

**Extraordinary Full Council Meeting: Local Plan
Stebbing Parish Council Statement**

30 April 2020

Stebbing Parish Council asks the Council to consider its statement re The Local Plan.

1. We agree with the Inspectors' conclusion 'the most effective and transparent way to (make key decisions) would be through the preparation of a new plan' (127). *Page 46 6.26*
2. We agree with the Inspectors' Main Concerns 'The Garden Communities are insufficiently justified and have not been shown to have a reasonable prospect of being delivered as submitted' (112) *Page 41 4.3*
3. We agree with EELGA Recommendations that
 - i. A reassessment of housing and employment assumptions be made
 - ii. A reassessment of infrastructure deficits and requirements be made
 - iii. Development for a net zero carbon future be investigated.

These recommendations are even more important in light of our current circumstances. The Coronavirus Pandemic has changed society overnight. If work on three Garden Communities had already begun, the grim prophecy of many opponents would now be apparent. We would be stuck with anonymous housing estates dumped in the middle of the countryside, devoid of infrastructure, support and community.

4. We agree there must be democratic control over plan making and local towns and villages' Neighbourhood Plans should be referred to. These Plans are written with great care and responsibility by Communities who know the capabilities, strengths and shortfalls of their parishes and deserve that knowledge to be recognised when planning decisions are taken.
5. Whilst we appreciate it is necessary to plan what the housing requirement may be, it is also necessary to recognise that other factors must be taken into consideration and that 'requirement' is a moveable feast.
 - i. Applications for large developments cannot be approved if they appear to satisfy the requirement for numbers, whilst the site is directly under a flightpath from Stansted.
 - ii. We experience recession in our economy with dreadful regularity and may be heading into one now, so we cannot risk empty and half-finished large developments blighting our communities.
 - iii. It is also necessary to assess the availability of existing housing. Quite probably, with the prospect of many businesses closing following the Coronavirus Pandemic, offices, shops, other business sites can provide desirable homes within well-established towns and villages without destroying even more of the countryside.

Stebbing Parish Council appreciates this is the first step on a long journey and support the Council in producing, with the co-operation of local communities, a Local Plan which is suitable in meeting the requirements of the National Planning Policy Framework, Protection of the countryside, clean air and good climate policies.

27.04.202