

**From:** Wendy Hopkins <wendy@brodieplanning.co.uk>  
**Sent:** 12 April 2024 15:05  
**To:** clerk@pebworthparishcouncil.gov.uk  
**Subject:** RE: Pebworth Parish Council - modify

**Importance:** High

Hi Donna

Apologies for the delay in providing a quote. This type of work is difficult to provide a fee proposal for as the number of hours involved is difficult to quantify and I do not want to build in too much of a contingency into the fee as you are a parish council spending public monies. I have also been trying to find a suitable policy example. There are two examples below which can be used as a starting point for discussion.

*New residential development will be permitted outside the defined development boundary settlement boundaries in the Plan area through the re-use of rural buildings and in other exceptional circumstances permitted under XX policies of the SWDP and paragraph 84 of the NPPF.*

*New residential development will be supported on sustainable and appropriate sites located within the built-up area defined by the development boundary. Sites will be assessed for their sustainability and appropriateness for development. New housing sites should be within safe and easily accessible walking distance of the Village Centre. Development on brownfield sites will be encouraged within the defined development boundary. Where greenfield development occurs it should be on sites that are within the built-up area or directly adjacent to the existing village of Pebworth.*

My fee to evolve with the qualifying body (PC and any appointed steering group) the inclusion of a new policy seeking to limit new open-market housing to within the built-up area/with the defined settlement boundary and accordingly modify the Pebworth NDP will be £3330.00 + VAT plus any associated milage (0.50 ppm).

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Best regards

Wendy

**Wendy Hopkins | MRTPI**

Company Director



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**From:** clerk@pebworthparishcouncil.gov.uk <clerk@pebworthparishcouncil.gov.uk>

**Sent:** Thursday, April 4, 2024 1:40 PM

**To:** Wendy Hopkins <wendy@brodieplanning.co.uk>

**Subject:** RE: Pebworth Parish Council - modify

Thanks Wendy.

Kind regards

Donna Bowles (Mrs)

Clerk to Pebworth Parish Council

Tel: 07724 601366 Mondays to Thursdays 9.30am to 3.30pm

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**From:** Wendy Hopkins <[wendy@brodieplanning.co.uk](mailto:wendy@brodieplanning.co.uk)>

**Sent:** Thursday, April 4, 2024 11:24 AM

**To:** clerk@pebworthparishcouncil.gov.uk

**Subject:** RE: Pebworth Parish Council - modify

Apologies Donna for the delay in putting a quote together. I have been trying to pen a suitably worded policy by way of example to accompany the quote. Would you give me until next Wednesday to complete this please.

Best

Wendy

**Wendy Hopkins | MRTPI**  
Company Director



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**From:** [clerk@pebworthparishcouncil.gov.uk](mailto:clerk@pebworthparishcouncil.gov.uk) <[clerk@pebworthparishcouncil.gov.uk](mailto:clerk@pebworthparishcouncil.gov.uk)>  
**Sent:** Thursday, April 4, 2024 10:54 AM  
**To:** Wendy Hopkins <[wendy@brodieplanning.co.uk](mailto:wendy@brodieplanning.co.uk)>  
**Subject:** RE: Pebworth Parish Council - modify

Hi Wendy

When can I expect to receive the quote please?

Many thanks and I look forward to hearing from you.

Kind regards

Donna Bowles (Mrs)

Clerk to Pebworth Parish Council

Tel: 07724 601366 Mondays to Thursdays 9.30am to 3.30pm

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**From:** Wendy Hopkins <[wendy@brodieplanning.co.uk](mailto:wendy@brodieplanning.co.uk)>  
**Sent:** Wednesday, March 13, 2024 8:48 AM  
**To:** [clerk@pebworthparishcouncil.gov.uk](mailto:clerk@pebworthparishcouncil.gov.uk)  
**Subject:** FW: Pebworth Parish Council - modify

Hi Donna

Further to the email exchange with Wychavon below would the PC like me to quote for the work involved?

