

Mepal Neighbourhood Plan 2022-2031



Designated Area Plan and Explanatory Statement

December 2022

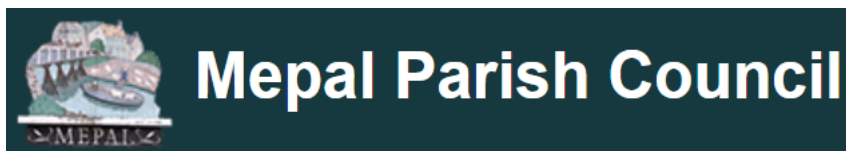


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December 2022

Pre-submission draft of the Neighbourhood Plan in accordance with
Regulation 14 of Neighbourhood Planning Regulations 2012



The Parish Council received professional planning support from NEIGHBOURHOOD-PLAN.CO.UK during the production of this Neighbourhood Plan.



NEIGHBOURHOOD-PLAN.CO.UK

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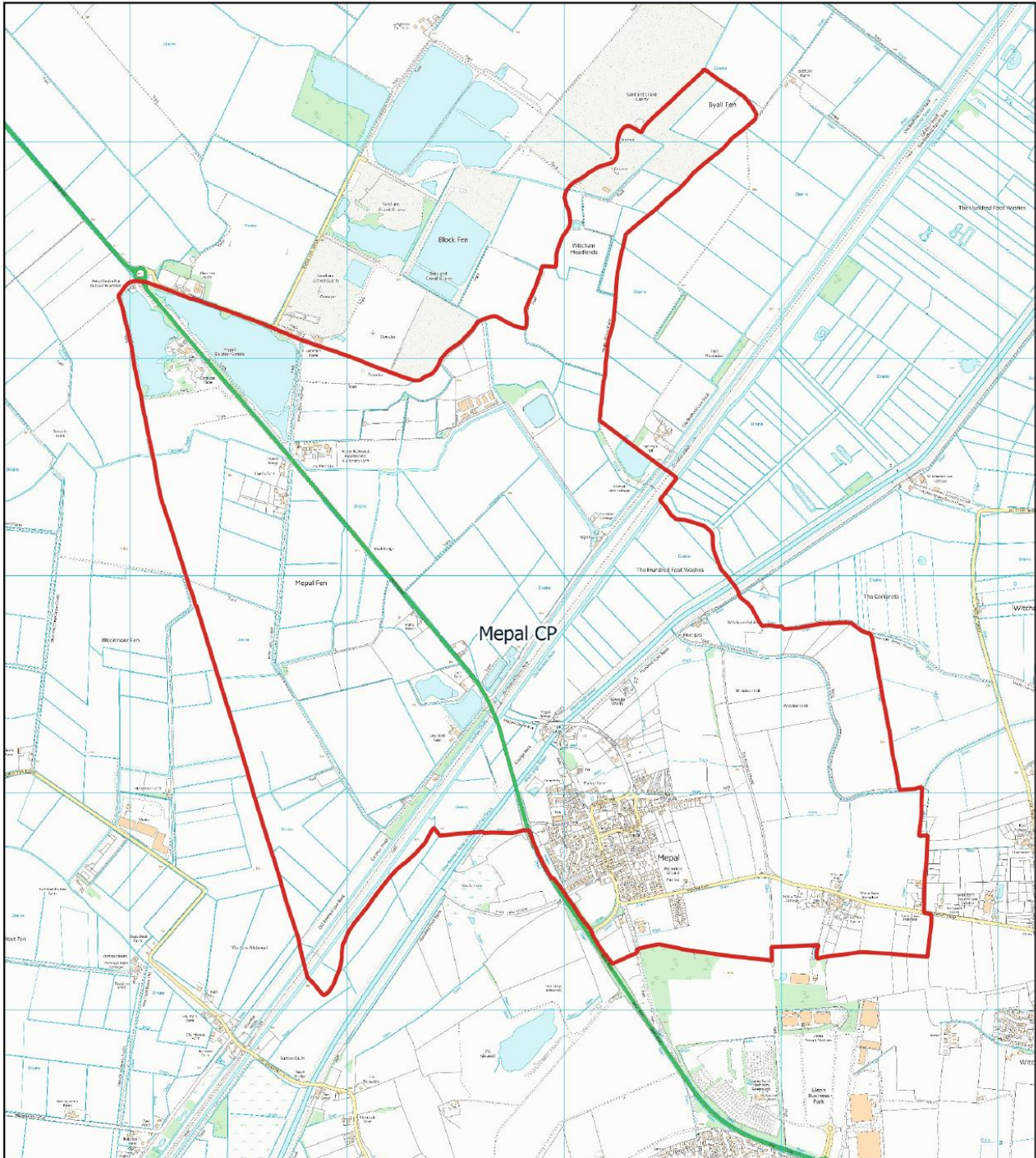
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Mepal Neighbourhood Plan - Designated Area Plan and Explanatory Statement



