 January 2022 16:02  
To: James O'Shaughnessy  
Subject: Re: Reepham Neighbourhood Plan

Hi James, \*\*\* attached email correspondence 2 of 14

Hope you're are well and have had a good break over Christmas.

I appreciate our last correspondence was now some time ago however I have been keeping an eye on the Reepham Parish Council minutes with respect to the topics I raised and to what extent, if any, they been addressed. As far as I can see, they have not.

Although the Neighbourhood steering group have since updated their section of the website to include the correct numbers required for their quorum, and have also added the ACOM report, as was requested of them. They have still not been in touch with me regarding the process through which I was made to step down from the group, nor have they put any meeting minutes up from 2021 (at all) or, indeed, some time before that.

I appreciate that this was now some time ago, however; as we previously discussed these things have been taking so long as I have found it difficult to receive any sort of engagement with the group, particularly with respect to gaining any sort of answer as to why I was removed from the Neighbourhood planning group.

Any further help with this matter would be greatly appreciated.

Many thanks  
Vernon

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From: Vernon Stuffins <[REDACTED]>  
Sent: 09 January 2022 15:53  
To: James O'Shaughnessy <[REDACTED]>  
Subject: Re: Reepham Neighbourhood Plan

Hi James,

Hope you're are well and have had a good break over Christmas.

I appreciate our last correspondence was now some time ago however I have been keeping an eye on the Reepham Parish Council minutes with respect to the topics I raised and to what extent, if any, they been addressed. As far as I can see, they have not.

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Any further help with this matter would be greatly appreciated.

Many thanks  
Vernon

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From: Vernon Stuffins <[REDACTED]>  
Sent: 25 May 2021 14:55  
To: James O'Shaughnessy <[REDACTED]>  
Subject: Re: Reepham Neighbourhood Plan

Hi James,

Many thanks for your reply and following this up, I really appreciate it.



Thanks  
Vernon

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From: James O'Shaughnessy <[REDACTED]>  
Sent: 24 May 2021 09:45  
To: Vernon Stuffins <[REDACTED]>  
Subject: RE: Reepham Neighbourhood Plan

Hello Mr Stuffins

In response to your message, I have not had any further contact from Reepham Parish Council. As a matter of course we do not ordinarily follow up to see if the advice we have provided is acted upon.

I will email the Clerk and suggest again that matters are addressed.

Kind Regards

James O'Shaughnessy  
Head of Policy, Strategy and Sustainable Environment/Deputy Monitoring Officer  
West Lindsey District Council  
[REDACTED]

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From: Vernon Stuffins <[REDACTED]>  
Sent: 21 May 2021 13:50  
To: James O'Shaughnessy <[REDACTED]>  
Subject: Re: Reepham Neighbourhood Plan

**CAUTION: External email, think before you click!**

Hi James,

Hope you're well.

Have you had any further correspondence to your email on the 9th of April 2021? In Point 1 you advised the Parish Council and or Steering Group to signpost me to the information regarding the process of me stepping down from the Steering Group. I have waited to contact you about this as I was waiting for the Parish Council to meet after the email had been received however I am yet to receive any further information on this matter.

Have you heard any more with regards the meeting minutes of the NHSG being published, Point 3 that you raised.

Also when I look at the Parish council website it still says there will be a minimum of 5 members present, which was Point 2 you raised. As far as I can tell from past meeting minutes with the Parish council this was changed some time ago (October 2019) and yet not updated on the NHSG.

Many thanks  
Vernon

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From: James O'Shaughnessy <[REDACTED]>  
Sent: 09 April 2021 16:40  
To: Vernon Stuffins <[REDACTED] nigel [REDACTED]>  
Cc: [reephampcclerk@outlook.com](mailto:reephampcclerk@outlook.com) <[reephampcclerk@outlook.com](mailto:reephampcclerk@outlook.com)>; Nev Brown <[REDACTED]>  
Subject: FW: Reepham Neighbourhood Plan

Dear all

I have made enquiries into recent matters raised by Mr Stuffins, but first must preface my response by saying that the issues raised fall outside of the Code of Conduct which are the usual bread and butter work of the Monitoring Officer. The Monitoring Officer holds no jurisdiction over any Parish Council or NPSG as entities in their own right. However, I have taken this as an opportunity to hopefully provide all concerned with a useful steer. For reference I have copied in Nev Brown, WLDC's Senior Neighbourhood Planning Policy Officer and the Parish Clerk.

1. Requirement for land owners who have submitted land for consideration to no longer form part of the Steering Group – I understand the rationale for this (to ensure that all land owners are excluded, not solely be required to declare an interest in their own submitted land holding, but remain able to comment upon others and perhaps present their submission in a more favourable light) and believe that it was a recommendation made by the Group to the Parish Council which in turn accepted

the recommendation and amended the Group's terms of reference accordingly. It would be extremely useful if the audit trail of this process was made available i.e. signpost Mr Stuffins/the public to the relevant minute from the Council meeting at which this was decided upon. I believe that it was around 18 months ago. Just to comment on this; it is of course within the gift of the Parish Council to determine the terms of reference for a NPSG as it sees fit and to review these if required. Of course the NPSG has no decision making powers of its own, it can only recommend, so it appears that due process was followed in this case. I am aware that other NPSG do allow land owners to remain active members of the NPSG, while ensuring that interests are duly declared. It could be argued that all members of a NPSG have an interest as they are drawn from the same community and therefore will be bringing with them their own opinions and desires as to where future development should or should not take place.

2. The amendment to the quorate arrangements for the NPSG – I have looked at the Reepham PC website and see that the terms of reference for the NPSG still state that "Decisions made by the Steering Group should normally be by consensus at Steering Group meetings. Where a vote is required each member shall have one vote. A minimum of 5 members shall be present where matters are presented for decisions to be taken. A simple majority vote will be required to support any motion. The Chairman shall have one casting vote." To avoid unnecessary confusion it would be useful if the revised quorate arrangements and terms of reference were made available as soon as possible.
3. Meetings of the NPSG - I believe it would be sound practice if minutes of the NPSG meetings were to be taken and published if at all possible. This would provide a robust audit trail of the work undertaken by the Group and demonstrate transparency in progressing the matters at hand.
4. Stage 2 Review of the NP - I am not in a position to, nor is it my responsibility to question or investigate the accuracy or otherwise of the information put forward. Inconsistencies within the details provided have been acknowledged by the Chair of the NPSG, however no amendments have been made so that the information provided remains unadulterated. If queries arise from the information put forward, any Parish Councillor or member of the public in attendance at Council meetings has the right to raise them and seek clarification.
5. Parish Council members who are also land owners - I must remind all concerned that it is the duty of Council members to at all times declare any interest they may have in the business to be considered at Council meetings. A failure to do so brings into the question the integrity and reputation of the local decision making body. As ever, once a declaration is made, the member must refrain from partaking in the relevant discussions. All interests should be kept up to date on the declaration of interests register; failure to do so is a criminal offence.

I hope that this is useful to all concerned and that Reepham's work to produce a Neighbourhood Plan is successful.

Kind Regards

James O'Shaughnessy  
Head of Policy, Strategy and Sustainable Environment/Deputy Monitoring Officer  
West Lindsey District Council  
[REDACTED]

From: Nev Brown <[REDACTED]>  
Sent: 20 January 2021 11:49  
To: Vernon Stuffins; clerk.reephampc@[REDACTED] Cllr. C Darcel; Cllr. A Welburn; Cllr. I Fleetwood  
Subject: RE: Reepham Neighbourhood planning Stage 2 review

\*\*\* attached email correspondence 3 of 14

Dear Mr Stuffins

Thank you for your email which you have sent to me for information only. It is good to note that Mr Hewerdine the Chair of the Reepham Neighbourhood Plan Group has said that he will be responding to you shortly to address your concerns regarding the consultation document.

The document and its consultation are the responsibility/ownership of the group and ultimately the parish council only. They decide the document's content and how the consultation is undertaken.

I should like you to know however that during the course of the NP's progress you will have formal regulatory consultation opportunities to comment on the NP (draft, submission). The Reepham NP has yet to go through these stages. If there remain any outstanding objections then these would be considered by an independent examiner when the NP reaches examination stage. Also for the NP to be made (approved) it would need to pass a public vote at referendum.

I hope that you find Mr Hewerdine's response a satisfactory one.

Regards

**Nev Brown**  
Senior Neighbourhood Planning Policy Officer

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01427 676653  
Guildhall | Marshall's Yard | Gainsborough | Lincolnshire | DN21 2NA



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From: Vernon Stuffins <[REDACTED]>  
Sent: 20 January 2021 09:34  
To: Nev Brown <[REDACTED]>; clerk.reephampc@[REDACTED] Cllr. C Darcel <[REDACTED]>  
[REDACTED] Cllr. A Welburn <[REDACTED]> Cllr. I Fleetwood <[REDACTED]>  
Subject: Reepham Neighbourhood planning Stage 2 review

**CAUTION:** External email, think before you click!

Dear Councillors,

Please see below my email to the Neighbourhood planning committee regarding my concerns over the recent document that has been supplied to the parish with regards the Stage 2 Review (due the end of January 2021).

I am extremely concerned with the way the information has been portrayed to the parish; it is apparent that this information is misleading and, in some cases, incorrect.

Below is the response I have received from the Neighbourhood planning committee chairman thus far. I am presently awaiting further response in relation to my more specific concerns however I feel that, due to the time constraint present for this stage of the review, it is important to send this information to you at the same time. I have added further, ancillary information in bold, this further information was not included in the original email correspondence.

Many thanks

Vernon Stuffins

“Vernon,

Thanks for your email. I welcome your approach to the PC and WLDC regarding our recent performance as I feel that your suspicions of the group will override my response which I will endeavour to deliver back to you within 7 days.

Regards,

Nigel Hewerdine”

Hi Nigel,

I have been reviewing the community feedback for the Stage 2 Review and have become quite alarmed that the information provided on each site is misleading and, in places, incorrect.

I am extremely concerned regarding the way the information is portrayed with regards the number of houses on each site. Although there is a small index on the first page, it is not clear enough what these numbers are unless you are thoroughly considering the document. I feel it should be a lot clearer how many houses the land owner is actually proposing, as opposed to the first ‘potential’ number from the AECOM report. In addition, for example for my personal site of 9.1, the AECOM report suggests 38-49 houses yet in this survey it specifies 39-41, more pertinent and to the point: I am proposing 8 houses. Not once have I stated to relevant parties or publicly that I intend to build to the numbers suggested on the report. Therefore, presenting these numbers in such a prominent fashion, coupled with the limited explanations under "Notes on number of dwellings", mischaracterises the intent of landowners behind the guise of decisions made by independent assessors.

For Sites 11 and 17 it simply says “Site not assessed” by AECOM, providing no further information. Specifically, the fact that AECOM has chosen not to assess these sites due to their lack of suitability, this information is conspicuously omitted. In addition, within the AECOM report it specifically noted that Site 11 has been rejected due to the fact it would more than double the size of the village, this information is again conspicuous by its deliberate absence. No detailed report has been given on this site for these reasons and, therefore, further information from the AECOM report cannot be supplied. It should be clearly outlined in the document that there is no such further information purely due to the rejection of this site specifically for its size. If the number of ‘possible houses’ for every other site as per the AECOM report is listed; then the fact that the AECOM specifically rejects Site 11 due to it “More than doubling the size of the Village” should also be noted. Quite simply, if the steering group were not able to agree on a uniform approach to presenting the remaining sites, additional information and context should have been provided to further inform the parish as to the differences in what is being displayed in the document.

**As a further example of this, the AECOM report notes reasoning behind its rejection of Site 17, it is noted that the access to the site would be inappropriate and insufficient and therefore the AECOM report does not offer further comment as it would be unnecessary. Again, the reasoning for the apparent lack of comment from AECOM on Site 17 is omitted from the document that is intended allow residents to come to an ‘informed decision’.**

Although the group have stated this document exists to allow people to make “informed decisions”, I do not believe that it is suitable for such a purpose. I am extremely concerned with the misleading information in this survey and the decisions that have been made in how it has been represented. There are demonstrable and egregious inconsistencies, numerically speaking, in the chosen ways in which data has been presented such that it produces, intentionally or otherwise, a bias.

