

APPROVAL OF NEIGHBOURHOOD PLAN AREAS FOR CHEVENING AND HEXTABLE

Local Planning and Environment Advisory Committee – 24 September 2013

Report of Chief Planning Officer

Status: For consideration

Also considered by: N/A

Key Decision: No

Executive Summary:

Chevening and Hextable Parish Councils have applied to designate the parishes as Neighbourhood Plan areas, in order to potentially bring forward a Neighbourhood Plan. This report outlines the details of these requests.

This report supports the Key Aims of the Community Plan

Portfolio Holder Cllr. Ian Bosley

Contact Officer(s) Tony Fullwood ext.7178 / Mikyla Smith ext.7357

Recommendation to Local Planning and Environment Advisory Committee:

The Local Planning and Environment Advisory Committee advise that the Portfolio Holder approve the designation of Neighbourhood Plan Areas for Chevening and Hextable for the areas set out in Appendices B and C.

Reason for recommendation:

To allow for the preparation of Neighbourhood Plans in accordance with government guidance.

Introduction and Background – Neighbourhood Planning

- 1 Members will be aware that under the provisions of The Localism Act a town or parish council can prepare a Neighbourhood Plan, which once adopted, will form part of the Development Plan for the Local Planning Authority (LPA). One of the first steps is to apply to the District Council to designate the Neighbourhood Plan Area. The District Council must then go out to public consultation for a six week period and invite representations. In order for an area to be appropriate it should be coherent, consistent, and appropriate in planning terms. The Act states that unless there are valid planning reasons for refusal, the LPA should designate proposed neighbourhood plan areas.

Neighbourhood Area Designation Requests

- 2 Chevening and Hextable Parish Councils have submitted proposed Neighbourhood Areas for consideration. The Hextable area reflects the future boundary of Hextable Parish, following boundary changes recommended by the 2012 Community Governance Review, which will take place in 2015. The designation requests from each parish, which include a map of the proposed areas, can be seen in Appendices B and C. The Chevening area covers the current parish as no changes are proposed to the parish boundary.
- 3 Hextable's designation request, due to the boundary change in 2015, includes land which is currently part of Swanley parish. Swanley Town Council has confirmed that they have no objection to Hextable using the agreed post-2015 boundary for the Neighbourhood Area designation request.
- 4 A Consultation Statement has been prepared for each area (Appendix A) which illustrates that the proper procedures have been followed. No comments were received during the six week consultation period in response to the area designation requests. The proposed areas are appropriate in planning terms for the long term planning of the area and it is recommended that the proposed Neighbourhood Plan Areas should be designated.
- 5 It is recommended that Portfolio Holder approval is sought for the designation of Neighbourhood Plan Areas for Chevening and Hextable, and that in accordance with the Neighbourhood Planning (General) Regulations 2012 (7) the following are published as soon as possible after designation:
 - the name of the neighbourhood area,
 - a map which identifies the area, and
 - the name of the relevant body who applied for the designation.

Other Options Considered and/or Rejected

None

Key Implications

Financial

Funding for local planning authorities to support neighbourhood planning can be applied for from the Department of Communities and Local Government (DCLG). Any cost will be met by the existing budget and DCLG funding, which will be applied for in due course.

Legal Implications and Risk Assessment Statement.

Neighbourhood Plans are prepared under planning legislation. The regulations regarding notification of adoption/approval of these documents will be followed.

The designation of Neighbourhood Plan Areas following existing or future parish boundaries is an administrative procedure that in itself holds minimal risk to Sevenoaks District Council.

