

Committee: Planning Policy Working Group

Agenda Item

Date: 23 March 2016

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Title: Great Dunmow Neighbourhood Plan
Submission Consultation

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Summary

1. Great Dunmow Town Council has prepared a Neighbourhood Plan. They submitted the Plan on 1 March 2016, which is currently being published for a period of six weeks. This is our opportunity to formally comment on the document, all representations will be sent to the independent examiner for consideration.

Recommendations

2. That the comments set out below are considered by the group and sent to the Independent Examiner along with any other additional comments from the group as the Council's response to the Great Dunmow Neighbourhood Plan Submission consultation 2016.

Financial Implications

3. No costs associated with this decision although the costs of the external examination are met from the Council from the Neighbourhood Planning Reserve.

Background Papers

4. 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.

None

Impact

- 5.

Communication/Consultation	Six week public consultation ending 12 April 2016
Community Safety	N/A
Equalities	N/A
Health and Safety	N/A

Human Rights/Legal Implications	N/A
Sustainability	N/A
Ward-specific impacts	Great Dunmow North and South
Workforce/Workplace	N/A

Situation

Background

6. Great Dunmow Town Council has been developing a neighbourhood development plan for many years. The Council is legally required to provide advice and assistance in the making of proposals for neighbourhood plans. The Planning department have provided constructive comments to the neighbourhood development plan working group on the emerging plan proposals on a number of occasions prior to submission.
7. Great Dunmow parish was formally approved as a neighbourhood area for the purposes of drafting a neighbourhood development plan on 25 October 2012. The pre submission consultation took place initially on the 31 July 2014 with a further consultation taking place September/October 2015. The Submission neighbourhood plan is published for consultation between 1 March and 12 April 2016.
8. An independent examiner has been appointed to examine the neighbourhood development plan. A copy of all representations made during the consultation on the Submission must be sent to the examiner along with the plan proposal and other relevant documents.

Policy Context

9. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.
10. Neighbourhood development plans are required to be in general conformity with the strategic policies contained in the Local Plan, contribute to the achievement of sustainable development and have regard to national policies and advice. Once adopted they become part of the development plan and will be referred to in the assessment of relevant planning applications.

Response

11. The Council submitted comments in response to the Neighbourhood Development Plan Pre Submission consultation in October 2015. A number of the Council's concerns have been addressed; however those which haven't are set out below and it is proposed that these are sent as the Council's response to the submission consultation.

12. *Policy DS9: Building for Life* – the first part of this policy is to encourage this approach; however, the final paragraph is insisting that a self-assessment is submitted with a planning application. This is not a national requirement or part of our local requirements. There needs to be a strong justification for the inclusion of this policy and its approach, at present there is insufficient justification.
13. *Policy DS15 Local Housing Needs* – The figures in this policy have come from the SHMA, however figures for affordable housing and figures for market housing have been merged to come up with an average percentage. This approach is not supported; affordable housing and market housing are two distinct areas of housing need.
14. There is also a requirement in this policy for 5% bungalows on schemes of 20+ units. The Council require 5% on schemes of 10+ dwellings, there is no evidence to support a different policy approach.
15. *Policy S0S2 Sporting Infrastructure Requirements* – there is no evidence to support the inclusion of this policy and it is not clear where the 30 unit threshold has come from. Developer contributions can only be collected in relation to designated schemes and then a maximum of 5 contributions per scheme. There is no guidance on the criteria that should be used for the calculation of contributions.

Risk Analysis

16.

Risk	Likelihood	Impact	Mitigating actions
Not submitting a response	1 – unlikely, the Council is preparing a response	1 - The Council's views would not be taken into account by the examiner	Ensure that a response is received within the consultation deadline

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.