Please may I have a copy of meeting minutes from 2020 to get a better understanding of how this survey has been put together?

**These are not available online and when I have inquired in the past with regards to meeting minutes I was told that, since these were virtual meetings over Zoom, there are no minutes.**

Additionally I have further questions that I am seeking clarification on:

What is the source of the archaeological information in the additional comments?

**I ask this due to apparent inconsistencies between the document supplied to the parish and the AECOM report. For example, Site 9.1 was assessed within the AECOM report with regards 'heritage considerations' and 'known archaeology', this site assessed as having no archaeological significance and was therefore categorised 'green'. Despite this fact, the document provided to the parish has categorised site 9.1 as 'orange', stating that the "site is close to a number of finds of high status Roman and Iron Age material", it does not list the locations of these apparent sites. I am therefore inquiring as to the source of this information and the reasons for the apparent discrepancy between it and the AECOM report. There are similar discrepancies with numerous other sites which contradict the archaeological information in the AECOM report (for example: 9.1, CL1423, 9.2, CL3082). This presentation of archaeological significance also further relates back to my previously highlighted concern in that Sites 11, 17 and CL3083 are presented in the document provided to the parish as having no relevant archaeological information. The document fails to point out the fact that there is no information because the sites *were no assessed* by AECOM due to the fact that AECOM had determined the sites to be inappropriate.**

Is there a report regarding the information given for these responses from West Lindsey?

In relation to Site 9.1 and the statement; "Contrary to Policy LP2 of CLLP. Would be ribbon development outside the core, shape, and form of Reepham." Is this intended to mean that "ribbon development", "outside the core shape and form of Reepham" etc. are the reasons that the site is in contravention of LP2? If this is the case I feel that explanations should be clearer, it should be explained what aspect of each policy each site contravenes etc. as not all (or likely even *many*) of the parishioners will have or be familiar with the CLLP policy documentation.

Due to the ongoing situation and the pressing times we all find ourselves in, I understand it is extremely difficult to get community engagement. With that being said as this stage of the process is so important and since the information provided is not correct, it should be examined as to how the steering group can present and explain this information to the community more appropriately and enable them to make the required "informed decision" with the correct information.

It should also be noted that I will be discussing these issues with the Parish Council and West Lindsey District Council while I await your response.

Many thanks  
Vernon

From: Vernon Stuffins <[REDACTED]>  
Sent: 24 January 2021 20:07  
To: Cllr. A Welburn  
Subject: Re: Reepham Neighbourhood planning Stage 2 review

Hi Anne \*\*\* attached email correspondence 4 of 14

Many thanks for your reply, I missed this response so sorry for my delay in replying.

Nigel is due to reply soon so hopefully that will shed a little more light on the situation. I feel the information being given should be clearer for all the parishioners.

I shall keep you updated

Many thanks  
Vernon

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From: Cllr. A Welburn <[Cllr.A.Welburn@reephamcc.gov.uk](mailto:Cllr.A.Welburn@reephamcc.gov.uk)>  
Sent: 20 January 2021 11:09  
To: Vernon Stuffins <[REDACTED]>  
Subject: RE: Reepham Neighbourhood planning Stage 2 review

Thanks for copying me into this, I am sure Nev will deal appropriately as the Neighbourhood Plan Officer for West Lindsey. I am hear if I can be of help.

Anne

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From: Vernon Stuffins <[REDACTED]>  
Sent: 20 January 2021 09:34  
To: Nev Brown <[REDACTED]>, [clerk.reephamcc@reephamcc.gov.uk](mailto:clerk.reephamcc@reephamcc.gov.uk), Cllr. C Darcel <[REDACTED]>, Cllr. A Welburn <[REDACTED]>, Cllr. I Fleetwood <[REDACTED]>  
Subject: Reepham Neighbourhood planning Stage 2 review

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Vernon Stuffins

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Hi Nigel,

I have been reviewing the community feedback for the Stage 2 Review and have become quite alarmed that the information provided on each site is misleading and, in places, incorrect.

I am extremely concerned regarding the way the information is portrayed with regards the number of houses on each site. Although there is a small index on the first page, it is not clear enough what these numbers are unless you are thoroughly considering the document. I feel it should be a lot clearer how many houses the land owner is actually proposing, as opposed to the first ‘potential’ number from the AECOM report. In addition, for example for my personal site of 9.1, the AECOM report suggests 38-49 houses yet in this survey it specifies 39-41, more pertinent and to the point: I am proposing 8 houses. Not once have I stated to relevant parties or publicly that I intend to build to the numbers suggested on the report. Therefore, presenting these numbers in such a prominent fashion, coupled with the limited explanations under "Notes on number of dwellings", mischaracterises the intent of landowners behind the guise of decisions made by independent assessors.

For Sites 11 and 17 it simply says “Site not assessed” by AECOM, providing no further information. Specifically, the fact that AECOM has chosen not to assess these sites due to their lack of suitability, this information in conspicuously omitted. In addition, within the AECOM report it specifically noted that Site 11 has been rejected due to the fact it would more than double the size of the village, this information is again conspicuous by its deliberate absence. No detailed report has been given on this site for these reasons and, therefore, further information from the AECOM report cannot be supplied. It should be clearly outlined in the document that there is no such further information purely due to the rejection of this site specifically for its size. If the number of ‘possible houses’ for every other site as per the AECOM report is listed; then the fact that the AECOM specifically rejects Site 11 due to it “More than doubling the size of the Village” should also be noted. Quite simply, if the steering group were not able to agree on a uniform approach to presenting the remaining sites, additional information and context should have been provided to further inform the parish as to the differences in what is being displayed in the document.

**As a further example of this, the AECOM report notes reasoning behind its rejection of Site 17, it is noted that the access to the site would be inappropriate and insufficient and therefore the AECOM report does not offer further comment as it would be unnecessary. Again, the reasoning for the apparent lack of comment from AECOM on Site 17 is omitted from the document that is intended allow residents to come to an ‘informed decision’.**

Although the group have stated this document exists to allow people to make “informed decisions”, I do not believe that it is suitable for such a purpose. I am extremely concerned with the misleading information in this survey and the decisions that have been made in how it has been represented. There are demonstrable and egregious inconsistencies, numerically speaking, in the chosen ways in which data has been presented such that it produces, intentionally or otherwise, a bias.

Please may I have a copy of meeting minutes from 2020 to get a better understanding of how this survey has been put together?

**These are not available online and when I have inquired in the past with regards to meeting minutes I was told that, since these were virtual meetings over Zoom, there are no minutes.**

Additionally I have further questions that I am seeking clarification on:

What is the source of the archaeological information in the additional comments?

I ask this due to apparent inconsistencies between the document supplied to the parish and the AECOM report. For example, Site 9.1 was assessed within the AECOM report with regards 'heritage considerations' and 'known archaeology', this site assessed as having no archaeological significance and was therefore categorised 'green'. Despite this fact, the document provided to the parish has categorised site 9.1 as 'orange', stating that the "site is close to a number of finds of high status Roman and Iron Age material", it does not list the locations of these apparent sites. I am therefore inquiring as to the source of this information and the reasons for the apparent discrepancy between it and the AECOM report. There are similar discrepancies with numerous other sites which contradict the archaeological information in the AECOM report (for example: 9.1, CL1423, 9.2, CL3082). This presentation of archaeological significance also further relates back to my previously highlighted concern in that Sites 11, 17 and CL3083 are presented in the document provided to the parish as having no relevant archaeological information. The document fails to point out the fact that there is no information because the sites *were no assessed* by AECOM due to the fact that AECOM had determined the sites to be inappropriate.

Is there a report regarding the information given for these responses from West Lindsey?

In relation to Site 9.1 and the statement; "Contrary to Policy LP2 of CLLP. Would be ribbon development outside the core, shape, and form of Reepham." Is this intended to mean that "ribbon development", "outside the core shape and form of Reepham" etc. are the reasons that the site is in contravention of LP2? If this is the case I feel that explanations should be clearer, it should be explained what aspect of each policy each site contravenes etc. as not all (or likely even *many*) of the parishioners will have or be familiar with the CLLP policy documentation.

Due to the ongoing situation and the pressing times we all find ourselves in, I understand it is extremely difficult to get community engagement. With that being said as this stage of the process is so important and since the information provided is not correct, it should be examined as to how the steering group can present and explain this information to the community more appropriately and enable them to make the required "informed decision" with the correct information.

It should also be noted that I will be discussing these issues with the Parish Council and West Lindsey District Council while I await your response.

Many thanks

Vernon



From: Vernon Stuffins <[REDACTED]>  
Sent: 07 April 2021 19:35  
To: James O'Shaughnessy  
Subject: Re: Reepham Parish Council and Neighbourhood plan steering group.

Hi James, \*\*\* attached email correspondence 5 of 14

Many thanks for looking into this. If you are able to call Friday morning that would be great, my signal can be extremely poor but where I work on a Friday is normally ok for signal.

My number is [REDACTED]

Many thanks  
Vernon

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From: James O'Shaughnessy <[REDACTED]>  
Sent: 07 April 2021 08:49  
To: Vernon Stuffins <[REDACTED]>  
Subject: RE: Reepham Parish Council and Neighbourhood plan steering group.

Hello Mr Stuffins

I have made a few enquiries about the matter you raised and would like to have a quick chat with you either tomorrow or Friday. What is your contact number?

Thanks

James O'Shaughnessy

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From: Vernon Stuffins <[REDACTED]>  
Sent: 26 March 2021 14:45  
To: James O'Shaughnessy <[REDACTED]>  
Subject: Fw: Reepham Parish Council and Neighbourhood plan steering group.

**CAUTION:** External email, think before you click!

Hi James,

Please see my email below to Mr Robinson, I am aware he is leaving soon so might not have time to look at my email.

Are you able to respond and let me know you received this ok.

Many thanks  
Vernon Stuffins

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From: Vernon Stuffins  
Sent: 22 March 2021 16:28  
To: [alan.robinson@\[REDACTED\]](mailto:alan.robinson@[REDACTED]) <[REDACTED]>  
Subject: Reepham Parish Council and Neighbourhood plan steering group.

Dear Alan,

I was passed your name regarding some concerns I have with the Reepham Parish council and the Neighbourhood Steering Group.

My concerns are mainly focused around the continuity within/between the Steering Group of the Neighbourhood Plan and the Parish Council, and the information that has been portrayed to the parish by the Steering Group, specifically in relation to openness and transparency.

Firstly, upon joining the Steering Group members are made to sign the same Code of Conduct as the Parish council, this is a positive step towards ensuring impartiality within the group and a fair and consistent process. However, whereas Parish Council members are

allowed to remove themselves from votes/discussions in which they have a vested interest, members of the Steering Group were not afforded this same opportunity. Members of the steering group (myself included) who have put forward land for potential development were told that they *had* to leave the group, permanently. When the group were pushed as to evidence relating to the origin of this decision, none was forthcoming. This is in stark contrast to the process that has been applied within the Parish Council, despite the fact that both groups are (rightly) made to sign the same Code of Conduct and Terms of Reference. May I also put forward that a land tenant *has* been kept in the Steering Group (despite others in the same position being told that they *had* to step down), at the time this decision was explained as being due to the fact that the individual in question possessed useful insight with respect to running the financial side was needed.

In addition to this, two landowners who sit on the Parish Council were allowed to stay and vote on matters relating to opposing developments, despite the fact they clearly had opposing vested interests and despite the fact than anyone in a similar position within the Steering Group had been made to leave permanently. Again, given that members of both groups are rightly obliged to sign the same code of conduct, I would like to ask why there is such inconsistency in its application? In addition to the fact that these two land owners were allowed to remain and vote on land that was in direct opposition to their own interests, these two councillors have never even been asked to remove themselves from discussions despite a clear conflict of interests being present. Please see the parish council meeting minutes of July 2018, in which it is stated the council members and land owners have been present for the whole discussion and are asked for their comments. On only one occasion, in June 2018, did a councillor declare an interest and state that they also had land being put forward for development. If anything, the act that this councillor chose to step out at this single point only proves that they *were* aware of the fact it was dutiful to do so, and yet still neglected to do so on multiple other crucial occasions. Again, in a meeting during October 2020, a councillor was allowed to leave the discussion when it regarded their own land, I feel this perfectly sensible step should have equally been applied to the Neighbourhood Planning Committee, rather than forcing all other landowners (bar one) to step down.

