



Playford Neighbourhood Plan Decision Statement

(The Neighbourhood Planning (General) Regulations 2012 – Regulation 18)

Date of Publication: 9th April 2024

1. Summary

- 1.1 Following an independent examination, East Suffolk Council now confirms that the Playford Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum subject to the modifications set out in section 3.

2. Background

- 2.1 Playford Parish Council, as the Qualifying Body, successfully applied for Playford Parish to be designated as a Neighbourhood Area under The Neighbourhood Planning (General) Regulations 2012. The [Neighbourhood Area](#) was designated by (the former) Suffolk Coastal District Council on 28th June 2017.
- 2.2 The Playford Neighbourhood Plan was published by Playford Parish Council for pre-submission consultation (Regulation 14) between 18th March 2023 and 5th May 2023.
- 2.3 Following the submission of the Playford Neighbourhood Plan ([submission version](#)) to East Suffolk Council the Plan was publicised and comments invited over a six week period commencing on 10th November 2023 and closing on 22nd December 2023. Due to the publication of a revised National Planning Policy Framework and an addendum to the Consultation Statement the consultation was extended until 19th January 2024.
- 2.4 East Suffolk Council, with the agreement of Playford Parish Council, appointed an independent examiner, Andrew Ashcroft BA (Hons) MA DMS MRTPI, to examine the Plan and to consider whether it met the Basic Conditions required by legislation and whether it should proceed to Referendum.
- 2.5 The [Examiner's Report](#) received 4th March 2024 concluded that subject to modifications identified in the Report, the Playford Neighbourhood Plan meets the basic conditions. The Examiner recommends that subject to the modifications listed

in the Report, the Playford Neighbourhood Plan should proceed to Referendum. The examiner considers that the neighbourhood area is appropriate for the referendum and states that no evidence has been submitted to suggest otherwise. He recommends that the Plan should proceed to referendum based on the neighbourhood area as approved by East Suffolk Council on 28 June 2017.

- 2.6 Following receipt of the Examiner's Report, legislation requires that East Suffolk Council consider each of the modifications recommended, the reasons for them, and decide what action to take. This is set out in the table below. Ahead of this consideration, the Report and its findings have been considered between the Council and Playford Parish Council.

3. Decision and Reasons

- 3.1 East Suffolk Council, under powers delegated to the Head of Planning and Coastal Management, has considered each of the modifications recommended. The Council concurs with the reasoning and modifications provided by the Examiner in his Report dated 4th March 2024.
- 3.2 The Council has also identified further modifications to the Plan which are considered necessary to meet the basic conditions or to correct errors.
- 3.3 With the Examiner's recommended modifications and other modifications, East Suffolk Council has decided that the Playford Neighbourhood Plan meets the Basic Conditions as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, is compatible with the Convention rights and complies with provision made by or under Section 38A and 38B of the Planning and Compulsory Purchase Act 2004. As a consequence, the submission version of the Playford Neighbourhood Plan will be modified as recommended for it then to proceed to referendum.
- 3.4 The Council has considered the referendum area as recommended by the Examiner and has decided there is no reason to extend the Neighbourhood Area for the purposes of referendum. The Referendum area will be the same as the designated Neighbourhood Area for the Playford Neighbourhood Plan.
- 3.5 The list of modifications and actions required are set out in the following tables. As a consequence of these changes the Playford Neighbourhood Plan will be re-published and titled the Playford Neighbourhood Plan (Referendum Version).

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Dated: 09/04/2024

Examiner's Recommended Modification	Reason for change	Action by ESC
<p>Paragraph 1.1 At the end of paragraph add: 'The Plan period is 2023 to 2036.'</p>	To meet the prescribed conditions.	Agreed. Text has been amended as recommended.
<p>Paragraphs 5.7 and 5.8 Replace the final sentence of each paragraph with: 'Development proposals within the defined Cluster will be considered against the contents of Policy SCLP5.4 of the Suffolk Coastal Local Plan and the Housing in Clusters and Small-Scale Residential Development in the Countryside Supplementary Planning Document (November 2022).'</p>	To give both paragraphs a more neutral content and refer to the SPD on this matter.	Agreed. Text has been amended as recommended.
<p>PFD2 – Area of Greater Landscape Value and Sensitivity In the first paragraph replace 'permitted' with 'supported.'</p>	To better relate to the role and purpose of a neighbourhood plan.	Agreed. Policy PFD2 has been amended as recommended.
<p>PFD4 – Protection of Trees, Hedgerows, and Other Natural Features In the opening paragraph replace 'Development Proposals should avoid...' with 'Development proposals should respond positively to the natural environment of the parish and avoid...' In the first part of the policy replace 'harm to and trees' with 'harm to trees'. In the final paragraph delete the unnecessary comma after 'widened'.</p>	<p>To expand policy to include positive guidance to developers about how proposals should address the natural environment.</p> <p>To delete unnecessary word.</p> <p>To correct grammatical error.</p>	<p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p>

