

Oulton Neighbourhood Plan
Designating Oulton as a Neighbourhood Area
Report by Planning Policy Officer

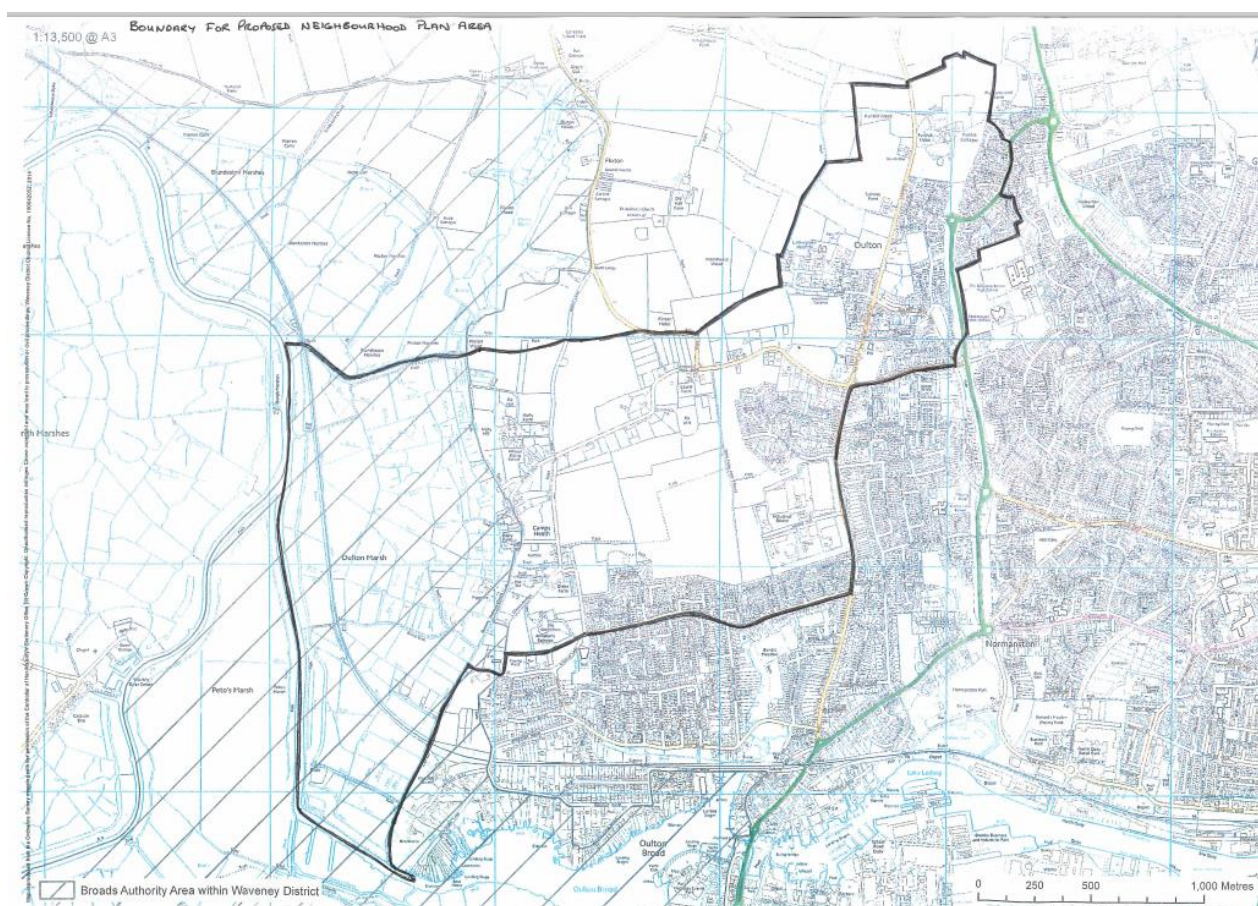
Summary:	The report briefly summarises the comments received during the six week consultation period on Oulton becoming a Neighbourhood Area in order to produce a Neighbourhood Plan.
Recommendation:	That the Planning Committee notes the comments received and agree to designate Oulton as a Neighbourhood Area (subject to a verbal update in relation to the Parkhill Estate part inclusion).

1 Neighbourhood Planning

- 1.1 Neighbourhood planning was introduced through the Localism Act 2011. Neighbourhood planning legislation came into effect in April 2012 and gives communities the power to agree a Neighbourhood Development Plan, make a Neighbourhood Development Order and make a Community Right to Build Order.
- 1.2 A Neighbourhood Development Plan can establish general planning policies for the development and use of land in a neighbourhood, for example:
 - where new homes and offices should be built
 - what they should look like
- 1.3 Under the Neighbourhood Planning (General) Regulations 2012, parish or town councils within the Broads Authority's Executive area undertaking Neighbourhood Plans are required to apply to the Broads Authority and the relevant District Council to designate the Neighbourhood Area that their proposed plan will cover.
- 1.4 Once these nominations are received, there follows a six week period within which any member of the public may submit written comments to the Broads Authority and the relevant District Council regarding the proposed Neighbourhood Area, who will then consider the area, and the comments received, before approving or rejecting its designation. The designation of a Neighbourhood Area is therefore the first step in the process of preparing a Neighbourhood Plan.