How is it that two land owners may sit on the Parish Council and discuss and vote on land that is in opposition to their own, yet two land owners on the steering group are immediately forced to step down?

Due to the removal of people from the Steering Group, the group has had to reduce the number which is required for it to form a quorum.

The wording was stated:

**“Current wording:-**

"Decisions made by the Steering Group should normally be by consensus at Steering Group meetings. Where a vote is required each member shall have one vote. A minimum of **5** members shall be present where matters are presented for decisions to be taken. A simple majority vote will be required to support any motion. The Chairman shall have one casting vote." “

This was changed to:

**“Change requested:-**

Decisions made by the Steering Group should normally be by consensus at Steering Group meetings. Where a vote is required each member shall have one vote. A minimum of **50% of** members shall be present where matters are presented for decisions to be taken. A simple majority vote will be required to support any motion. The Chairman shall have one casting vote. “

In correspondence between the chair of the Neighbourhood Planning Committee and myself, the chair has stated there are no meeting minutes for the last year as “the meetings have simply been working groups to complete the Stage 1 Review which was, in the main, completed before the first lockdowns was in force, and to prepare this document for circulation.” Therefore, the reasoning behind a number of decisions that have been made with respect to a number of processes are not open or available to the parish.

With regards to the Stage 2 Review put forward by the steering group, although it has been pointed out that the information presented within it is not correct (which has, in some cases, been agreed to by the Steering Group), the process is still moving forward to the next stage without the Parish being informed of the inaccuracies in the information. I have emailed the Chairman of the Steering Group about the lack of important information and the inclusion of inaccurate information within the Stage 2 Review (as well as with regards the lack of meeting minutes for the past year) four times since January 2021 and as of the 22nd of March 2021 I am still yet to receive a reply to one specific point that I have raised, this is in relation to an apparent bias in the way that several sites are presented throughout the report. Although the group are (rightly) not allowed to alter information provided to them by external sources, they have still adapted given information in such a way so as to omit vital information.

Having been a parish member for the whole my life I feel it is vital that the parish are able to make decisions based on transparent and

correct information. Many members of the parish have tried to raise questions with the Steering Group, these have never been addressed and have often been dismissed out of hand. I therefore am writing to express my concerns with regards the openness and general conduct of the Steering Group.

If you would like to discuss these points further I am more than happy to have a Covid friendly meeting.

If there is someone else who would be better suited to deal with these concerns please do let me know.

Many thanks  
Vernon Stuffins

From: Cllr. A Welburn <[REDACTED]>  
Sent: 30 March 2021 17:55  
To: Vernon Stuffins  
Subject: RE: Reepham Steering Group and Parish Council

No problem, anytime.  
Anne

\*\*\* attached email correspondence 6 of 14

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From: Vernon Stuffins <[REDACTED]>  
Sent: 30 March 2021 17:53  
To: Cllr. A Welburn <[REDACTED]>  
Subject: Re: Reepham Steering Group and Parish Council

Hi Anne

Many thanks for our chat yesterday. I appreciate it.

Thanks  
Vernon

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From: Cllr. A Welburn <[REDACTED]>  
Sent: 29 March 2021 09:07  
To: Vernon Stuffins <[REDACTED]>  
Subject: RE: Reepham Steering Group and Parish Council

I am out today and not sure of return time, I have a meeting at 4pm and 7.eopm so will try about 6pm if that's OK/

Thanks  
Anne

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From: Vernon Stuffins <[REDACTED]>  
Sent: 29 March 2021 08:45  
To: Cllr. A Welburn <[REDACTED]>  
Subject: Re: Reepham Steering Group and Parish Council

Hi Anne

Many thanks for your reply. My number is [REDACTED] I am currently working around the village and my signal can be quite poor, are you able to give me a ring around dinner time 12.30-1.00 ish where I know I will be in a position to talk.

Thank you for forwarding the steering group concerns.

Many thanks  
Vernon

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From: Cllr. A Welburn <[REDACTED]>  
Sent: 29 March 2021 08:08  
To: Vernon Stuffins <[REDACTED]>  
Cc: Cllr. S England <[REDACTED]>  
Subject: RE: Reepham Steering Group and Parish Council

If you let me have your number I will give you a ring about the Parish Council rules and I will see if our Councillor representative Cllr. S. England can deal with the Neighbourhood Plan part.

Thanks  
Anne

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From: Vernon Stuffins <[REDACTED]>  
Sent: 28 March 2021 17:29  
To: Cllr. I Fleetwood <[REDACTED]> Cllr. A Welburn <[REDACTED]> Cllr. C Darcel <[REDACTED]>

# Subject: Reepham Steering Group and Parish Council

Dear Councillors,

As you have seen in the correspondence I have had with the Neighbourhood Planning Group, I have some concerns. My concerns are mainly focused around the continuity within/between the Steering Group of the Neighbourhood plan and Parish Council, and the information that has been portrayed to the parish by the Steering Group specifically the openness and transparency.

Firstly, upon joining the Steering Group members are made to sign the same Code of Conduct as the Parish council, this is a positive step towards ensuring impartiality etc. within the group. However, whereas Parish Council members are allowed to remove themselves from votes/discussions in which they have a vested interest, members of the Steering Group were not afforded this same opportunity. Members of the steering group (myself included) who have put forward land for potential development were told that they *had* to leave the group, permanently. When the group were pushed as to evidence relating to the origin of this decision, none was forthcoming. This is in stark contrast to the process that has been applied within the parish council, despite the fact that both groups are (rightly) made to sign the same Code of Conduct and Terms of Reference. May I also put forward that a land tenant *has* been kept in the Steering Group (despite others in the same position being told that they *had* to step down), at the time this decision was explained as being due to the fact that the individual in question possessed useful insight with respect to running the financial side was needed.

In addition to this, two landowners who sit on the Parish Council were allowed to stay and vote on matters relating to opposing developments, despite the fact they clearly had opposing vested interests and despite the fact than anyone in a similar position within the Steering Group had been made to leave permanently. Again, given that members of both groups are rightly obliged to sign the same code of conduct, I would like to ask why there is such inconsistency in its application? In addition to the fact that these two land owners were allowed to remain and vote on land that was in direct opposition to their own interests, these two councillors have never even been asked to remove themselves from discussions despite a clear conflict of interests being present. Please see the parish council meeting minutes of July 2018, in which it is stated the council members and land owners have been present for the whole discussion and are asked for their comments. On only one occasion, in June 2018, did a councillor declare an interest and state that they also had land being put forward for development. If anything, the act that this councillor chose to step out at this point only proves that they *were* aware of the fact it was dutiful to do so, and yet still neglected to do so on multiple other crucial occasions. Again, in a meeting during October 2020, a councillor was allowed to leave the discussion when it regarded their own land, I feel this perfectly sensible step should have equally been applied to the Neighbourhood Planning Committee, rather than forcing all other landowners (bar one) to step down.

How is it that two land owners may sit on the Parish Council and discuss and vote on land that is in opposition to their own, yet two land owners on the steering group are immediately forced to step down?

Due to the removal of people from the Steering Group, the group has had to reduce the number which is required for it to form a quorum.

The wording was stated:

## “Current wording:-

"Decisions made by the Steering Group should normally be by consensus at Steering Group meetings. Where a vote is required each member shall have one vote. A minimum of 5 members shall be present where matters are presented for decisions to be taken. A simple majority vote will be required to support any motion.

The Chairman shall have one casting vote." “

This was changed to:

## “Change requested:-

Decisions made by the Steering Group should normally be by consensus at Steering Group meetings. Where a vote is required each member shall have one vote. A minimum of **50% of** members shall be present where matters are presented for decisions to be taken. A simple majority vote will be required to support any

motion.

The Chairman shall have one casting vote. “

In correspondence between the chair of the Neighbourhood Planning Committee and myself, the chair has stated there are no meeting minutes for the last year as “the meetings have simply been working groups to complete the Stage 1 Review which was, in the main, completed before the first lockdowns was in force, and to prepare this document for circulation.” Therefore, the reasoning behind a number of decisions that have been made with respect to a number of processes are not open or available to the parish.

With regards to the Stage 2 Review put forward by the steering group, although it has been pointed out that the information presented within it is not correct (which has, in some cases, been agreed to by the Steering Group), the process is still moving forward to the next stage without the Parish being informed of the inaccuracies in the information. I have emailed the Chairman of the Steering Group about the lack of important information and the inclusion of inaccurate information within the Stage 2 Review (as well as with regards the lack of meeting minutes for the past year) four times since January and as of the 15th of March I am still yet to receive a reply to one specific point that I have raised, this is in relation to an apparent bias in the way that several sites are presented throughout the report. Although the group are (rightly) not allowed to alter information provided to them by external sources, they have still adapted given information in such a way so as to omit vital information.

Having been a parish member for the whole my life I feel it is vital that the parish are able to make decisions based on transparent and correct information. Many members of the parish have tried to raise questions with the Steering Group, these have never been addressed and have often been dismissed out of hand. I therefore am writing to express my concerns with regards the openness and general conduct of the Steering Group.

If you would like to discuss these points further I am more than happy to have a Covid friendly meeting.

Many thanks

Vernon Stuffins

From: Vernon Stuffins <[REDACTED]>  
Sent: 21 May 2021 13:52  
To: Nigel Hewerdine  
Cc: cllr.i.fleetwood@[REDACTED]; cllr.c.darcel@[REDACTED]; Nev.Brown@[REDACTED]; [REDACTED]; clerk.reephampc@[REDACTED]; Cllr. A Welburn  
Subject: Re: Response  
Attachments: Letter to Vernon Stuffins April 2021.pdf

Hi Nigel, \*\*\* attached email correspondence 7 of 14

Many thanks for your reply dated the 6th of May, I continue to appreciate all the work the Steering Group have done on the neighbourhood plan.

As mentioned previously, I do not think we will agree on the presentation of certain sites and on whether or not this information has been presented to the village in a clear and honest matter, however I have now raised my concerns. I would say that if "highly unreliable" information, as you have stated in Point 1 of your reply, was different between the AECOM submission and Stage 2 review then this should have been highlighted for parishioners. The Neighbourhood steering group are there to provide an impartial view, and the intention of the Stage 2 Review was to provide that view within one document. Obtaining a whole and complete view shouldn't be reliant on parishioners having gone to 'public meetings' or 'invitations' with regards to individual sites. The Stage 2 Review and the Steering Group as a whole exists to nullify the necessity of individual site visits as a prerequisite to forming a complete and informed view. The AECOM report lists what they have deemed to be possible with regards housing numbers that might be included on each site, this is not necessarily what the land owner intends, hence your numbered index (which includes the numbers of houses that AECOM indicate *could* fit, alongside that which the land owner has put forward), this method of presentation has been preferentially omitted for sites 11 and 17 despite having been used on every other site.

Additionally, I have been seeking responses to the following questions now for approximately 2 months and would therefore appreciate a response:

-Does the neighbourhood planning group not feel that it is important to inform the village that this site was rejected, due to its size. Is this not information the village would appreciate? Although you are saying you have said "site no assessed" in according to the AECOM report, you have still failed to provide the extra information which I am sure the Parish would have welcomed. This process is about honesty, not the selective presentation of information.

-Due to the requirements with regards openness and transparency of the group, is the group looking to do an open presentation or meeting on Teams/Skype etc., something which the majority of parishioners will have access to, in order to keep the village informed? Any engagement with the village would be greatly appreciated and would be an improvement from the current situation.

