

# Application to designate a Neighbourhood Area

Town and Country Planning Act 1990 Neighbourhood Planning (General) Regulations 2012

The designation of a Neighbourhood Area is the first formal stage in preparing a Neighbourhood Development Plan, Neighbourhood Development Order or Community Right to Build Order. Please read the accompanying guidance notes before completing this form. Further information can be found online at [www.waveney.gov.uk/neighbourhoodplanning](http://www.waveney.gov.uk/neighbourhoodplanning)

Please return the completed form to Waveney District Council, Planning Policy, Town Hall, High Street, Lowestoft, Suffolk NR32 1HS. If you have any questions regarding neighbourhood planning, please email [planningpolicy@waveney.gov.uk](mailto:planningpolicy@waveney.gov.uk) or call 01502 523082.

## Name of Neighbourhood Area

Please give the name by which your neighbourhood area will be formally known:

SOUTHWOOD PARISH.

## Applicant details

Title:

First Name:

Surname:

Address:

Postcode:

Email:

## Additional contact (if applicable)

Title:

First Name:

Surname:

Address:

Postcode:

Email:

## Relevant body

Please confirm that you are the relevant body to undertake neighbourhood planning in your area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations.

Yes:

Name of Parish / Town Council or Neighbourhood Forum:

No:



Waveney District Council  
Serving the Community

### Extent of the area

Please indicate below and attach an Ordnance Survey plan showing the intended extent of the area.

Whole parish / ward boundary area

Part of the parish or ward

Joint neighbouring parish

Please describe below why you consider the extent of the neighbourhood area is appropriate.

See summary attached.

### Intention of neighbourhood area

Please indicate which of the following you intend to undertake within your neighbourhood area.

Neighbourhood Development Plan

Neighbourhood Development Order

Community Right to Build Order

### Additional joint parish details

If you are applying with an adjoining parish or parishes please give the clerk's details for each parish.

N/A.

### Declaration

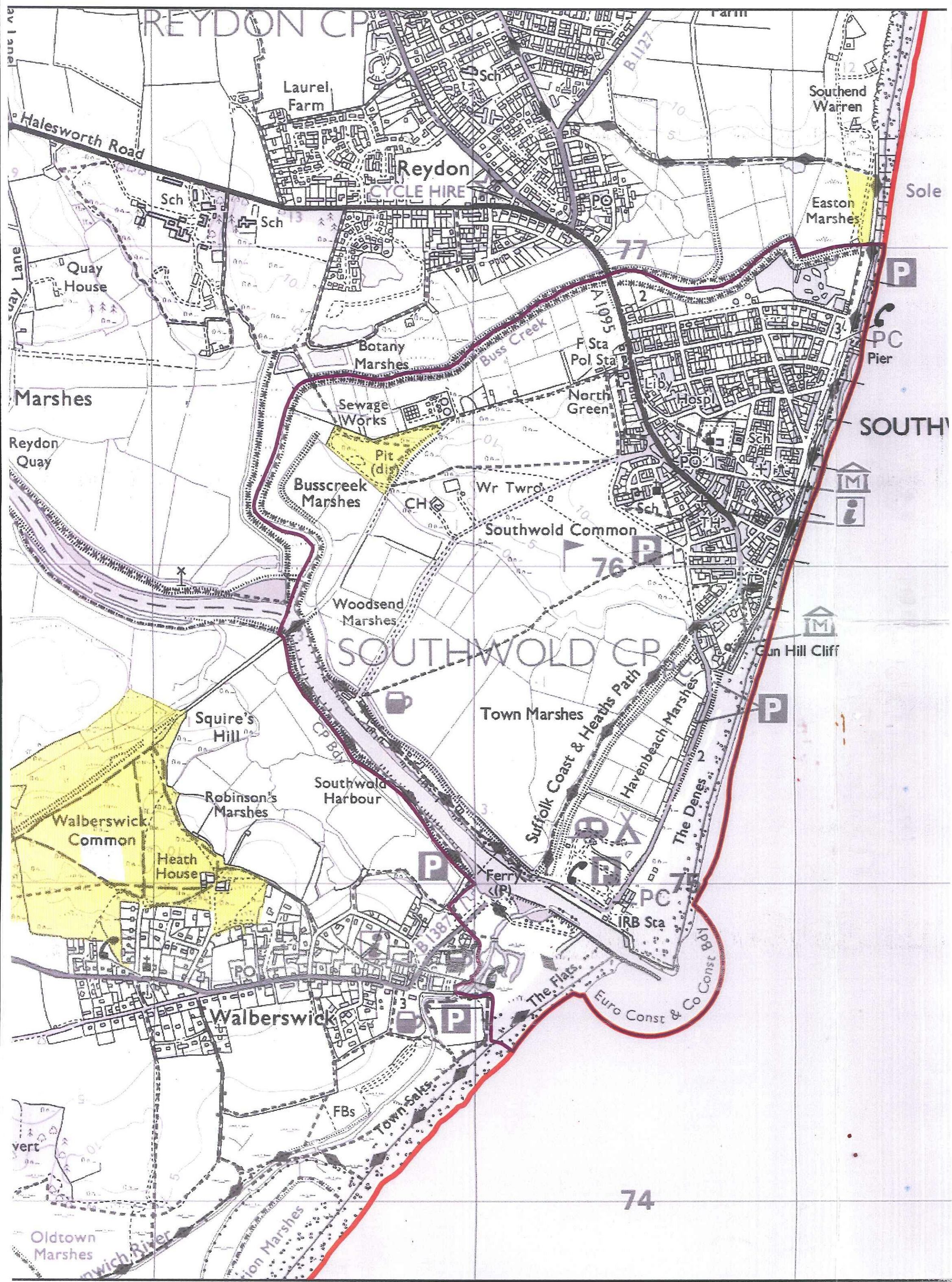
I/we hereby apply to designate a neighbourhood area as described on this form and the accompanying plan.

