

Suffolk Coastal District Council

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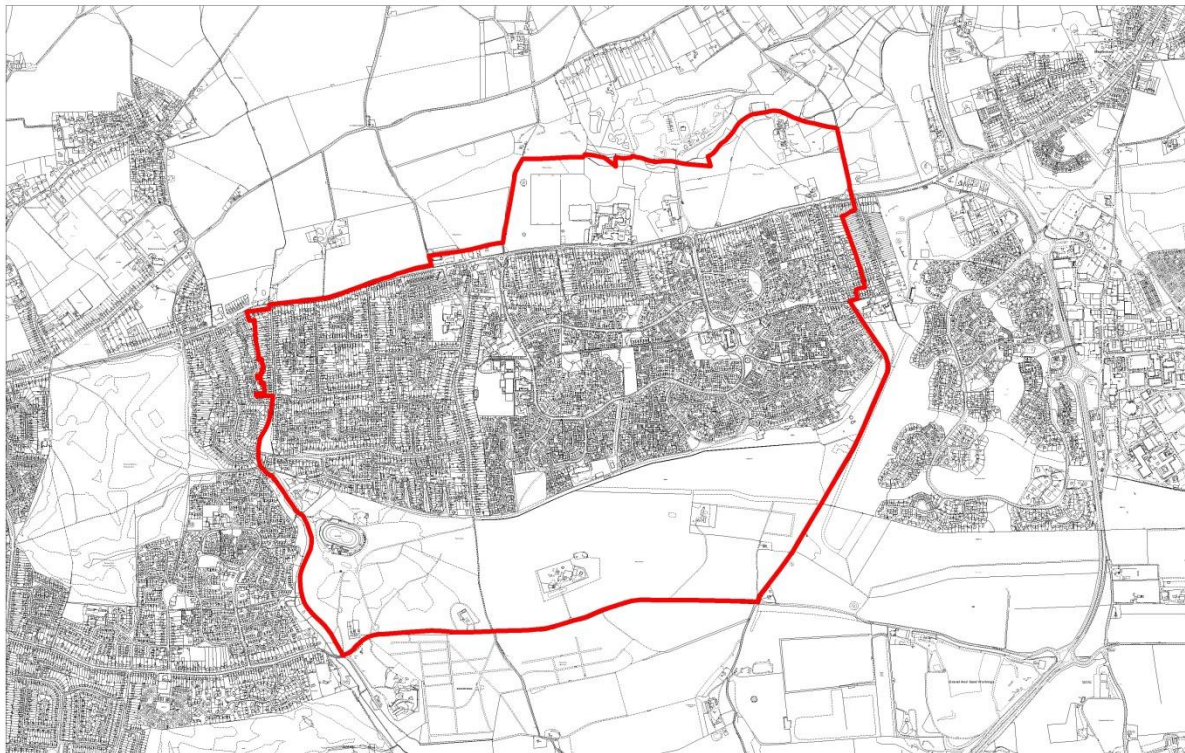
NEIGHBOURHOOD PLANNING NOTICE

The Neighbourhood Planning (General) Regulations 2012 (Article 7)


In accordance with the above Regulations, notice is hereby given that Suffolk Coastal District Council has **APPROVED** the following neighbourhood area:-

Name of neighbourhood area **KESGRAVE**
Name of "relevant body" **KESGRAVE TOWN COUNCIL**

The neighbourhood area is identified on the map below.



Kesgrave Neighbourhood Plan Area
Suffolk Coastal District Council

Scale 1:20000 
For reference purposes only. No further copies may be made.