-Is there any reasoning behind the omission of the pertinent pieces of information outlined, the meeting minutes outlining the reasoning behind these sorts of decisions would be invaluable to ensure impartiality and transparency, to ensure all parishioners are able to follow the process of why and how these decisions are made.

-Has the full village Character Assessment ever been released to the village in order to allow the parishioners to be able to form their own assessment? As opposed to the more limited information given in the *Stage 2 Review*? Now we are reaching the point at which the draft of the planning is to be moved forward was there any point doing the Character Assessment if it was to never be released to the village?

-Can you also inform me where I might find the AECOM report online? It is stated in the Stage 2 Review that it should be located under the 'Neighbourhood Planning' section of the Reephams Parish Council website however I am unable to find it. Using the search function on the same website similarly yields no results, is there any way that the parishioners would be able to find this? Had this AECOM report been available easily to the community this could have changed their views in the face of the full picture, as opposed to the snippets they have been presented with.

Regards and thanks again  
Vernon

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From: Nigel Hewerdine <[REDACTED]>  
Sent: 06 May 2021 18:14  
To: Vernon Stuffins <[REDACTED]>  
Cc: [cllr.i.fleetwood@\[REDACTED\]](mailto:cllr.i.fleetwood@[REDACTED]); [cllr.c.darcel@\[REDACTED\]](mailto:cllr.c.darcel@[REDACTED]); [Nev.Brown@\[REDACTED\]](mailto:Nev.Brown@[REDACTED]); [Nev.Brown@\[REDACTED\]](mailto:Nev.Brown@[REDACTED]); [clerk.reephampc@\[REDACTED\]](mailto:clerk.reephampc@[REDACTED]); [clerk.reephampc@\[REDACTED\]](mailto:clerk.reephampc@[REDACTED])  
Subject: Response

Vernon,  
  
Please attached, our latest response. Again, please accept my apologies for the time this has taken.  
  
Regards,

**Nigel Hewerdine**  
[REDACTED]



 **Consider the environment. Please don't print this e-mail unless you really need to.**

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21<sup>st</sup> April 2021

Vernon Stuffins  
[Redacted]  
Vernon Stuffins  
Southlands  
Moor Lane  
Reepham

Dear Mr Stuffins,

We have, over the past 3 months, received communications from yourself expressing your various concerns over the activities of the Reepham Neighbourhood Plan Steering Group. In most cases we have responded by means of explanation and in some cases correction. This has been responded to further by yourself re-making the same points in a different way.

In response to your recent e-mail, our final statement on this matter;-

1. The 14 Hectare submission for site 11 included a significant (and stated) proportion of the site for NON-development use which renders the desktop review statement highly unreliable. The RNPSG will never submit any view on the suitability or scale of the site ACTUALLY submitted for development, but aims to seek the viewpoint of the wider community- who have been made aware of the landowners intentions through our own Public meetings and invitations to visit the site- in addition to the information provided in the Stage 2 Household feedback form..

2. Aecom report executive summary states at the top of Page 6:-

**"The site assessment** has found that of the **19 sites assessed** (original 35) there are 14 sites that would be appropriate for allocation in the neighbourhood plan, and which would meet Reepham's identified housing need (48 dwellings), with the potential between them to provide approximately 350 to 430 net new dwellings."

Please note that sites 11 and 17 were not included in the list of these "19 sites assessed"

In exactly the same manner, Reference by the RNPSG to "Site assessment" and "sites assessed or "site not assessed" has been done in an identical manner.

The RNPSG demands that all landowners have fair and equitable treatment. The promotion of incorrect, inaccurate or unreliable influencing statements from opposing landowners will not be supported.

I feel that we have now responded to your points made and whilst I respect your right to disagree, our statements above and those previously submitted to you stand as our

position. All comments received are important to us and whilst we may have differing viewpoints, your comments / complaints are logged so please do not think that we are not listening to you. We cannot change the path we have taken to date but will use all constructive comments received to help shape our future decision making.

Yours Sincerely,

**Nigel Hewardine**  
**Steering Group Chairman**



From: Vernon Stuffins <[REDACTED]>  
Sent: 05 March 2021 14:52  
To: Nigel Hewerdine  
Cc: reephamndp; Cllr.A.Welburn [REDACTED]; Cllr.I.Fleetwood [REDACTED];  
Cllr.C.Darce [REDACTED]; clerk.reephampc@[REDACTED]  
Subject: Re: Response to points raised  
Attachments: Letter to Vernon Stuffins Feb 2021.pdf; Draft Minutes of the RNPG steering group 15-7-19.pdf

Hi Nigel,

\*\*\* attached email correspondence 8 of 14

Many thanks for your reply.

I have re-added the members of the various Councils on to this reply as they were omitted from your previous two correspondences.

I appreciate and fully support the points made with regards data representation with respect to the discrepancies in the way in which the plot size/number of houses is represented. The manner in which data is presented, be it from the AECOM report or the LCC archaeology report clearly cannot be given treatment or alteration by yourselves, regardless of context or intent, in order to attempt to reduce the possibility of bias, intentional or otherwise. However, I must still contend that my points have not necessarily been addressed by your response. In particular, in my view; vital information has been removed relating to Sites 11 and 17 in the Stage 2 Review. I would suggest that the omission of information/data has the potential to be just as impactful as the act of altering the manner in which data is presented. Removal/omission of information is, in and of itself, modification of that information, information in this case that was provided within the AECOM report. Simply stating (as I have previously outlined without reply) "Site not assessed by AECOM" is not an accurate representation of what AECOM commented with regards the sites. The fact that AECOM, in their own words, have printed; "Site rejected and therefore detailed assessment not required" is crucially important information for the parishioners to have in order to form an informed opinion. AECOM's continued comments, for example this one in relation to Site 11; "the site if developed would more than double the size of the village" are also omitted. I feel, and think that you must surely understand, that the omission of this information from the AECOM report represents, in its own way, a modification of it. Indeed, the statement in isolation; "site not assessed by AECOM" is not only misleading, but arguably false. The sites WERE assessed by AECOM, they were simply rejected by them at the earliest opportunity. These two things; simply 'not being assessed' vs a detailed assessment being deemed unnecessary, are not the same.

I would then further raise my previously unaddressed issue with regards the presentation of these "un-assessed" sites with the 'blue' colouration used. The change in colouration of these sites from 'red' would indicate that they are different from the other rejected sites and, of course, they are; they were deemed by AECOM to be LESS suitable than the sites categorised as "red" in the Stage 2 Review, hence the further assessment was deemed superfluous. Please see below Figures 1 and 2 which demonstrate the difference between the information AECOM provided and information put forward in the Stage 2 Review. In your response to me you yourselves have stated that "Sites 11 and 17 were not assessed by AECOM due to them not passing the initial desktop stage of the independent assessment." Just this statement alone is a much more detailed explanation than has been offered to the parish in the Stage 2 Review. I absolutely fully endorse your comment that, "We are following the principle of presenting the information provided by others without treatment by the steering group to ensure impartiality." but I would raise issue as to whether or not the principal has been followed to the degree required.

To put it somewhat more pertinently, you have stated that you "are obliged to replicate this information word for word without treatment in any shape or form to ensure impartiality." However I fail to understand how changing AECOM's response of "Site rejected and therefore detailed assessment not required" to simply; "site not assessed by AECOM" fulfils this obligation.

Does the neighbour hood planning group not feel that it is important to inform the village that this site was rejected, due to its size. Is this not information the village would appreciate?

With regards to the meeting on 4/7/19, the reason that was given to me at the time with regards a Councillor being allowed to present at their stand, despite it having been made clear that this would not be allowed, was that "There were not enough members of the steering group to step in and address that situation." If land owners were told to not stand by their boards, which they were, the steering group should have stepped in to address this as it was happening. If everyone stood by their boards presenting their information then there would have been no room for the parish to move around the area. The continuity on this matter has not been present and uniform throughout to all land owners. I must ask as to why this was enforced for the majority of the site owners but *not* enforced for the land owner who also sits on the Parish Council, who was allowed to stand at their table and present information to the parishioners with regards their site, along side their consultant?

I also asked some previous questions which were not addressed in your response these are as follows:

-Due to the requirements with regards openness and transparency of the group, is the group looking to do an open presentation or meeting on Teams/Skype etc., something which the majority of parishioners will have access to, in order to keep the village informed? Any engagement with the village would be greatly appreciated and would be an improvement from the current situation.

-Is there any reasoning behind the omission of the pertinent pieces of information outlined, the meeting minutes outlining the reasoning behind these sorts of decisions would be invaluable to ensure impartiality and transparency.

-Has the full village Character Assessment ever been released to the village in order to allow the parishioners to be able to form their own assessment? As opposed to the more limited information given in the *Stage 2 Review*?

Regards and thanks again  
Vernon

Figure 1: AECOM assessment

Ref CFS	Ref SHL AA	Site Location	Gross area (Ha)	AECOM desktop assessment findings	Result of desktop assessment stage
11	n/a	Land to West of Fiskerton Road, Reepham, Lincoln	14	The site, if developed, would more than double the size of the village, which is contrary to the NPPF paragraph 127 c) and d). Therefore, the site is not suitable for development based on national and local policy.	Site rejected (i.e. does not now require allocation) and therefore detailed assessment not required
17	n/a	Leigh Farm, Fiskerton Road, Reepham, LN3 4EB	1.27	This potential site could only be accessed off narrow private access with poor visibility at junction. The site is therefore not suitable for development as it is not accessible, with little potential for mitigation.	Site rejected and therefore detailed assessment not required

Figure 2: The Stage 2 review.

## Site 11 – Land to West of Fiskerton Road

Proposed use: Housing, education, open space and Play areas

Proposed Number of dwellings<sup>(2)</sup>: up to 76

### AECOM Site assessment

*Site not assessed by AECOM*

### Comments by West Lindsey Planning on this site

Site should not be rejected. The north east part of site should be considered for allocation. The opportunity to develop this site with site 17 with shared access from Fiskerton Road should be explored. (WLDC)

### Additional comments

None

## Site 17 – Leigh Farm, Fiskerton Road

Proposed use: Housing

Indicative Number of dwellings<sup>(1)</sup>: 1.27 Ha site only

### AECOM Site assessment

*Site not assessed by AECOM*

### Comments by West Lindsey Planning on this site

Site should not be rejected. Access problem could possibly be resolved if site was developed with the north east part of Ref 11 with shared access off Fiskerton Road. (WLDC)

### Additional comments

None

From: Nigel Hewerdine <[REDACTED]>  
Sent: 28 February 2021 19:50  
To: Vernon Stuffins <[REDACTED]>  
Cc: reephamndp <[REDACTED]>  
Subject: Response to points raised

Vernon,

Please find attached, our response along with relevant documents.

Regards,

Nigel Hewerdine  
[REDACTED]



[REDACTED]  
26<sup>th</sup> February 2021

Vernon Stuffins  
[REDACTED]  
Vernon Stuffins  
Southlands  
Moor Lane  
Reepham

Dear Vernon,

Following your e-mails to me on the 28<sup>th</sup> January and 18<sup>th</sup> February, I can now respond as below after some review and checking.

E-mail dated 28<sup>th</sup> January 2021.

I acknowledge your initial statement regarding the percentage error and your agreement that the effect is limited given the current thresholds in development numbers.

Your second point however makes an unfortunate assumption. You have compared the colour coding of sites 11 and 17 and compared this to site 15.3. This is not correct. Sites 11 and 17 were not assessed by AECOM due to them not passing the initial desktop stage of the independent assessment. Site 15.3 passed this stage and was fully assessed. Therefore, the information for sites 11 and 17 is presented differently to that of site 15.3 within our document. We are following the principle of presenting the information provided by others without treatment by the steering group to ensure impartiality.

E-mail dated 18<sup>th</sup> February 2021

As touched on above, our recent document collates information supplied by various parties in the form of Independent Assessment or Statutory Authority comment. We are obliged to replicate this information word for word without treatment in any shape or form to ensure impartiality. The data has been received in a non-standardised format unfortunately, but we are unable to modify the data in any way whatsoever as this would bring into question the whole process. Your example of potential housing numbers / area does highlight this and despite us being capable of making such calculation to fill in the gaps we do not feel this is appropriate. The data should be respected in its original form, from its particular source.

