

Hadstock Parish Plan
Development Control, Item 8

Committee: Development Control

Date: 19 March 2008

Title: Hadstock Parish Plan

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Agenda Item

8

Item for
decision

Summary

Hadstock Parish Council adopted the Hadstock Parish Plan in June 2007 and have now submitted it to the District Council and asked 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 Hadstock 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

Hadstock Parish Plan 2007

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
Ward-specific impacts	Hadstock
Workforce/Workplace	None

Situation

- 1 The community of Hadstock has produced a Parish Plan which describes the unique make up and character of the village; identifies its needs and desires

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- for improvement and future development and; defines a plan of action to achieve the objectives identified.
- 2 The plan was produced using the results of a Parish Survey (80% return), which comprised an adult questionnaire, a youth questionnaire and a business questionnaire.
 - 3 The feedback on the questionnaire made very positive comments about living in an attractive and safe environment surrounded by pleasant countryside. However a number of changes were recognised; local employment in agriculture has been replaced by commuting out of the village for other types of work; not so many people stay in the village for a lifetime; there is pressure for change resulting from the economic development of the surrounding area. Development it considered to have been modest and on the whole sympathetic, allowing the village to maintain its essential character. Many concerns were expressed, with the most common being: speeding traffic and the volume of HGVs (despite a ban); the poor state of facilities on the recreation ground; aircraft noise and poor public transport
 - 4 People were aware of the pressure of regional growth and want to ensure that the character of the village is not spoilt by ill-considered development. That said, there is a general consensus that the village should be allowed to develop by a modest amount through infill, and that affordable housing schemes should be investigated and encouraged to counter the difficulty of first time purchases for local people. The natural environment is also clearly important to residents.
 - 5 Within the Parish Plan there is a chapter on Planning Guidance which sets out the preferences of Hadstock residents in respect of future development. Importantly the guidelines are in conformity with adopted policy but provide a parish perspective to applying the policies.
 - 6 The Action Plan lists 19 proposals including collating data on the biodiversity of the Parish, conducting a housing needs survey, measure the effectiveness of existing traffic calming measures and investigate alternatives, and to improve, protect and investigate new facilities for children and young people.
 - 7 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
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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 Hadstock 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 Hadstock Parish.
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