

Committee: Development Control

Date: 28 November 2007

Title: Radwinter Parish Plan

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Agenda Item

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Item for
decision

Summary

Radwinter Parish Council adopted its Parish Plan in February 2007. The Parish Council have submitted it to the District Council and ask that it become supplementary planning guidance and used as a reference in the consideration of all future development proposals affecting the parish.

Recommendations

That the Council adopt the Radwinter Parish Plan as Council Approved Guidance in determining planning applications in the Parish and as background evidence in the preparation of the Local Development Framework.

Background Papers

Radwinter – Our Parish Plan 2007 - 2012

Impact

Communication/Consultation	The plan has undergone significant community involvement in its preparation.
Community Safety	The plan deals with community safety
Equalities	The plan deals with equality
Finance	The Council has grant aided this project. There is no further financial commitment
Human Rights	None
Legal implications	None
Sustainability	The plan deals with sustainability
Ward-specific impacts	Radwinter
Workforce/Workplace	None

Situation

- 1 The community of Radwinter has produced a Parish Plan which describes the unique make up and character of the village; identifies its needs and desires for improvement and future development and; defines a plan of action to overcome the issues raised.
- 2 The plan was produced using the results of a village appraisal, which comprised a youth questionnaire (48 returns), business questionnaire (28 returns) and a household questionnaire (454 returns).
- 3 The Parish Plan considers the issues of the environment; community; youth; housing and development; traffic and transport; and business. For each issue the parish plan lists what can be done about it, when and by whom.
- 4 In relation to housing and development only 14% of respondents were opposed to any housing development and 43% were opposed to the development of any workshops and light industry. There was significant support for homes for young people (60%) and small family homes (46%). Consequently the parish council is keen to support the building of appropriate affordable homes as part of controlled housing development in the village.
- 5 The parish council have approached all local landowners with land adjoining the village development limit. Only two expressed an interest, both conditional on a joint development of market and affordable homes. A possible development scheme was displayed at a public parish meeting in June 2006. Planning Officers have informed the parish council that such development should be pursued through the local development framework process. This would be possible through the council's preferred policy on housing strategy which would allow development in villages where there would be rural sustainability benefits.
- 6 Adoption of the Parish Plan as a statutory Supplementary Planning Document (SPD), forming part of the Local Development Framework, is not included in the Council's Local Development Scheme. If appropriate, it would be possible to adopt the Plan in the future as a SPD to the Core Strategy and Development Control Policies Development Plan Documents. In the mean time it is considered appropriate for the Council to adopt the Parish Plan as Council approved guidance.

Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
That the Parish Plan is not taken into account as a material consideration	Low. Officers will be aware of the plan and will include reference to it in any relevant reports	Medium. The views of the community of Radwinter are not taken into account, devaluing community-led planning.	That Parish Plan is included in check list of items to consider when determining applications within Radwinter Parish.