Your point regarding the public meeting of 4/7/2019 has been raised and addressed previously. Some site owners asked if they could supply information to go alongside the information provided by the Steering Group. This was permitted but the proviso was that the information was not to overwhelm the Steering Group information. We said that site owners could be present but asked for no "hard sell" to be employed.

During that public meeting, site owners were present and were on hand to answer questions to help inform residents. It was impossible to police every single interaction on that evening. I know you had issue with the events of that meeting, and we spoke in the subsequent Steering Group meeting (held on 15/7/19) about this. I am disappointed that this has been dragged up again now, some 18 months later. I have included a copy of the minutes from that particular meeting which makes reference to your point in item 4.

It was not the right time or place on the public meeting of 4/7/19 for you to present your local Archaeological information. It was extremely tight for space on the evening and allowing a site owner to present information which could include references to other sites in the process is simply not acceptable.

I have now sent you the Archaeological information as requested. This is the data received from Lincolnshire County Council and is the only source data that we can use in this field for this process. I acknowledge your wealth of knowledge in this particular subject but must re-affirm that we can only use the data supplied by LCC. For the record, you were sent this information back on 13/06/19 by e-mail as were all site owners.

I fully respect your opinions and all comments received into the Steering Group are taken into consideration going forward. We must, however, always view comments in context and verify the validity of all statements made.

Thank you for your interest in the Reepham Neighbourhood Plan.

Yours Sincerely,

**Nigel Hewerdine**  
**Steering Group Chairman**



# Minutes of the Reepham Neighbourhood Plan

## Steering group meeting

### Monday 15<sup>th</sup> July 2019

#### Parish Church Reepham



1. **Attendance:** N Hewerdine, M Robinson, J Good, V Stuffins, , M Twort, C Wilson and D World: L Carder & S Gee  
Apologies, C Jones.  
Welcome: was given to all including 1 Observer.
2. **Minutes of last meeting** were approved as a true record with outstanding actions as detailed in these minutes.
  - **Review of outstanding actions.** CIL payments update was given- payments to Parish Councils had been paid. The directing of all CIL payments was temporarily diverted to Lincoln bypass funding until the end of June.
  - **Communication of next steps including timescales.**  
The need of an updated project plan was identified. (Action Steering group)
3. **Updates.**
  - A letter of resignation had been received from K Thoy. Action NH to write a reply addressing the remarks made in the letter.
  - **Treasurer's Update.** The treasurer requested the invoice for easels and additional hiring/refreshments. Further cists would be required for Character assessment printing.
  - **Current progress** – Feedback from site owners and statutory Authorities The next steering group meeting would be used to reassess further engagement needs.
  - **Statutory Authorities** An update was given of the responses to the Aecom report. A summary document had been prepared. DW was asked to circulate this to the group prior to its placement on the Parish website.
4. **Public Meeting**
  - **Feedback from 2 sessions.** Aproximately 90 people had attended the 2 public meetings. Comments were received about borrowing easels, some landowners having more than 1 A3 sheet of information and the presence of 1 consultant. There was general agreement that no landowner had gained advantage nor any other landowner disadvantaged. It was expressed that residents were better informed as a consequence.
  - **Arrangements for planned feedback meetings**  
27/7/19 - morning, 14/8/19 – evening and 28/8/19 – afternoon. **Flyer** to be circulated and commented on within 24 hours. Action NH  
**Printing** to be undertaken on Weds **Action MR**
5. **Landowner consultations.**  
2 meetings had been arranged by the chair VS and JG to be undertaken first. 2 different members of the steering group were appointed to accompany the Chair to each meeting.  
The need for a pro-forma with specified content of the meetings was identified, but not agreed.  
Any records of such meetings could be the subject of a freedom of information request and such content was to be made available.
6. **Site records and evidence base 10 mins**
  - **1st discussions around the table.** It was agreed that a file would be kept for each site.
7. **Other Business.**
  - **Observers comments & questions.** None
  - **Date of next Steering Group meeting.** 19/8/19 19:00 **Future bookings required** – at least until December 2019. **Action DW**
  - **Date of interim working group** - postponed until after next SG meeting.



- **Reepham news.** Combined July/August edition. Deadline for next submissions 9/8/19 Publishing of a feedback deadline required
- **Social media.** NH to take over Admin.

From: Vernon Stuffins <[REDACTED]>  
Sent: 26 March 2021 14:40  
To: Nigel Hewerdine  
Cc: reephamndp; Cllr.A.Welburn@[REDACTED]; Cllr.I.Fleetwood@[REDACTED]; Cllr.C.Darce@[REDACTED]  
clerk.reephampc@[REDACTED]; Nev Brown  
Subject: Re: Response to points raised

Hi Nigel,

\*\*\* attached email correspondence 9 of 14

Many thank for your reply. I look forward to hearing from you.

Thanks  
Vernon

---

From: Nigel Hewerdine <[REDACTED]>  
Sent: 26 March 2021 14:09  
To: Vernon Stuffins <[REDACTED]>  
Cc: reephamndp <[REDACTED]>; Cllr.a.welburn@[REDACTED]; Cllr.i.fleetwood@[REDACTED]; Cllr.c.darce@[REDACTED]; Cllr.C.Darce@[REDACTED]; clerk.reephampc@[REDACTED]; <clerk.reephampc@[REDACTED]>; Nev Brown <[REDACTED]>  
Subject: RE: Response to points raised

Vernon,

Please accept my apologies. I'm currently working 7 days a week early till late so behind with lots of things.

I'll endeavour to respond over the weekend.

Regards,  
**Nigel Hewerdine**  
Project Manager

[REDACTED]

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From: Vernon Stuffins <[REDACTED]>  
Sent: 26 March 2021 13:38  
To: Nigel Hewerdine <[REDACTED]>  
Cc: reephamndp <reephamndp@[REDACTED]>; Cllr.a.welburn@[REDACTED]; Cllr.i.fleetwood@[REDACTED]; Cllr.c.darce@[REDACTED]; clerk.reephampc@[REDACTED]; Nev Brown <Nev.Brown@[REDACTED]>  
Subject: Re: Response to points raised

Hi Nigel,

Hope your well.

I just wondered if you have had time to respond to my previous email on 5/3.

Thanks  
Vernon

---

From: Nigel Hewerdine <nigel.hewerdine@[REDACTED]>  
Sent: 11 March 2021 20:56  
To: Vernon Stuffins <[REDACTED]>  
Cc: reephamndp <[REDACTED]>; Cllr.a.welburn@[REDACTED]; Cllr.A.Welburn@[REDACTED]; Cllr.i.fleetwood@[REDACTED]; Cllr.c.darce@[REDACTED]; clerk.reephampc@[REDACTED]; <clerk.reephampc@[REDACTED]>; Nev Brown <[REDACTED]>  
Subject: RE: Response to points raised

Vernon,

I'm hoping to review properly on Sunday this week and circulate draft response to the group. In all likelihood you will get a response mid to late next week.

Regards,

**Nigel Hewerdine**

[REDACTED]



11	n/a	Land to West of Fiskerton Road, Reepham, Lincoln	14	The site, if developed, would more than double the size of the village, which is contrary to the NPPF paragraph 127 c) and d). Therefore, the site is not suitable for development based on national and local policy.	Site rejected (i.e. does not now require allocation) and therefore detailed assessment not required
17	n/a	Leigh Farm, Fiskerton Road, Reepham, LN3 4EB	1.27	This potential site could only be accessed off narrow private access with poor visibility at junction. The site is therefore not suitable for development as it is not accessible, with little potential for mitigation.	Site rejected and therefore detailed assessment not required

Figure 2: The Stage 2 review.

**Site 11 – Land to West of Fiskerton Road**

**Proposed use:** Housing, education, open space and Play areas      **Proposed Number of dwellings<sup>(2)</sup>:** up to 76

**AECOM Site assessment**  
*Site not assessed by AECOM*

**Comments by West Lindsey Planning on this site**  
 Site should not be rejected. The north east part of site should be considered for allocation. The opportunity to develop this site with site 17 with shared access from Fiskerton Road should be explored. (WLDC)

**Additional comments**  
 None

**Site 17 – Leigh Farm, Fiskerton Road**

**Proposed use:** Housing      **Indicative Number of dwellings<sup>(1)</sup>:** 1.27 Ha site only

**AECOM Site assessment**  
*Site not assessed by AECOM*

**Comments by West Lindsey Planning on this site**  
 Site should not be rejected. Access problem could possibly be resolved if site was developed with the north east part of Ref 11 with shared access off Fiskerton Road. (WLDC)

**Additional comments**  
 None

From: Nigel Hewerdine <[redacted]>  
 Sent: 28 February 2021 19:50  
 To: Vernon Stuffs <[redacted]>  
 Cc: reephamndp <[redacted]>  
 Subject: Response to points raised

Vernon,

Please find attached, our response along with relevant documents.

Regards,

Nigel Hewerdine  
 [redacted]

From: Vernon Stuffins <[REDACTED]>  
Sent: 09 April 2021 09:59  
To: Nigel Hewerdine  
Cc: reephamNDP@[REDACTED]; clerk.reephampc@[REDACTED]; Nev Brown;  
cldr.i.fleetwood@[REDACTED]; Cllr.a.welburn@[REDACTED]; cldr.c.darcel@[REDACTED]  
Subject: Re: Response to your points raised  
Attachments: Neighbourhood Planning website.png

\*\*\* attached email correspondence 10 of 14

Hi Nigel,

Many thanks for your reply.

As I am sure you understand, I have brought these concerns to your attention as I want to make sure the community have been able to make the best, most informed decision for the future of the village and that the openness and transparency of the group is always placed above all else.

I appreciate you looking into my concerns with regards the way in which Site 11 and Site 17 have been portrayed to the community and I appreciate that the Stage 2 document was intended to give a summary of the gathered expert documents in a way in which the parishioners could use it to make an open and informed decision.

I appreciate you are not able to display "all" information from multiple sources, this would entirely negate the purpose of the review itself, I feel however that you are not necessarily fully addressing my point. The fact that AECOM has determined that a number of sites are unfit for development as they directly contravene both national and local policy is exceptionally pertinent information that has been withheld from parishioners. Whether this fact is stated within section 3.1 of the AECOM report (the so-called 'Desktop Review') or 3.2 of the AECOM report (the 'Summary of Detailed Site Appraisals') bears no relevance to the criticality of the fact itself. The fact that the "AECOM Site Assessment" section within the Stage 2 Review contains a box large enough to contain this information (plus any further points of note) and yet it is not used to do so is a salient point I feel should not be overlooked. The statement 'Site not assessed by AECOM', used in isolation as it is within the Stage 2 Review, is not misleading; it is false. The Stage 2 Review makes no written distinction between sections 3.1 or 3.2 of the AECOM assessment, it does not reference the fact that a two stage review process was used to remove the least suitable sites at the first hurdle. I do not feel that justifying the omission of some of the most critical information in the report through the apparently arbitrary decision to only reference one section of the assessment whilst withholding information from a related section provides clear enough justification for the decision. I feel the magnitude of the decision is in direct proportion to the magnitude of the information that is being presented (or, of course, not presented); had this decision been made in relation to information that was less integral to the overall assessment of the sites then it would likely not be the point of considerable contention that it clearly is. As it is, its an omission of a small amount of data that has disparately wide ranging implications, something that I'm sure could have been easily overlooked during the drafting of the document.

Are you able to provide me any minutes as to when the decision to omit the "Desktop Site Review" was made?