Examiner's Recommended Modification	Reason for change	Action by ESC
<p>Policy PFD6 – Design Considerations In the first part of the policy replace 'must' with 'should'.</p> <p>Delete criteria h) and i).</p>	<p>To ensure that the policy is more appropriate to a neighbourhood plan (and consistent with wording used elsewhere in the policy).</p> <p>These criteria are now dealt with by the Parts R and S of the Building Regulations.</p>	<p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p>
<p>Paragraph 8.5 (supporting text of policy PFD6) Replace the third sentence of paragraph 8.5 with 'The Guidance advises that it provides a structure that can be used for the content of local design policies, guides, and codes. It also comments that it addresses issues that are important for design codes where these are applied to large scale development on single or multiple sites.'</p>	<p>To correct grammatical errors in the supporting text.</p>	<p>Agreed. Text has been amended as recommended.</p>
<p>Policy PFD7 – Artificial Lighting Replace the first sentence of the policy with 'Wherever practicable, development proposals should respond positively to the dark sky environment of the parish and avoid the use of streetlights.'</p>	<p>To ensure that the policy is easier to implement.</p>	<p>Agreed. Text has been amended as recommended.</p>
<p>Paragraph 8.14 (Supporting text of policy PFD7) At the end of the paragraph add: 'Policy PFD7 addresses this matter. The Parish Council recognises that the dark skies environment needs to be balanced with the safety of individual properties and the wider highways network.'</p>	<p>Consequential modification.</p>	<p>Agreed. Text has been amended as recommended.</p>

Examiner's Recommended Modification	Reason for change	Action by ESC
<p>PFD8 Parish Services and Facilities Reverse the order of the two parts of the policy.</p>	<p>To provide the policy with a more positive focus.</p>	<p>Agreed. Text has been amended as recommended.</p>
<p>Other Matters – General Modification of the general text and paragraph numbers (where necessary) to achieve consistency with the modified policies and to accommodate any administrative and technical changes.</p> <p>Revise the plan to reflect the updated NPPF of 2023 and its paragraph numbers.</p>	<p>To ensure consistency with the modified policies.</p> <p>To ensure consistency with the latest version of the NPPF.</p>	<p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p>
<p>Other Matters – Specific Paragraph 7.5 – Clarify that the 'Heritage Team' is the 'East Suffolk Council's Heritage Team.'</p> <p>Paragraph 8.12 – Remove the brackets associated with SuDs in the third sentence.</p>	<p>Factual correction to ensure the plan meets the basic conditions.</p> <p>Correct grammatical error to ensure the plan meets the basic conditions.</p>	<p>Agreed. Text has been amended as recommended.</p> <p>Agreed. Text has been amended as recommended.</p>

Council's further modifications

Under section 12(6)(a) of Schedule 4B of the Town and Country Planning Act 1990, the Council considers that the following modifications are also needed in order that the Plan meets the basic conditions or for the correction of errors.

Policy/Supporting Text	Reason for change (summarised)	Action by ESC
<p>Page 2 Neighbourhood Planning in a Nutshell Amend the text at the bottom of the page entitled 'Before a neighbourhood plan can be brought into force it needs to complete the following stages'</p> <p>Bullet pt 3: insert This was held between 10 November 2023 and 19 January 2024.</p> <p>Bullet pt 4: amend as follows – Insert beneath title 'An independent Neighbourhood Plan Examiner was appointed to undertake the examination. His report was received on 4 March 2024, recommending a series of modifications and that, once modified, the Neighbourhood Plan should proceed to Referendum.'</p> <p>Remove final text These remaining stages are likely to take around 6-9 months to complete.</p>	<p>Update the text and insert consequential changes.</p> <p>Update the text and insert consequential changes.</p> <p>Update the text and insert consequential changes.</p> <p>Update the text and insert consequential changes.</p>	<p>Text has been amended.</p> <p>Text has been amended.</p> <p>Text has been amended.</p> <p>Text has been amended.</p>
<p>Paragraph 1.1 Insert a full stop before 'The Plan period is 2023 to 2036.'</p>	<p>Grammatical correction.</p>	<p>Text has been amended.</p>
<p>Paragraph 1.2 Amend the text as follows:</p>	<p>Update the text to reflect the stage of plan preparation reached.</p>	<p>Text has been amended.</p>