Mepal Neighbourhood Area

Key

 Mepal Neighbourhood Area



East Cambridgeshire
District Council



Date: 25 February 2022
Scale: 1:25,000

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Explanatory Statement

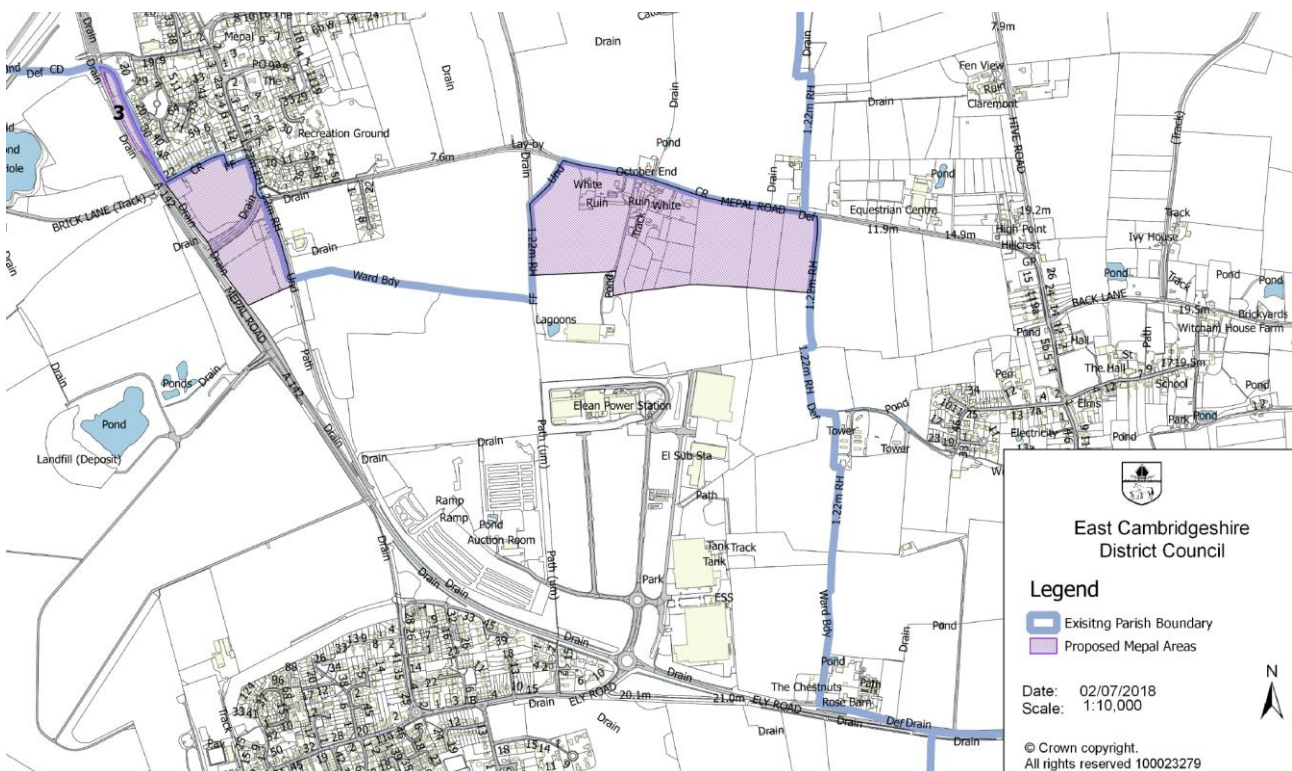
1. Designation of Mepal Parish as a Neighbourhood Planning Area

1.1 A formal [application](#)¹ was made by Mepal Parish Council as a ‘relevant body’ under Section 61G of the Town and Country Planning Act 1990 (as amended) for the designation of a neighbourhood area in order to develop a neighbourhood plan. The area of the Neighbourhood Plan is based upon the parish boundary, which was seen as appropriate as this area is recognised as the distinct community of Mepal. The request was that the Parish be recognised as a Neighbourhood Area for the purpose of producing a neighbourhood plan, in accordance with the Neighbourhood Planning Regulations 2012.

1.2 The Parish was [designated](#)² a Neighbourhood Area on the 28 February 2022.

2. Parish Boundary Change

2.1 The East Cambridgeshire District Council (Reorganisation of Community Governance) [Order](#)³ 2018 moved these three areas from Sutton Parish to Mepal Parish on the 13 July 2018. The three relevant areas are: 1 - land south of Mepal Road (including White Gate Cottage; Orchard House. The Oaks; Broadmead; Chestnut Farm; Mulberry House; Bellaview; The Granary; White Gate Farm; White Gate Cottage & White Gate Bungalow); 2 - land between Brick Lane and Sutton Road along with land south of Sutton Road (including unnamed farm buildings); and 3 - Lilibet Woods.