To review the presentation of the information an alternate way; the information presented within the Stage 2 Review is titled simply "AECOM Site Assessment", this is the same titled used to head section 3 of the AECOM report; 'Site Assessment'. Within the AECOM section we then see subheading 3.1; "Desktop Review of Sites Against National and Local Policy" and section 3.2; "Summary of Detailed Site Appraisals". If only section 3.2 was being presented in the Stage 2 Review then I feel this should have been voiced correctly, again this feeds back into the falseness of the statement "Site not assessed by AECOM". With respect to bullet point '4' of your reply; I think that whether or not there is 'equivalence' between a desktop review and a detailed site review does not address the point, 'equivalence' between the two is not relevant to the issue that is being presented. Only sites that passed the initial 'desktop review' against national and local policy could advance to the 'detailed site assessment', there is clearly not equivalence between the two stages; if they were equivalent then there would be need for only one stage as each would render the other redundant. The very fact that they are *not* equivalent merely serves to enforce the importance of the information from *both*.

With regards to bullet point '3' of your reply I whole heartedly agree that the community do have access to the whole report *if* they are in a position to be able to find it online. I wish to point out that I have visited the Reepham Parish Council website (the location you have listed that the AECOM report is accessible) and I am unfortunately unable to locate it. Navigating to the 'Neighbourhood Planning' section of the site (as instructed) details a number of documents however the independent site report is not one of them. I do also have doubts as to whether having a limited number of paper copies that might be 'borrowed' by parishioners is the most effective way of ensuring that the report is being seen, especially during a pandemic (as a secondary aside to this point; nowhere in the Stage 2 Review does it state that a physical copy of the AECOM report is available to parishioners who wish to read it). The fact that, in the ways outlined, the AECOM report is not widely available to parishioners simply renders the omission of the information that has been noted considerably more troubling.

Regarding point '11' of your reply, the Stage 2 Review presents an index regarding notes on the number of dwellings as follows:

- "(1) Indicative number of dwellings defined by AECOM and is calculated from the area of a site submitted at a concentration of 23.9-30 dwellings per Hectare.*
- (2) Proposed number of dwellings is that which was given by landowners in their call for sites submission.*
- (3) Indicated number of dwellings given by landowner subsequent to submission and assessment."*

With respect to this may I inquire as to why, although the size for site 17 (for example) is listed in the Stage 2 Review review as 1.27 Ha (as per the *Desktop Review* section of the AECOM report), but that the size for site 11 (for example) is *not* listed, despite the fact that it is given in the same section of the AECOM report as 14 Ha?

Maybe simply a paragraph at the beginning of the document explaining some of these points would have sufficed to allay some of the concerns I have raised. The fact that the results presented are from only the "Detailed Site Appraisal", and how and why the "Desktop Review" leads into the "Detailed Site Appraisal" for example could have easily been addressed. The obligation to "Replicate information word for word without treatment in any shape or form to ensure impartiality" is not necessarily applied in the manner or spirit that would be expected with regards to the omission of the "Desktop Review" information, an omission that may have been acceptable and understandable had it simply been explained to the parishioners within the document.

To conclude, I think it's clear that we are not likely to agree with respect to the ways in which certain data has been presented to the community. However, it is also clear that the information that has been specifically chosen to be 'consistent' does not necessarily give the full picture to those it is intended to inform. It has been chosen (as, to some degree, it *must* of course be chosen) without explanation as to how or why these decisions have been made, particularly with respect to the very fact itself that the information presented is not the entirety of the information source that was used to formulate it (i.e the AECOM site assessment). It is clear that "Site not assessed

by AECOM” is, as has been demonstrated, an incorrect statement. It is clear that the information that is being presented does not fulfil the criteria required to constitute openness or transparency to the community with respect to the community, although I would like to make clear that I don't wish to imply that this unfortunate circumstance is a result of any deliberate intent on your part when formulating the document.

Just a few further points, your reply failed to address a few questions from my previous email, please see below:

- Does the neighbour hood planning group not feel that it is important to inform the village that this site was rejected, due to its size. Is this not information the village would appreciate?
- Due to the requirements with regards openness and transparency of the group, is the group looking to do an open presentation or meeting on Teams/Skype etc., something which the majority of parishioners will have access to, in order to keep the village informed? Any engagement with the village would be greatly appreciated and would be an improvement from the current situation. In the recent handout from the Steering group it was asked how you could communicate to the village during this time.
- Is there any reasoning behind the omission of the pertinent pieces of information outlined, the meeting minutes outlining the reasoning behind these sorts of decisions would be invaluable to ensure impartiality and transparency.
- Has the full village Character Assessment ever been released to the village in order to allow the parishioners to be able to form their own assessment? As opposed to the more limited information given in the *Stage 2 Review*? Now we are near the process of a draft of the planning going forward was there any point doing the Character Assessment if it was to never be realised to the village?
- Can you also inform me where I might find the AECOM report online? It is stated in the Stage 2 Review; it should be located under the 'Neighbourhood Planning' section of the Reepham Parish Council website however I am unable to find it. Using the search function on the same website similarly yields no results. Please see attached image.

Regards and thanks again  
Vernon

---

From: Nigel Hewerdine <[redacted]>  
Sent: 06 April 2021 15:26  
To: Vernon Stuffins <[redacted]>  
Cc: reephamNDP@[redacted] <reephamNDP@[redacted]>; clerk.reephampc@[redacted] <clerk.reephampc@[redacted]>; Nev Brown <Nev.Brown@[redacted]>; clr.i.fleetwood@[redacted] <clr.i.fleetwood@[redacted]>; Cllr.a.welburn@[redacted] <Cllr.a.welburn@[redacted]>; cllr.c.darcel@[redacted] <cllr.c.darcel@[redacted]>  
Subject: Response to your points raised

Vernon,  
Please see attached our response to your points raised.

Please accept my sincere apologies for the time this has taken. This has been mainly down to my own workload in and out of work.

Regards,  
**Nigel Hewerdine**

[redacted signature block]

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# Neighbouring Planning

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**A Neighbourhood Development Plan** has been registered with WLDC as being under production. This has now been approved and a Designation Statement is available for viewing below.

[Adopted Terms of Reference for Steering Group](#)

[Business Questionnaire V1](#)

[Parish Boundary-Reepham](#)

[Questionnaire Result Summary Public Meeting](#)

[Reepham Approval Letter](#)

[Reepham designation statement-July 2017](#)

[Central Lincolnshire Local Plan](#)



From: Vernon Stuffins <[REDACTED]>  
Sent: 21 May 2021 13:52  
To: Nigel Hewerdine  
Cc: cllr.i.fleetwood@[REDACTED]; cllr.c.darcel@[REDACTED]; Nev.Brown@[REDACTED]; [REDACTED]; clerk.reephampc@[REDACTED]; Cllr. A Welburn  
Subject: Re: Response  
Attachments: Letter to Vernon Stuffins April 2021.pdf

Hi Nigel, \*\*\* attached email correspondence 11 of 14

Many thanks for your reply dated the 6th of May, I continue to appreciate all the work the Steering Group have done on the neighbourhood plan.

As mentioned previously, I do not think we will agree on the presentation of certain sites and on whether or not this information has been presented to the village in a clear and honest matter, however I have now raised my concerns. I would say that if "highly unreliable" information, as you have stated in Point 1 of your reply, was different between the AECOM submission and Stage 2 review then this should have been highlighted for parishioners. The Neighbourhood steering group are there to provide an impartial view, and the intention of the Stage 2 Review was to provide that view within one document. Obtaining a whole and complete view shouldn't be reliant on parishioners having gone to 'public meetings' or 'invitations' with regards to individual sites. The Stage 2 Review and the Steering Group as a whole exists to nullify the necessity of individual site visits as a prerequisite to forming a complete and informed view. The AECOM report lists what they have deemed to be possible with regards housing numbers that might be included on each site, this is not necessarily what the land owner intends, hence your numbered index (which includes the numbers of houses that AECOM indicate *could* fit, alongside that which the land owner has put forward), this method of presentation has been preferentially omitted for sites 11 and 17 despite having been used on every other site.

Additionally, I have been seeking responses to the following questions now for approximately 2 months and would therefore appreciate a response:

-Does the neighbourhood planning group not feel that it is important to inform the village that this site was rejected, due to its size. Is this not information the village would appreciate? Although you are saying you have said "site no assessed" in according to the AECOM report, you have still failed to provide the extra information which I am sure the Parish would have welcomed. This process is about honesty, not the selective presentation of information.

-Due to the requirements with regards openness and transparency of the group, is the group looking to do an open presentation or meeting on Teams/Skype etc., something which the majority of parishioners will have access to, in order to keep the village informed? Any engagement with the village would be greatly appreciated and would be an improvement from the current situation.

-Is there any reasoning behind the omission of the pertinent pieces of information outlined, the meeting minutes outlining the reasoning behind these sorts of decisions would be invaluable to ensure impartiality and transparency, to ensure all parishioners are able to follow the process of why and how these decisions are made.

-Has the full village Character Assessment ever been released to the village in order to allow the parishioners to be able to form their own assessment? As opposed to the more limited information given in the *Stage 2 Review*? Now we are reaching the point at which the draft of the planning is to be moved forward was there any point doing the Character Assessment if it was to never be released to the village?

-Can you also inform me where I might find the AECOM report online? It is stated in the Stage 2 Review that it should be located under the 'Neighbourhood Planning' section of the Reephams Parish Council website however I am unable to find it. Using the search function on the same website similarly yields no results, is there any way that the parishioners would be able to find this? Had this AECOM report been available easily to the community this could have changed their views in the face of the full picture, as opposed to the snippets they have been presented with.

Regards and thanks again  
Vernon

---

From: Nigel Hewerdine <[REDACTED]>  
Sent: 06 May 2021 18:14  
To: Vernon Stuffins <[REDACTED]>  
Cc: [cllr.i.fleetwood@\[REDACTED\]](mailto:cllr.i.fleetwood@[REDACTED]); [cllr.i.fleetwood@\[REDACTED\]](mailto:cllr.i.fleetwood@[REDACTED]); [cllr.c.darcel@\[REDACTED\]](mailto:cllr.c.darcel@[REDACTED]); [cllr.c.darcel@\[REDACTED\]](mailto:cllr.c.darcel@[REDACTED]); [Nev.Brown@\[REDACTED\]](mailto:Nev.Brown@[REDACTED]); [Nev.Brown@\[REDACTED\]](mailto:Nev.Brown@[REDACTED]); [clerk.reephampc@\[REDACTED\]](mailto:clerk.reephampc@[REDACTED]); [clerk.reephampc@\[REDACTED\]](mailto:clerk.reephampc@[REDACTED])  
Subject: Response

Vernon,

Please attached, our latest response. Again, please accept my apologies for the time this has taken.

Regards,

**Nigel Hewerdine**  
Project Manager  
Mob: [REDACTED]

**DJ Swallow Construction Ltd**



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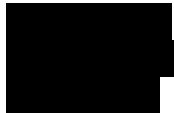
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21<sup>st</sup> April 2021

Vernon Stuffins



Dear Mr Stuffins,

We have, over the past 3 months, received communications from yourself expressing your various concerns over the activities of the Reepham Neighbourhood Plan Steering Group. In most cases we have responded by means of explanation and in some cases correction. This has been responded to further by yourself re-making the same points in a different way.

In response to your recent e-mail, our final statement on this matter;-

1. The 14 Hectare submission for site 11 included a significant (and stated) proportion of the site for NON-development use which renders the desktop review statement highly unreliable. The RNPSG will never submit any view on the suitability or scale of the site ACTUALLY submitted for development, but aims to seek the viewpoint of the wider community- who have been made aware of the landowners intentions through our own Public meetings and invitations to visit the site- in addition to the information provided in the Stage 2 Household feedback form..

2. Aecom report executive summary states at the top of Page 6:-

**"The site assessment** has found that of the **19 sites assessed** (original 35) there are 14 sites that would be appropriate for allocation in the neighbourhood plan, and which would meet Reepham's identified housing need (48 dwellings), with the potential between them to provide approximately 350 to 430 net new dwellings."

Please note that sites 11 and 17 were not included in the list of these "19 sites assessed"

In exactly the same manner, Reference by the RNPSG to "Site assessment" and "sites assessed or "site not assessed" has been done in an identical manner.

The RNPSG demands that all landowners have fair and equitable treatment. The promotion of incorrect, inaccurate or unreliable influencing statements from opposing landowners will not be supported.

