

## SEAL NEIGHBOURHOOD AREA DESIGNATION CONSULTATION

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**Executive Summary:** Under the Localism Act, Parish and Town Councils are able to produce community-led plans, in the form of Neighbourhood Plans. As part of the process, the Parish or Town Council must apply for an area to be designated. Seal Parish Council wrote to the Council mid April, to apply for their Neighbourhood Plan Area. This was consulted upon for 6 weeks, alongside the Allocations & Development Management Plan (ADMP) Main Modifications consultation. The proposed Neighbourhood Area follows the Parish boundary, and it is recommended that this boundary is recognised and approved, for the purposes of the Seal Neighbourhood Plan

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**Portfolio Holder** Cllr. Piper

**Contact Officer(s)** Simon Taylor (7134)

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### Introduction and Background

#### 1 Background

1.1 Under the Localism Act 2011, Parish and Town Councils are able to produce a new type of community led plan, in the form of a Neighbourhood Plan. A Neighbourhood Plan allows a Parish or Town Council to set out policies for development which can occur within a designated neighbourhood area. It is for the Parish or Town Council to lead in the creation of a Neighbourhood Plan.

1.2 A neighbourhood area must be applied for under Regulation 5 Neighbourhood Planning (General) Regulations 2012, through an application to the Local Planning Authority.

1.3 A Neighbourhood Plan that a Parish or Town Council produces must comply with national planning policy within the National Planning Policy Framework (NPPF), the Sevenoaks Core Strategy and other legal requirements.

#### 2 Seal Neighbourhood Plan Area Designation

2.1 The Council received a letter from Seal Parish Council, after it was resolved that an application for a Neighbourhood Area designation. See Appendix A for the proposed boundary and letter of application.

2.2 The Council organised the consultation of the proposed Neighbourhood Area Designation for 6 weeks. This consultation was run alongside the consultation for the Allocations & Development Management Plan (ADMP) Main Modifications (21<sup>st</sup> August – 2<sup>nd</sup> October)

2.3 A total of 3 organisations made comments in response to the consultation. Representations were received from:

- Natural England
- Highways Agency

- Environment Agency
- 2.4 All respondents stated that they observed the proposal and wish to make no comment on the proposed Area Designation. A summary of the responses given can be found in Appendix B.
- 2.5 The Environment Agency stated further that, while there was no comment, it was noted the Parish Council should contact the Agency when preparing their Plan as parts of the Parish fall within flood zones, source protection zones and principle aquifers.

### 3 Conclusion

It is recommended that the area designation is recognised and approved, for the purposes of the Seal Neighbourhood Plan, to ensure that the Seal Neighbourhood Plan can progress.

**Appendices** Appendix A – Seal Neighbourhood Area Designation Consultation Document  
<http://planningconsult.sevenoaks.gov.uk/consult.ti/SealParishNAD/consultationHome>

Appendix B – Summary of Seal neighbourhood Plan Area Designation Comments Submitted

Appendix B: Seal Neighbourhood Plan Area Designation - Summary of Questionnaire Responses

Name of Respondent	Organisation	Summary of Comment
John Lister	Natural England	No comment regarding the Area designation
Tony Ferris	Highways Agency	No comment regarding the Area designation
Kevin Bown	Highways Agency	No comment regarding the Area designation
Jennifer Wilson	Environment Agency	No comment regarding the Area designation, however wishes to note that the Parish Council should contact the EA for advice as some parts of the Parish fall within flood zones, source protection zones and principle aquifers.



# Neighbourhood Plan Area Designation

Regulation 5  
Neighbourhood Planning (General) Regulations  
2012

Seal  
July 2014

# SEAL PARISH COUNCIL

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**Clerk to the Parish Council**

Mrs Lorna J. Talbot

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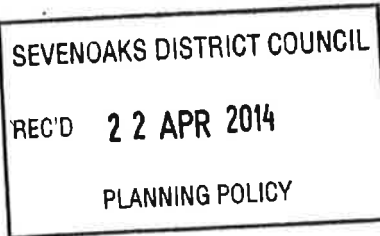
Website [www.sealparishcouncil.org.uk](http://www.sealparishcouncil.org.uk)

Office hours: Monday, Tuesday, Thursday and Friday 9am-1pm

**Clerk's Office**  
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Fawke Common,  
Sevenoaks,  
Kent TN15 0SP

14<sup>th</sup> April 2014

Mr S Craddock,  
Planning Officer,  
Sevenoaks District Council,  
Council Offices,  
Argyle Road,  
Sevenoaks,  
Kent TN13 1HG