Best regards

Wendy

**Wendy Hopkins | MRTPI**  
Company Director



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**From:** Wendy Hopkins  
**Sent:** Wednesday, March 13, 2024 8:47 AM  
**To:** Frances Fleming <[Frances.Fleming@wychavon.gov.uk](mailto:Frances.Fleming@wychavon.gov.uk)>; Isabel Roberts <[isabel.roberts@wychavon.gov.uk](mailto:isabel.roberts@wychavon.gov.uk)>  
**Cc:** PCPebworth <[clerk@pebworthparishcouncil.gov.uk](mailto:clerk@pebworthparishcouncil.gov.uk)>; NeighbourhoodPlanning - WDC <[NeighbourhoodPlanning@wychavon.gov.uk](mailto:NeighbourhoodPlanning@wychavon.gov.uk)>  
**Subject:** RE: Pebworth Parish Council - modify

Hi Frances

Thanks – yes agree re conformity of the whole as well as new policy - the examination timeframe is good – we will need to factor in the time to undertake the necessary. It really is a 'sticky plaster' approach until the SWDPR is adopted and a proper full review of the Pebworth NDP can take place. I will discuss with the Pebworth PC and come back to you.

Thanks again

Wendy

**Wendy Hopkins | MRTPI**

Company Director



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**From:** Frances Fleming <[Frances.Fleming@wychavon.gov.uk](mailto:Frances.Fleming@wychavon.gov.uk)>  
**Sent:** Wednesday, March 13, 2024 8:27 AM  
**To:** Wendy Hopkins <[wendy@brodieplanning.co.uk](mailto:wendy@brodieplanning.co.uk)>; Isabel Roberts <[isabel.roberts@wychavon.gov.uk](mailto:isabel.roberts@wychavon.gov.uk)>  
**Cc:** PCPebworth <[clerk@pebworthparishcouncil.gov.uk](mailto:clerk@pebworthparishcouncil.gov.uk)>; NeighbourhoodPlanning - WDC <[NeighbourhoodPlanning@wychavon.gov.uk](mailto:NeighbourhoodPlanning@wychavon.gov.uk)>  
**Subject:** RE: Pebworth Parish Council - modify

Hi Wendy,

Examinations are taking around 2-3 months at the moment, depending on how many questions the examiner asks etc. Whilst there would only be one main change to the NDP policies, the examiner would need to consider the NDP as a whole and whether it still is in general conformity with the SWDP and the NPPF.

Kind regards,

Frances Fleming BA (Hons), Msc

Planning Policy Officer  
Planning and Infrastructure  
Wychavon and Malvern Hills District Council  
Civic Centre, Queen Elizabeth Drive, Pershore,  
Worcs WR10 1PT

01386565187

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**From:** Wendy Hopkins <[wendy@brodieplanning.co.uk](mailto:wendy@brodieplanning.co.uk)>  
**Sent:** Monday, March 11, 2024 4:46 PM  
**To:** Frances Fleming <[Frances.Fleming@wychavon.gov.uk](mailto:Frances.Fleming@wychavon.gov.uk)>; Isabel Roberts <[isabel.roberts@wychavon.gov.uk](mailto:isabel.roberts@wychavon.gov.uk)>  
**Cc:** PCPebworth <[clerk@pebworthparishcouncil.gov.uk](mailto:clerk@pebworthparishcouncil.gov.uk)>; NeighbourhoodPlanning - WDC <[NeighbourhoodPlanning@wychavon.gov.uk](mailto:NeighbourhoodPlanning@wychavon.gov.uk)>  
**Subject:** RE: Pebworth Parish Council - modify

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Thanks Frances for your quick response.

Drawing on your recent experience in Wychavon, how long are NDP examinations taking at present? This is a single issue (policy) so assume the examination itself would not take long – any thoughts on this latter point?