I feel that we have now responded to your points made and whilst I respect your right to disagree, our statements above and those previously submitted to you stand as our

position. All comments received are important to us and whilst we may have differing viewpoints, your comments / complaints are logged so please do not think that we are not listening to you. We cannot change the path we have taken to date but will use all constructive comments received to help shape our future decision making.

Yours Sincerely,

**Nigel Hewardine**  
**Steering Group Chairman**





For Sites 11 and 17 it simply says "Site not assessed" by AECOM, providing no further information. Specifically, the fact that AECOM has chosen not to assess these sites due to their lack of suitability, this information is conspicuously omitted. In addition, within the AECOM report it specifically noted that Site 11 has been rejected due to the fact it would more than double the size of the village, this information is again conspicuous by its deliberate absence. No detailed report has been given on this site for these reasons and, therefore, further information from the AECOM report cannot be supplied. It should be clearly outlined in the document that there is no such further information purely due to the rejection of this site specifically for its size. If the number of 'possible houses' for every other site as per the AECOM report is listed; then the fact that the AECOM specifically rejects Site 11 due to it "More than doubling the size of the Village" should also be noted. Quite simply, if the steering group were not able to agree on a uniform approach to presenting the remaining sites, additional information and context should have been provided to further inform the parish as to the differences in what is being displayed in the document.

Although the group have stated this document exists to allow people to make "informed decisions", I do not believe that it is suitable for such a purpose. I am extremely concerned with the misleading information in this survey and the decisions that have been made in how it has been represented. There are demonstrable and egregious inconsistencies, numerically speaking, in the chosen ways in which data has been presented such that it produces, intentionally or otherwise, a bias.

Please may I have a copy of meeting minutes from 2020 to get a better understanding of how this survey has been put together?

Additionally I have further questions that I am seeking clarification on:

What is the source of the archaeological information in the additional comments?

Is there a report regarding the information given for these responses from West Lindsey?

In relation to Site 9.1 and the statement; "Contrary to Policy LP2 of CLLP. Would be ribbon development outside the core, shape, and form of Reepham." Is this intended to mean that "ribbon development", "outside the core shape and form of Reepham" etc. are the reasons that the site is in contravention of LP2? If this is the case I feel that explanations should be clearer, it should be explained what aspect of each policy each site contravenes etc. as not all (or likely even *many*) of the parishioners will have or be familiar with the CLLP policy documentation.

Due to the ongoing situation and the pressing times we all find ourselves in, I understand it is extremely difficult to get community engagement. With that being said as this stage of the process is so important and since the information provided is not correct, it should be examined as to how the steering group can present and explain this information to the community more appropriately and enable them to make the required "informed decision" with the correct information.

It should also be noted that I will be discussing these issues with the Parish Council and West Lindsey District Council while I await your response.

Many thanks

Vernon

From: Nigel Hewerdine <[REDACTED]>  
Sent: 19 February 2021 08:22  
To: Vernon Stuffins; Reepham NDP  
Cc: reephamNDP@[REDACTED] clerk.reephampc@[REDACTED] Nev Brown: cllr.i.fleetwood@[REDACTED]  
Cllr.a.welburn@[REDACTED] cllr.c.darcel@[REDACTED]  
Subject: RE: WLDC & PC

\*\*\* attached email correspondence 13 of 14

Vernon,

Thanks for your e-mail. I will hopefully find some time over the weekend to prepare a response to both of your e-mails. This will then need to be shared with the group before we can send it back to you at some point next week.

Regards,

[Nigel Hewerdine](#)

[REDACTED]

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From: Vernon Stuffins <[REDACTED]>  
Sent: 18 February 2021 13:23  
To: Nigel Hewerdine <[REDACTED]>  
Cc: reephamNDP@[REDACTED] clerk.reephampc@[REDACTED] Nev Brown <Nev.Brown@[REDACTED]>: cllr.i.fleetwood@[REDACTED]  
Cllr.a.welburn@[REDACTED] cllr.c.darcel@[REDACTED]  
Subject: Re: WLDC & PC

Hi Nigel,

I was wondering if you had had a chance to get back to me over the points I raised in my last email?

As we have discussed, due to the current climate there are not many ways to contact the group and to engage in discussion. I would therefore appreciate a response to my concerns and, hopefully to be able to have some sort of discourse.

As I mentioned, I do feel there are a number of ways in which the information in the *Community Feedback for the Stage 2 Review* handout is displayed in a biased way, or at the very least in an inconsistent way. I have provided evidence as to this and I do not feel the group have addressed these concerns.

As I've said; it's obviously difficult for us to be able to discuss these, or any other issues at present due to the restrictions we're all facing. But, as I've not had a response and am unsure how much further opportunity I will get to raise points in the future, I feel I have to add to the issues I previously raised and tender the following, further examples of inconsistencies within the data presented.

There is a non-uniformity in the manner in which the number of houses that may be fitted on each site is presented; for some sites a number of houses has been listed based on a standardised conversion from 'area' to 'number of houses'. In principal this is clearly a fairly sensible way in which to present standardised data for all the sites, however, it has not been *applied* to all sites, some sites (sites of *substantial* area on which could be placed huge numbers of homes) have been left with only their area listed. I appreciate the key on the front of the document however I see no reason as to the inconsistency throughout the document itself in terms of the presentation of the data, indeed if all sites were presented consistently and equally then the need for the key could be largely, if not completely, negated.

Obviously I am unable to check back through the meeting minutes to determine the reasoning behind these sorts of decisions as there are no meeting minutes.

I have a wealth of historical artefacts discovered across various sites throughout the village which I offered to present (or at least, have present at) the open neighbourhood meets, indeed my offer to do so was initially met with a positive response. However, I was very quickly told that I would not be able to make this information available to the parishioners at the open meetings, I thought at the time (and still do think) that giving the parishioners who are interested all relevant historical information with regards the village could only be a positive thing. Has the full village Character Assessment ever been realised to the village in order for the parishioners to be able to form their own assessment? As opposed to the more limited information given in the *Stage 2 Review*?

As you kindly offered previously, may I have a copy of the archaeological report you mentioned you would send as I would appreciate being able to give it a read through.

When there was an open neighbourhood meet site owners were told that they were not allowed to stand in front of the presentations relating to their site, a decision I can understand and fully support. However, I must ask as to why this was enforced for the majority of the site owners but *not* enforced for the land owner who also sits on the Parish Council, who was allowed to stand at their table and present information to the parishioners with

regards their site? The land owner in question was able to present alongside her external planning consultant despite it being expressly forbidden for site owners to do so.

I have a few other things to discuss however I feel the open discussion mentioned is not presently taking place, perhaps, as mentioned, due to the extensive restrictions we find ourselves under. I do feel however that my attempting to raise legitimate concerns often gets cut short, and further to this I have had accusations put to me which are not true purely due to my raising my concerns. As mentioned previously; this whole process is about informing the village in a non-biased, clear and concise way, which I do not feel has been achieved and, when I raise my concerns regards this fact, they are often dismissed or, at best, ignored.

Due to the requirements with regards openness and transparency of the group, is the group looking to do an open presentation or meeting on Teams/Skype etc., something which the majority of parishioners will have access to, in order to keep the village informed. Any engagement with the village would be greatly appreciated and would be an improvement from the current situation.

I look forward to your response.

Many thanks

Vernon

---

From: Vernon Stuffins <[REDACTED]>  
Sent: 28 January 2021 19:36  
To: Nigel Hewerdine <[REDACTED]>  
Cc: reephamNDP@[REDACTED] <reephamNDP@[REDACTED]>; clerk.reephampc@[REDACTED] <clerk.reephampc@[REDACTED]>; Nev Brown <Nev.Brown@[REDACTED]>; cllr.i.fleetwood@[REDACTED] <cllr.i.fleetwood@[REDACTED]>; Cllr.a.welburn@[REDACTED] <Cllr.a.welburn@[REDACTED]>; cllr.c.darcel@[REDACTED] <cllr.c.darcel@[REDACTED]>  
Subject: Re: WLDC & PC

Hi Nigel,

Many thanks for your reply to my concerns. I just have a few further points for clarification.

Regarding the number stated on site 9.1, thank you for checking this again, I'd like to point out that the percentage of error in your reporting was closer to 20% than 10%, however you're quite right in saying that it did not serve to take the number outside of any thresholds so the importance is agreeably limited.

With regards to the information presented relating to Site 11, I'd like to clarify my statements with regards the fact that it is presented differently to other sites that have been evaluated equally. I believe I stated that this bias was introduced deliberately *or otherwise*, I did not, or certainly did not intend to state that it was categorically introduced with intention. Please take site 15.3 as an example. Site 15.3 was rejected by AECOM for a number of reasons and was therefore not assessed further, the information as to why AECOM rejected this site is listed clearly in the Stage 2 Review. Sites 11 and 17 were similarly rejected by AECOM for various reasons, however, these reasons are *not* listed in the Stage 2 Review, instead the statement "Site not assessed by AECOM" is used, and *only* this statement. I would also note that the two different sites, despite both having been rejected by AECOM for valid reasons, have been allocated different coloured boxes within the "AECOM Site Assessment" section of the Stage 2 Review (with Site 15.3 being allocated an amber box in contrast to the *blue* boxes allocated to Sites 11 and 17). The colouration of the box is clearly not critical, however it is clearly intended to serve a purpose (indeed, a useful purpose) otherwise the boxes could have been left white, and it illustrates the different treatment that different sites have been given when they have received similar assessments from the AECOM report. The points raised here are presented below in *Figure 1* and *Figure 2*.

Hopefully that illustrates clearer that this is not my own "opinion" with regards bias, or site suitability, this is me bringing to your attention the impression of bias that *is* presented within the Stage 2 Review, such as in the way I have outlined above. I would like to point out that I also do not fully appreciate your suggestion that these are my own personal views, I have been a parish resident for over 50 years and hope to remain so for the rest of my life, I want what is best for the parish and the parishioners and will continue to raise my concerns with regards injustices where I see them.

I really appreciate the offer of the archaeological information and look forward to reading through it, thanks very much.

Regards and thanks again for all your hard work in parish.

Vernon

Figure 1: AECOM assessment.



<b>Ref CFS</b>	<b>Ref SHL AA</b>	<b>Site Location</b>	<b>Gross area (Ha)</b>	<b>AECOM desktop assessment findings</b>	<b>Result of desktop assessment stage</b>
11	n/a	Land to West of Fiskerton Road, Reepham, Lincoln	14	The site, if developed, would more than double the size of the village, which is contrary to the NPPF paragraph 127 c) and d). Therefore, the site is not suitable for development based on national and local policy.	Site rejected (i.e. does not now require allocation) and therefore detailed assessment not required
15.3	n/a	Land to Rear of 14 Church Lane	0.27	The vast majority of the site is in Flood zone 3. NPPF paragraph 158 indicates it is therefore not suitable for development.	Site rejected and therefore detailed assessment not required
17	n/a	Leigh Farm, Fiskerton Road, Reepham, LN3 4EB	1.27	This potential site could only be accessed off narrow private access with poor visibility at junction. The site is therefore not suitable for development as it is not accessible, with little potential for mitigation.	Site rejected and therefore detailed assessment not required

Figure 2: The Stage 2 review.

## Site 11 – Land to West of Fiskerton Road

Proposed use: Housing, education, open space and Play areas

Proposed Number of dwellings<sup>(2)</sup>: up to 76

### AECOM Site assessment

Site not assessed by AECOM

### Comments by West Lindsey Planning on this site

Site should not be rejected. The north east part of site should be considered for allocation. The opportunity to develop this site with site 17 with shared access from Fiskerton Road should be explored. (WLDC)

### Additional comments

None

## Site 15.3 – Land to rear of 14 Church Lane

Proposed use: Housing.

Proposed Number of dwellings<sup>(2)</sup>: 1

### AECOM Site assessment

There are a few major constraints on this site:

The north of the site is located in Flood Zone 3.

A footpath runs through the site.

