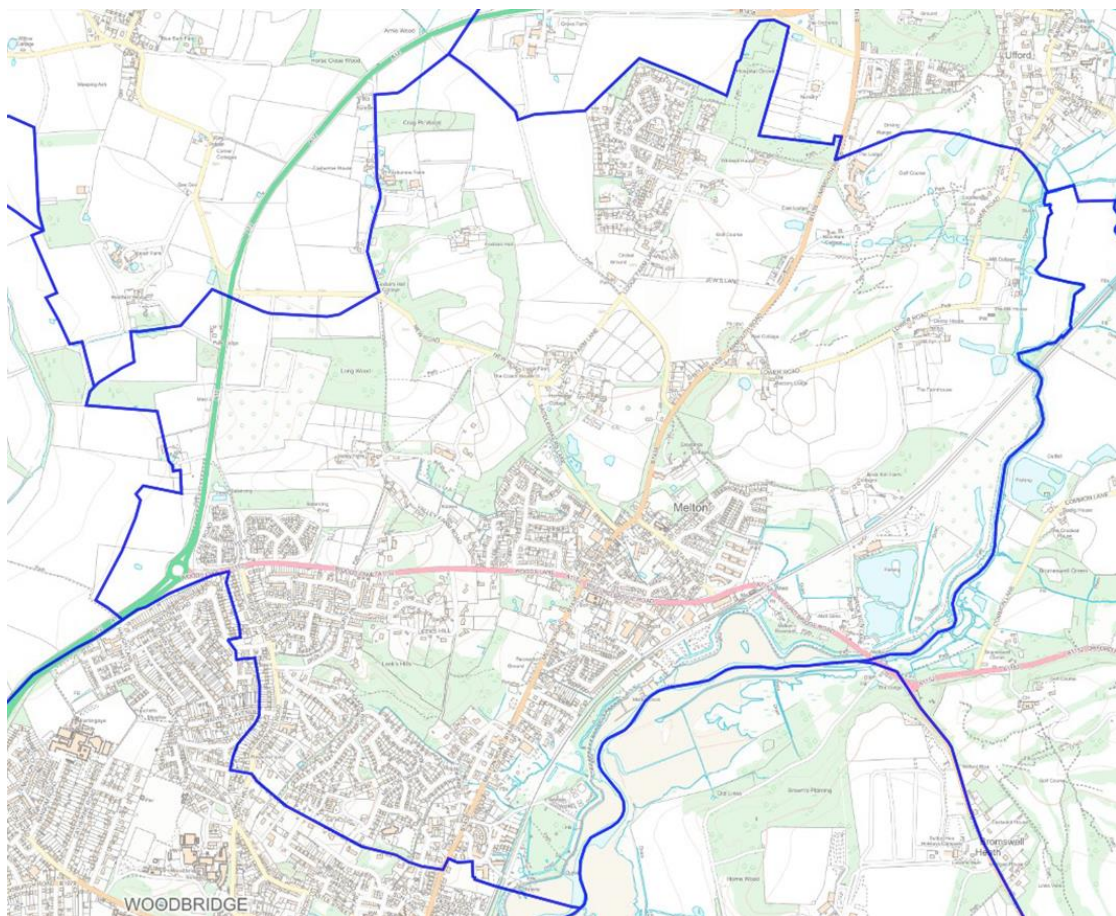




Neighbourhood Area Determination and Decision

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

Name of neighbourhood area	Melton (revised)
Parish Council	Melton



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POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ
DX: 41220 Lowestoft

Background:

The procedures governing the production of neighbourhood plans are set out in the Neighbourhood Planning (General) Regulations 2012 (as amended) and Section 5 (6A) of the Neighbourhood Planning Act 2017 allows for changes to made plans Neighbourhood Areas.

The application by the “relevant body” has been made to the Local Planning Authority for an amendment to the former Melton Neighbourhood Area.

This neighbourhood area application relates to a single parish area and represents a revision to the Melton Neighbourhood Plan area which was previously designated on 24 December 2013. The application was received by the Council on 23 September 2025.