Dear Mr Craddock,

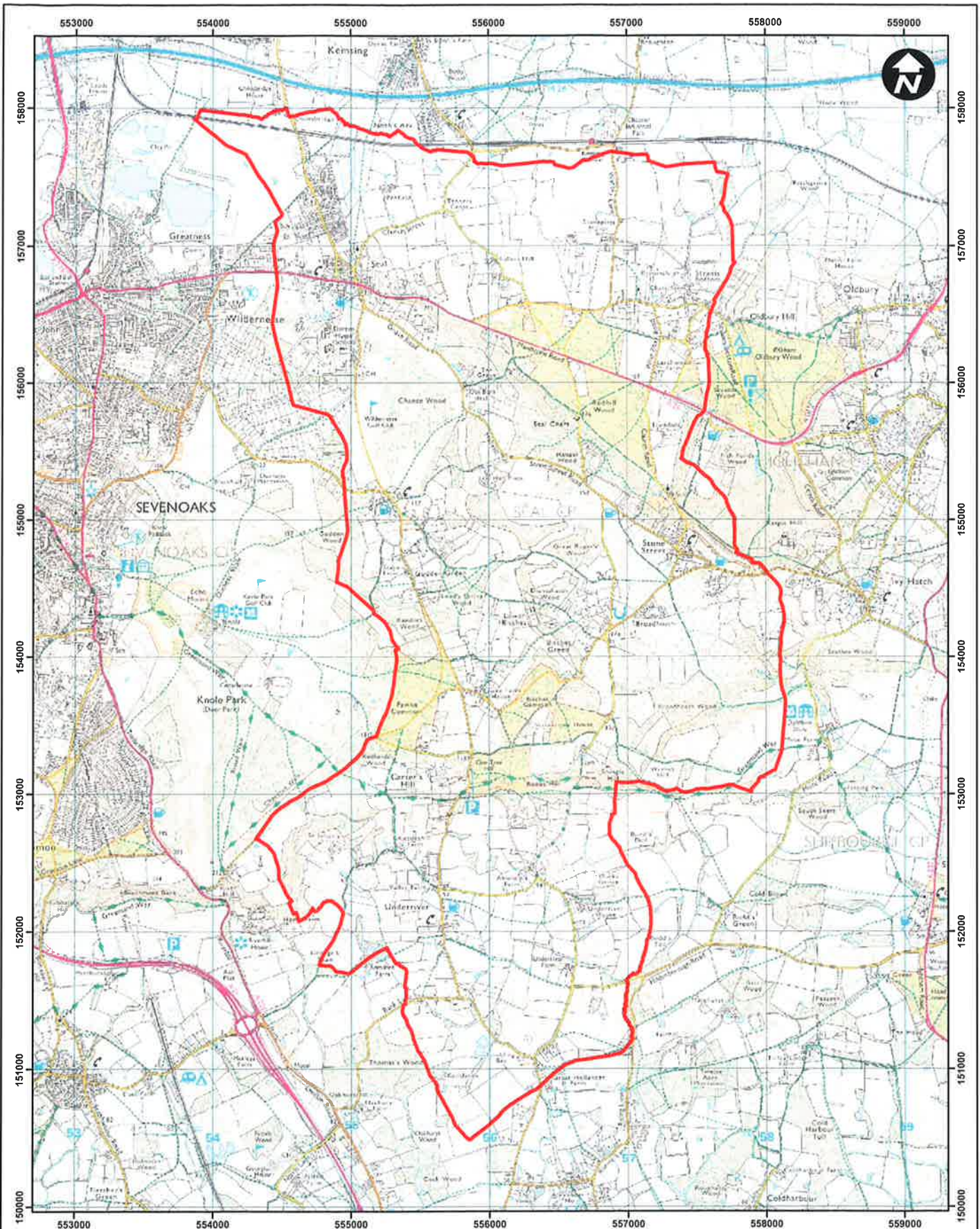
At a meeting of Seal Parish Council on the 10<sup>th</sup> April 2014 the Council resolved that the whole of the Parish be designated as a Neighbourhood Area. As a Parish Council we are a qualifying body to bring the plan forward.

I attach a map of the Parish showing the boundary of the proposed Neighbourhood Area.

Yours sincerely

  
Lorna Talbot (Mrs)  
Clerk to the Council





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Ordnance Survey 100019428

Seal Parish Boundary



Date: April 2014

Produced by the GIS Team, Sevenoaks District Council