Map 1 - Areas Moved from Sutton Parish to Mepal Parish in July 2018 (Shaded Purple)

¹ <https://www.eastcamb.gov.uk/local-development-framework/neighbourhood-planning>

² <https://www.eastcamb.gov.uk/sites/default/files/Mepal%20NA%20Map%20A4%20ptrt.pdf>

³

[https://s3-eu-west-](https://s3-eu-west-2.amazonaws.com/lgbce/Reviews/Eastern/Cambridgeshire/East%20Cambridgeshire/CGRs/The%20East%20Cambridgeshire%20DC%20(ROCG)%20Order%202018.pdf)

[2.amazonaws.com/lgbce/Reviews/Eastern/Cambridgeshire/East%20Cambridgeshire/CGRs/The%20East%20Cambridgeshire%20DC%20\(ROCG\)%20Order%202018.pdf](https://s3-eu-west-2.amazonaws.com/lgbce/Reviews/Eastern/Cambridgeshire/East%20Cambridgeshire/CGRs/The%20East%20Cambridgeshire%20DC%20(ROCG)%20Order%202018.pdf)

3. Previous Neighbourhood Plan

- 3.1 In terms of procedural compliance there can only be one Neighbourhood Plan for any locality and a Neighbourhood Plan cannot relate to land outside the designated area. There is a current Sutton Neighbourhood Plan that was ‘made’ in 2019. At the time work started on the Sutton Neighbourhood Plan (2019), three areas of what are now in Mepal Parish were actually in the Parish of Sutton. Although three parts of Sutton Parish were moved to Mepal Parish in July 2018, which was actually before the Sutton Neighbourhood Plan was submitted under Regulation 15; unfortunately, East Cambridgeshire District Council did not amend the Sutton Designated Area at that time. The Sutton Neighbourhood Area was not amended until the 27 May 2021. Consequently, rather perversely the Sutton Neighbourhood Plan was examined and made covering three parts of what were then Mepal.
- 3.2 Consequently, three small parts of the designated Mepal Neighbourhood Area are actually legally still covered by the Sutton Neighbourhood Plan (2019)⁴. They will continue to be covered by the Sutton Neighbourhood Plan until the Mepal Neighbourhood Plan is ‘made’.
- 3.3 Sutton Parish Council are in the early stages of doing a review of their 2019 Neighbourhood Plan. However, because the Sutton Neighbourhood Area has been amended any review of the Sutton Neighbourhood Plan will not remove the Sutton Neighbourhood Plan (2019) from the three small parts of Mepal Parish.
- 3.4 The entire Parish of Mepal is the designated neighbourhood area under s61G TCPA 1990 as shown on the Map on page 5, therefore legally the Mepal Neighbourhood Plan must as a matter of fact cover the full extent of the designated neighbourhood area. To cover any lesser area would require the designated neighbourhood area to be revised. In any event it is only logical for the Neighbourhood Plan to cover the entire Parish. As such the Mepal Neighbourhood Plan is in the unusual position of being the first Neighbourhood Plan for most of the Parish of Mepal; but for three small parts of Mepal it is strictly a ‘modification proposal’ replacing the Sutton Neighbourhood Plan (2019).