The boundary of Melton Parish was amended in 2023 following the Community Governance Review. The current Neighbourhood Plan (made on 25 January 2018) relates to the previous Neighbourhood Plan Area (24 December 2013) which was concurrent with the parish boundary as it was prior to the Community Governance Review.

The new Neighbourhood Plan Area will align with the new Melton Parish boundary, covering the entire parish.

Consideration:

Is the organisation making the area application the relevant body under Section 61G (2) of the 1990 Act and Section 5 of The Planning Act 2017?

Yes. Melton Parish Council submitted the area designation application.

Has the application been submitted in accordance with Regulation 5 of the Neighbourhood Planning (General) Regulations 2012 and Section 5 (6A) of The Neighbourhood Planning Act 2017?

Yes. The application was accompanied by a map identifying the proposed Neighbourhood Area; a statement explaining why the area is considered appropriate to be designated as a Neighbourhood Area; and a statement that Melton Parish Council is the ‘relevant body’ to make the application.

Is the Neighbourhood Area considered appropriate as per Section 61G (4) of the Neighbourhood Planning (General) Regulations 2012 and Section 5 (6A) of The Neighbourhood Planning Act 2017?

Yes. The Neighbourhood Area comprises the whole parish of Melton. The new boundary will be reflected in a reviewed Neighbourhood Plan in due course.

Has the application been properly publicised?

Yes. East Suffolk Council undertook consultation on the on the proposed new Neighbourhood Plan area from 29 October 2025 to 10 December 2025. Adjoining parishes, including Woodbridge Town Council, were notified, and the consultation was publicised on East Suffolk Council website in accordance with Regulation 6 of The Neighbourhood Planning (General) Regulations 2012 (as amended) and Section 5 of The Neighbourhood Planning Act 2017.

Melton Parish Council were provided with consultation posters to display in appropriate places in the parish.

Were any comments received during the consultation period?

Yes. A total of two responses were received during the consultation period.

Summary of comments received:

- Natural England did not wish to make comment on the suitability of the proposed plan area or the proposed neighbourhood planning body but did provide a copy of their general advice for neighbourhood planning groups.
- Historic England had no specific comments to make although they noted that the change reflects recent boundary changes. They also provided a copy of their general advice for incorporating the historic environment in Neighbourhood Plans.

Are any modifications required to the Neighbourhood Area as per Regulation 6 of The Neighbourhood Planning (General) Regulations 2012 (as amended) Section 61G (6) and Section 5 of The Neighbourhood Act 2017?

No. The matters the Council is required to take into consideration at this time are:

- The desirability of designating the whole of the area of the parish council as a Neighbourhood Area; and
- The desirability of maintaining the existing boundaries of areas already designated as Neighbourhood Areas

This neighbourhood area application relates to the Melton parish area. The application represents a revision to the Melton Neighbourhood Plan Area which was previously designated on 24 December 2013 and to which a 'made' Neighbourhood Plan applies (made 25 January 2018).

The new Neighbourhood Plan Area will replace the currently designated Melton Neighbourhood Plan Area, but the 2018 Neighbourhood Plan will continue to form part of the Development Plan for that area until such time as it is replaced.

The new Neighbourhood Plan Area will align with the new Melton Parish boundary. The new Neighbourhood Plan area will cover the entire Parish. The new boundary will be reflected in a reviewed Neighbourhood Plan in due course.

There are no reasons not to designate the whole of the area of the parish.

Conclusion:

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

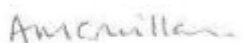
Recommendation:

That following consideration on behalf of the Head of Planning and Coastal Management, designation of the Parish of Melton as a Neighbourhood Area is **Approved**.

DECISION UNDER REGULATION 7 OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012 (as amended) and SECTION 5 (6A) of THE NEIGHBOURHOOD PLANNING ACT 2017

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

Signed:



Dated: 23 December 2025

Andrea McMillan MRTPI
Planning Manager (Policy and Delivery)

On behalf of Ben Woolnough BSc, MSc, MRTPI
Head of Planning and Building Control

East Suffolk Council
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