In the case of joint parish applications, names from each parish would be required.

Name(s)

Date:

Date:



REYDON CP

Laurel Farm

Reydon

Southend Warren

Halesworth Road

Quay Lane

Quay House

CYCLE HIRE

Easton Marshes

Sole

Botany Marshes

Buss Creek

F. Sta  
Pol. Sta

P

PC  
Pier

Marshes

Sewage Works

North Green

Reydon Quay

Busscreek Marshes

CH

Wr Twrd

Southwold Common

76

Woodsend Marshes

SOUTHWOLD CP

M  
i

M

Gun Hill Cliff

Squire's Hill

Town Marshes

P

Robinson's Marshes

Southwold Harbour

Suffolk Coast & Heaths Path

Havenbeach Marshes

The Denes

Walberswick Common

Heath House

Ferry (P)

PC  
IRB Sta

P

P

75

Walberswick

The Flats

Euro Const & Co Const

FBs

Town Salts

74

Oldtown Marshes

vert

Walberswick River

## What is a Neighbourhood Plan?

'A Neighbourhood Plan is a community-led framework for guiding the future development, regeneration and conservation of an area. A neighbourhood plan is about the use and development of land and may contain a vision, aims, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development. It may deal with a wide range of social, economic and environmental issues (such as housing, employment, heritage and transport) or it may focus on one or two issues only. These may be issues that are relevant to the whole neighbourhood or just to part of the neighbourhood. This is for those producing the plan to decide.

If successful at referendum, a Neighbourhood Plan will be part of the statutory development plan for the area. This statutory status gives Neighbourhood Plans far more weight than some other local documents, such as parish plans, community plans and village design statements.

A Neighbourhood Plan must comply with European and national legislation and must have appropriate regard to national policy and be in general conformity with existing strategic local planning policy. It should not promote less development than that identified in the development plan for the local area (such as new housing allocations). It can allow greater growth levels. Also, it can specify policies and guidance on how new development should be designed, orientated and located. Neighbourhood Plans can be a powerful tool in shaping the development of a neighbourhood. The timeframe for the Neighbourhood Plan will be for communities to decide, for example whether it is a 5, 10, 15 or 20-year plan.

Once a Neighbourhood Plan has been completed, it will have to be submitted to the local authority and then be subjected to an independent examination. This will make sure that the proper legal process has been followed and that the plan meets the basic conditions, including general conformity with strategic local policy.' ([www.locality.org.uk](http://www.locality.org.uk))

**Southwold** is a distinctive place characterised by:

- Its position within and adjacent areas of outstanding natural beauty alongside the Heritage Coast and the prevalence of two Conservation Areas within its ward boundary;
- Open spaces; including Southwold Common.

- Little space for new building and relatively few brownfield sites.
- An economy that is highly dependent on tourism;
- An ageing and reducing permanent resident population.
- A limited number of major employers - essential to the sustainability of the town and its enduring future;
- A large proportion of second home owners.
- And, of course, a working harbour.

**A Southwold Neighbourhood Plan** would need to take these factors into account and could possibly include planning policy relating to such matters as;

- The need for affordable housing provision, (particularly for key workers and locally committed families).
- Design controls
- Infill; courtyards, small gardens, and keeping large gardens that are unique to Southwold.
- Holiday lets; consider whether council tax could be charged equally to encourage people to register as a business.
- Local Occupancy Clause

The data and consultations undertaken during the process for the Southwold Town Plan provides data/ information which will be of great benefit as a basis for the Southwold Neighbourhood Plan.

### **Public Referendum**

For a Neighbourhood Plan to be passed – it must get through a public referendum with more than 50% of those voting, voting as a “yes” for it to be enforceable.

For those parishes carrying out a Joint Neighbourhood Plan, residents of all parishes would be eligible to vote on all aspects. The Plan is voted for on “en bloc” and a ‘no’ vote to any part of the Plan part would see the Neighbourhood Plan fail.

This is of particular relevance to Southwold who has an electorate of less than 1000. By comparison the adjoining parish of Reydon has approx. 2200 electors. Therefore if a joint plan had been considered, there would be a disproportionate number of electors from the larger parish voting at the referendum.

**Southwold Town Council** took the decision to undertake a Southwold Neighbourhood Plan after consultation with WDC, Suffolk Coastal District Council, the local MP, as well as various Neighbourhood Planning consultants. Added to this the fact that 80% of Southwold respondents to the Southwold Town Plan questionnaire declared themselves in favour of a Southwold Neighbourhood Plan.