

STANDON PARISH COUNCIL
STANDON PARISH NEIGHBOURHOOD PLAN
Neighbourhood Area Application

February 2015

Introduction

LOCALISM ACT 2011 (SCHEDULE 9) AND TOWN AND COUNTRY PLANNING ACT 1990 (SECTIONS 61F & 61G)

NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012

Standon Parish Council, as a "relevant body", hereby formally submits an application to East Hertfordshire District Council as the local planning authority, for the designation of a Neighbourhood Area pursuant to the preparation of a Neighbourhood Development Plan (NDP).

Background

On 18th November 2014, Standon Parish Council at its full Council meeting passed a motion to instigate proceedings to establish a Neighbourhood Planning Group to lead on the formulation of a NDP for the Parish of Standon. An application is hereby submitted under Regulation 5 of the Neighbourhood Planning (General) Regulations 2012.

The designation of the Neighbourhood Area is seen as the first formal step in the process of producing the NDP. Regulation 5 requires the submission of the following documents as part of the application:

- (a) A map which identifies the area to which the application relates;
- (b) A statement explaining why the area is appropriate to be designated as a Neighbourhood Area; and
- (c) A statement that the organisation or body making the area application is a relevant body for the purposes of section 61G of the Town and Country Planning Act 1990 (as amended).

Neighbourhood Area Map

A map is attached showing the area to which this application relates.

Justification for Designation

The proposed area covers the administrative boundaries of Standon Parish Council, and includes the villages of Standon and Puckeridge and the surrounding rural area. Schedule 9 of the Localism Act 2011, and Section 61G of the Town and Country Planning Act 1990, state that neighbourhood areas may not overlap. There are no known overlaps with other relevant bodies promoting other neighbourhood areas. In determining the application for designation, the local planning authority must have regard to the desirability of designating the whole of the area of a parish council as a neighbourhood and the desirability of maintaining the boundaries of already designated neighbourhood areas.

It is believed that there are compelling reasons why the neighbourhood area indicated on the attached map should be given favourable consideration. These are as follows:

The draft East Herts District Plan (Policy DPS8) states that the District Council will give positive support to development brought forward through Neighbourhood Development Plans;

Standon and Puckeridge are categorised as a Group 1 village in the draft District Plan, where Parish Councils are encouraged to produce a Neighbourhood Plan to develop a shared vision for the village and deliver the sustainable development they need (Policy VILL 1);

Standon and Puckeridge have experienced pressures for housing development in the recent past, and there is a need to re-assess the amount and types of dwelling required to provide for local housing needs;

Standon has two designated employment areas in the draft District Plan (Policy VILL 5): there is a need to assess the opportunities for job creation and the stimulation of the local economy.

There is a need to protect, manage and enhance the Conservation Area and the quality of the surrounding rural landscape.

Statement in relation to the "Relevant Body"

This application for designation is submitted by Standon Parish Council, which is considered to be a relevant body under the terms of Section 61G (2a) of the Town and Country Planning Act 1990.

Conclusion

For the reasons outlined above, the proposed neighbourhood area, as shown on the attached map, is considered to be appropriate and justified. Under Section 61G of the Town and Country Planning Act 1990, Standon Parish Council is considered to be a "relevant body" for the purposes of this application. The Parish Council therefore respectfully request East Hertfordshire District Council to process this application in accordance with Regulation 6 of the Neighbourhood Planning (General) Regulations 2012.

Signed

Belinda Irons

Clerk to Standon Parish Council