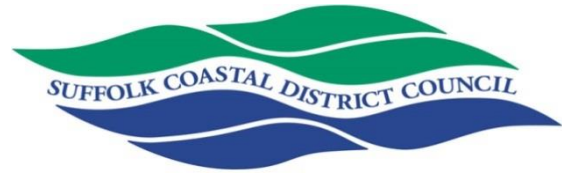
Signed

Date: 27th September 2016

Clr Tony Fryatt
Portfolio Holder with responsibility for Planning

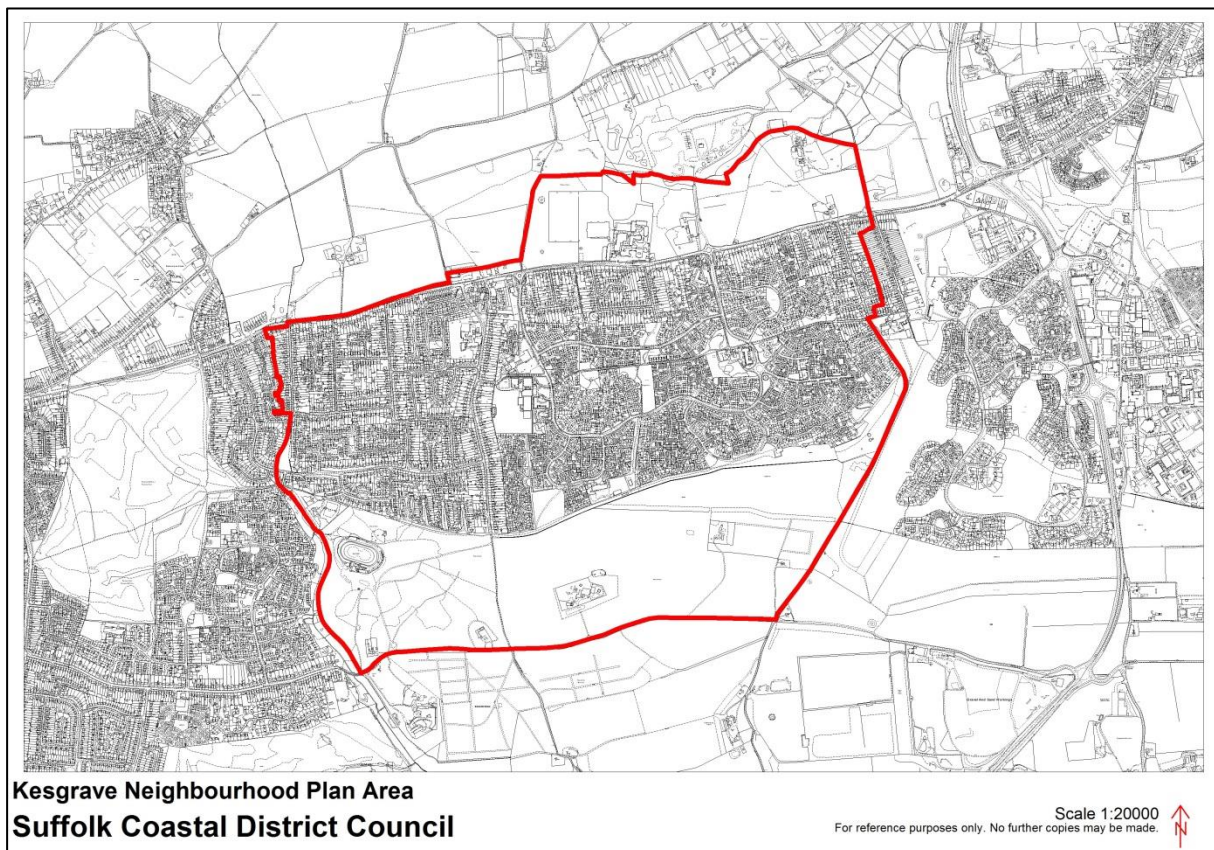
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Neighbourhood Area Determination and Decision

Name of neighbourhood area	Kesgrave
Parish /Town Council	Kesgrave Town 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).

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 Kesgrave 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 Kesgrave 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 placed on the Kesgrave Town Council website. Letters and emails were circulated to adjacent parishes, councillors and statutory consultees.

Representations were invited during the period Monday 4th July to Friday 2nd September 2016.

3. What comments have been received?

There were a large number of objections to the designation of the original Neighbourhood Plan area as submitted and are available for viewing on the Council’s website.

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

The Council received an Application for Designation of Kesgrave Neighbourhood Plan (KNP) on the 20th June 2016. The application area suggested a multi-parish area for consideration; a joint plan was to be undertaken between the adjoining parishes of Kesgrave Town Council and Rushmere St Andrew Parish Council, with parts of neighbouring Little Bealings and Playford Parish Councils being included.

The application letter submitted by Kesgrave cited the following reasons for proposing a multi parish plan. That:

- Kesgrave being a large town fulfils a role in servicing a wide area and that the outlying villages rely on Kesgrave for basic services;
- Kesgrave has significant constraints for growth in terms of development sites and open green spaces; and
- Kesgrave Town Council works in partnership with Parish Councils in close proximity to Kesgrave for sharing and pooling of resources and services.

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 Area Application consultation was duly run between 4th July to 2nd September 2016.

As a result of the consultation period, a large number of objections were received regarding the extent of the proposed KNP area. In particular, a large number of residents of Little Bealings, Playford and Rushmere St. Andrew expressed their opposition to being involved in the plan. Little Bealings and Playford Parish Councils submitted formal letters of opposition to any parts of their areas being included in the proposed KNP.

Whilst pre application consultation with Little Bealings and Playford Parish Councils was not a statutory requirement of the process, it may have been prudent of the relevant body to undertake engagement to ascertain early responses on the likelihood of gaining agreement regarding the suitability of the proposed area.

Following the close of the Area Application consultation period, a meeting was held between representatives of Suffolk Coastal District Council (SCDC), Kesgrave Town Council and Rushmere St Andrew Parish Council to discuss the next steps forward. Jonathan Ogden for Kesgrave Town Council, Mel Bentley and James Wright for Rushmere St. Andrew Parish Council, and Cllr Tony Fryatt, Hilary Hanslip and Andy MacGibbon for SCDC attended.

During the meeting 3 options for the KNP were discussed. Namely that:

- Kesgrave Town Council withdraw the KNP altogether and instead work closely with SCDC through the Local Plan Review regarding the future development of the Town Council area;
- Kesgrave and a part of Rushmere St. Andrew (Tower ward) proceed together with a neighbourhood plan covering this reduced area; and
- Kesgrave Town Council proceeds alone with a neighbourhood plan covering only the extent of the Town Council area and that Rushmere St. Andrew Parish

Council will consider the option of producing its own separate neighbourhood plan at a later date.

National Planning Practice Guidance (NPPG) provides a list of criteria which can be considerations when deciding the boundaries of a neighbourhood plan proposed area (Paragraph: 033 Reference ID: 41-033-20140306)

<http://planningguidance.communities.gov.uk/blog/guidance/neighbourhood-planning/designating-a-neighbourhood-area/> Of these, based on consultation feedback, great weight was attached to '*whether the area forms part of a coherent estate either for business or residents*' in coming to a decision. As such, the latter option was identified as the most appropriate way forward.

This recommendation was passed to, and accepted by, Cllr Fryatt (the Cabinet Member).

Accordingly, the Neighbourhood Plan boundary for the Kesgrave Neighbourhood Plan Area, to be approved no later than the 30th September 2016, will show the plan area covering the Town Council area only.

Conclusion:

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

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

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



Cllr Tony Fryatt
Cabinet Member with responsibility for Planning

Date: 27th September 2016