

Committee: Development Control

Agenda Item

Date: 6 April 2011

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Title: Stansted Mountfitchet Parish Plan

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Item for decision

Summary

1. Stansted Mountfitchet Parish Council has approved a Parish Plan and has asked that it be accepted by the District Council as a material consideration in determining planning applications and in preparing the Local Development Framework.

Recommendations

2. That the District Council adopt the 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

3. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

Stansted Mountfitchet Parish Plan 2011

Impact

- 4.

Communication/Consultation	The plan has undergone significant community involvement in its preparation
Community Safety	The plan deals with community safety
Equalities	The plan consulted with every resident
Finance	None
Health and Safety	None
Human Rights/Legal Implications	None
Sustainability	The plan deals with sustainability of village
Ward-specific impacts	Stansted Mountfitchet

Workforce/Workplace	None
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Situation

5. The Stansted Mountfitchet Parish Plan is a document describing how the community could be developed over coming years to improve the quality of life for those who live there.
6. The views of residents were obtained through an open day and subsequent questionnaire. Questionnaires were aimed at adults which resulted in a 30% response; youth with about 40% responding and businesses with just under 50% responding.
7. The plan was approved by the Parish Council in October 2010.
8. The Parish Plan raises a number of key issues. People like living in a village with a heritage of old buildings and being close to open countryside. People appreciate living in a village with a separate identity and a community spirit which is complimented by being in easy proximity to Bishop's Stortford and the motorway link. The major dislike was the level of traffic; and traffic and parking concerns recurred throughout the responses. The other dislikes about the village were quality of public transport, inadequate affordable housing and anti-social behaviour. The protection of the local environment was found to be important to all age groups. Crime and policing continue to be a worry to many residents.
9. The Parish Plan deals with 16 areas of village life
 - The future shape of Stansted Mountfitchet
 - Housing
 - Roads, Traffic & Parking
 - Crime & security
 - Conserving & enhancing the local environment
 - Sport & recreation – enjoyment & fitness
 - Leisure & the arts
 - Retailing, restaurants, pubs & services
 - Public transport
 - Employment
 - Health
 - Education
 - Councils & Councillors
 - Communications
 - Foresthall Park
 - Stansted Airport
10. For each topic the Parish Plan sets out the context, current position and the way forward. The latter is an expression of the Parish Council's aspirations for the village.
11. The future shape of the village is seen as a separate community and coalescence with neighbouring villages is considered unacceptable. The general extent of the greenbelt should remain but some minor amendments to the boundary are considered acceptable. There should be no major housing developments in or around the parish but a number of small sites have been identified by the Parish Council as having potential for development, which depending on density could provide 166-267 dwellings. The construction of large, out of character blocks of flats are opposed, as are gated communities.

12. In relation to housing the plan suggests that there is most demand for 2 and 3 bedroom houses. Affordable housing remains a priority.
13. In relation to the environment the plan proposes that the maintenance and promotion of footpaths should be high priority, especially to Foresthall Park. Stansted Park is considered a visual asset to the village and negotiations should continue with the objective of the park being used as public open space as well as providing land for football pitches.
14. In relation to employment, the existing commercial areas should generally be retained to sustain a balanced community.
15. At the end of the Parish Plan a list of action points provides a programme to achieve the desired objectives. It proposes short term actions (under 1 year); medium term actions (target 1-5 years) and long term actions (target up to 10 years). The actions are regarded as the approach the Parish Council will take rather than a requirement of the District Council. For example the Parish Council, in resisting development, will oppose applications especially for flats. The District Council will consider such applications against adopted policy and take the views of the Parish Council into account.

Risk Analysis

16.

Risk	Likelihood	Impact	Mitigating actions
That the Village Plan is not taken into account as a material consideration	1. Little - Officers will be aware of the plan and will include reference to it in any relevant reports	2. Some - The views of the community are not taken into account, devaluing community-led planning	The Village Plan is included in a check list of items to consider when determining applications within Stansted Mountfitchet Parish.

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.