Policy/Supporting Text	Reason for change (summarised)	Action by ESC
<p>Since the area was designated in 2017 a number of factors have contributed to a delay in preparing the actual production of this first draft of the Plan, in particular production of a new Local Plan covering the former Suffolk Coastal district, the content of which would have implications on planning in Playford.including:</p> <ul style="list-style-type: none"> • the amount of volunteer time available; • the production of a new Local Plan covering the former Suffolk Coastal district, the content of which would have implications on planning in Playford; and • the COVID19 pandemic. 		
<p>Paragraph 1.3 Text to be amended as follows: The pre-submission draft Neighbourhood Plan was consulted on between 18 March and 5 May 2023. Amendments to the Plan were have been made in response to representations received and the plan was subsequently and it has now been submitted to East Suffolk Council. Consultation on the submission Plan was undertaken between 10 November 2023 and 19 January 2024. The Plan was then subject to independent examination. A positive Examiner's</p>	<p>To reflect the correct stage in the plan preparation process.</p>	<p>Text has been amended.</p>

Policy/Supporting Text	Reason for change (summarised)	Action by ESC
<p>report was received in March 2024 recommending that, subject to modifications, the Plan could proceed to Referendum.</p> <p>In final sentence add an apostrophe to 'Examiners.'</p> <p>The Plan will now progress through the following stages:</p> <p>Delete flow chart.</p>	<p>Grammatical correction</p> <p>To reflect the correct stage in the plan preparation process.</p> <p>To reflect the correct stage in the plan preparation process.</p>	<p>Text has been amended.</p> <p>Text has been deleted.</p> <p>Flow chart has been deleted.</p>
<p>Paragraph 3.2</p> <p>In the final sentence replace September 2023 with December 2023.</p> <p>In the final sentence replace which sets out a with '...reaffirming the...'</p> <p>In the final sentence delete 'a' to read '...reaffirming the presumption...'</p>	<p>Factual correction.</p> <p>To accurately reflect the wording of the NPPF.</p> <p>Grammatical correction.</p>	<p>Date has been amended.</p> <p>Text has been amended.</p> <p>Text has been corrected.</p>
<p>Paragraph 3.5</p> <p>Bullet pt 4: replace yet to be adopted Insert anticipated to be adopted 2024</p> <p>Bullet pt 5: delete yet to be prepared and consulted on Insert anticipated to be adopted 2024</p>	<p>Update to SPD status.</p> <p>Update to SPD status.</p>	<p>Text has been amended.</p> <p>Text has been amended.</p>
<p>Paragraph 6.6</p> <p>In the last sentence replace 'compliment' with 'complement'.</p>	<p>Spelling correction.</p>	<p>Text has been amended.</p>

Policy/Supporting Text	Reason for change (summarised)	Action by ESC
<p>Paragraph 6.9 From bullet point 3 delete 'Undesignated' and insert 'Non-designated'</p>	<p>To ensure consistent use of language.</p>	<p>Text has been amended.</p>
<p>Paragraph 6.14 Amend reference to the NPPF to the December 2023 para</p> <p>The paragraph numbers should also be changed from 174 d) to 180 d)</p>	<p>To ensure the most recent version of the NPPF is referred to.</p> <p>Update NPPF paragraph numbers.</p>	<p>NPPF reference has been amended.</p> <p>NPPF reference has been amended.</p>
<p>Paragraph 7.2 Insert 'Grade II' before 'listed buildings and structures...'</p>	<p>Correction to text.</p>	<p>Text has been amended.</p>
<p>Paragraph 7.5 Before 'Council's Heritage Team' delete 'the' and insert 'East Suffolk.'</p>	<p>To correct the name of the East Suffolk Council Heritage Team.</p>	<p>Text has been amended.</p>
<p>Paragraph 7.8 In first sentence delete 'Some 11 properties have been identified' and insert 'Preparation of the Neighbourhood Plan identified 11 properties'</p>	<p>Correction to text.</p>	<p>Text has been amended.</p>
<p>Paragraph 8.5 NPPF paragraph number changed from 126 to 131.</p>	<p>To ensure the most recent version of the NPPF is referred to.</p>	<p>NPPF reference has been amended.</p>
<p>Paragraph 8.10 In sentence 1 replace Design Guidelines and Codes with Design Guidance and Codes.</p> <p>In sentence 3 replace Design Guide and Codes with Design Guidance and Codes.</p>	<p>To correct the title of a supporting document.</p> <p>To correct the title of a supporting document.</p>	<p>Reference has been amended.</p> <p>Reference to has been amended.</p>
<p>Paragraph 8.14</p>		<p>NPPF reference has been amended.</p>

Policy/Supporting Text	Reason for change (summarised)	Action by ESC
At the start of sentence one, delete 185c) and insert 191c).	To ensure consistency with the latest version of the NPPF.	
Policy PFD6 – Design Considerations In paragraph 1, sentence 1 replace Design Guidelines and Codes with Design Guidance and Codes.	To correct the title.	Reference has been amended.
Appendix 1 In the second sentence of the first paragraph insert ‘s’ after ‘Historic England define...’	Grammatical correction.	Text has been amended.
Updates to the front and back cover to state that this is the referendum version.		