

Suffolk Coastal District Council

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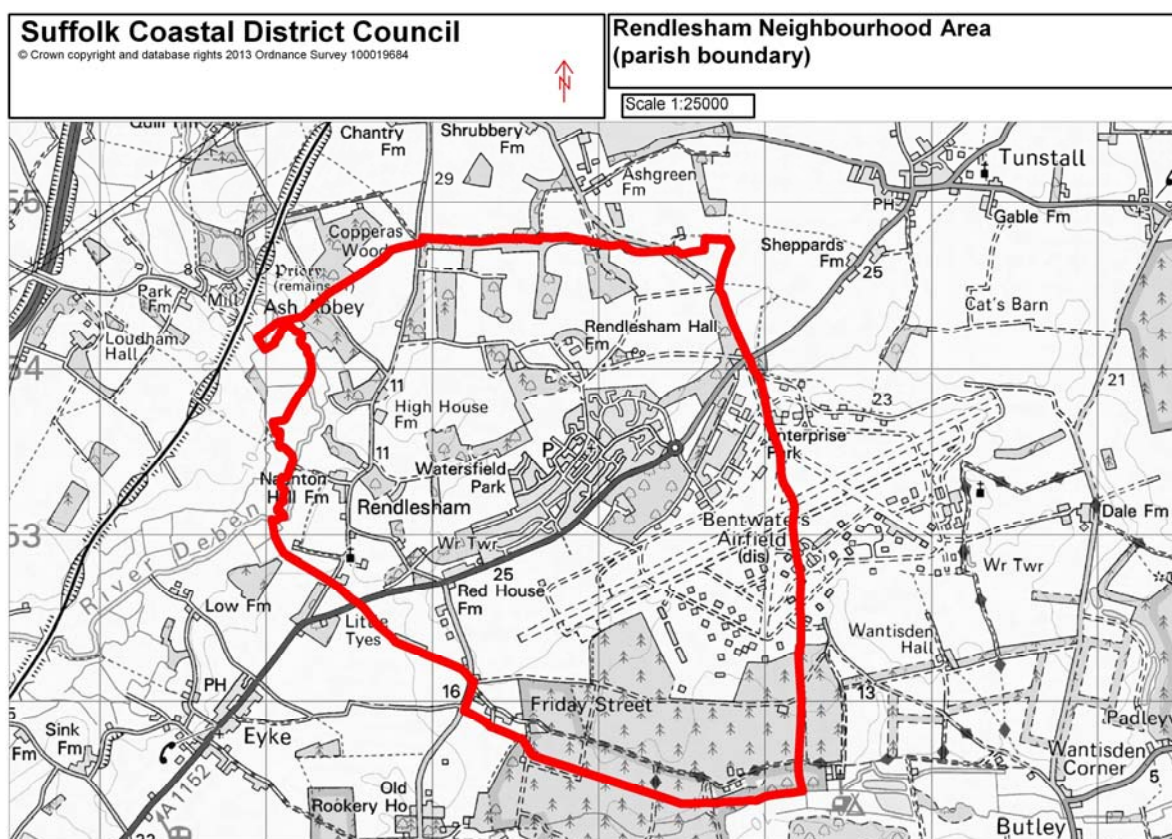
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Neighbourhood Area Determination and Decision

Name of neighbourhood area	RENDELESHAM
Parish /Town Council	Rendlesham Parish 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 NP policies would apply.

DETERMINATION

1. Has the applicant fulfilled all the necessary requirements?

Yes. The Neighbourhood Area designation application has been submitted by Rendlesham 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 Rendlesham 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 Rendlesham Parish 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?

A total of three [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 international and European, national and locally designated sites within and within the vicinity of the parish boundary. Additional advice is provided in relation to the AONB.

A planning consultant considers that the whole of the Bentwaters site should be included within the Neighbourhood Plan area on the basis that it forms a coherent economic whole which is related to the potential population expansion of the Rendlesham area in terms of local job creation, and provision of services to the serve the local area. Also, that the rural elements of the area in question are quite fragile.

One individual is concerned that Friday Street should remain as a small hamlet and that inclusion within the larger Rendlesham community does not swamp its identity. Further concerns are expressed with regard to education provision.

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.

Of the comments received, the issue relating to Bentwaters is the more significant. Rendlesham was granted “front runner” status in 2012, following a successful application by this Council on behalf of Rendlesham Parish Council. A significant amount of discussion was held at that time between the Council and the parish council as to whether or not the area to be applied for should be the parish or an extended area. The application was accompanied by letters of support from the neighbouring land owners with control over the Bentwaters site. An approach was also made to Wantisden parish council on the basis that there are a small number of residential properties on the boundary who are potentially impacted. Wantisden parish council have since expressed no interest in becoming a joint neighbourhood plan area.

Bentwaters Technical Base is a self contained area with a long and sometimes controversial planning history. The Council is in receipt of an as yet undetermined application for the whole site. This is looking at formalising uses within the overall site both in terms of uses suited to particular parts of the site and in relation to individual buildings; hard standings etc. This is likely to form the basis for this employment area into the future, at least for the period of the current District Local Plan which is to 2027. There is no suggestion that Wantisden Parish Council is wanting to go down the Neighbourhood Plan route for their parish, so any site specific work for this area will be picked up by the district council.

The options in relation to Bentwaters Technical Base would be to exclude it from the neighbourhood area; to extend the neighbourhood area to include that section which lies within Wantisden parish; or to leave it as a hybrid – part in part out.

There is a strong relationship between the former domestic base and the technical base. The parish council through the Neighbourhood Plan are keen to maintain and to improve those links and connections for the benefit of those who live and work there. From a planning policy perspective, it is the combined residential and employment areas which contribute to Rendlesham being designated a Key Service Centre.

In an ideal world, it would be good for the whole site to be contained within a single site specific plan. However, in this particular circumstance I do not consider that the risks posed by the hybrid scenario to be significant due to the scope of the outstanding planning application and the fact that the site owners have already provided written buy-in to the Neighbourhood Plan.

Conclusion:

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

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

The application for the designation of the Rendlesham Neighbourhood Area is

APPROVED.

A handwritten signature in black ink, appearing to read 'Philip Ridley', with a long horizontal flourish underneath.

Philip Ridley
Head of Planning and Coastal Management

Date: 29/10/2013