

MAIDSTONE BOROUGH COUNCIL

RECORD OF DECISION OF THE HEAD OF PLANNING

Decision Made: 28 February 2014

Neighbourhood Plan Area Application

Issue for Decision

To consider Sutton Valence parish as a Neighbourhood Plan Area.

Decision Made

The neighbourhood area submitted by Sutton Valence Parish Council to Maidstone Borough Council on 17 November 2013 is **approved**.

Reasons for Decision

Consultation

Consultation commenced on Thursday 28 November 2013 and ended at 5pm on Friday 10 January 2014. The consultation was advertised as follows:

1. Note distributed to all households in the parish at start of consultation period
2. Neighbourhood Plan Area application (including a map) posted on Maidstone Borough Council's website and on Sutton Valence parish council's website
3. Poster advertising the consultation on notice boards in the parish
4. Ward members and adjoining ward members were made aware of the consultation via email

Representations Received During Consultation

Two representations were received in support of the application. A further representation was made where the respondent questioned the implications of designating the neighbourhood area and requested clarification as to the possible consequences of this initiative.

No objections were received.

Considerations

1. Does the proposed plan area follow existing, established administrative or planning boundaries?
YES – the proposed plan area follows the existing parish boundary
2. Does it exclude areas which in planning terms it would be more appropriate to include (for example where planning designation or development location straddles a parish boundary)
NO
3. Does it overlap with another approved neighbourhood area (this is not permitted)

NO

Conclusion

Sutton Valence Parish Council will be preparing the neighbourhood plan and is considered a relevant body¹ under the Localism Act 2011.

The identification of Sutton Valence in Maidstone Borough Council's emerging local plan as a larger village places emphasis on the fact that the village is considered a sustainable settlement, and can accommodate minor development such as infilling or the redevelopment of previously developed land that is of a size appropriate to the role, character and scale of the village.

Sutton Valence Parish Council is in the very early stages of developing a neighbourhood plan and believes a robust and well considered neighbourhood plan offers the best opportunity to protect existing green spaces and to accommodate any future growth in a sustainable manner.

Sutton Valence has a well defined and established boundary as a parish, which includes the village centre, the hamlet of Warmlake and outlying farms and other properties. It is intended that the whole of the parish will be the designated area for the neighbourhood plan. Working to the same boundary for both the parish and the neighbourhood plan will avoid potential confusion for those that live, work and visit the parish.

No objections were received during consultation and the proposed plan area (see map below) meets the criteria set out above. The plan area is considered acceptable in planning terms and the parish council has followed due process in line with the Neighbourhood Planning (General) Regulations, Part 2, S. 5(1).

Alternatives considered and why rejected

The decision to approve the neighbourhood plan area has been made for the reasons stated above. The alternative is to reject the application but the council is satisfied that due process has been followed and no representations were made during the consultation to suggest the geographic area of the parish should not form the neighbourhood plan area.

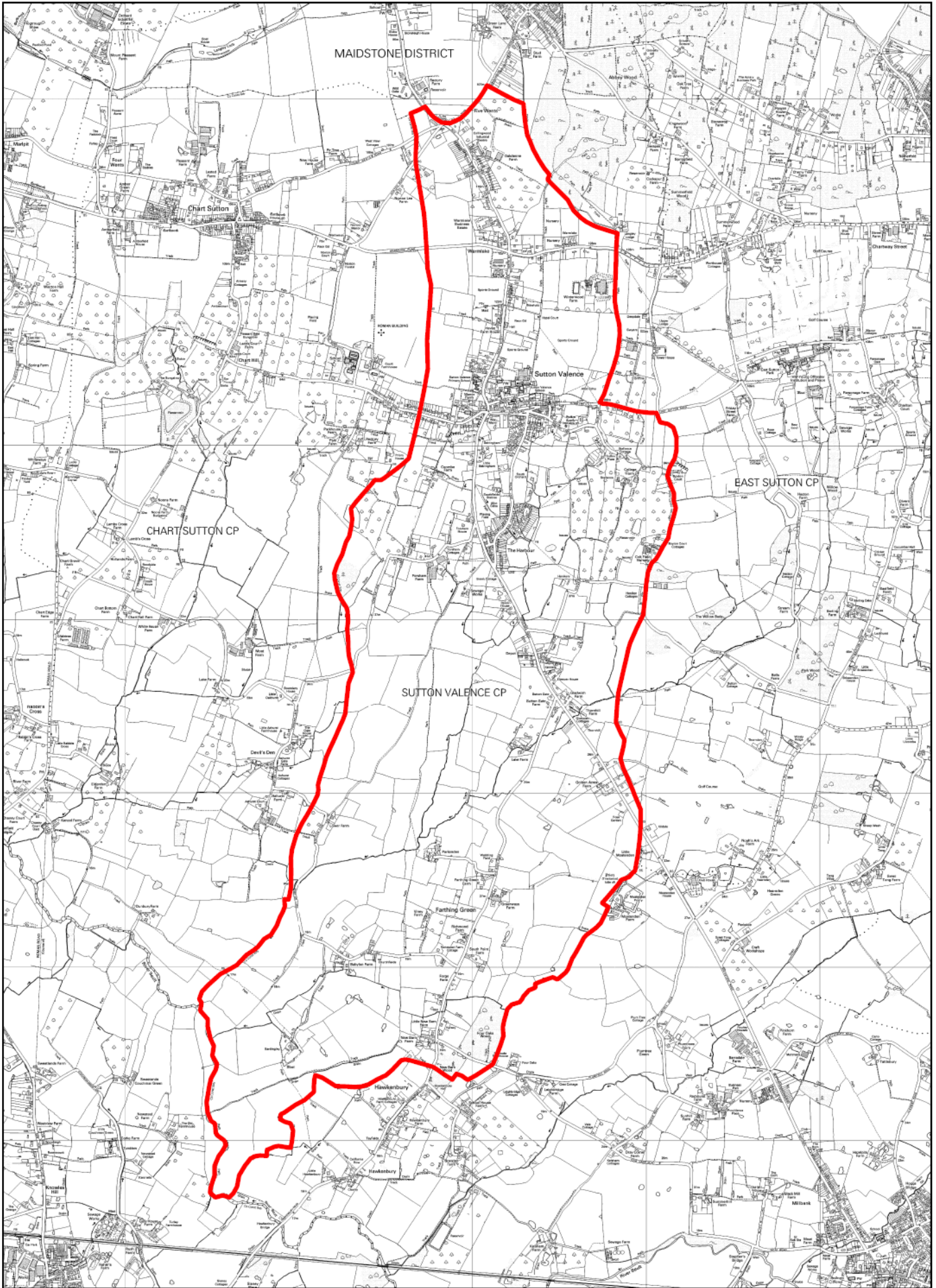
Background Papers

None

R. L. Jarman

Signature: _____
Rob Jarman, Head of Planning

¹ For the definition of "relevant body" see section 61G (2) of the 1990 Act (inserted by paragraph 2 of Schedule 9 to the Localism Act 2011 (c.20).



SUTTON VALENCE PARISH



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