**Wendy Hopkins | MRTPI**

Company Director



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**From:** Frances Fleming <[Frances.Fleming@wychavon.gov.uk](mailto:Frances.Fleming@wychavon.gov.uk)>  
**Sent:** Monday, March 11, 2024 4:28 PM  
**To:** Wendy Hopkins <[wendy@brodieplanning.co.uk](mailto:wendy@brodieplanning.co.uk)>; Isabel Roberts <[isabel.roberts@wychavon.gov.uk](mailto:isabel.roberts@wychavon.gov.uk)>  
**Cc:** PCPebworth <[clerk@pebworthparishcouncil.gov.uk](mailto:clerk@pebworthparishcouncil.gov.uk)>; NeighbourhoodPlanning - WDC <[NeighbourhoodPlanning@wychavon.gov.uk](mailto:NeighbourhoodPlanning@wychavon.gov.uk)>  
**Subject:** RE: Pebworth Parish Council - modify

Hi Wendy

Thank you for your email. Yes myself and Isabel are the point of contact for Wychavon Neighbourhood Planning.

We would advise that adding a development boundary to the NDP would be a material modification which does change the nature of the plan. This is because whilst it is implied/assumed that development would not be acceptable outside of the Pebworth Development Boundary, the NDP itself does not cover this so adding this in would be a substantial change. A material modification that changes the nature of the plan would require independent examination and a referendum.

Let me know if you would like to discuss this further.

Kind regards,

Frances Fleming BA (Hons), Msc

Planning Policy Officer  
Planning and Infrastructure  
Wychavon and Malvern Hills District Council  
Civic Centre, Queen Elizabeth Drive, Pershore,  
Worcs WR10 1PT

01386565187

---

**From:** Wendy Hopkins <[wendy@brodieplanning.co.uk](mailto:wendy@brodieplanning.co.uk)>

**Sent:** Friday, March 8, 2024 5:04 PM

**To:** Frances Fleming <[Frances.Fleming@wychavon.gov.uk](mailto:Frances.Fleming@wychavon.gov.uk)>; Isabel Roberts <[isabel.roberts@wychavon.gov.uk](mailto:isabel.roberts@wychavon.gov.uk)>

**Cc:** PCPebworth <[clerk@pebworthparishcouncil.gov.uk](mailto:clerk@pebworthparishcouncil.gov.uk)>

**Subject:** Pebworth Parish Council - modify

**Importance:** High

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Dear Frances and Isabel

I write on behalf of Pebworth Parish Council. We assisted Pebworth in the preparation of their NDP. During the plan making process, we worked with Reiss Saddler, but I know he left Wychavon some time ago. I have been given your contact details so presume you are assisting with neighbourhood plans?

Essentially, Pebworth are seeking to modify their Plan to protect against speculative development/s outside the defined development boundary given Wychavon cannot demonstrate a 5-Yr HLS and their Plan does not explicitly state that new housing development outside the identified development boundary will be strictly controlled and limited to... etc. Obviously, they would like to find the quickest and simplest route to modify so a level of protection is in place without the need for a full review of the NDP (ahead of the adoption of the SWDPR) which will, most likely, take a considerable period of time and not afford any protection in the shorter term. The PPG outlines three different types of modification:

- Minor (non-material) modifications.
- Material modifications which do not change the nature of the plan.
- Material modifications which do change the nature of the plan.

My question is... do you think modifying Policy P1 to include the following (exact wording to be agreed) could be considered Minor (non-material) (preferably) or Material *which does not change the nature of the plan*:

e) *New housing outside the defined development boundary (as identified in the SWDP 2016) will be strictly controlled and limited to replacement dwellings, rural workers dwellings and rural exceptions for affordable housing.*

Let me know your thoughts in due course.

Please note a full review of the NDP is intended to take place following the adoption of the SWDPR.

Best regards

Wendy

**Wendy Hopkins | MRTPI**

Company Director



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