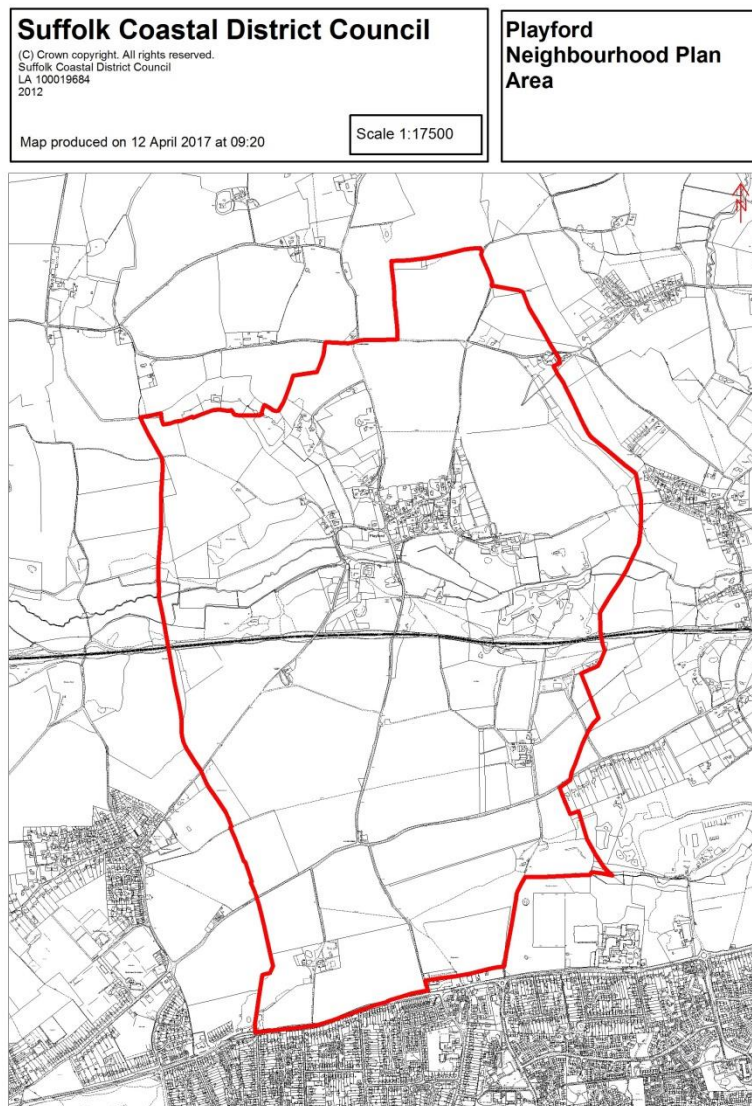




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Neighbourhood Area Determination and Decision

Name of neighbourhood area	Playford Parish Council
Parish /Town Council	Playford Parish Council



The procedures governing the production of Neighbourhood Plans are set out in the [Neighbourhood Planning \(General\) Regulations 2012](#) (as amended). 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).

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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.

The following could be considerations when deciding the boundaries of a neighbourhood area:

- village or settlement boundaries, which could reflect areas of planned expansion;
- the catchment area for walking to local services such as shops, primary schools, doctors' surgery, parks or other facilities;
- the area where formal or informal networks of community based groups operate;
- the physical appearance or characteristics of the neighbourhood, for example buildings may be of a consistent scale or style;
- whether the area forms all or part of a coherent estate either for businesses or residents
- whether the area is wholly or predominantly a business area;
- whether infrastructure or physical features define a natural boundary, for example a major road or railway line or waterway;
- the natural setting or features in an area; and
- size of the population (living and working) in the area.

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 Playford Parish 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 Playford parish as the area proposed to be designated and the reasons for that.

2. Has the application been properly advertised?

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 copy of the neighbourhood area application was placed on the District 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 neighbourhood area consultation was advertised in the Fynn Lark News magazine which is distributed across the parish of Playford. Emails were circulated to adjacent parishes, councillors and statutory consultees.

Representations were invited during the period Monday 1st May to Tuesday 13th June 2017.

3. What comments have been received?

During the consultation period, only four representations were received from the following organisations:

- Natural England – raised no objections to the designation of the Neighbourhood Plan area. They did, however, outline the role of Natural England in respect of plan making and provided sources of information for use in the plan-making process.
- Historic England – raised no objections to the designation of the Neighbourhood Plan area and provided policy advice in respect of designated heritage assets.
- Suffolk County Council – raised no objections to the designation of the Neighbourhood Plan area. Suffolk County Council emphasised the importance of considering the impacts the plan might have on other neighbouring parishes, while also welcoming the opportunity to discuss emerging proposals with the parish council at an early stage.
- Anglian Water - raised no objections to the designation of the Neighbourhood Plan area. They welcomed the opportunity to make representations on draft stages as the plan progresses.

Copies of the comments received are available for viewing on the Council's website.

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

The Area Application consultation was run between 1st May to 13th June 2017. No objections were received following the consultation period. As such there are no reasons why the application should not be permitted as submitted, which would result in the neighbourhood area being the Playford parish boundary.

The Council received an Application for Designation of Playford Neighbourhood Plan on the 17th March 2017.

The Council received the requisite area application documents in accordance with regulation 5 of the Neighbourhood Planning (General) Regulations 2012 (as amended)

<http://www.legislation.gov.uk/ukxi/2012/637/regulation/5/made>. These being:

- a map which identifies the area to which the area application relates;
- a statement explaining why this area is considered appropriate to be designated as a neighbourhood area; and
- a statement that the organisation or body making the area application is a relevant body for the purposes of section 61G of the 1990 Act.

Regulation 6A of the Neighbourhood Planning (General) Regulations 2012 (as amended)

<http://www.legislation.gov.uk/ukxi/2012/637/regulation/5/made> states that a Local Authority in receipt of an application from a relevant body must determine the application.

The Neighbourhood Plan boundary for the Playford Neighbourhood Plan Area, is to be approved no later than the 31st July 2017.

CONCLUSION

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

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

The application for the designation of Playford neighbourhood plan area is **APPROVED**.

A handwritten signature in cursive script, appearing to read 'A. Fryatt'.

Cllr Tony Fryatt
Cabinet Member with responsibility for Planning

Date: 28th June 2017