4. Modification Proposal

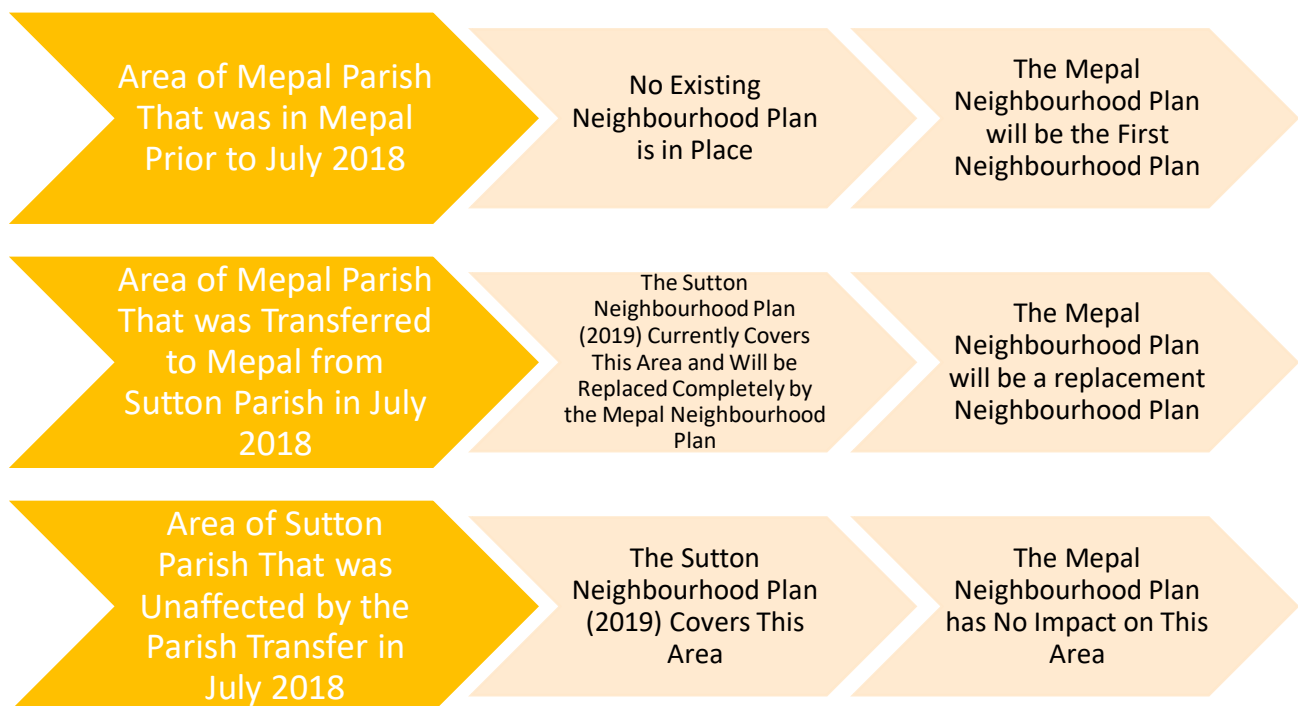
- 4.1 The main implication for moving forward the Mepal Neighbourhood Plan therefore relates to procedure. As the Mepal Neighbourhood Plan has to technically be a ‘modification proposal’ then for consultation under Regulation 14 and for submission under Regulation 15, it is necessary to produce ‘a statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify’ - colloquially sometimes called a modification statement.
- 4.2 Discussions with East Cambridgeshire District Council has taken place and all parties agree that addressing this issue is a procedural administrative step which has limited relevance to any party except the Independent Examiner who will be appointed in due course to examine the Neighbourhood Plan. It was agreed that it would be confusing to the public to describe the Mepal Neighbourhood Plan as a ‘review’ or similar as for most of the Parish this would be confusing as there has never been any previous Neighbourhood Plan.
- 4.3 Accordingly, this matter is only referred to briefly in the Neighbourhood Plan introductory text and we have produced a short separate statement to accompany the Neighbourhood Plan as part of the overall document suite, called ‘Explanatory Statement’ (this document).
- 4.4 The Mepal Neighbourhood Plan will replace in entirety the Sutton Neighbourhood Plan (2019) that covers the parts of the Parish shaded purple on Map 1 that are in the Parish of Mepal.

⁴ <http://sutton-in-the-isle.org.uk/>

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The Mepal Neighbourhood Plan has no impact on the Sutton Neighbourhood Plan (2019) in so far as it covers land in the Parish of Sutton.

- 4.5 It is the view of Mepal Parish Council procedurally that the ‘modifications’ are so significant or substantial as to change the nature of the previous Neighbourhood Plan for the areas shaded purple on Map 1; such that Independent Examination and a Referendum are required for the Mepal Neighbourhood Plan. Discussions with East Cambridgeshire District Council have confirmed that they are also of the view that an Independent Examination and a Referendum are required.
- 4.6 This ‘Explanatory Statement’ complies with the requirement under Regulations 14 and 15 of the Neighbourhood Planning Regulations 2012 to explain a modification proposal. It will then be for the Independent Examiner appointed to undertake the examination under Regulation 17 to conclude whether he/she recommends a need for a Referendum as the Parish Council considers.



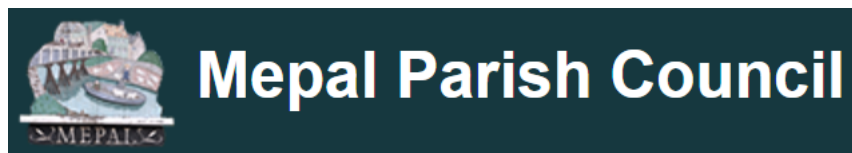
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The Neighbourhood Plan for the Parish of Mepal produced in accordance with the Neighbourhood Planning Regulations 2012



<https://www.mepalparish.org/mepal-neighbourhood-plan/>

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