

MAIDSTONE BOROUGH COUNCIL

RECORD OF DECISION OF THE HEAD OF PLANNING

Decision Made: 18th December 2012

Neighbourhood Plan Area Application

Issue for Decision

To consider the area put forward by North Loose Residents' Association (NLRA) as a Neighbourhood Plan Area.

Decision Made

The neighbourhood area submitted by North Loose Residents' Association to Maidstone Borough Council on 1st September 2012 is **approved**.

Reasons for Decision

Consultation

Consultation commenced on Wednesday 24th October 2012 and ended at 5pm on Thursday 6th December 2012. The consultation was advertised as follows:

1. Leaflet distributed to all households in the area at start of consultation
2. Neighbourhood Plan Area application (including a map) posted on Maidstone Borough Council's website and on the NLRA website
3. News release to local papers
4. Loose parish council members, ward members and adjoining ward members were made aware of the consultation via email

Representations Received During Consultation

7 representations were received during consultation – all of them were made in support of designating the area as a Neighbourhood Area.

Considerations

1. Does the proposed plan area follow existing, established administrative or planning boundaries?

No – The proposed area comprises part of the non-parished urban area in Loose but does not interfere with Loose Parish Council's administrative area.

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

The North Loose Residents Association will be preparing the neighbourhood plan as a Neighbourhood Forum and are considered a relevant body¹ under the Localism Act 2011. However, it is accepted that the NLRA must first apply to the council to be designated as a Neighbourhood Forum. The Association was established in 2003 and represents over 1,000 members. The area the NLRA covers is the whole of the non-parished sections of South Ward and does not overlap any other adjoining parish. It includes over 2,000 houses, 45 business premises, a school, leisure centre, bowls club, hockey club, allotments and services such as doctors, dentist and care home.

Several representations were received in favour of the proposed neighbourhood plan area 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 NLRA 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 put forward by the NLRA 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 61F (5) of the 1990 Act (inserted by paragraph 2 of Schedule 9 to the Localism Act 2011 (c.20).