Therefore, the site is in broad terms, suitable for residential development, available and achievable for residential development.

### Comments by West Lindsey on this site

Site not supported as would be encroachment into open countryside. (WLDC)

### Additional comments

None

## Site 17 – Leigh Farm, Fiskerton Road

Proposed use: Housing

Indicative Number of dwellings<sup>(1)</sup>: 1.27 Ha site only

### AECOM Site assessment

Site not assessed by AECOM

### Comments by West Lindsey Planning on this site

Site should not be rejected. Access problem could possibly be resolved if site was developed with the north east part of Ref 11 with shared access off Fiskerton Road. (WLDC)

### Additional comments

None

From: Nigel Hewerdine <[REDACTED]>

Sent: 28 January 2021 12:39

To: Vernon Stuffs <[REDACTED]>

Cc: reephamNDP@[REDACTED]; <reephamNDP@[REDACTED]>; clerk.reephampc@[REDACTED]; <clerk.reephampc@[REDACTED]>; Nev Brown

<Nev.Brown@[REDACTED]>; <clr.i.fleetwood@[REDACTED]>; <clr.i.fleetwood@[REDACTED]>; <Clr.a.welburn@[REDACTED]>

<Clr.a.welburn@[REDACTED]>; <clr.c.darcel@[REDACTED]>; <clr.c.darcel@[REDACTED]>

Subject: RE: WLDC & PC

Vernon,

Please see attached our response to your letter.

The return date for the feedback form is not a deadline as such more a target date. Within reason we will not exclude responses received in the next week or so as we want to ensure we can get as much community feedback as possible. This then gives us our remit going forward.

Regards,

**Nigel Hewerdine**

Project Manager

Mob: [REDACTED]

[REDACTED]

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---

From: Vernon Stuffins <[REDACTED]>  
Sent: 28 January 2021 09:47  
To: Nigel Hewerdine <[REDACTED]>  
Cc: [reephamNDP@\[REDACTED\]](mailto:reephamNDP@[REDACTED]); [clerk.reephampc@\[REDACTED\]](mailto:clerk.reephampc@[REDACTED]); Nev Brown <[Nev.Brown@\[REDACTED\]](mailto:Nev.Brown@[REDACTED])>; [cllr.i.fleetwood@\[REDACTED\]](mailto:cllr.i.fleetwood@[REDACTED]); [cllr.a.welburn@\[REDACTED\]](mailto:cllr.a.welburn@[REDACTED]); [cllr.c.darcel@\[REDACTED\]](mailto:cllr.c.darcel@[REDACTED])  
Subject: Re: WLDC & PC

Hi Nigel,  
Have you managed to put together a response, I am mindful of approaching deadline at the end of January for the parish to respond to the stage 2 review.  
Many thanks  
Vernon

---

From: Vernon Stuffins <[REDACTED]>  
Sent: 26 January 2021 11:39  
To: Nigel Hewerdine <[REDACTED]>  
Cc: [reephamNDP@\[REDACTED\]](mailto:reephamNDP@[REDACTED]); [clerk.reephampc@\[REDACTED\]](mailto:clerk.reephampc@[REDACTED]); [clerk.reephampc@\[REDACTED\]](mailto:clerk.reephampc@[REDACTED]); Nev Brown <[Nev.Brown@\[REDACTED\]](mailto:Nev.Brown@[REDACTED])>; [cllr.i.fleetwood@\[REDACTED\]](mailto:cllr.i.fleetwood@[REDACTED]); [cllr.i.fleetwood@\[REDACTED\]](mailto:cllr.i.fleetwood@[REDACTED]); [cllr.a.welburn@\[REDACTED\]](mailto:cllr.a.welburn@[REDACTED]); [cllr.a.welburn@\[REDACTED\]](mailto:cllr.a.welburn@[REDACTED]); [cllr.c.darcel@\[REDACTED\]](mailto:cllr.c.darcel@[REDACTED]); [cllr.c.darcel@\[REDACTED\]](mailto:cllr.c.darcel@[REDACTED])  
Subject: Re: WLDC & PC

Hi Nigel,  
Many thanks for your response. I have CC'd in the individuals I have contacted with regards the queries that I had put forward to you.  
I appreciate all the hard work the group is doing during this difficult time and look forward to your response.  
Many thanks  
Vernon

---

From: Nigel Hewerdine <[REDACTED]>  
Sent: 25 January 2021 19:39  
To: 'Vernon Stuffins' <[REDACTED]>  
Cc: [reephamNDP@\[REDACTED\]](mailto:reephamNDP@[REDACTED]); [reephamNDP@\[REDACTED\]](mailto:reephamNDP@[REDACTED])  
Subject: WLDC & PC

Vernon,  
Can I have contact details for who you have spoken to at WLDC and Reepham PC please as I wish to copy them in on our response to your letter.  
Many thanks.

**Nigel Hewerdine**  
Project Manager  
Mob: [REDACTED]

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From: Vernon Stuffins <[REDACTED]>  
Sent: 19 March 2024 14:20  
To: Nev Brown  
Subject: Re: 20240215 - Reepham Neighbourhood Plan consultation -

CAUTION: External email, think before you click!

\*\*\* attached email correspondence 14 of 14

Good Afternoon,

Many thanks for your email dated the 15<sup>th</sup> March.  
Please find a copy of the attachment 20240215 - final letter posted below:

To whom it may concern,

It is my understanding that, during the assessment you have been conducting, this will be the last opportunity for constituents of the village to give their response and feedback to you in consideration of the review for the neighbourhood plan of the parish of Reepham.

I have attached correspondence that I would like you consider; this correspondence has taken place over the last 4-5 years, during which time I have raised numerous points regarding the integrity, openness and transparency of the neighbourhood planning committee, in addition to the neighbourhood plan. I am aware of other villagers also raising similar concerns which, like mine, were repeatedly disregarded, to the degree most people felt there was no point even engaging with the committee any further. During this time I have communicated with the neighbourhood plan committee, the parish council, West Lindsey district council and councillors of West Lindsey district, I do not feel my concerns were acknowledged in most of these cases. The contact at West Lindsey district council did get in touch with both the neighbourhood planning committee and the parish council however neither acted upon the requests that were made of them, only after repeated email contact from the District Council to the neighbourhood planning committee acquiesce to their request.

Whilst there has been a large amount of effort and work to complete this neighbourhood plan for the village which I appreciate, my main concerns have been, and still are, that there are no meeting minutes for the majority of the process, this means there is no way in which the village can have any transparency with regards to how any these decisions were made. There is not even a record of; who the neighbourhood planning committee consisted of, what quorum was reached etc. At times during this process it was not clear how many people needed to vote in order for an action and result to be passed, at times there were only 5 committee members. I do not feel the actions and demeanour of the group has been in the best interests of the village or has taken on board any of the feedback/results that were obtained from the village, instead they have run with their own agenda including participating in a petition against one of the sites in the call for sites. They have failed to remain unbiased throughout the process and listen to the concerns of constituents.

How such an important document as the Neighbourhood Plan, which could irrevocably alter the village for the next and future generations, has been allowed to be processed without there even being minutes to chronicle any decision making process is startling. Throughout this process I have felt the Neighbourhood Planning Committee have misled the village numerous ways, e.g. the independent AECOM report was only made available to parishioners once they had already had their opportunity to provide their feedback and assessment on proposed development sites and bullying individuals from the Planning Committee if they were deemed to have varying opinions to those deemed 'pertinent'.

Please see the attached emails and letters I have sent to the committee, in addition to details of correspondence with other members of the parish I have spoken with and their responses. As part of a family who have been active in the village for over 100 years it is a shame that such a process has torn the village apart, through the actions of a controlling few.

If any clarification is required regarding any of the evidence submitted in this email please don't hesitate to contact me on 07712090520.

Yours sincerely,

Vernon Stuffins

Should you have any further questions, please don't hesitate to contact me.

Regards

Vernon Stuffins

---

From: Nev Brown <[Nev.Brown@\[REDACTED\]](mailto:Nev.Brown@[REDACTED])>  
Sent: 15 March 2024 12:06  
To: Vernon Stuffins <[REDACTED]>  
Subject: FW: 20240215 - Reepham Neighbourhood Plan consultation -

Dear Mr Stuffins

I am currently preparing a document of all the responses received on the above plan.

I am afraid I cannot open your attached file - 20240121 – Final letter – O.pages.

It says the file is not a supported file type or it has been damaged.

Please, could you:

resubmit this file in an accessible format.

or

confirm that you no longer wish to submit this file as evidence.

Regards



Guildhall | Marshall's Yard | Gainsborough | Lincolnshire | DN21 2NA 01427 676676



From: Vernon Stuffins <[REDACTED]>  
Sent: Thursday, February 15, 2024 8:38 AM  
To: Nev Brown <[Nev.Brown@\[REDACTED\]](mailto:Nev.Brown@[REDACTED])>; WL - Neighbourhood Plans [REDACTED]  
Subject: 20240215 - Reepham Neighbourhood Plan consultation -

**CAUTION: External email, think before you click!**

Dear Nev and the Neighbourhood Planning policy office,

Thank you for the opportunity to submit feedback regarding the Neighbourhood plan for Reepham. As I understand this consultation period has been extended from the 2<sup>nd</sup> of February to the 16<sup>th</sup> of February.

Please may I be notified of WLDC's decision on the plan under regulation 19 of the Neighbourhood planning general regulations 2012.

If any further clarification is required over points I have raised please do not hesitate to get in touch. I have attached email correspondence I had with the Neighbourhood planning committee in which their responses are also attached.

Many thanks

Vernon Stuffins

To whom it may concern,

It is my understanding that, during the assessment you have been conducting, this will be the last opportunity for constituents of the village to give their response and feedback to you in consideration of the review for the neighbourhood plan of the parish of Reepham.

I have attached correspondence that I would like you consider; this correspondence has taken place over the last 4-5 years, during which time I have raised numerous points regarding the integrity, openness and transparency of the neighbourhood planning committee, in addition to the neighbourhood plan. I am aware of other villagers also raising similar concerns which, like mine, were repeatedly disregarded, to the degree most people felt there was no point even engaging with the committee any further. During this time I have communicated with the neighbourhood plan committee, the parish council, West Lindsey district council and councillors of West Lindsey district, I do not feel my concerns were acknowledged in most of these cases. The contact at West Lindsey district council did get in touch with both the neighbourhood planning committee and the parish council however neither acted upon the requests that were made of them, only after repeated email contact from the District Council to the neighbourhood planning committee acquiesce to their request.

Whilst there has been a large amount of effort and work to complete this neighbourhood plan for the village which I appreciate, my main concerns have been, and still are, that there are no meeting minutes for the majority of the process, this means there is no way in which the village can have any transparency with regards to how any these decisions were made. There is not even a record of; who the neighbourhood planning committee consisted of, what quorum was reached etc. At times during this process it was not clear how many people needed to vote in order for an action and result to be passed, at times there were only 5 committee members. I do not feel the actions and demeanour of the group has been in the best interests of the village or has taken on board any of the feedback/results that were obtained from the village, instead they have run with their own agenda including participating in a petition against one of the sites in the call for sites. They have failed to remain unbiased throughout the process and listen to the concerns of constituents.

How such an important document as the Neighbourhood Plan, which could irrevocably alter the village for the next and future generations, has been allowed to be processed without there even being minutes to chronicle any decision making process is startling. Throughout this process I have felt the Neighbourhood Planning Committee have misled the village numerous ways, e.g. the independent AECOM report was only made available to parishioners once they had already had their opportunity to provide their feedback and assessment on proposed development sites and bullying individuals from the Planning Committee if they were deemed to have varying opinions to those deemed 'pertinent'.

Please see the attached emails and letters I have sent to the committee, in addition to details of correspondence with other members of the parish I have spoken with and their

responses. As part of a family who have been active in the village for over 100 years it is a shame that such a process has torn the village apart, through the actions of a controlling few.

If any clarification is required regarding any of the evidence submitted in this email please don't hesitate to contact me on 07712090520.

Yours sincerely,

Vernon Stuffins