

Suffolk Coastal District Council

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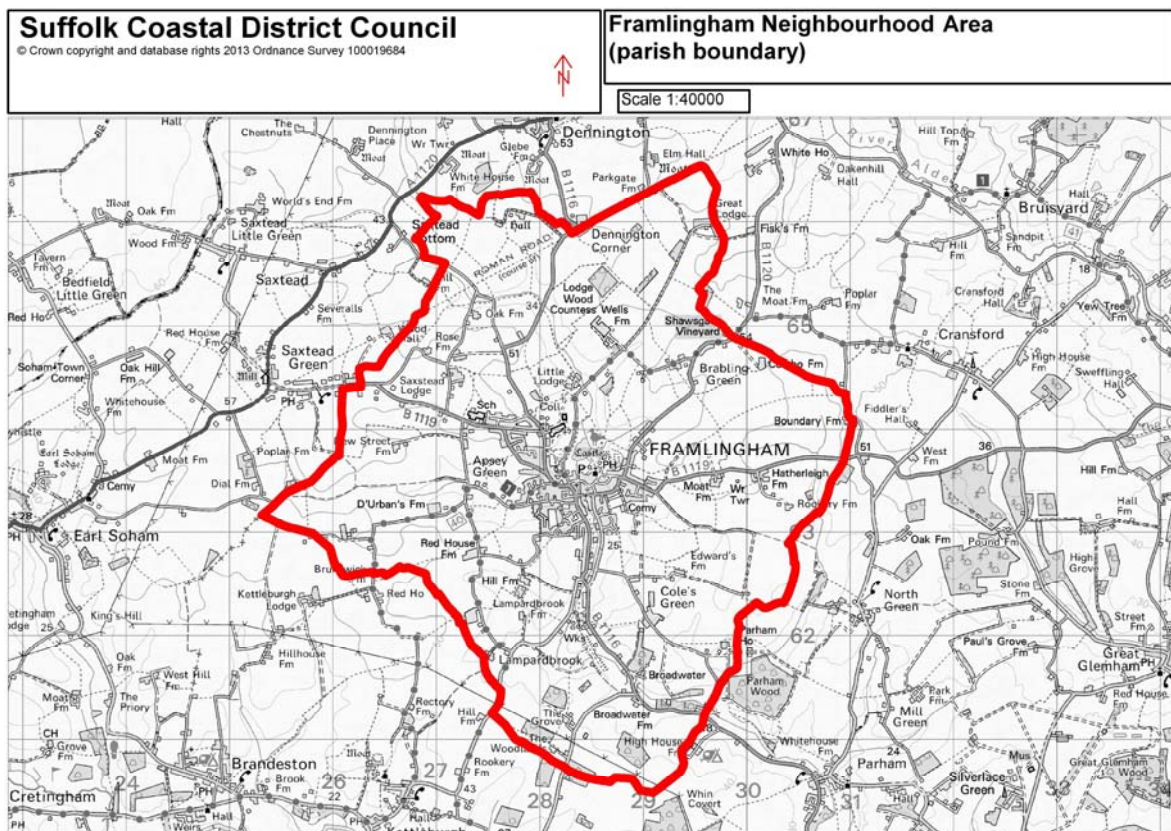
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Neighbourhood Area Determination and Decision

Name of neighbourhood area	FRAMLINGHAM
Parish /Town Council	Framlingham Town Council



The procedures governing the production of Neighbourhood Plans are set out in the [Neighbourhood Planning \(General\) Regulations 2012](#). The first formal stage in the Neighbourhood Plan process is the application by the “relevant body” to the Local Planning Authority for neighbourhood area designation. (Part 2, paragraph 5).

The Local Planning Authority is required to publicise the application (Part 2, paragraph 6) to determine the application following consideration of representations received and to publicise its decision.

In determining an application the LPA must have regard to

*“the desirability of designating the whole of the area of a parish council as a neighbourhood area; and
The desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas”*

There is no requirement at this stage in the process for the applicant to state what issues it is intended that the Neighbourhood Plan would cover it is purely the geographic area to which Neighbourhood Plan policies would apply.

DETERMINATION

1. Has the applicant fulfilled all the necessary requirements?

Yes. The Neighbourhood Area designation application has been submitted by Framlingham Town Council who are the “relevant body” for the purposes of section 61G of the 1990 Town and Country Planning Act.

The application was accompanied by a map and statement identifying Framlingham parish as the area proposed to be designated and the reasons for that.

2. Has the application been properly advertised?

A copy of the application was placed on the Council’s website. Information provided included a copy of the application, details of how to make representations and the date by which representations should be received. The website included a link to Framlingham Town Council website.

To bring the application to the wider attention of the people who live, work or carry on business in the area to which the application relates, a number of site notices were placed around the parish including on parish notice boards; information was also included in the parish magazine. This wider notification was undertaken jointly by the District and the parish council.

Individual letters of notification were also sent to the local district and county council members; to neighbouring parish /town councils including Suffolk County Council and to statutory consultees.

Comments were invited over an eight week period (26th April 2013 – 21 June 2013). Eight weeks was chosen rather than the six week requirement in recognition of the fact that some parish councils only meet every two months.

3. What comments have been received?

Two [comments](#) were received and are available for viewing on the Council’s website.

Natural England comments are in the form of an informative note providing advice in relation to Framlingham Cemetery, a Local Wildlife Site.

An individual member of the public provided more detailed thoughts with regard to the proposed plan area and the content of the plan. Specifically in relation to the site area it is stated:

“Overall I would be of the view that a tighter boundary is more appropriate and would consider a boundary drawn to a radius of 2 miles from the market hill would be more appropriate, with minor adjustment to reflect topography and/ or existing development patterns.

Any special purpose employment use could be accommodated by a discrete and separate area which need not necessarily be physically connected to the core area.

Overall the tighter area would protect the town from focussed lobbying from developers for wholly inappropriate larger schemes on green field areas whether adjacent to Framlingham or in villages like Dennington.”

4. Are there any reasons why the application should not be permitted as submitted?

As noted above, the matters that the Council is required to take into consideration at this time are:-

*“the desirability of designating the whole of the area of a parish council as a neighbourhood area; and
The desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas”*

There are no other existing boundaries of areas already designated as neighbourhood areas.

From the information submitted as part of the application it is clear that the Town Council did give consideration to an area wider than its own administrative area and sought views on that prior to submission. The views expressed confirmed that provided links were maintained with the neighbouring parishes, that the Framlingham Town Council area was the appropriate one.

The points raised by the respondent to the formal neighbourhood area designation application are noted, but appear to stem from a misconception, at least in part, that an area designation means building or development across that whole designated area. This is not the case. Including the whole parished area does enable development at this market town to be properly planned within its wider context. It would not, as feared facilitate inappropriately widespread development. As a market town, Framlingham will nonetheless be expected to contribute significantly to strategic housing numbers for the district as set out in the Suffolk Coastal District Local Plan – Core Strategy and Development Management Policies Development Plan Document.

Conclusion:

There are no valid planning reasons why Suffolk Coastal District Council should not designate the proposed neighbourhood area for Framlingham as submitted.

DECISION UNDER REGULATION 7 OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012

The application for the designation of Framlingham Neighbourhood Area is

APPROVED.



Philip Ridley
Head of Planning and Coastal Management

Date: 29/10/2013