Equality Impacts

Consideration of impacts under the Public Sector Equality Duty:		
Question	Answer	Explanation / Evidence
a. Does the decision being made or recommended through this paper have potential to disadvantage or discriminate against different groups in the community?	No	The designation of Neighbourhood Plan Areas following existing or future parish boundaries is an administrative procedure that in itself has no equalities implications.
b. Does the decision being made or recommended through this paper have the potential to promote equality of opportunity?	No	
c. What steps can be taken to mitigate, reduce, avoid or minimise the impacts identified above?	N/A	

Appendices

Appendix A – Consultation Statements

Appendix B – Chevening Neighbourhood Area Designation request

Appendix C – Hextable Neighbourhood Area Designation request

Mr Richard Morris

Chief Planning Officer

Sevenoaks District Council

Proposed Neighbourhood Plan Areas Consultation Statement

Introduction

This document provides a record of the publication which took place regarding the Chevening and Hextable proposed Neighbourhood Plan areas and related Neighbourhood Planning bodies. The formal publication period provides members of the public and other key stakeholders an opportunity to submit comments on the proposed neighbourhood plan area and proposed neighbourhood planning body.

It sets out the methods used to publicise the publication process along with the main findings from the publication. As this was only a publication process, the response rate was not expected to be high.

The Council publicised the Chevening and Hextable proposed Neighbourhood Plan Areas for 6 weeks, from 25 July 2013 to 5 September 2013.

This consultation included the following information submitted by the Parish Councils:

1. A map identifying the area to be covered
2. A statement explaining why the area is appropriate to be designated as a neighbourhood area
3. A statement that the organisation making the application is the relevant body to bring forward a Neighbourhood Plan.

The Council also published:

- The name of the proposed neighbourhood area
- Details of how to respond to the publicity and make representations
- The deadline for the receipt of those responses and representations

This information was published on the Sevenoaks District Council website. Neighbouring Parish Councils, District Cllrs of Hextable and Chevening, and District Cllrs of the neighbouring parishes were notified of the consultation via email.

Comments

Chevening No comments were received.

Hextable No comments were received.

Neighbourhood Plan Area Designation

Regulation 5
Neighbourhood Planning (General) Regulations
2012

CHEVENING
July 2013



Chevening Parish Council

Derek Johnson BSc CEng MICE - Clerk

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Telephone: 07540 269181

E-mail: clerk@cheveningparishcouncil.gov.uk

Sevenoaks District Council
Council Offices
Argyle Road
Sevenoaks
TN13 1HG

For the attention of Mikyla Smith

26th June 2013

Dear Mikyla

Localism Act 2011 – Neighbourhood Plan Designation of Chevening Parish as a Neighbourhood Area

