

Suffolk Coastal District Council

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Neighbourhood Area Determination and Decision

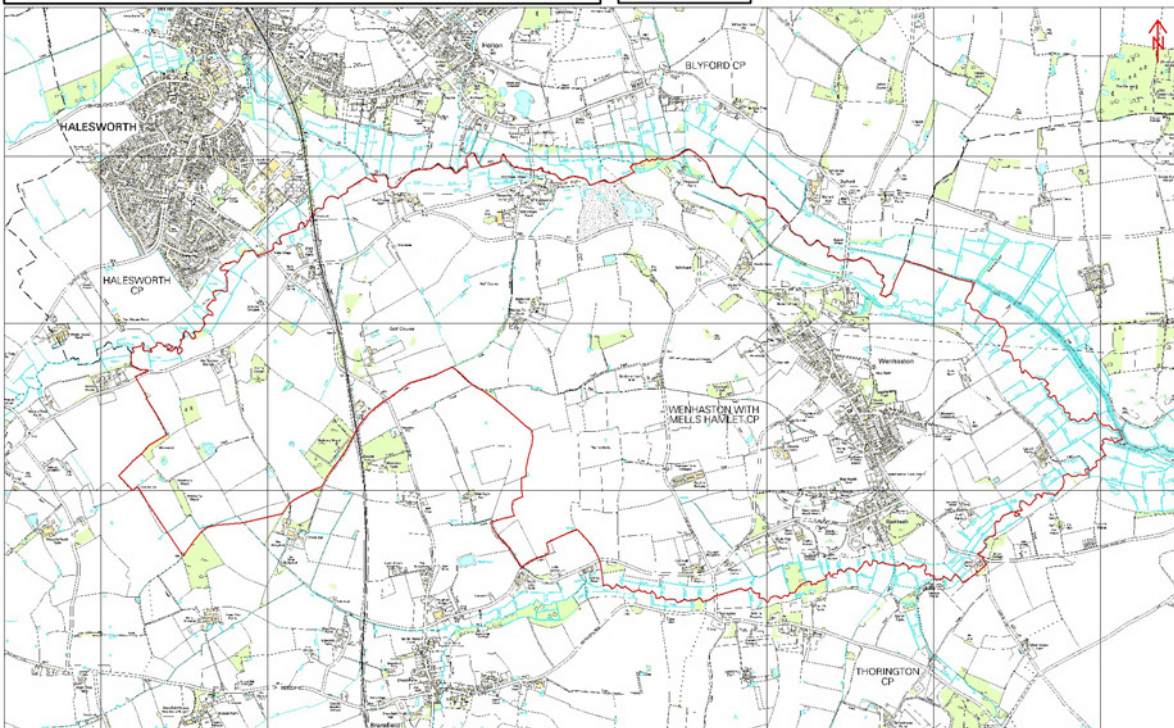
Name of neighbourhood area	WENHASTON WITH MELLS HAMLET
Parish /Town Council	Wenhaston with Mells Hamlet Parish Council

Suffolk Coastal District Council
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**Wenhaston with Mells Hamlet Neighbourhood
Plan Area**

Scale 1:25000

Map produced on 02 April 2015 at 15:35



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.

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 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 Wenhaston with Mellis Hamlet 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 Wenhaston with Mellis Hamlet 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.

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 newsletter. 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 a six week period (11th February 2015 –25th March 2015).

3. What comments have been received?

A total of seventeen (17) [comments](#) were received and are available for viewing on the Council’s website.

Fourteen comments were from local residents all of whom support the proposed neighbourhood plan area as submitted. One comment noted that hopefully it would build on the existing parish plan.

The remaining three comments were from Natural England, English Heritage and Suffolk County Council. Neither Natural England, nor English Heritage comment specifically on the proposed neighbourhood area, but provide more specific advice on the natural and historic environment respectively.

Suffolk County Council raise no objection to the neighbourhood area as proposed, but confirm that they would welcome the opportunity to discuss the plan as it progresses should it impact on any matters for which they have specific responsibility. These matters, such as education and highways are listed

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.

Wenhaston is identified in the Suffolk Coastal District Local Plan Core Strategy and Development Management Policies (2013) as a Local Service Centre. As such it will be expected to accommodate some limited development over the plan period (2010 – 2027). Whilst development is likely to be concentrated around the main settlement of Wenhaston, there are no obvious reasons at this stage why the neighbourhood area should not incorporate the whole parish as requested.


Conclusion:

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

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

The application for the designation of Wenhaston with Mells Hamlet is

APPROVED.



Cllr Geoff Holdcroft
Portfolio Holder with responsibility for Planning

Date: 02/04/2015