

Neighbourhood Area Application Decision Notice

Neighbourhood Planning (General) Regulations 2012

Neighbourhood Area Approved

Name of Neighbourhood Area: Southwold Parish

Qualifying Body: Southwold Town Council

Application Date: 3rd February 2014

Decision under Regulation 7 of the Neighbourhood Planning (General) Regulations 2012:

The application for the designation of the Parish of Southwold as a Neighbourhood Area, for the purposes of neighbourhood planning is APPROVED.

Date of Decision: 19th May 2014

Signed:



Philip Ridley
Head of Planning and Coastal Management
Suffolk Coastal and Waveney District Councils
Town Hall
High Street
Lowestoft
Suffolk
NR32 1HS



Waveney District Council
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Consideration

Is the organisation making the area application the relevant body under Section 61G (2) of the 1990 Act?

Yes. Southwold Town Council submitted the area designation application.

Has the application been submitted in accordance with Regulation 5 of the Neighbourhood Planning (General) Regulations 2012?

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 Southwold Town Council is the relevant body to make the application.

Is the Neighbourhood Area considered appropriate? Section 61G (4)

Yes. The Neighbourhood Area comprises the whole parish of Southwold, following the parish boundary. There are no other existing boundaries of areas already designated as Neighbourhood Areas.

Has the application been properly publicised?

Yes. Waveney District Council undertook a six week consultation between 7th February 2014 and 21st March 2014. The consultation was publicised on Waveney District Councils website in accordance with Regulation 6 of The Neighbourhood Planning (General) Regulations 2012. Southwold Town Council was provided with site notices to display in appropriate locations in the parish.

Were any comments received during the consultation period?

Yes.

Summary of comments received:

There were 49 responses to the consultation. 41 respondents were against the area designation as submitted and 8 supported the area designation.

Objectors to the designation all considered that Southwold should not produce a Neighbourhood Plan without including the neighbouring parish of Reydon. Objectors stated that Reydon and Southwold rely on each other for most services and facilities, shops, health provision, employment and housing and the resident population of Reydon is perceived as the stability that Southwold needs to support its continued viability.

Those in favour of the area boundary as proposed consider that a Southwold only Neighbourhood Plan is appropriate to cover those issues specific to Southwold. Although not required to do so,

Southwold Town Council has indicated the issues that are to be included in any future Neighbourhood Plan. The issues highlighted include a local design policy, an infill policy, principle residence policy, second home policy, demolition policy and conservation area policies. Development of policies to cover these issues in the Southwold Neighbourhood Plan will not directly impact Reydon Parish area. The production of a Neighbourhood Plan contained within the Southwold Parish boundary has been justified. (All responses to the consultation can be viewed at: - www.waveney.gov.uk/neighbourhoodplanning)

Are any modifications required to the Neighbourhood Area? Section 61G (6)

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 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.

From the information submitted as part of the application and a further statement received during the consultation period it is clear that Southwold Town Council did give consideration to an area wider than its own parish boundary.

The points raised by all respondents to the Neighbourhood Area designation application have been given full consideration. There appears to be a misconception from those respondents opposed to the application that having an area designated for the purposes of producing a Neighbourhood Plan means new building or development will take place within that designated area. This is not necessarily the case and Southwold Town Council have set out clearly that they intend to focus on developing specific policies to protect the unique character of the town to enhance Waveney District Council’s adopted Local Plan policies.

The Council’s own adopted policies will continue to be used to determine applications for new development within the boundary of the Neighbourhood Area as it does outside the proposed boundary on strategic planning matters and those matters that are not covered by any Southwold specific policies that are subsequently adopted as part of the proposed Neighbourhood Plan.

For the reasons set out above there are no valid reasons why Waveney District Council should not designate the Neighbourhood Area for Southwold as submitted.

Recommendation:

That following consideration of the application by the Local Development Framework Working Group at it’s meeting held on 14th May 2014, consideration of their recommendation by the Head of Planning and Coastal Management in conjunction with the Portfolio Holder for Planning and Rural Affairs designation of the Parish of Southwold as a Neighbourhood Area is **Approved**.