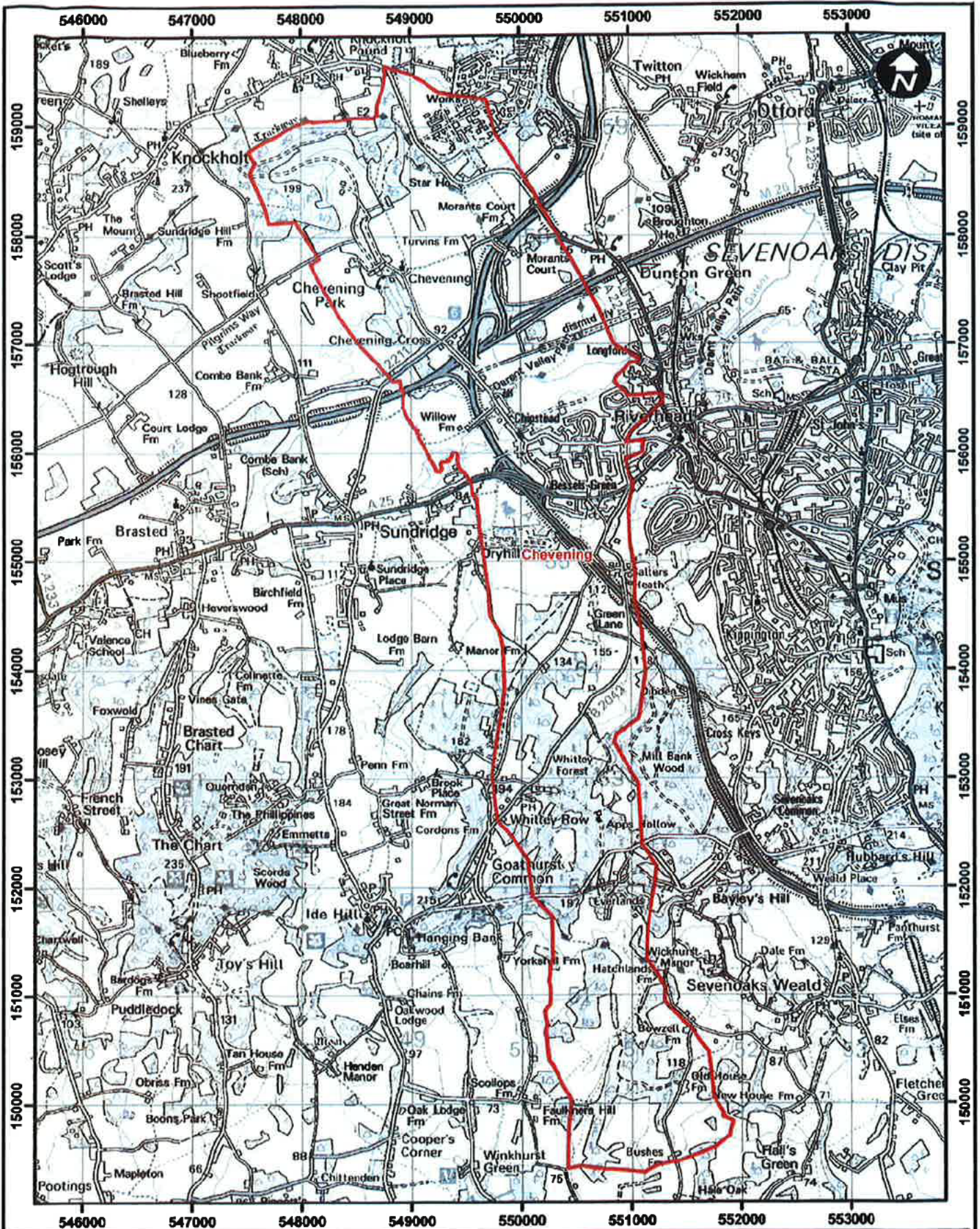
Please accept this letter as a request from Chevening Parish Council, being the qualifying body to bring forward such a request, for the land defined by the boundaries of Chevening Parish Council, as shown on the enclosed plan by SDC, to be designated as a Neighbourhood Area.

As requested, I can also confirm that no boundary changes are currently proposed to the line indicated in red on the enclosed plan.

Yours sincerely



Derek Johnson
Clerk to the Parish Council



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Chevening Parish Boundary

Scale: 1:45,000
Date: June 2013

Neighbourhood Plan Area Designation

Regulation 5
Neighbourhood Planning (General) Regulations
2012

HEXTABLE
July 2013

Hextable Parish Council
College Road
Hextable
Kent
BR8 7LT
Tel: 01322 668530



Ms. M. Smith,
Planning Policy Department,
Sevenoaks District Council,
Argyle Terrace,
Sevenoaks,
Kent

17th May 2013

Dear Ms. Smith

Hextable Neighbourhood Plan

Hextable Parish Council hereby requests Sevenoaks District Council to designate the whole area within the Hextable Parish boundary, as it will exist after the agreed boundary change in 2015, as a Neighbourhood for the purposes of producing a Neighbourhood Plan. Please find enclosed a map showing the Hextable Parish boundary, as it will exist after 2015.

Furthermore, Hextable Parish Council requests to be authorised as the sole Qualifying Body to produce a Neighbourhood Plan for the said Neighbourhood of Hextable. Hextable Parish Council is the appropriate qualifying body to bring the plan forward.

On behalf of Hextable Parish Council, thank you for your ongoing assistance and for progressing this matter.

Yours sincerely



Parish Clerk on behalf of the Parish Council Chairman