2 Oulton Neighbourhood Area

- 2.1 The area that the parish council wishes to designate is made up of the civil parish of Oulton plus a small unparished area as the parish boundary cuts through properties on the new Parkhill Estate in the extreme north east of the parish. The proposed area includes some properties that are partly outside the parish boundary. The Broads Authority Executive Area has been added for reference.



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3 The Consultation and Responses Received

- 3.1 The consultation on the designation of Oulton as a Neighbourhood Area took place between Friday 17th October until Friday 28 November 2014.
- 3.2 The following comments were received.
- *Do you think the submitted area is suitable for a Neighbourhood Development Plan?*
Yes 67% No 33%
 - *Please tell us why not and suggest an alternative boundary:*

Organisation	Summary of Comment	Discussion
Resident	The infrastructure is not good, or big enough and the road system is not capable of coping with it.	At this stage it is not known what the Neighbourhood Plan will actually say to know if the proposals will affect infrastructure. This comment will be considered as the plan progresses. Suffolk County Council will be consulted on the Neighbourhood Plan. The Neighbourhood Plan needs to be in conformity with the Strategic Plans for the area and those particular plans would have considered the issue of infrastructure. Does not affect designating Oulton as a Neighbourhood Area.
Resident	I live on the Parkhill Estate but only part of this estate has been included.	<p>Oulton Parish boundary has been 'built upon' in parts. As such the boundary effectively cuts some houses in half.</p> <p>Parkhill Estate is not a parished area so Oulton Parish Council consulted with individuals. The Parish Council have subsequently included one of the streets in the estate within the Neighbourhood Plan Area.</p> <p>If they included the whole estate, there would be a significant increase in the area included in the Neighbourhood Area as well as more housing. The communities in other parts of the Parkhill Estate may wish to produce their own Neighbourhood Plan in the future.</p> <p>At the time of writing the report, Waveney Council officers were seeking clarification in relation to including part of the Parkhill Estate. Waveney are due to make a decision on designation at their working group meeting on 17 December which is after the deadline of this report. As such, at the Planning Committee on 9 January there will be a verbal update.</p>

- *Do you have any further comments that you would like to make?*

Organisation	Summary of Comment	Discussion
Resident	<p>Having looked at the plan I am not sure of what difference this would make to the area being part of Oulton Neighbourhood.</p> <p>I don't have any objections but just uncertain how this will affect our neighbourhood</p>	At this stage it is not known what the Neighbourhood Plan will actually say. Does not affect designating Oulton as a Neighbourhood Area.

Organisation	Summary of Comment	Discussion
	understanding that we would have a say in Oulton Village area.	
Resident	Yes, the planners need to be more flexibility to allow more housing to be developed and for common sense to prevail, not just answer questions with " These are the rules and that's that". They need to look at land and be more flexible with their thinking.	This could be in reference to either Waveney or the Broads Authority – no detail given. With regards to the Broads Authority, the Local Plan is about to be reviewed and the community will be invited to have their say. Does not affect designating Oulton as a Neighbourhood Area.
Resident	No.	Noted.
Resident	Not really sure from the map shown where in fact my house actually lies within the boundary.	Does not affect designating Oulton as a Neighbourhood Area.
Resident	Having moved into our new house in the September of 2001, I was wondering when the Oulton boundary was established, as there were not any green fields about at that time as Persimmon and Badgers were both busily building in the area as stated in the letter I received from the Parish council. I have also copied and distributed to my neighbours who did not receive the letter.	Does not affect designating Oulton as a Neighbourhood Area.

4 Links of relevance:

- 4.1 The Broads Authority Neighbourhood Planning webpage:
<http://www.broads-authority.gov.uk/planning/planning-policies/neighbourhood-planning/oulton>
- 4.2 Waveney District Council Neighbourhood Planning webpage:
http://www.waveney.gov.uk/site/scripts/documents_info.php?documentID=841&categoryID=856
- 4.3 Some guidance/information on Neighbourhood Planning:
<http://www.rtpi.org.uk/planning-aid/neighbourhood-planning/>

5 Financial Implications

- 5.1 Occasional Officer time in supporting the process (as required by regulations).
- 5.2 There will be no cost to the Broads Authority for the referendum at the end of the process as Waveney District Council have agreed to take on this task and cost.

6 Conclusion and Recommendation

- 6.1 The comments received do not act as 'show stoppers'. It is therefore recommended that the Oulton Neighbourhood Area is designated.

Background papers: None

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Appendices: None