**STISTED NEIGHBOURHOOD PLAN INDEPENDENT EXAMINERS REPORT SUMMARY**

Submitted by BDC to Examiner January 2026 for a 6-week examination period. Report issued late September 2026

**Executive Summary**

Subject to recommended modifications, the Plan meets all the legal requirements including those published subsequent to the Plan being written, the Plan can move to Referendum

Examiner recognises the hard work and commitment of the Steering Group and are to be commended. Also recognises the support and collaboration between the PC and BDC

Examiner recognises that an open and transparent process with much evidence of consultation although with a modest rate of participation

A number of policies add value to both the Local Plan and National Policy which is to be commended

The modifications centre on changes to more positive wordings or, small additions to ensure wording is more explicit or, impact of changes to national regulations and policies. There are 13 Modifications.

**Review of Policies**

**Policy Stis1: Character and Design**

1. Changes in wording
2. Remove paragraphs on design, already included in supporting text

**Policy Stis2: Local Landscape Character**

3. Changes in wording

**Policy Stis3: Key Local Views**

4. Change in wording

**Policy Stis4: Low Energy and Energy Efficient Design**

5. Delete policy. The National Future Homes Standard will supersede the policy

**Policy Stis5: Wildlife-Friendly Development**

6. Delete policy. Does not add to new national policies

**Policy Stis6: Local Green Spaces.**

Allotments & Community Orchard, Rolfe's Land, Chicken Meadow, Village Green and, The Croft (playing fields) are to be classified as Local Green Spaces

7. Change in wording. Delete part B. No longer required.
8. Include updated map

**Policy Stis7: Access to the Countryside**

9. Changes in wording. Delete part B. Adds nothing to existing Local Plan policy
10. Amend references on figures to bring in line with text
11. Changes in wording

**Policy Stis8: Non-Designated Heritage Assets**

12. Change in wording. Delete parts B, C & D. Duplicates new national policy

**Policy Stis9: Affordable Housing on Rural Exception Sites**

Acknowledged that while there does exist evidence of a housing need. A Policy is not required as this is now addressed by the NPPF Dec 2024 and Aug 2026.

13. Delete Policy

**What happens next?**

Modified plan to be produced by BDC and referred to PC and Examiner for completeness. Will have now 6 policies.

Modified plan will be published to allow residents time to read the Plan

Referendum held 6 weeks afterward. Organised and paid for by BDC